

**AGENDA
BOARD OF TRUSTEES
TOWN OF WESTCLIFFE
TUESDAY, DECEMBER 10, 2024
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 Bluff's agreement between the Town and the Wet Mountain Valley Community Foundation.
- b. Consideration of approving the 2025 Custer County Sheriff's contract.
- c. Consideration of approving the 2025 Communications Manager contract.
- d. **PUBLIC HEARING – 2025 BUDGET.**
- e. Consideration of a request to approve Ordinance NO. 7-2024 Adopting the 2025 Budget.
- f. Consideration of a request to approve Ordinance NO. 8-2024 Appropriation of Funds from the 2025 Budget
- g. Consideration of a request to approve Ordinance NO. 9-2024 Set Mill Levy for 2025 Budget.
- h. Consideration of a request to adopt the five (5) year Capital Plan.
- i. Consideration to appoint the 2025 newspaper of record.
- j. Consideration of a request to approve Ordinance NO. 10-2024 Amending the Town of Westcliffe Fee Schedule
- k. Consideration of a request to approve Ordinance NO. 11-2024 Amending the Town's Zone District Use Schedule.

8. **BOARD OF ADJUSTMENTS**

Old Business

- a. Continued discussion of the Ace Hardware lights.

9. Additions to the Agenda
10. Staff & Committee Reports
11. 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

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CALL TO ORDER

Mayor Pro-Tem Mowry called the meeting to order at 5:30 P.M.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Mayor Pro-Tem Mowry led the Pledge of Allegiance.

OTHERS PRESENT

Ben Livsey, Pam Ouzts, Mike Heuss, Christy Patterson, Charles Vogle, Jerry Peters, Brad Hartbaur, John Arsenault, Twila Geroux, James Perry, Paul & Mary Zawacki, Debb (?), Kevin (?), John Van Doren, Dennis & Becky Bruns, Brock Flynn, Rock Canda, Matt Berry, Kit Shy, Debbie Van Doren (Zoom), Kim Mazzarini (Zoom), Stacy Fife, Bianca Trenker, Attorney Clay Buchner (Zoom), Kathy Reis, Erin Christie, & Caleb Patterson.

TREASURER’S REPORT

	REVENUE RECEIVED		BALANCE OF ACCOUNTS
General Fund Checking:	\$ 92,986.86	\$	303,223.23
CSafe-GF Core 11:	\$ 2,485.42	\$	576,471.50
CSafe-3% Tabor Reserve 13:	\$ 211.72	\$	49,072.56
CSafe-General Fund Reserve-14	\$ 1,743.94	\$	404,470.98
CSafe-Tennis Ct.-Core-16	\$ 91.20	\$	21,140.70
Tennis Court Checking:	\$ 0.00	\$	5,219.32
Municipal Court Checking:	\$ 1,200.00	\$	3,607.70
Conservation Trust Fund Checking:	\$ 0.54	\$	12,827.39
CSafe-CF Core 15	\$ 191.58	\$	44,392.86
Capital Fund Checking:	\$ 667,999.15	\$	193,178.72
CSafe-CF Core 12:	\$ 2,048.14	\$	258,665.78

EXPENDITURES

GENERAL FUND:	\$	76,306.61
MUNICIPAL COURT:	\$	0.00
TENNIS COURT:	\$	0.00
CONSERVATION TRUST FUND:	\$	0.00
CAPITAL FUND:	\$	1,154,624.81

APPROVAL OF CONSENT AGENDA

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

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

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OLD BUSINESS

None.

NEW BUSINESS

- a. **Consideration of a request to approve the lease agreement with 4 Rivers Equipment with payments to begin January 2025.**

Mr. Patterson reported that approving the lease agreement now, rather than on the December agenda, would avoid paying rental charges for October, November, and December. Mike Heuss (Town street/park technician) reported that the front end loader is necessary to lease because it will be more efficient for snow removal and chip seal projects than the Town's current skid steer, and is safer because of visibility issues.

ACTION: Mr. Dembosky moved, and Mr. Wilhelm seconded to approve the lease agreement with 4 Rivers Equipment with payments to begin January 2025. Motion carried.

- b. **PUBLIC HEARING:** For consideration of approving rezoning blocks: 19 & 20, 33 & 34, and Town -owned lots in Westcliffe from Residential to Multi-Family District.

THE PUBLIC HEARING WAS OPENED.

(Verbatim Transcript)

MAYOR PRO-TEM MOWRY: Okay, the reason most of you are here tonight is the public hearing, and a lot of you have been to Planning Commission meetings before. So now it's coming to a different board, the Board of Trustees. We are going to be -- I'm going to ask Caleb first of all to explain what this is happening.

I'm going to open it up to public comment. I would ask that everybody needs to keep this under three minutes when you have something to say. And also to listen to what everybody else is saying, and if somebody has said something that you're just going to repeat, then maybe we don't need to hear it. I would like to hear what everybody has to say, pro and con, and then we can open it up to discussion amongst the trustees, and then we vote. We're talking about two different issues in this public hearing.

One is, there's town owned lots. And these lots, the Town is considering with the recommendation of the Planning Commission that we rezone them to multifamily. And this would allow us to have maybe a grant to get utilities into this area.

And the second one is going to be privately owned lots. There are four blocks that are being considered for rezoning into multifamily. The Planning Commission was not unanimous in this, but they did send the recommendation that we do rezone it.

So now it's going to be up to the Board of Trustees to decide if we want to do this. So, Caleb, could you just tell us a little bit about what the Town is considering?

TOWN MANAGER PATTERSON: Yeah, no problem. Do you think I can maybe share my screen to get this zoning map up on the screen for everybody? Just so they can all see this up close.

Just let me know when that's ready.

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REIS: We have to go to share.zoon.us.

TOWN MANAGER PATTERSON: Yeah, I'm here.

REIS: Okay. Meeting ID and then the passcode.

TOWN MANAGER PATTERSON: Yeah, could you click on them? Maybe I'm hearing you wrong. Would you be able to click on the three dots next to my name and click make host?

REIS: Do what?

TOWN MANAGER PATTERSON: The three dots next to my name.

REIS: Oh, gotcha.

TOWN MANAGER PATTERSON: Sorry.

REIS: And then you'll turn it back?

TOWN MANAGER PATTERSON: Yes. You got it.

REIS: All right.

TOWN MANAGER PATTERSON: All right. So, right now, we're kind of looking at the screen. If you turn your attention to the screen, those on Zoom, you should be able to see that already.

This rezoning is going to be, like Mayor Pro-Tem said, of two different areas within the Town. The purple, which is actually blue on your screen, it's just showing up as blue, is going to be lots 20, 19, all of 34, and half of 33. Those are the rezoning of those.

Let's just call them four blocks.

So we got 20 here. White cursor on a white screen, so try to follow along. 19, which is the bottom left, that is highlighted, 34, all of 34, and then half of 33.

So those are all the privately owned lots that I'm looking at that have been recommended to the Board of Trustees to rezone. The Town-owned lots are going to be, we're going to call these 33A, which is half a block, 33, open space, plus a sliver, and 34A, which is our orange here at the bottom right. So, these are the lots within question.

In order for something to be considered for rezoning, we have to go to our municipal code. Our municipal code, I'm going to be reading the last sentence of the first paragraph under 10.1.11.08, which reads, Rezoning shall only be allowed if the applicant demonstrates by clear and convincing evidence that the rezoning is necessary because of one of the more following reasons. First one, the land that we rezoned was zoned in error and is presently zoned inconsistent with the policies and goals of the Town's Master Plan.

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The area for which rezoning is requested has changed or is changing to such a degree that it is in the public best interest to encourage redevelopment. Or three, the proposed zoning, sorry, the proposed rezoning is necessary in order to provide a land for a community-related issue, which is not anticipated at the time of the adoption of the Town's Master Plan, and that is such that the rezoning will be consistent with the Town's policies and goals of the Master Plan. I'm going to go ahead and give that back over to you, Kathy, over to the screen.

Okay, so you are host. So hopefully that helps. Would you like me to go ahead and describe some of the zoning itself, or do you want to take it?

MOWRY: Let's go ahead and open it up to some comments.

DEMBOSKY: So just to be clear, when we judge this, it has to be in compliance with one of those three criteria, right?

TOWN MANAGER PATTERSON: Yes. Again, the Board's role in this, as it was a judicial role, would be to see if it meets one of the three criteria within our municipal code.

DEMBOSKY: And that's the discussion?

TMP: Correct.

DEMBOSKY: Nothing else?

TOWN MANAGER PATTERSON: Correct.

MOWRY: Okay, so we are limiting to the rezoning issue. Okay, so when you do speak, if you can come up here to the podium and address that.

UNKNOWN: I have a question. What is the density of multifamily?

TOWN MANAGER PATTERSON: There is no density at the moment.

BROCK FLYNN: So you could do condos. I'm Brock Flynn. You could do a condo-type building, apartment-type building, all the way down to a duplex.

Anywhere in there is good, right? Do we want to?

TOWN MANAGER PATTERSON: So it's not in terms of how many people per square foot or per acre or per lot. It's in units per lot.

So a minimum of two family units at two lots and a maximum of quadruplex, no more than eight lots.

BROCK FLYNN: And that's the privately owned lots. What about the Town-owned lots?

TOWN MANAGER PATTERSON: No less than four. No more than eight.

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BROCK FLYNN: So in other words, what's the highest density you could do that?

TOWN MANAGER PATTERSON: For the Town-owned lots?

BROCK FLYNN: Yeah.

TOWN MANAGER PATTERSON: Let me go to the zoning.

The Town-owned lots. Do we have our exhibits in here? Maybe not.

All right, so the Town-owned lots are going to be, I think, a building footprint of no more than 7,500 square feet and a height of no more than 35 feet, which is currently our residential multifamily building.

BROCK FLYNN: How many units go into 7,500 square feet?

TOWN MANAGER PATTERSON: Right now, we are talking.

So I think that's kind of the unique situation right now. Stop me if you guys want me to stop. That's kind of our unique situation with the town-owned lots is that the Town is going to have a little bit more governance over what can go in and what can't go in on this area.

So that's why you're seeing a little bit more loose restrictions. Right now, we're talking with CHFA, Colorado Housing and Finance Authority, Technical Assistance to get us plans on what these buildings will look like. We have to apply for this grant in December.

We have to rezone in order to apply for this grant in December. So things are kind of lining up to where we'll know exactly what these buildings will look like here shortly.

BROCK FLYNN: Okay, it's kind of fuzzy.

TOWN MANAGER PATTERSON: Okay.

MOWRY: So rather than make it back and forth to Caleb to answer the questions, could we have some statements of what everybody thinks about this? So if you could identify yourself, preferably come up to the podium or at least stand up and make sure that your voice projects enough so everybody can hear it. Do we have people who would like to speak on this?

BEN LIVSEY: I'm Ben Livsey, and I'm for the multi-unit housing rezoning due to the fact that I know workforce families that need places that are affordable to live. And currently, it's unaffordable and people are having to move away, which causes restaurant shortages and shortages at grocery stores.

MOWRY: Other opinions, statements? Twila in the back.

TWILA GEROUX: Twila Geroux, and I'm also for the rezoning. I do think that we need workforce housing. What I would like for you to seriously consider is not casting this zoning until you have all your ducks in a row with the zoning.

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So this kind of goes back to the DOLA lady who was here at one of the meetings, and she kind of did lay out some step-by-step points that can be made within our zoning. And specifically, what I'm speaking about, and I'm not speaking for anyone else here. I know we've already got the 35 feet height, and that's fine.

I think you said four complexes in no more than eight lots, and then it goes down from there. And that's all great, but what I would really like you to consider before passing any of this is putting more stipulations within your ordinance or you're zoning so that we can truly house our workforce. And not government-subsidized housing, not, I guess I'll say low-income because I think part of that is government-subsidized.

Somebody mentioned in an earlier meeting, and it wasn't in this meeting, it was in the Planning Commission, several of the board members and the manager did chuckle at this. But one of my concerns, and obviously a concern of some other folks in there, was illegals. And so if I see a smile, I think that you're not taking this serious, and I am.

And there may be others, I don't know. But I'm plum serious about it. I want to be able to sell the people that work in our town a home.

I want to be able to do that. And you're right, there is no affordable housing for our workforce, and I want to keep the workforce. I would urge you to not pass this yet, because I don't know if you've addressed all of these issues.

And I guess my main issue is just, I'll restate real quickly, no government-subsidized housing because I want it for our workforce people. And I want you to word it in such a way that we don't have to accept illegals being bussed in here. Thank you.

MOWRY: When you're making comments, I would also like to hear what people were talking about. Two different issues. One is privately owned lots, four blocks of land that we are rezoning, maybe.

And Town-owned ones that would go to maybe workforce housing. So if we hear some opinions on those two issues, along with other things. Please, anything else anybody wants to say?

Yes, sir.

JOHN VAN DOREN: John Van Doren, 107 Adams Boulevard. I wanted to share with you some language that is in the draft Master Plan right now. That references back to the housing need assessment that was done two years ago.

And I think all of us have heard the headline numbers for that assessment. But if you read the whole thing, buried within it, there's some very interesting data that I think is applicable to both issues. Both the Town-owned property and for the privately-owned property that we're talking about having a little higher density.

So the assessment was actually for the 'Cliffs. And some of the highlights is, and I'm just going to quote from the assessment: "Given the intensity of the problem today, two and a half years ago, local businesses are looking for immediate solutions."

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They didn't get immediate solutions. We're two and a half years past the publication of that, and just beginning to really talk seriously about doing something. This is, again, in the assessment, 80% of our households are comprised of only one or two people.

That was a surprising number for me, because the vast majority of our housing stock is single family, three and four bedrooms. So, there's a huge mismatch between what we're offering people, because we have zoned for so many years, most of our land in single family for residential, that we haven't considered one bedroom, two bedroom housing. That would be more appropriate for our existing households.

The rental vacancy two and a half years ago was zero. That's never a good thing. This is, again, from the report.

Without younger workers moving to town, the economy will be impacted, and we're already beginning to see impacts. Sixty-five percent of our residents in the 'Cliffs can't afford the average price home. And in two and a half years, that's more like 80% because of appreciation of homeowners.

I think it's fair to say, based on even just that number, that we have a housing crisis, and we really need to move forward and do something about it. This is something that jumped out at me. Seventy percent of Custer County jobs are in the 'Cliffs.

And if you think about it, 70% of Custer County jobs are in the 'Cliffs.

MOWRY: You are three minutes, so...

VAN DOREN: So speed it up. This is good stuff, though. And then a bold in the report is the immediate focus should be on building at least 40 to 50 rental units that are affordable to households earning 100% of the average median income in the 'Cliffs.

These are some things that were not in the assessment that came up in some of our workshops that people shared. Last year, the school district made four offers of employment for teachers. Every one of those offers was turned down because they were unable to find affordable housing and chose to accept an offer elsewhere.

So it's extremely important for the schools that we do something about this. Local business owners still struggle to keep staff and attract them. The going rate, talking to someone who just went through this, is about \$1,600 a month for a one-bedroom plus utilities.

And the vacancy rate here is still zero. And then, thanks to Bianca, we have 140 people plus who signed a petition in support of this project. And I think it's worth noting that part of the plan for the privately owned property is to encourage ADUs.

And those ADUs will also likely solve our need for essential workers.

MOWRY: Mr. Mayor?

DEMBOSKY: Yes. Can I ask for clarification from something from Caleb on the previous comments that were made?

MOWRY: Let's try to keep our stuff. Go ahead.

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DEMBOSKY: Twila Geroux had mentioned the timing of the ordinance. We should perhaps not do it now. But Caleb, am I correct that it is necessary or expedient for you, if this zoning is passed now, in order to get the DOLA grants?

TOWN MANAGER PATTERSON: Yes, sir. That's correct. No, if I may, you did have some concern on who can be allowed and who can't be allowed, which is definitely not right if we're going to have affordable housing. I don't want to speak for the board, but it should go to those within the community. Now, Mr. Wenke, Mayor, has requested that we work on affordable housing ordinance. I currently have been doing so. I've got some examples from Crested Butte that I'm looking at to kind of shadow ours off. So just if you're wondering if there is anything in play, I do have some --

Thank you. Yes, sir. Okay.

Other comments?

CHRISTY PATTERSON: Yes, Christy. I'm Christy Patterson. I live at 408 South 3rd Street in Westcliffe.

I'm in support of this zone change for the property owned by the Town, but I also agree that I know that there's a grant that the DOLA grant is coming up in December, but it also comes up in April. And I just think it would be more prudent to take some time and address, you know, one thing I learned from the DOLA rep when she came to the last meeting was, as a town, you can put into place what can be done with the properties, but doing so after the fact is not going to allow you as much flexibility, I guess I would say, with what you can do with those funds. And that is really saying that from the standpoint of at the Planning Commission, what we did repeatedly hear when the room was full was concerns about who the properties were going to be able to be rented to.

And if the Board would just be willing to take a little more time to put some ordinances in place to make sure that we really can help our workforce here that does need this zone, that would be great. And I also think, I don't want to see that property be like, well, that's where workers live. We really need to incorporate it into our community as a whole, as this is like the south end of town, and it's not any different than 2nd Street and 3rd Street and 4th Street and the rest of the community.

And that might take a little more work on the front end to put these ideas in place and maybe be able to address Brock's concern, where he says, well, it's a little gray and also work on what John has put together about or what he's finding out about what we need. I just think it would be more prudent for the Board to work on those things first before making the zone change, before applying for a grant. And keeping in mind that we still have a water district that's a little, you know, not so great.

We get this grant and we spend this money and get these lines in, and now we have a water district -- it's like we can't support that. We can't supply sewer for that.

Hopefully that's being taken care of. And then for the privately owned properties, we did ask for the staff to put out a survey to all the residents and got nine responses. I don't know, and I believe there's like 23 or 26 owners of the private property out there.

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I don't know if that's a good enough response to make that change without hearing from more people. And I know the staff made all the efforts and certified letters and everything, but I just don't know if that's fair for the people that own property out there to just change it. Thanks.

MOWRY: Other comments, questions? Yes.

MATT BERRY: I'm Matt Berry, resident actually of Antelope Valley. So, out of Westcliffe proper. Just for straight and narrow.

But just a point of clarification, are we combining points B and E, or is this just completely point B?

MOWRY: I think for the sake of the discussion, we're going to combine it, but the vote will be separate.

MATT BERRY: Okay. I appreciate that the vote is separate. I think it's slightly unfair that B and E is combined due to the contention of B. I am a prior resident of government subsidized housing.

Right after high school, I moved out and lived in subsidized housing in Castle Rock. It's not necessarily straight up the worst thing in the world. Those apartments are still there.

They're still next to a very thriving mall, and I worked at the Target that was a few blocks away. I would not be here today without government subsidized housing. I would probably be still on the street or dead in a ditch.

So, I mean, without that extreme, I don't think that saying that government subsidized housing is the worst thing in the world. But I do understand that with the size of Westcliffe, you do need to control the growth. You can't just—growth is going to be a freight train that's going to be something that is a part of these meetings, inevitably.

You can't tell growth to stop, but you can control it, and you can control it responsibly. I am not a trustee. I don't know the expertise in that, but it does frustrate me seeing friends— it does frustrate me to see friends that cannot afford to live in this community because, specifically, they can't afford housing, whether it's a rental, it's ownership.

I mean, Twila was mentioning ownership. With some of these jobs out here, I don't think ownership is going to be the best thing. I think, ultimately, it's going to turn into a rental building, and I don't think that that's the worst thing in the world.

There are currently rental buildings. There are multiple apartments in Westcliffe and Silver Cliff, so that's where I stand. Also, specifically to Point E, since we're combining that with 106 South.

MOWRY: You're saying E, or—

MATT BERRY: Point E, I felt, with 106 South.

MOWRY: E is going to be completely separate. It's a separate hearing.

MATT BERRY: Sorry, that was my clarification.

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Sorry, I thought you said C. Sorry, we were talking about B and C.

MOWRY: So, the next hearing is— Okay, thank you.

PAM OUZTS: Yes. So, my name is Pam Ouzts, and I live at County Road 324, and I am in support of the workforce housing. I have 10 years' experience in real estate development, mixed-use centers in other states, and a lot of the work that we did also was working with other developers on bringing in workforce housing in communities very similar to Westcliffe now.

So, I know the tensions that are there. There's been a housing needs assessment, everybody knows, and back two years ago, they said that we were 35 dwellings short, county-wise. That's gotten to be more.

My anecdotal experience is our son was a schoolteacher at Cotopaxi, which I know is not in Custer County or Westcliffe, but he was unable to find any housing that he could live in and drove an hour and 15 to an hour and 20 minutes away to and from work to Cotopaxi, ran off the road twice during bad weather, and it was an uncomfortable situation.

As much as he loved teaching in Cotopaxi, he loved quitting after three years because the commute was just taking too much out of him and the way of cutting into his budget, as well as his quality of life and time. So, I think I would like to say that what I've seen is that there are some misconceptions about what Caleb, Mr. Patterson, is trying to do.

By the way, I want to say that I've worked with hundreds and hundreds of governing authorities and zoning officials, and I've met with Mr. Patterson, and I would say he is one of the top three that I've ever heard of with regard to his caring about the community, his enthusiasm, and his willingness to learn, and his capacity at such a young age. I'm 62, so I can say that. Kudos to you, and I hope that we as a community work very hard to support him and retain him, and I know the Board of Trustees has done a really good job in supporting him.

So, I'd like to see some more rebuttal to the misconceptions. This is not going to be Section 8 housing. This is not going to be housing where immigrants are going to come in.

I can tell you from working in other communities that there are absolutely restrictions that you can put in place to keep these kinds of things from happening. It is everything from ensuring that the workforce inhabit these rentals to how long they're there to the design of the buildings, and they can be designed very, very nicely. From my understanding, this is not government subsidized housing. Is that correct?

TOWN MANAGER PATTERSON: I don't know what you mean by that.

PAM OUZTS: This is not Section 8 or HUD housing.

TOWN MANAGER PATTERSON: Correct. It's not Section 8. Right.

PAM OUZTS: So, these grants that Mr. Patterson has worked extremely hard to get don't have any strings attached. It's just to see if we can get the infrastructure in and do these housing needs, right?

TOWN MANAGER PATTERSON: For this grant, it is just for infrastructure.

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PAM OUZTS: Correct. He cannot apply for this grant unless we rezone that property. So, you know, saying let's just hold back and look at it later, we're kicking the can down the road. I've seen that these meetings have been happening county-wide since 2018 and nothing's been done.

We're in a critical, critical time right now and I have seen resort communities, Vail is one of them, that went to bankruptcy before it took, before, you know, the big bigger business owners finally got together and said we got to do something. We're losing our pants here and they started to build housing that was affordable for the workforce. So that's all I have to say.

Thank you for your time.

MOWRY: Other comments? Bianca?

BIANCA TRENKER: I didn't have anything to say today but John said I was going to talk after all so I don't want to let him down. I'm Bianca. Raven's Lodging in Westcliffe.

I live at 11 Granada Court. I loved that story that you lived in government subsidized housing.

It reminded me to let people know in 1992 when I graduated from culinary school and worked as a cook in Snowmass Village, it was the same problem. I lived in workforce housing back then. This isn't new.

It was the same situation. The rich people didn't want to see where their workers lived and it was a big to-do and then finally it was built and it was very strictly maintained. If you weren't working in the valley, you didn't live there.

So, it can be done then. I'm sure it can be done now. The freight train also very good visual.

One of my big fears, businesses right now struggle to keep workforce. I do, restaurants do. Those 140 signatures that will probably never be lived down in this community, 13 of them were business owners.

Actually, Caleb counted those for me. At least six to eight of them were managers. The rest of them were just people who happened to be at work that day.

I only did that for four days in the afternoon for a few hours. My concern with the freight train analogy because I've seen it in so many small towns across Colorado is it weakens a community to not have a workforce. When one day big money rolls over that mountain and sees the beauty of this valley and buys it up, the ordinances are already in place.

They'll buy and build what they want to build. They'll work within what's already here and nobody's going to stop them because they know how to do that. The workforce, stereotypically then, and pretty much almost every small town across the state has to commute in 30 to 60 minutes.

A great example about the teacher. We recently had an EMT trying to drive in from outside of town on a snowy day. That was a very sad situation.

I don't mean to use that for any kind of a gain. It is a truth, though. It's a fact.

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There's so many of our people coming in in that same. Now, to sum up, because I know I'm going on here, the couple concerns I would encourage --I don't know if it goes back to planning and zoning or this board.

I think it was voted down that, I don't know how it was phrased, but Christy, you can help me with that. I think the Town needs to control what is, before a builder is just allowed to build, it was voted down actually in Planning and Zoning. I think most of the community has a fear that it will be ugly or unsightly or whatever.

I don't know how that has to be readdressed, but I do feel like citizen input should be and Town Board, everybody should be involved with that. When I lived in Teller County, the Walmart was held to task until the community was happy with what they were going to put in. If Walmart can be held to task, I feel like whoever comes in to build anything around here should be as well. That's it.

VAN DOREN: Great job. It is my fault. Okay.

Others? Twila, you raised your hand a couple of times.

TWILA GEROUX: I took it back down because I was going to say the same thing. Again, I would encourage you to have all your ducks in a row for zoning before you do this. I'm for the infrastructure.

We really don't have a winter economy, so you're going to build all these houses. We don't really have the winter economy. We don't have the winter sports like Snowmass or Vail or any of the rest of them, Salida, for that matter.

That's something to consider. I really think that we do need this, but we don't want to get 2, 3, 4, 10, 20 years down the line and say, why didn't we put this in order in the first place? It's a lot easier to put stuff in order on the front end of something than it is to change the rules in the middle of the game.

That's all I'm asking you to do is to consider all of that when you move forward and just have it in order. Think about all of these things. I'm not against any of this except for, I do think there are probably strings attached somewhere down the line.

There probably will be. I've sat on the Board too, I've used all of the grants. I know that there are strings attached, period.

That's all I'm asking. That's just restating really something that I've already said. As far as the Town lots as opposed to the individual people, I don't think you should take it away from these individual people that they could build a single-family home.

I don't know if you can do dual zoning for something like that. If I owned a lot over there, I'd be all for this grant. Why not?

You get free infrastructure, you bet. It just makes the value of that lot go way up. I would be for that.

I'm not for taking away the option of the residential on those privately owned lots, Town lots. I think what you guys are planning as far as zoning is good. I just think it's not quite done.

I still think you're quite done with your zoning rules. That's all. Thank you.

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BROCK FLYNN: Just another question. Can you all, before you pass this, put architectural requirements on it? Can you say, okay, we've got to build it to where it matches sort of the types of, you get a green metal roof, you get some stucco siding, stuff like that, and you want to put that in place before you change the zoning. That way, it's going to make everybody feel a lot more secure about what's going on.

MOWRY: Without actually answering that, I will kind of answer it. It's been considered architectural standards before, and I think it's been kind of rejected.

I think that the Town does have power to do that, but I'm not going to get into that because I really don't know. And Caleb, you can answer that later. In the meantime, we will come back to that. Okay.

BIANCA TRENKER: One last quick question. If this were passed tonight, between now and when Round Mountain gets all that, you mean the time it's going to take, it's going to take some years or whatever, the ordinances that people are concerned about, can the Town still put it in place then?

FULTON: May I interject? Should I have been through all those meetings? And so, just for clarification, Caleb, please correct me if I'm incorrect, but this is all about infrastructure.

Okay. The rezoning of the private lots is up to a duplex or a fourplex based on how many lots you own. Most people have probably only had two.

I don't know. I've looked at some of them, but I don't know them all. So, in other words, it's not going to restrict that you can put your single-family house on there.

You can do whatever you want, but if you want to put a duplex, and I've done a duplex where you don't want a single family. But like John said earlier, too, is to encourage owners to, when they build their single-family house, to consider an ADU, you know, apartment above the garage or separate building, whatever. And that's become very popular and very efficient for homeowners.

So, that's what I see is where we are. And so, and also, too, let's say we get this DOLA grant. We'll know if we apply for it by December 1st, correct?

We should know in January or whatever, and then it starts. And then once we, you know, get the infrastructure done and prior to that, it's being installed, then we can come back and have these architectural controls if we all agree as a community to do that, okay?

And I've looked at a lot of them all over the States and the West, and there's a lot of very nice looking places that would fit in beautifully in our community. I'm talking about the mountain communities in Kansas and Nebraska, okay? And so, I hear you all are talking about that, and I'm concerned about that, too.

I've been here a long time, as well, and I want something, and that goal is something people will be proud of, and people will be happy to live there, no matter whether they're waiting on us at the restaurant or cleaning somebody's short-term rental or apartment or whatever. So, hopefully that clarifies a little bit, but it's not, it's like up to, you know, a duplex or a fourplex based on how many lots you have.

MOWRY: So, can we have a clarification before that? In your proposal, the proposal is coming before this rezoning, can you have single family?

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TOWN MANAGER PATTERSON: So, clarification on a couple of things.

Starting with that, the minimum on the profitable lots, the minimum you can have is a two-family dwelling that's either duplex or single-family home with a required ADU on a minimum of two lots and no greater than four as your density for the smaller and a maximum of a fourplex on a minimum of four lots and a maximum of eight lots. The, talking about timelines, now wherever the Board wants to pass this.

MOWRY: Wait, so that is just for the Town lots?

TOWN MANAGER PATTERSON: That is just for the residential lots, Town-owned lots. And what about the, all the private ones would be that too?

MOWRY: But you could do a single family.

TOWN MANAGER PATTERSON: Did I say Town-owned? My apologies, I meant that's, this is only for the private ones. Yes. Now, going to answer some of the questions as far as timelines, we should get an answer from DOLA around April 2025.

Hopefully, we need some engineering complete in the 2026. Hopefully, we can get some infrastructure. And then, you may even be another year after that before, you know, 2027, 2028.

So, if we're thinking about, do we have the time to pass X, Y, and Z, you know, just know that there's a few years before --

FULTON: -- moving either.

TOWN MANAGER PATTERSON: Exactly.

WILHELM: I just want to clarify what you were just saying. The private home lots right now are zoned for single-family, but you can have a duplex on it?

TOWN MANAGER PATTERSON: It is a single, let me get the exact terminology of what we have in our zoning code. Single-family dwelling two-family. It's a dwelling two-family.

That's the minimum. It's a dwelling two-family to a maximum of a dwelling four-family.

MOWRY: So, that's what the existing zoning is?

TOWN MANAGER PATTERSON: The existing zoning is residential single-family. The proposed is a minimum of dwelling two-family to a max of dwelling four-family.

FULTON: That's what we have in --, but the whole Town is that way.

MOWRY: And what is the zoning?

TOWN MANAGER PATTERSON: Hold on. I just want to, right now, the Town, we have residential single-family district, which allows for a dwelling single-family and a dwelling two-family.

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So, that's right now what's allowed in the Town.

TWILA GEROUX: And no ADUs, right?

TOWN MANAGER PATTERSON: What's that?

TWILA GEROUX: No ADUs.

TOWN MANAGER PATTERSON: We're going to be codified before ADU code got passed.

You could have, and that's where the dwelling two-family comes up. You could have had a second family home. It just couldn't be less than a certain square footage.

And that's where the ADU code is to allow for that. The now proposed is dwelling two-family to a max, I'm going to call it dwelling four-family, right? Quadplex.

So, duplex to quadplex, essentially, is what we're talking about. So, hopefully that clears that up.

WILHELM: Yes. So, you could actually then also, so a four-plex would be what the match you could put down.

TOWN MANAGER PATTERSON: Correct.

WILHELM: Okay.

TWILA GEROUX: The minimum would be a two-plex. The minimum would be a two-plex, right?

TOWN MANAGER PATTERSON: Yes, and it could look as in a duplex or as a single-family home with ADU. So, yeah, that's what it could look like. That's for the Town land and the proposed?

MOWRY: That is for the residential.

TOWN MANAGER PATTERSON: That's for the property and lots. The Town land right now is not even zoned at all.

In fact, it's called public space. Right now, we haven't zoned as that. The Town land will be a building of no higher than 35 feet at 7,500 square foot print.

So, that's, it doesn't give specific how many buildings we can have. Right now, the reason that was set up that way was to allow for loose requirements, because since the Town owns that and there's that empty space in between the lots, that's for a development to come in. Essentially, you're just giving them loose requirements for them to develop and then show you that plan based on those loose requirements.

So, density as far as the Town-owned lots is still up for debate so far.

JAGOW: Yes, can I ask a clarification? All right.

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What I'm understanding is that for the privately owned lots that are in question right now, they could be up to a duplex if they wanted to or they could just be a single-family housing.

TOWN MANAGER PATTERSON: Correct.

JAGOW: However, if they get rezoned as is proposed, the minimum would be a single-family home and an ADU or a duplex. That would be the minimum.

TOWN MANAGER PATTERSON: Correct.

TWILA GEROUX: So, you can do a single-family and an ADU with the new zoning? You have to have the ADU.

TOWN MANAGER PATTERSON: Correct.

UNKNOWN: Sorry, I'm sorry about my ignorance. What does ADU stand for?

UNKNOWN: Additional Dwelling Units.

TOWN MANAGER PATTERSON: Accessory Dwelling Unit.

CHRISTY PATTERSON: I thought that when we had talked to the Planning Commission about it was no more than two of the 7,500 square feet on one of the Town-owned parcels. That's what I'm remembering. I just remember that we had put a maximum set number on that.

TOWN MANAGER PATTERSON: So, right now, looking at one of our exhibits to go along with that rezoning, structure shall be limited to a building for about 7,500 square feet, no taller than 35 feet in height. That did get changed right before it did get passed.

MOWRY: Yes.

BROCK FLYNN: Just another question. You said you had none respondents out of -- you had nine respondents out of 23 property owners in the privately held Town blocks that we're discussing, correct?

MOWRY: What are the actual numbers is like eight out of 26.

BROCK FLYNN: I'm talking about per ownership, not per lot or per pair.

The point is, if you make someone build a duplex or an ADU, that might negatively impact their ability to utilize their property. When they bought it, they didn't plan to do that. Now you're going to make it a lot more expensive for them to develop their own property.

I'm a real estate broker. If somebody came in and just switched the rules on somebody, that would make some folks mad.

MOWRY: Other comments? Yes.

TWILA GEROUX: That's what I said.

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JAMES A PERRY: James A. Perry, small-scale developer. I currently live in Silver Cliff.

I actually own some of the lots in question, blocks 20 and 33. I'm in favor, cautiously supportive. I agree 100% with workforce housing observations.

I've seen it. I know people. I also support private property rights, but there is a balance.

If someone's gotten five notices in the mail, if it's been in the paper, if it's been discussed, it's kind of on me as a landowner to at least join the discussion. I'm a little bit surprised that we haven't heard back from more than nine. It is a delicate balance.

One point that hasn't been fully brought up, but it was hinted at, I do believe that there are strings attached to most grants because grants are given partly to help, but also to support approaches. Denver sometimes has a different approach than the small mountain towns like Westcliffe. An example might be if they're in favor of an electric vehicle charger in every garage, they might request some energy code or some newer building code, and if we take the grant money, does that put restrictions on us and what zoning we have to have to support that?

I would just ask, and I've had discussions with Caleb, and right now we're IBC, IRC 2006. That's solid. That's a very good compromise.

That's reasonable building. That's making sure that your roof's strong enough that the snow load doesn't crush it in, but we don't have a lot of extraneous code. We're not mandating how people use energy, and that's important to me.

So, I would just ask that if we pursue this grant, that we keep a careful eye, and what are any of the other requirements or suggestions for that? I would like to keep what works for Westcliffe, working for Westcliffe, and yes, if I do build any units there, I absolutely want to help people in this town workforce, and it was said at one of the Planning Commission meetings too, we have to keep the retirees in mind. They might not be working at the moment, but if you're on a fixed income, that's pretty rough too.

We want you to be able to stay as well, so for the whole community. So that's all I have. Thank you.

MOWRY: Other comments? Anybody that zoomed in, do you have comments that you would like to? Mayor Wenke, we'll come back to you in the discussion, but we have one lot owner that zoomed in.

KIMAZZ: I'm here. I have a couple comments. First, I've experienced the implications and the implementation of affordable housing, specifically in Bend, Oregon, and you're very accurate in saying that you have to have your plans to prevent the pitfalls that I've seen occur with the implementation. I still think that we are very much in favor of seeing the zoning change, which would allow the infrastructure to be placed, and it's my understanding, listening to Caleb, that the year or two it's going to take to, if we do get the grant, to get the infrastructure in will be spent then putting up the parameters around what can be built where and what has to be done.

Am I accurate in assuming that?

TOWN MANAGER PATTERSON: Let's say that's what there is a year of for the Board to discuss, or the Board's representative to discuss, you know, the building aesthetics.

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KIMAZZ: One of the big, two of the major pitfalls I've seen happen are, one, they want to build all this housing and they've inappropriately estimated how much they need, so they overbuild initially. Second, they minimize the parking requirements for multiplexes. Therefore, there's no parking available for the residents in these multiplex units, and the parking then becomes an issue which spills over into local neighborhoods.

And so, that's the second, the two things that I've noticed that have been really problematic. One of the questions I have for you is that our lots are in Block 34, and the city-owned lots are in 33. So, I'm wondering, is Block 34 going to be out in an island?

Because I know initially you had said that you wanted to do 33 and 34 as apartments or more than just fourplexes. Has that changed?

TOWN MANAGER PATTERSON: So, you live in which block?

KIMAZZ: 34.

TOWN MANAGER PATTERSON: Your block in question is which block?

KIMAZZ: It's Block 34, sorry. Yes.

TOWN MANAGER PATTERSON: So, you live in 34, and you're talking about that block to the east of you that is disconnected by 6th Street?

KIMAZZ: Right, where the city lots are located, because it appears that we might be just trying to cross from the city lots, which then separates it from all the other lots that are, you know, in Block, what I would assume would be 30 and 29 or whatever on the other side.

TOWN MANAGER PATTERSON: Yeah, I will be advising the Board to vacate 6th Street that goes in between, we'll call that Block 33 and 33A.

KIMAZZ: Okay.

TOWN MANAGER PATTERSON: So, that little sliver of land essentially becomes, that little sliver of land plus that triangle essentially becomes a whole block, while the other one remains half a block.

KIMAZZ: Okay.

TOWN MANAGER PATTERSON: Excuse me. Yeah, the question about parking, right now for the Town-owned lots, there's 1.75 parking per unit, and our current zone, go to supplementary regulations, go to parking, our current zone is two parking spaces per unit, so, and that would be for the that privately owned lots.

KIMAZZ: Okay, thank you for that clarification, I appreciate it.

WILHELM: Caleb, I have a question for you. You said you're going to ask the Board to vacate 6th Street?

KIMAZZ: No, no, no, Caleb, stop, said that, or I believe that was Caleb. I had, that wasn't, what I just want to know if the lots that we own are going to be kind of out there on an island.

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MOWRY: But, yeah, this was a separate question about vacating 6th Street.

TOWN MANAGER PATTERSON: Yeah, later, you know, there's a little 33A, you go to page 28 of 35, 33A is a little sliver, it's between 30 blocks 33, 15 through 28, and if you go to that picture, you'll be able to see that there's roughly half a block of separating zone. I will be advising you guys on vacating that in between, because it just makes sense.

Why keep it in open space? So, one thing first, one thing, then the next.

WILHELM: I'm still slightly confused, 34A, I don't, this street right here, 6th Street right here, just this one up here.

MOWRY: So, if we've gotten all the documents that you're talking about, what the Planning Commission has decided, what you're planning, do we have all these? I know you talked about the parking spaces.

TOWN MANAGER PATTERSON: Correct, except if B and C should be in your packets. Ladies, correct me if I'm wrong, except if C should be in the packets as well.

MOWRY: Okay, are there other ones that you have come up with?

TOWN MANAGER PATTERSON: No, so the parking, you're asking 1.75 spaces per parking unit, that is in number three of exhibit C, and then if you go to Title 10, Chapter 4, Section 2, you get parking as a whole restriction. That's our supplementary regulations.

MOWRY: So, we have seen all these ideas?

TOWN MANAGER PATTERSON: Correct.

MOWRY: That's all my questions.

TOWN MANAGER PATTERSON: Correct.

MOWRY: Okay, are there other comments from anybody that you'd like to make at this point? Yes.

MARY ZAWACKI: Mary Zawacki and I'm majority of the owner in lot 18. So, in the planning and zoning meetings that we've had on this, we've talked about how we are exploring other opportunities. It seems like we're really focused on second filing and can't get passed, including Silver Cliff and the County in general in these discussions.

We're totally boxed in on the improvements for second filing and not exploring other options. One of the reasons I'm concerned about this, and I don't think there's anybody in this County that could say we don't need affordable housing. We definitely do, and I don't think anybody in this room is against affordable housing.

We are mostly concerned in how it's done. The other thing is that I'm concerned if we get this grant and we put in water and sewer, that's great. But in the area right now, along 6th Street, there's no road.

We have to put in roads. We have to put in electric. Are we going to pave those roads? We have to have parking.

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There is a lot more that I have questions about. Are we going to get grants for this additional infrastructure to do this? Or is this going to be something that the city has to provide?

And does the city have that kind of money to do this? Has anybody gotten estimates on this? Has anybody looked at this?

We're talking about design here, but we're not talking about what comes, I think we kind of got our cart before our horse.

FULTON: Typically, Mary, if the proposal to the developers or at least the Town would be that that's part of their package as far as creating the community with whatever size buildings they are and whatever guidelines the Town gives them to follow. As far as the other streets, ultimately, they'll get all the other streets in the Town. But that's down the road.

Down the road will be here before we know it, of course.

MARY ZAWACKI: But if we have, you know, somebody owns, let's say they own half a block and they're looking at putting even if it's developer who buys that half block, that half block might have an apartment building on it, but then who pays for road improvement? They may bring in the electric, but as far as I think what we're talking about now is doing the rezoning and doing the city-owned lots first or blocks, I'm sorry, blocks first, and does that mean that the city does that or is the city planning on having a developer pay for all of that? That's a question.

MOWRY: Yeah. Especially the private owned ones. If we don't have a developer, then -- I understand what you're saying.

MARY ZAWACKI: They might only buy two blocks in there. Well, that's not going to pay for much road. I just want people to think about that.

WILHELM: I think most of the roads around here were built with grants, all the paving and chip sealing and stuff like that. I remember 25 years ago, a lot of these roads weren't paved in the Town of Westcliffe.

REIS: Currently, you can't get grants for paving or chip sealing.

WILHELM: Oh, you can't.

TOWN MANAGER PATTERSON: You can get paved patching. Within a larger grant.

REIS: Yeah, within a larger grant.

MOWRY: But in this grant, we're only going for water. Okay, are there other comments? Thank you.

BROCK FLYNN: Another question. Does this grant address the tap fees to do this, I mean, for the Round Mountain Waters? In other words, we get the infrastructure put in and we have the ability to build these buildings.

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Are the developers going to have to pay the individual tap fees per dwelling? Or how's that going to be handled? Because tap fees are expensive right now.

MOWRY: That's going to be pretty much up to Round Mountain to set the tap fees. Other comments? Okay, anybody else on Zoom that has anything else?

We're going to get to it. Okay, let's open it up then to discussion amongst the Trustees. I'd like everybody to have their chance to ask questions, to give your opinions, to discuss this.

Should we start with the Mayor who is half a world away? Mr. Mayor, would you like to comment?

WENKE: I'm muted. I am muted.

MOWRY: Okay, you're muted. Mr. Mayor, you're muted. We can't hear you.

REIS: Unmute yourself.

WENKE: Here we go. Yes. No, I don't have anything to add.

Interestingly, I'm here in Lake Como, Italy, and they have the same problem that we are facing right now, workforce housing. I guess in this little spot of the earth. Anyway, it's been a good discussion.

I think great input from the people here in the audience listening. But I have nothing to add.

MOWRY: Okay. Do you want to go around or do you just want to...

MOWRY: Bob, do you want to start?

FULTON: I appreciate everybody's input. A lot of valuable stuff.

Trust me, we've spent a lot of hours on this and research. Thank you for your input. I learned a few new things myself.

MOWRY: Chuck?

JAGOW: I'm with Bob. I'm thankful that everybody has had input to it. Many, many opinions and facts on information presented.

One of the reasons I wanted to become part of this Board is to stop the kicking the can down the damn aisle. The Round Mountain water situation with the sanitation first started when I was in high school. That was almost 50 years ago.

Over 50 years ago. This collectively is just getting this fixed now. Hopefully with Round Mountain.

We need to fix this now. I truly believe that we're doing this for the infrastructure only to get into there. We will have rezoning so we can apply for the grant infrastructure.

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I think there will be plenty of time after that for everybody to get together and decide how we're going to implement it. If there are developers that come in and put the housing in or the units, there will be time to get to that. We don't want to kick it down.

I want to agree with people that subsidized housing isn't a bad thing. I lived in it for two years, four years ago. It was very well managed and we didn't have any problems.

It was in Connecticut. That's pretty much all I have to say.

MOWRY: I will echo the same thing.

I really appreciate everybody's comments.

I do realize that most of the Trustees have gone to at least one, sometimes three, of the Planning Commission meetings. This is not a new subject for us. We've heard the arguments pro and con.

Hopefully we will go in the right direction. I do appreciate everybody coming tonight. I really appreciate all the comments.

WILHELM: Yes, I appreciate all the comments from people. Even things brought up tonight that I wasn't aware of. When I first started out, I lived in a trailer for four years.

That's about as low income as you can get. Really. We do need to do something to help our workforce.

We also need to start worrying a lot too about regular housing for families that they can purchase. See what's happened in the last couple of years. You can't even find a house around here at an affordable price.

I do appreciate everybody's comment. I'm still thinking about it. Still adjusting.

DEMOSKY: I'm glad that we've had these discussions over the months. It seems to me, the people that show up here, by and large, we all recognize the need. I can't help but make this a little bit of a side. Talking to a niece of mine who lives in L.A., lives on a boat in the harbor because she's paid well, it's L.A. I said, did you ever look for trailers up the coast? She said, yeah, they're \$500,000. I think that's true. I think the concerns about how we actually proceed from step to step, we do have the time as Chuck said.

I've been involved in a lot of grants and government regulation writing. You have to start some place. You can't get much more foundational than water pipes and sewer pipes.

At this point, that's what we're dealing with. Time will come. I think the assessments may take two years before anybody's digging dirt.

We have plenty of opportunities as the Board and the Planning Commission to further refine what these zonings actually contain. We have the right to do that as a Board. I will say that remember that in this capacity for a zone change, we have to judge this by the three criteria that Caleb mentioned earlier.

I for one think that this proposal meets the second and third.

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MOWRY: One thing that has not been mentioned is can the fire department, can water and sewer and Round Mountain handle all this if we do encourage a lot of development? Silver Cliff hopefully is going to be addressing the issue of affordable housing for the workforce.

The County has been talking about it for a long time. The fire department did come at one time to a meeting and said that they do not have the capacity for a lot of high-density buildings. Have they been satisfied at this point?

TMP: Yes. On just the fire need, representative from the fire protection district did come in and say the capacity, they did not have it for four stories, that is why it is three, and they also did not have the capacity for a fire that large. One of the talks during that conversation was considering having a 7,500 gallon cistern or something on site for them to draw to make it easier for them to put out that fire.

On the issue on water and sewage. Don't mean to misquote Dave. Dave Schneider, if you are listening to this reporting, I am just going to pull off roughly from what I know and summarize you that you said that we were water rich and that we have plenty of water to support more development and that as far as he is concerned with the sewer, it is going to be four years before there is any doors put up.

It gives the department plenty of time to figure that out. They also did receive funds from the Department of Local Affairs so things are looking hopeful on the sewage end.

MOWRY: On the issue of how fast we go on this rezoning, do we hear any opinions about do we approve both of these tonight? Is it better to approve the whole rezoning or just go with the Town lots as been suggested before, slow it down, apply for the grant for the infrastructure and then go to the rezoning of the rest of the privately owned areas? Does anybody have any opinions?

DEMBOSKY: They are two separate agendas.

MOWRY: So we have to vote on the two separate, right?

DEMBOSKY: Yes.

MOWRY: We are going to be voting first on the Town owned lots to rezone those multifamily and then we are going to be going to the other one. So would you rather wait until we get to the second one?

DEMBOSKY: I thought the process would be that we vote on the first one and have to give our reasons why we think they do or do not meet the criteria and then we would have to do the same for the second.

FULTON: First is the privately owned lots.

MOWRY: Oh, first is the privately owned. I thought the first was --

FULTON: I read it.

MOWRY: You are talking about C.

DEMBOSKY: Item C is the first one we vote on and that is the Town owned lots.

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MOWRY: And then we go to D, which is going to be the progress of...

TOWN MANAGER PATTERSON: That is correct. I do ask when you do make a recommendation, I recommend to approve or deny and then start on the proposed ordinance right there.

MOWRY: Let's get all the questions.

JAGOW: One more question. Let's say that the proposal that you are anticipating to submit next month will be different if only the Town lots are approved or rezoned. The scope of the amount of money that you are asking for and stuff, how does applying rezoning just the Town owned lots versus both the Town owned and the privately owned lots, how does that affect your proposal for DOLA?

TMP: Ultimately at the end of the day DOLA is going to decide whether or not a project a scale of four blocks or two blocks is going to in one case be stronger than the other. I can just speak for the zoning we have currently. The zoning we have currently hits just about every single point.

I showed you guys we had a couple workshops on MHN linear strategies (ph), kind of their checklist for this grant that if you wonder about strings attached, it's the zoning before you apply for the grant. I can speak to that and say if we don't include the Town, the privately owned lots, we kind of get rid of that middle multifamily that current has. So there's one checkbox off of that checklist.

But if we keep it, it's more. So I'd say currently as it is now, we have just about every single ask and want and need that DOLA has to this checklist. And if we start to take away from that, I will say in my own opinion that it could hurt the Town's chances on acquiring the grant.

DEMBOSKY: Say that again, Caleb?

TOWN MANAGER PATTERSON: I said it could hurt the Town's chances on acquiring the grant.

JAGOW: So we have a higher chance of acquiring the DOLA grant if all four blocks are included.

TOWN MANAGER PATTERSON: Based off of my own research and data I've gathered including from the Department of Local Affairs, yes.

FULTON: And maybe for clarification for those who don't know what we're talking about here is DOLA has a state of a lot of \$20 million, is that right, to communities like us around the state. And so there's way more than us applying for that \$20 million in a cap of \$2 million. Ours is only \$1.5?

TOWN MANAGER PATTERSON: It's less than that.

FULTON: So we're right in there. So basically we're competing with other communities throughout the state.

So for us to have a better chance of saying hey, they're going to say we give it to Westcliffe and it'll get more bang for our bucks to the legislature up in Denver. Kind of in a nutshell.

MOWRY: You took out those two blocks furthest to the west. You're not applying for water and sewer for those blocks?

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TOWN MANAGER PATTERSON: That is correct. Would you like me to?

MOWRY: Well, just going to go back to some of the comments. Are we just moving too fast before we have all of our ducks in a row?

TOWN MANAGER PATTERSON: If you're going to include those two blocks it does go back up to \$1.5. I think right now without the two blocks it goes down to I think it was like \$800 grand. I'd have to check our 2025 proposed budget.

MOWRY: So we're saying that the people in those blocks that we're talking about rezoning are going to get a huge windfall by getting the water and sewer in there. But the people that we put down in the other two blocks that are going to remain single family, they can still do ADU, right?

FULTON: But they wouldn't have water and sewer.

MOWRY: They wouldn't have water and sewer. They wouldn't have any water and sewer.

DEMOSKY: We're a little off topic in a way, but I'm getting models again on the actual grants themselves. So, the proposed grant at this point in the way it's written would be for the Town-owned.

TOWN MANAGER PATTERSON: Yeah? It depends on whatever you vote on today. If you vote for just the Town-owned blocks, it'll just be for the Town-owned blocks.

If you do it just for the private land blocks, it'll just be for the private land blocks. If you do both, it'll be for both. So it depends on whatever your motion is today for what I apply for.

WENKE: Could I add something here, please? I'm sorry, but I'm running out of power. I'm going to have to leave this meeting, I think.

I'm very sorry about that. So if you could call a call, I'd like it.

MOWRY: If we could call a vote?

WENKE: Yes.

MOWRY: Are we ready to vote?

CLERK CHRISTIE: Mayor Pro-Tem, prior to doing that, we need to close the public hearing.

MOWRY: Are we ready to close the public hearing? Are we ready to close the public hearing? Right here on this, you're calling it a single family.

WILHELM: It's a multifamily, but that's a town on lots. And you said the Town on lots, Caleb, are not zoned, correct?

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TOWN MANAGER PATTERSON: I mean, it might just be a clerical error. I don't think it changes the context for the meeting. It doesn't change the end result.

REIS: That's what the attorney gave us.

WILHELM: That's what the attorney gave us. Answers my question.

DEMBOSKY: I'm not ready to vote.

MOWRY: Let's go ahead and close the public hearing, and we're now going to go back to our regular meeting, and we're going to take a vote on whether we are good.

THE PUBLIC HEARING WAS CLOSED.

- c. **Consideration of approving proposed Ordinance # 5-2024 the rezoning of Town owned lots BLK 33 (lots 15-28) from Single Family to Multi-Family District per the Planning Commission's recommendation and designating 33A and 34A.**

ACTION: Mr. Jagow moved, and Mr. Fulton seconded to approve proposed Ordinance # 5-2024 the rezoning of Town owned lots BLK 33 (lots 15-28) from Single Family to Multi-Family District per the Planning Commission's recommendation and designating 33A and 34A. Motion carried.

Mayor Pro-Tem Mowry requested that the Clerk call the roll:

Mayor Wenke: No (Changed vote to Yes)
Mayor Pro-Tem Mowry: Yes
Mr. Jagow: Yes
Mr. Fulton: Yes
Mr. Wilhelm: Yes
Mr. Dembosky: Yes

Mayor Wenke requested that he change his vote to Yes which the Clerk has reflected in the minutes

- d. **Consideration of approving proposed Ordinance # 6-2024 the rezoning of BLK 19, 20, 33 (lots 1-14), & 34 from Single Family to Multi-Family District per the Planning Commission's recommendation.**

ACTION: Mr. Jagow moved, and Mr. Fulton seconded to approve Ordinance # 6-2024 the rezoning of BLK 19, 20, 33 (lots 1-14), & 34 from Single Family to Multi-Family District per the Planning Commission's recommendation. Motion failed due to lack of votes.

Mayor Pro-Tem Mowry requested that the Clerk call the roll:

Mayor Wenke: No
Mayor Pro-Tem Mowry: No
Mr. Jagow: Yes

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Mr. Fulton: Yes
Mr. Wilhelm: No
Mr. Dembosky: No

- e. **PUBLIC HEARING: For consideration of approving proposed Ordinance # 7-2024 the rezoning of 106 South 7th Street from Residential Single Family to Traditional Neighborhood per the Planning Commission's recommendation.**

THE PUBLIC HEARING WAS OPENED. For the record, Mayor Wenke signed off of Zoom.

MOWRY: Okay, so now we have to... We've already closed. All right, so now we're going to open up the next public hearing.

We appreciate you coming.

WENKE: George?

MOWRY: Yes, sir.

WENKE: I'm out of power.

MOWRY: You're out of power?

MOWRY: We'll see you soon. Thank you for coming in. Go back to see you in December. Okay, bye.

Okay. We are now going to open the next public hearing, and this is consideration of approving proposed ordinance number 7-2024, rezoning of 106 South 7th Street from residential single-family to a traditional neighborhood, per the planning commission's recommendation. Okay.

Do we have somebody here representing this? I'm the representative. Okay.

BEN LIVSEY: I purchased the property this last summer. Oh, I'm Ben Livesey. I own 106 South 7th Street now.

Purchased the property last summer in hopes of building a building that will pay for itself. My 84-year-old grandmother moved here with me four years ago. My house burned, and since then, I've been paying for her to stay with other people.

So what I want to do is build apartment space on the second floor, apartment for my grandmother, other apartments to lease out. Sheriff Smith asked me to consider to have at least one apartment that his deputies could rent out. I said I was willing to consider that.

Downstairs on the first floor, I would make a commercial venue space with a stage where the artistic dance studio could have space to have proper studio space or use the stage. We'd also rent it out for venues on the weekends. And then I would have a second space where it would have a commercial kitchen for caterers to rent and office space on the first floor and then possibly a basement.

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And I would design the building to where it would be all ADA accessible, so you would have an elevator go from the basement, first floor, and second floor. It would also have a stairway, be 1920s Art Deco style, so it will look like a building that's been there 100 years. I've already picked out a local brick from Summit Brick Company in Pueblo, Colorado, called Heritage Brick, and it looks like an aged antique brick.

That's a modular brick. I'm happy to answer any questions if anybody has any input.

MOWRY: What is your timeline?

Do you already have the financing and everything for this?

BEN LIVSEY: I'm hoping to get going by the summer. I still have to meet Caleb's necessity of having an architect and the structural plans, so I'm hoping it doesn't take more than six months, but I'm not going to invest money in a lost cause if I'm told, no, you can't build this building, because what's the point of already buying the land and then hoping that things will work out?

DEMBOSKY: I've got a little mixed up. Is this where the dance studio is now?

BEN LIVSEY: No.

DEMBOSKY: Or is it behind it?

BEN LIVSEY: It is next to Peregrine, so it's on the west side of the road.

There's the county extension building that's yellow, and then there's Peregrine Coffee Roasters.

WILHELM: Yeah, if you already talked about, have you discussed parking? Where's your parking going to be?

BEN LIVSEY: I'm going to have parking along the front, I'm going to have parking along the side, and I'm going to have parking along the back. That is not town property, correct?

BEN LIVSEY: The parking along the front would be public easement.

TOWN MANAGER PATTERSON: The building plans, that would be check-in building plans.

WILHELM: I'm sorry?

TOWN MANAGER PATTERSON: That would be checked in building plans, different building clarity of parking.

WILHELM: We'll have enough parking according to our rules, correct?

TOWN MANAGER PATTERSON: According to our Title 10, Chapter 4, correct.

WILHELM: You will have enough private property parking?

BEN LIVSEY: I will make sure I have enough private parking.

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WILHELM: Okay, I just wanted to make sure because...

BEN LIVSEY: That's why I have to work with the architect to make the proper adjustments to the size of the building in order to build.

WILHELM: Yeah, okay, okay.

BEN LIVSEY: I'm a carpenter, a mason by trade, an engineer in the Army. I have a building background.

MOWRY: Caleb, could you just give us a summary of what this change means?

TOWN MANAGER PATTERSON: Yeah, this is just a residential single-family district to a traditional neighborhood. Every single area, every single lot in that area is already a traditional neighborhood, except for that back block. So, really, this change does blend in well with the surrounding areas.

WILHELM: So, what is... Well, the town lot right across the street is considered what?

TOWN MANAGER PATTERSON: Well, it's a town-owned lot --

WILHELM: So, it's not zoned at all?

TOWN MANAGER PATTERSON: Yeah, that would be zoning designation, town-owned slash open space.

WILHELM: And then Round Mountain would also be the same?

TOWN MANAGER PATTERSON: Correct.

WILHELM: Okay.

MOWRY: And when it went before the Planning Commission, were there any objections?

TOWN MANAGER PATTERSON: No, I think there was all yays. So, you know, the Board would just have to figure out if it goes with 1 through 3 of that 10, 1, and 11. And I can reread that for you guys if you'd like.

MOWRY: Okay, so now we need to get out of the hearing.

CLERK CHRISTIE: Yes.

MOWRY: Okay.

Let's end the public hearing and go back to consideration of this.

THE PUBLIC HEARING WAS CLOSED.

- f. **Consideration of approving proposed Ordinance # 7-2024 the rezoning of 106 South 7th Street from Residential Single Family to Traditional Neighborhood per the Planning Commission's recommendation.**

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ACTION: Mr. Fulton moved, and Mr. Jagow seconded to approve Ordinance # 7-2024 the rezoning of 106 South 7th Street from Residential Single Family to Traditional Neighborhood per the Planning Commission's recommendation. Motion Carried.

Mayor Pro-Tem Mowry requested that the Clerk call the roll:

Mayor Pro-Tem Mowry: Yes
Mr. Jagow: Yes
Mr. Fulton: Yes
Mr. Wilhelm: Yes
Mr. Dembosky: Yes

g. Consideration of a request to publish a Request for Proposal (RFP) for IT services.

Ms. Christie reported that she would like to publish an RFP for a part time/as needed IT services provider. It would save time for the clerks when there is a technology problem in the office so they are not using their time trying to troubleshoot. The County and all the special districts have an IT provider.

ACTION: Mr. Fulton moved, and Mr. Jagow seconded to approve a request to publish a Request for Proposal for IT services. Motion carried.

h. Consideration of a request to approve the overage of \$8,047.60 of the Black Hills Energy bill for the EV charging stations work.

Mr. Patterson reported that the charging station installation costs went over the original price Black Hills had quoted. Ms. Christie reported that the overage would need to come out of the General Fund, rather than Capital.

ACTION: Mr. Dembosky moved, and Mr. Wilhelm seconded to approve the overage of \$8,047.60 of the Black Hills Energy bill for the EV charging stations work. Motion carried.

STAFF & COMMITTEE REPORTS

a. Report from Town Clerk

Ms. Christie reported that the Town's audit is complete and filed with the State. An extension had been filed by the auditor because he sustained a concussion and was unable to work for a period of time, however the Town still received their sales tax from the State. A copy of the audit was provided to each Trustee.

b. Report from Town Manager

Mr. Patterson reported that the deadline for the Request for Proposal for the Housing Needs Assessment was the end of the week and so far, there have been no submissions. He will extend the deadline out another week.

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

ADJOURN

Recorded by:
Erin Christie
Deputy Town Clerk

GENERAL FUND

Black Hills Energy	Lights/Electric	1,729.87
Buchner, Clayton, Attorney at Law	Attorney Fees - November	594.00
Buchner, Clayton, Attorney at Law	Attorney Fees - October	1,570.50
Card Services	Office Supplies	659.21
CenturyLink	Phone/Elevator	50.18
Colorado Municipal League	2025 Membership dues	952.00
Custer County Rd. & Bridge	Street Maint.& Fuel	1,112.49
ERB Element	Communication Services	3,230.00
GMCO Corporation	Street Maint./Ice Melt	297.50
Hilltop Broadband	Internet	273.35
Lowe's Pay and Save, Inc.	Supplies	20.36
Mayberry & Company LLC	Final billing for 2023 audit	2,900.00
Procom LLC	3 random and 2 pre-employment drug tests	231.00
Rocks Parts, Co	Vehicle Maint./Supplies	74.75
Round Mtn. Water & Sanitation District	Water & Sewer	782.00
Valley Ace Hardware	Supplies	278.65
Westcliffe Petroluem Inc.	Shop Maint./Supplies	9.80
Wet Mtn. Rustics	Town 2024 Façade Grant	4,270.50
Wet Mtn Tribune	Publishing	180.64
Wet Mtn. Valley Rotary CSI	Town 2024 non-profit donation	356.65
White Brothers Custom Plumbing	Gas valve installation Town Hall	828.35
Xerox Corporation	Meter Read/Lease Payment	173.95

Payroll Expenses

CEBT	Employer/Health Ins.	1,259.88
CEBT	Employee/Health Ins.	340.80
EFTPS	November Payroll Taxes	8,298.24
GWRS	Employee Share Retirement Fund (ACH)	4,207.97
GWRS	Employer Share Retirement Fund (ACH)	1,177.76

BILLS TO DATE		\$35,860.40
NOVEMBER 2024 PAYROLL		\$25,692.32
TOTAL GENERAL FUND EXPENDITURES FOR NOVEMBER 2024		\$61,552.72

CAPITAL FUND

Deere Financial	Lease Payment	930.74
TOTAL CAPITAL FUND EXPENDITURES FOR NOVEMBER 2024		\$930.74



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

REVENUES RECEIVED IN NOVEMBER 2024

GENERAL FUND

Cash		
Credit Card		
Checks		
Rockin L Roof Coatings	Building Permit #241024-1 19 Granada Ct.	530.00
Pay & Save, Inc.	3 Qtr Disposable Bag Fee	596.28
Black Hills Energy	Franchise Fee	2,089.60
Taylor, Gary	Replacement of liquor permit sign	50.00
Custer County Treasurer		1,967.04
	INC- Current Interest	62.66
	RBC-Current Road & Bridge	194.24
	RLC-Current Tax	1,044.33
	SOA-Specific Ownership A	81.77
	SOB-Specific Ownership B	610.06
	TFC-Treasurer Fee	-26.02
Custer County Treasurer	Clerk Fees Sales Tax	36.25
United Business Bank	Interest	27.45
State of Colorado	Cigarette Tax	230.74
State of Colorado	2% Sales Tax	86,829.15
State of Colorado	Highway Users Tax	3,185.25
GENERAL FUND CHECKING REVENUE RECEIVED IN NOVEMBER 2024		\$95,541.76

Csafe-GF Core-11	Interest	\$2,339.96
Csafe-3% Tabor Reserve-13	Interest	\$199.30
Csafe-GF Reserve-14	Interest	\$1,641.84
Csafe-GF Reserve-16	Interest	\$85.98

TENNIS COURT PROJECT CHECKING

TENNIS COURT PROJECT CHECKING REVENUE RECEIVED IN NOVEMBER 2024		\$0.00
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MUNICIPAL COURT CHECKING REVENUE RECEIVED IN NOVEMBER 2024		\$0.00
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REVENUES RECEIVED IN NOVEMBER 2024

CONSERVATION TRUST FUND

United Business Bank	Interest Capital Fund Checking	0.53
CONSERVATION TRUST FUND REVENUE RECEIVED IN NOVEMBER 2024		\$0.53

Csafe-CF Core 15	Interest	\$180.40
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CAPITAL FUND

United Business Bank	Interest Capital Fund Checking	29.60
Custer County Treasurer	Clerk Fees Sales Tax-1%	12.08

State of Colorado (Town of Westcliffe)	1% Sales Tax	43,414.58
State of Colorado	Inv. #24 - 23660/24056 Design 1511625504	19,325.00
State of Colorado	RMS Inv. #1 - 1511626938	250,000.00
Verizon Wireless	Lease Payment	1,100.00
CAPITAL FUND CHECKING REVENUE RECEIVED IN NOVEMBER 2024		\$313,881.26

CSafe-CF Core 12	Interest	\$3,079.46
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BALANCE IN ALL FUND ACCOUNTS

GENERAL FUND CHECKING		\$320,731.16
CSafe-GF Core-11		\$578,811.46
CSafe-3% Tabor Reserve-13		\$49,271.86
CSafe-GF Reserve-14		\$406,112.82
CSafe-Tennis Ct. Core-16		\$21,226.68
TENNIS COURT PROJECT CHECKING		\$5,219.32
MUNICIPAL COURT CHECKING		\$3,607.70

TOTAL GENERAL FUND ACCOUNTS \$1,384,981.00

CONSERVATION TRUST FUND CHECKING		\$12,827.92
CSafe-CF Core 15		\$44,573.26

TOTAL CONSERVATION TRUST FUND ACCOUNTS \$57,401.18

CAPITAL FUND CHECKING		\$507,047.90
CSafe-CF Core 12		\$761,745.24

TOTAL ALL CAPITAL FUND ACCOUNTS \$1,268,793.14

CASH BALANCE OF ALL FUND ACCOUNTS \$2,711,175.32

NOTE: 1% Sales tax of \$43,414.58 and \$12.08 Clerk Fees Sales Tax were transferred to the Capital Fund from the General Fund.

1:19 PM
 12/04/24
 Accrual Basis

Town of Westcliffe
General Fund Profit & Loss Budget Performance
 November 2024

	Nov 24	Budget	Jan - Nov 24	YTD Budget	Annual Budget
Income					
7000 · General Property Taxes	1,044.33	5,617.08	79,458.12	61,787.92	67,405.00
7050 · Specific Ownership Taxes	691.83	666.66	8,055.62	7,333.34	8,000.00
7100 · Town Sales Taxes	86,853.32	76,721.70	770,788.06	843,938.75	920,660.45
7101 · Town Sales Tax License	0.00	416.66	5,160.00	4,583.34	5,000.00
7106 · Penalties & Int-Delinquent Tax	62.66	16.66	159.69	183.34	200.00
7115 · Franchise Fee	2,089.60	2,916.66	28,583.40	32,083.34	35,000.00
7120 · Special Assessments	0.00	0.00	0.00	0.00	0.00
7125 · Building & Zoning Permits	530.00	3,333.33	51,270.00	36,666.67	40,000.00
7126 · Fence/Sign/Excavation Permits	0.00	150.00	2,731.00	1,650.00	1,800.00
7127 · Special Use By Review Permits	0.00	50.00	900.00	550.00	600.00
7130 · Traffic Fines & Ordinances	0.00	8.33	1,225.00	91.67	100.00
7135 · Court Costs	0.00	0.00	0.00	0.00	0.00
7140 · Liquor Licenses/Special Events	50.00	125.00	4,010.00	1,375.00	1,500.00
7148 · Disposable Bag Fee	596.28	0.00	2,345.32	0.00	0.00
7150 · Cigarette Tax	230.74	166.66	2,295.81	1,833.34	2,000.00
7160 · Interest Income	0.00	9,282.92	52,056.78	102,112.08	111,395.00
7165 · Miscellaneous Income	0.00	83.33	6,920.43	916.67	1,000.00
7200 · Highway Users Tax	0.00	2,584.25	29,570.82	28,426.75	31,011.00
7205 · Road & Bridge Funds	194.24	3,027.22	35,052.76	33,299.40	36,326.62
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	8.33	40.62	91.67	100.00
7305 · Events Center-Rental Fees	0.00	258.33	2,550.00	2,841.67	3,100.00
7310 · Bluff Site Maint. Fee	0.00	0.00	3,318.94	0.00	0.00
7315 · Park Usage Fee	0.00	133.33	1,225.00	1,466.67	1,600.00
7807 · Reimbursed Expenses	0.00	0.00	0.00	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	16.66	0.00	183.34	200.00
7871 · Grant-SIPA	0.00	0.00	4,000.00	0.00	0.00
7940 · Sale of Assets	0.00	0.00	0.00	0.00	0.00
Total Income	92,343.00	105,583.11	1,091,717.37	1,161,414.96	1,266,998.07
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	92,343.00	105,583.11	1,091,717.37	1,161,414.96	1,266,998.07
Expense					
4001 · Reconciliation Discrepancies	0.00	0.00	0.00	0.00	0.00
8000 · Trustees	82.43	333.33	2,496.48	3,666.67	4,000.00
8005 · Ordinances & Procedures	180.64	500.00	5,315.11	5,500.00	6,000.00
8010 · Colo. Muni League Dues	952.00	77.08	952.00	847.92	925.00
8015 · Elections	0.00	175.00	2,072.85	1,925.00	2,100.00
8020 · General Accounting	0.00	100.00	3,498.99	1,100.00	1,200.00
8025 · Auditing	2,900.00	816.66	6,900.00	8,983.34	9,800.00
8030 · Attorney	2,164.50	2,000.00	12,788.00	22,000.00	24,000.00
8035 · Insurance - General	0.00	1,329.50	15,982.41	14,624.50	15,954.00
8040 · Workman's Compensation	0.00	516.66	8,202.00	5,683.34	6,200.00
8050 · Colorado State Unemployment	17.30	86.25	587.58	948.77	1,035.02
8100 · Town's Share FICA	2,227.64	1,782.54	23,160.41	19,607.88	21,390.42
8110 · Town's Share MEDI	520.98	416.88	5,416.55	4,585.72	5,002.60
8115 · Town Share Health Insurance	2,322.23	3,735.83	27,845.94	41,094.17	44,830.00
8120 · Town Share Retirement Fund	1,177.76	1,725.03	12,568.37	18,975.37	20,700.40

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 12/04/24
 Accrual Basis

Town of Westcliffe
 General Fund Profit & Loss Budget Performance
 November 2024

	Nov 24	Budget	Jan - Nov 24	YTD Budget	Annual Budget
8200 · Clerk/Treasurer Wages	5,166.67	4,611.37	56,833.37	50,725.03	55,336.40
8205 · Deputy Clerk	8,703.53	9,345.67	96,267.43	102,802.33	112,148.00
8208 · Communications Manager	3,000.00	3,000.00	33,000.00	33,000.00	36,000.00
8209 · Administrative Education	280.63		280.63		
8210 · Clerk Education	0.00	83.33	392.03	916.67	1,000.00
8215 · Office Supplies	0.00	150.00	4,472.50	1,650.00	1,800.00
8220 · Town Manager Wages	5,500.00	5,500.00	60,500.00	60,500.00	66,000.00
8225 · Manager/Bldg/Zoning Education	0.00	166.67	2,686.03	1,833.33	2,000.00
8235 · Building Inspector	1,149.51	3,012.53	13,829.60	33,137.87	36,150.40
8236 · Project Manager	0.00	0.00	0.00	0.00	0.00
8240 · County Treasurer's Fees	26.02	166.67	2,001.25	1,833.33	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	9.05	0.00	65.98	0.00	0.00
8300 · Town Hall Maintenance	1,408.47	416.67	18,853.25	4,583.33	5,000.00
8308 · Town Hall Utilities	414.48	708.33	6,827.59	7,791.67	8,500.00
8310 · Lease Equipment	120.50	14.00	1,325.50	154.00	168.00
8315 · Lease Principal	0.00	90.94	0.00	1,000.28	1,091.22
8316 · Lease Interest	0.00	15.57	0.00	171.21	186.78
8405 · Animal Control	0.00	43.75	780.42	481.25	525.00
8410 · Organizational Membership Dues	0.00	75.00	540.00	825.00	900.00
8415 · Recycling Program	0.00	0.00	0.00	0.00	0.00
8500 · Town Man Wages	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	166.67	0.00	1,833.33	2,000.00
8508 · Street & Park Supervisor	0.00	4,959.89	0.00	54,558.81	59,518.70
8510 · Street and Park Tech Wages	15,750.95	10,439.30	151,314.98	114,832.30	125,271.60
8515 · Street Maintenance & Fuel	1,497.91	4,750.00	33,284.71	52,250.00	57,000.00
8520 · Emergency Snow Removal	0.00	2,500.00	0.00	27,500.00	30,000.00
8525 · Street Lighting	1,058.61	1,250.00	11,822.42	13,750.00	15,000.00
8530 · Vehicle & Equip. Maintenance	152.95	2,083.33	25,362.71	22,916.67	25,000.00
8538 · Shop Maintenance	193.35	833.33	11,663.24	9,166.67	10,000.00
8540 · Shop Utilities	252.51	583.33	4,390.33	6,416.67	7,000.00
8545 · Highway Barn Utilities	105.95	583.33	2,975.83	6,416.67	7,000.00
8550 · Highway Barn Maint.	0.00	166.67	0.00	1,833.33	2,000.00
8600 · Park Utilities	953.67	1,666.67	36,447.01	18,333.33	20,000.00
8605 · Park Maintenance	0.00	5,000.00	52,069.20	55,000.00	60,000.00
8700 · Custer County Sheriff	0.00	5,179.17	62,150.00	56,970.83	62,150.00
8800 · Donations	356.65	2,383.33	19,483.94	26,216.67	28,600.00
8802 · Plastic Pollution Act	0.00	0.00	0.00	0.00	0.00
8805 · Grants/Local	4,270.50	2,083.33	16,947.15	22,916.67	25,000.00
8806 · American Rescue Plan Expenses	0.00	9,668.19	0.00	106,350.09	116,018.28
8807 · Marketing	230.00	1,250.00	3,359.11	13,750.00	15,000.00
8808 · Economic Development	0.00	0.00	0.00	0.00	0.00
8809 · Capital Improvement Plan	0.00	0.00	0.00	0.00	0.00
8810 · Contingencies	0.00	1,666.67	0.00	18,333.33	20,000.00
8811 · Contribution to/from Capital Fun	0.00	38,333.33	460,000.00	421,666.67	460,000.00
8815 · 1% Sales Tax to Capital Fund	0.00	0.00	0.00	0.00	0.00
8820 · Transfers Out	0.00	0.00	0.00	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	63,147.39	136,541.80	1,317,712.90	1,501,960.02	1,638,501.82
Net Income	29,195.61	-30,958.69	-225,995.53	-340,545.06	-371,503.75

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12/04/24

Accrual Basis

TOWN OF WESTCLIFFE
Capital Fund Profit & Loss Budget Performance
 November 2024

	Nov 24	Budget	Jan - Nov 24	YTD Budget	Annual Budget
Income					
CRF7225 Federal Grants	0.00	0.00	0.00	0.00	0.00
CRF7160 · Interest Income	0.00	4,666.67	54,136.39	51,333.33	56,000.00
CRF7210 · Grants (New Roadway Proj)	0.00	0.00	0.00	0.00	0.00
CRF7211 · Grants (New) TP-Audit	0.00	0.00	0.00	0.00	0.00
CRF7212 · Grant (New Town Property)	250,000.00	20,833.33	250,000.00	229,166.67	250,000.00
CRF7213 · Grants (Existing) RW	19,325.00	0.00	2,054,804.97	0.00	0.00
CRF7220 · Grants (New) RW	0.00	178,327.50	0.00	1,961,602.50	2,139,930.00
CRF7223 · CDOT Grants (Existing) RW	0.00	0.00	0.00	0.00	0.00
CRF7224 · Grants (Existing) Town Pro	0.00	0.00	0.00	0.00	0.00
CRF7238 · Other Contributions	0.00	0.00	0.00	0.00	0.00
CRF7270 · Lease Proceeds Verizon Tower	1,100.00	1,000.00	11,100.00	11,000.00	12,000.00
CRF7280 · Capital Lease Proceeds	0.00	0.00	0.00	0.00	0.00
CRF7285 · 1% Sales Tax from General Fund	43,414.58	38,381.25	384,986.39	422,193.75	460,575.00
CRF7290 · Misc. Sales	0.00	0.00	0.00	0.00	0.00
CRF7300 · Tennis Court Donation Fund	0.00	0.00	0.00	0.00	0.00
CRF7805 · Grants (Existing) Town Property	0.00	0.00	0.00	0.00	0.00
CRF7810 · Transfers From General Fund	0.00	38,333.37	0.00	421,666.63	460,000.00
Total Income	313,839.58	281,542.12	2,755,027.75	3,096,962.88	3,378,505.00
Expense					
CRF8215 · Office Supplies/Bank Fees	0.00	0.00	30.00	0.00	0.00
CRF9011 · CIP Roadway (Existing)	0.00	25,833.33	239,327.09	284,166.67	310,000.00
CRF9012 · CIP Town Property (Existing)	0.00	33,750.00	412,548.90	371,250.00	405,000.00
CRF9013 · CIP Equipment (Existing)	0.00	0.00	0.00	0.00	0.00
CRF9014 · Equipment Debt Service	1,861.48	930.75	11,168.88	10,238.25	11,169.00
CRF9016 · Building Debt Service	0.00	0.00	0.00	0.00	0.00
CRF9025 · CIP Roadway (New)	0.00	189,660.87	2,162,061.04	2,086,269.13	2,275,930.00
CRF9026 · CIP-Town Property (New)	0.00	23,958.33	318,000.00	263,541.67	287,500.00
CRF9027 · CIP-Equipment (New)	0.00	4,416.67	42,920.56	48,583.33	53,000.00
CRF9101 · Improvements-Design	0.00	3,750.00	78,428.34	41,250.00	45,000.00
Total Expense	1,861.48	282,299.95	3,264,484.81	3,105,299.05	3,387,599.00
Net Income	311,978.10	-757.83	-509,457.06	-8,336.17	-9,094.00

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12/04/24

Accrual Basis

Town of Westcliffe
CTF Profit & Loss Budget Performance
November 2024

	<u>Nov 24</u>	<u>Budget</u>	<u>Jan - Nov 24</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income					
7000 · State Lottery Income	0.00	458.33	4,507.03	5,041.67	5,500.00
7050 · Interest Income	0.00	6.83	1,971.70	75.17	82.00
Total Income	<u>0.00</u>	<u>465.16</u>	<u>6,478.73</u>	<u>5,116.84</u>	<u>5,582.00</u>
Gross Profit	<u>0.00</u>	<u>465.16</u>	<u>6,478.73</u>	<u>5,116.84</u>	<u>5,582.00</u>
Expense					
9001 · Capital Outlay	0.00	4,166.66	0.00	45,833.34	50,000.00
Total Expense	<u>0.00</u>	<u>4,166.66</u>	<u>0.00</u>	<u>45,833.34</u>	<u>50,000.00</u>
Net Income	<u>0.00</u>	<u>-3,701.50</u>	<u>6,478.73</u>	<u>-40,716.50</u>	<u>-44,418.00</u>

Agreement Between The Wet Mountain Valley Community Foundation and the Town of Westcliffe

This Agreement is made and entered into this 30th day of October 2024 between the Town of Westcliffe (the "Town") and Wet Mountain Valley Community Foundation (the "Foundation").

The Foundation has received contributions from several donors in the amount of \$171,522.82 to benefit a property owned by the Town and known as "The Bluff Park." This amount and subsequent contributions to the Foundation for the purpose outlined in Section 3a will be an irrevocable charitable gift to the Foundation to be held as a separate fund (the "Fund") to be administered and distributed in accordance with the following terms and conditions. The Foundation has provided no goods or services to the Town in consideration, in whole or in part, for this gift.

1. Name of Fund. The Fund shall be established on the books of the Foundation as a designated and advised fund and shall be known as The Bluff Fund.
2. Property Constituting Fund. The Fund shall include the property initially contributed to the Foundation, such additional property as may be received from time to time by the Foundation from any source and accepted by the Foundation for inclusion in the Fund, and all income and gains received with respect to any of the foregoing property. The Fund shall be the property of the Foundation to be held by it in its corporate capacity and shall not be deemed a trust fund held by it in a trustee capacity. The Foundation shall have exclusive legal control over the assets of the Fund.
3. Use of Fund Assets.
 - (a) Purpose of Fund. The designated purpose of the Fund is to provide funding for the enhancement of a property (The Bluff) owned by the Town and located at the west end of Westcliffe, Colorado. The property is approximately 10.16 acres in size and is under a Conservation Easement held by Colorado Open Lands, a Colorado nonprofit corporation. General maintenance of the park, including salaries and equipment will be the responsibility of the Town of Westcliffe and include:

- Mowing
- Irrigation
- Weed control
- Aeration
- Utilities
- Trail maintenance
- (To be determined: Updated park signage, property acquisition)

(b) Distributions. The income and principal of the Fund shall be used or distributed exclusively in furtherance of the designated purpose of the Fund (Section 3a) at such times and in such amounts as the Board of Directors of the Foundation shall determine from time to time, after taking into consideration any recommendations made in writing to the Foundation by the Advisory Committee (described below, Section 4) in accordance with the Foundation's policies and guidelines for advised funds in effect from time to time.

(c) General Restrictions. Notwithstanding anything herein to the contrary, the Fund shall at all times be held and administered in accordance with the provisions of the Articles of Incorporation and Bylaws of the Foundation and applicable law. The Town acknowledges that in accordance with applicable tax regulations, the Board of Directors of the Foundation shall have the power to modify or eliminate any designation, restriction, or condition on the distribution of funds for any specified charitable purposes or designated charitable organization if in its sole judgment such designation, restriction or condition becomes, in effect, unnecessary, undesirable, impractical, incapable of fulfillment or inconsistent with the general charitable purposes of the Foundation.

4. Advisory Committee.

(d) Composition: The Advisory Committee of the Fund shall be comprised of members appointed by the Foundation to provide recommendations to the Foundation with regard to distributions from the Fund. Committee members shall include representatives from the Town, the Foundation, Colorado Open Lands, and Dark Skies. The initial Chairperson of the Advisory Committee will be (To be Determined).

(e) Rules and Procedures. The Advisory Committee shall conduct its activities in accordance with Advisory Committee Bylaws adopted by the Foundation and such rules and procedures as the Board of Directors of the Foundation may establish, or in the absence thereof, as the Advisory Committee itself may establish. The Advisory Committee shall appoint a Chair to coordinate activities of the Advisory Committee, including written recommendations signed by the Chair that sets forth recommendations of the Advisory Committee.

Recommendations from the Advisory Committee to the Town must go before the Town Trustees. A committee member should do this presentation. This request should be at a regular meeting of the Trustees. A request to be on the agenda needs to be submitted to the Town Clerk 10 days prior to the meeting. Colorado Open Lands is to be advised of the recommendations that the Advisory Committee is presenting to the Town. An annual budget will be submitted to the Foundation for anticipated expenditures

(f) Change of Committee Members. The Foundation may in its discretion at any time remove and replace members of the Advisory Committee by written notice to the removed members and to the newly appointed members.

(g) Termination of Advisory Role. If for any reason the Advisory Committee, for a continuous period of at least two calendar years, fails to provide any recommendations to the Foundation with regard to distributions from the Fund or otherwise ceases to function

effectively, in the sole judgment of the Foundation, then the Foundation may amend this Agreement to terminate the advisory role of the Advisory Committee.

5. Termination. The Fund shall continue until all fund assets have been distributed, or until such earlier time as the Foundation resolves to terminate the Fund. In the event of termination, any remaining assets in the Fund shall be disbursed for the purposes of the Fund or transferred to another qualified charity designated by the Foundation to be held and used in furtherance of the purposes of the Fund, or if the purposes of the Fund have become satisfied or incapable of fulfillment, in the sole judgment of the Foundation, then such assets shall be transferred to the Foundation's unrestricted general funds.

6. Reports. The Foundation shall render reports at least annually to the Advisory Committee and may provide such reports to other persons or organizations deemed by the Foundation to have an interest in the Fund, showing the assets then held as the principal of the Fund and all receipts, expenses, and distributions during the period covered by the report. The records of the Foundation related to its management of the Fund shall be available for inspections by authorized representatives of the Advisory Committee at reasonable times.

7. Investments. All assets held as part of the Fund shall be invested and reinvested by the Foundation in accordance with its general investment policies and objectives approved by the Board of Directors from time to time. Fund assets may be commingled with other assets of the Foundation for investment purposes, provided that accurate accounts are kept of the Fund's share of any such commingled investments. The Fund will be an "institutional fund" of the Foundation and, as such, shall be invested and administered in accordance with the Colorado Uniform Prudent Management of Institutional Funds Act.

8. Administration Fees and Expenses. The Foundation shall be entitled to pay or reimburse itself from the Fund for all reasonable out-of-pocket expenses incurred by the Foundation in accepting, holding, protecting, disposing of, investing, administering, and distributing the property comprising the Fund, and shall be entitled to charge to the Fund a reasonable general administration fee to cover a portion of the Foundation's general operating expenses that is consistent with the fee charged by the Foundation to other similar funds. The Foundation shall have no duty to incur any debt, expense or other obligation of any kind with respect to the Fund, unless such debt, expense or other obligation can and shall be fully paid and satisfied solely from the assets of the Fund.

9. Component Part. It is intended that the Fund shall be a component part of the Foundation and not a separate trust and that nothing in this Agreement shall affect the status of the Foundation as an organization described in section 501 (c)(3) of the Internal Revenue Code of 1986, as amended, and as an organization that is not a private foundation within the meaning of section 509(a) of the Code. This Agreement shall be interpreted in a manner consistent with the foregoing intention and to conform to the requirements of such provisions of the federal tax laws and any regulations issued pursuant thereto. The Foundation shall have the power, acting alone, to amend this Agreement in any manner required for the purpose of ensuring that the Fund qualifies and continues to qualify as a component part of the Foundation as a "community trust," within the meaning of Treas. Reg. S 1.170A-9(e)(11).

10. Contact Information. For purposes of this Agreement, all notices, recommendations, and reports shall be in writing and delivered by mail, hand delivery, delivery service or e-mail addressed as follows, unless a party provides different contact information in writing to the other party:

If to the Town:
Attn: Town Clerk
P.O. Box 406
Westcliffe, CO 81252

E-mail: townclerk@townofwestcliffe.com

If to the Advisory Committee:
To the chair of the committee

If to the Foundation:
Wet Mountain Valley Community Foundation
Attn: President
P.O. Box 718
Westcliffe, CO 81252
E-mail: thewmvcf@gmail.com

11. Miscellaneous.

- (a) References in this Agreement to the Internal Revenue Code or the Code are to the Internal Revenue Code of 1986, as amended, and shall include the corresponding provisions of any subsequent federal tax laws.
- (b) This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado.
- (c) This Agreement will be binding on the Town of Westcliffe, its successors and assigns.

EXECUTED at Westcliffe, Colorado, to be effective as of the date first above written.

Town of Westcliffe

By WET MOUNTAIN VALLEY COMMUNITY FOUNDATION

**Intergovernmental Agreement
Town of Westcliffe and Custer County Sheriff's Department**

THIS AGREEMENT entered into on this 1st day of January, 2025, by and between the Town of Westcliffe, Colorado, a municipal corporation ("Town"), and the Board of County Commissioners, Custer County, Colorado, and the Custer County, Colorado, Sheriff's Office ("County").

RECITALS

WHEREAS, the County is a county of the state of Colorado that has been duly established and is operating pursuant to Colo. Const. Art. XIV and Title 30 of the Colorado Revised Statutes (C.R.S.), as amended and the Sheriff is an elected official of Custer County, Colorado; and

WHEREAS, the Town is a municipal corporation that has been duly established and is operating pursuant to Colo. Const. Arts. XIV and XV and Title 31, C.R.S.; and,

WHEREAS, pursuant to Colo. Const. Art. XIV, § 18, and § 29-1-203, C.R.S., as amended, the County, the Sheriff, and the Town are authorized to cooperate and contract with one another to provide any function, service, or facility lawfully authorized to each; and,

WHEREAS, pursuant to § 30-11-410, C.R.S., as amended, the governing body of a municipality and a board of county commissioners are expressly authorized to contract for the purpose of providing law enforcement services; and,

WHEREAS, the County, the Sheriff, and the Town mutually desire to contract for law enforcement services in and for the benefit of the Town; and,

WHEREAS, the Board of Trustees of the Town of Westcliffe has authorized the execution of this Contract between the parties; and,

WHEREAS, the Board of County Commissioners of Custer County, Colorado, on its own behalf and on behalf of the Custer County Sheriff's Office, has authorized the execution of this Contract between the parties hereto;

NOW THEREFORE, in consideration of the foregoing premises, and the mutual covenants herein contained, it is agreed by and between the Parties hereto as follows:

SECTION 1 - SERVICES TO BE PROVIDED BY THE COUNTY

The Sheriff and his/her designated personnel shall provide law enforcement services to and for the benefit of the Town, as set forth below:

The Sheriff shall perform:

- (a) Such routine patrols for traffic and other matters as the Sheriff (or his/her designee), in

his/her sole discretion, shall determine necessary pursuant to State and Municipal laws.

(b) Investigate and, if proper, take appropriate police action on all complaints of violations of municipal ordinances and state statutes as reported to him/her or he/she observes.

(c) Investigate and take appropriate action upon any and all traffic accidents and traffic related incidents within the Town which reasonably require investigation or other police action as determined by the Sheriff or his/her designee.

(d) Assist in all law enforcement emergencies arising within the limits of the Town.

(e) Transport and house prisoners when reasonably required due to circumstances relating to illegal acts within the limits of the Town.

(f) Attend periodic Town meetings and apprise the Town Board of Trustees of law enforcement activities performed in the Town. Such meetings and conferences shall be conducted at times and frequencies as agreed between the Parties, however, not less than quarterly.

(g) Provide other law enforcement activities normally and customarily associated with the policing agency within the Town.

(h) Download photos from Town owned and maintained security cameras, review the data, and take appropriate police action as the Sheriff deems necessary at least two times per week as requested. The Town shall make available for the Sheriff's use, the computer apparatus necessary to download and review the data, which shall remain in the Town's possession when not in use by the Sheriff's department.

SECTION II - RESPONSIBILITIES OF THE TOWN

(a) The Town shall fully cooperate with the County and the Sheriff to enable and assist the County and Sheriff in their performance under this Contract.

(b) The Town hereby expressly delegates to the Sheriff the authority to enforce any and all laws applicable to and within the territory of the Town. The County further agrees that such services will include the enforcement of state statutes and municipal ordinances of the Town.

(c) The Town shall timely pay to the County such agreed upon fees for services as indicated herein.

(d) The Town may, with or without the cooperation and coordination of the Sheriff, enforce specific Town Municipal Codes as authorized by the Board of Trustees of the Town.

SECTION III - ADDITIONAL SERVICES

The Town at an additional cost for services as agreed by the Parties, may request that the Sheriff or his/her

designee perform policing activities outside the normal duties and scope of the Sheriff's office as anticipated herein. Such activities may include performing guardian and security services for Town events, assist in parking duties for Town events, and other activities outside the normal day-to-day policing activities contemplated herein. The Sheriff shall be under no obligation to perform such additional activities.

SECTION IV- TERM

The term of this Contract shall be for a term of one (1) calendar year, beginning on January 1, 2025, and ending at midnight on December 31, 2025. This Contract may be renewed as agreed by the Parties. For fiscal planning purposes, such notice of renewal by the Parties must be received on or before the regular Board of Trustees meeting in August of the year during which the Contract expires. Provided no notice to cancel or renegotiation of this Contract has been provided by any Party to the other Party to cancel or renegotiate this Contract prior to the expiration date, this Contract shall continue in full force and effect on a month-to-month basis thereafter at the same terms and conditions contained herein.

SECTION V - PAYMENT AND FEE SCHEDULE

The Town shall pay the County, subject to the Annual Appropriation of Funds, a fee for the services provided herein as follows:

Commencing January 1, 2025, the annual fee shall be \$62,150.00 broken out as follows: \$62,150.00 OR paid quarterly in installments of \$15,537.50 per quarter with first payment due on January 31, 2025, and subsequent payments due and payable at the beginning of each calendar quarter thereafter. In the event this Contract continues on a month-to-month basis as stated supra, the monthly fee shall be \$5,179.17 payable within thirty (30) days after the end of the month services were provided.

The Town of Westcliffe's Board of Trustees may, at their sole discretion, increase the contract amount in June 2025 to the amount of \$64,300.00 if they find that the Sheriff's Department has fulfilled its contractual agreement.

Fees for Additional Services as indicated supra shall be due and owed by the Town in addition to the Payment and Fees indicated above. Such additional fees shall be agreed by the Parties, and the County shall bill the Town for the additional expenses.

SECTION VI - INSURANCE AND GOVERNMENTAL IMMUNITY

During the term of this Contract, the Parties agree to maintain insurance in all forms and types as required by law through either commercial policies or self-insurance at each Parties sole expense. Nothing in this Contract shall be construed as a waiver by either party of any provisions of the Colorado Governmental Immunity Act, § 24-10-101, et seq., C.R.S., as amended.

SECTION VII - TERMINATION

Either party may terminate this Contract upon written notice to the other party at least ninety (90) days prior to the effective date of termination. This Contract may be terminated early by the Town if the Town

fails to pass the Town's budget including an allocation of the County fees under this Contract as indicted herein prior to December 15 of each year covering the calendar year beginning January 1 of the next immediate year. In the event the Town fails to pass a budget allocating such County fees, this Contract shall terminate at midnight on December 31st of that year.

SECTION VIII - MUTUAL UNDERSTANDINGS

A. Expenses

The Sheriff and his/her designees shall be employees solely of the County, and the costs and expenses associated with salaries, hourly wages, overtime pay, compensatory pay, vacation, sick leave, retirement benefits, health insurance expenses, and other normal employee benefits of a County employee and all equipment, maintenance and supplies provided incidental to the Sheriff's policing activities shall be borne solely by the County. The Town shall bear no costs or expenses, other than the costs and expenses enumerated herein related to policing activities or agreed upon Additional Services in the Town which are provided by the County under this Contract.

B. Jurisdiction and Venue

The laws of the State of Colorado shall govern as to the interpretation, validity, and effect of this Contract.

C. Compliance with Laws

During the performance of this Contract, the Parties agree to strictly adhere to all applicable federal, state, and local laws, rules, and regulations, including all licensing and permit requirements. The Parties hereto acknowledge that they are familiar with § 18-8-301, et seq., C.R.S. (Bribery and Corrupt Influences), as amended, and § 18-8-401, et seq., C.R.S. (Abuse of Public Office), as amended, and that no violations of such provisions are present. Without limiting the generality of the foregoing and as applicable, the Parties expressly agree to comply with the privacy and security requirements of the Health Insurance Portability and Accountability Act of 1996 (HIPAA) when exposed to or provided with any data or records under this Contract that are considered to be "Protected Health Information."

D. Record Retention

The Parties shall maintain records and documentation of the services provided under this Contract, including fiscal records, and shall retain the records for a period of three (3) years from the date this Contract is terminated, unless otherwise provided or required by law. Said records and documents shall be subject at all reasonable times to inspection, review, or audit by authorized federal, state, or the Parties' personnel.

E. Assignability

Neither this Contract, nor any rights hereunder, in whole or in part, shall be assignable or otherwise transferable by either party without the prior written consent of all Parties.

F. Waiver

Waiver of strict performance or the breach of any provision of this Contract shall not be deemed a waiver, nor shall it prejudice the waiving party's right to require strict performance of the same provision, or any other provision in the future, unless such waiver has rendered future performance commercially impossible.

G. Force Majeure

Neither Party shall be liable for any delay nor failure to perform its obligations hereunder to the extent that such delay or failure is caused by a force or event beyond the control of the Party, including, without limitation, war, embargoes, strikes, governmental restrictions, riots, fires, floods, earthquakes, or other acts of God.

H. Notice

Any notices given under this Contract are deemed to have been received and to be effective: (1) three (3) days after the same shall have been mailed by certified mail, return receipt requested; (2) immediately upon hand delivery; or (3) immediately upon receipt of confirmation that a facsimile was received. For the purposes of this Contract, any and all notices shall be addressed to the contacts listed below.

For the COUNTY:

The Custer County Sheriff's Office
P.O. Box 1489
Westcliffe, CO 81252

For the TOWN

Town of Westcliffe
P.O. Box 406
Westcliffe, CO 81252

I. Parties Interested Herein

Nothing expressed or implied in this Contract is intended or shall be construed to confer upon or to give to, any person other than the Parties, any right, remedy, or claim under or by reason of this Contract or any covenants, terms, conditions, or provisions hereof. All covenants, terms, conditions, and provisions in this Contract by and on behalf of the Parties shall be for the sole and exclusive benefit of the Parties.

J. Severability

If any provision of this Contract is determined to be unenforceable or invalid for any reason, the remainder of this Contract shall remain in effect, unless otherwise terminated in accordance with

the terms contained herein.

K. Authorization

Each party represents and warrants that it has the power and ability to enter into this Contract, to grant the rights granted herein, and to perform the duties and obligations herein described.

IN WITNESS WHEREOF, the Parties have caused their names to be affixed hereto.

CUSTER COUNTY

TOWN OF WESTCLIFFE

BY: _____
Chairman
Board of Custer County Commissioners

BY: _____
Paul Wenke, Mayor

ATTESTED:

BY: _____
Clerk & Recorder

BY: _____
Town Clerk, CMC/Administrator

APPROVED:
CUSTER COUNTY

BY: _____
Custer County Sheriff



ERB element is available to assist the Town Of Westcliffe (the client) in the following ways. Categories of service include strategic communication & outreach for marketing management.

ACKNOWLEDGMENT

The client acknowledges ERB element to implement Marketing Management services.

The start of service is to begin upon the agreed date and the signing of all parties.

Strategic Communication & Outreach, \$2000 per month.

ERB element writes and develops the content and creates social media graphics, monthly newsletter, and monthly website editing. The client is required to submit general information.

- Management of up to three social media accounts.
 - Management includes posting to accounts up to 3 times per week including posting to stories.
 - Replying to comments and messages as necessary within *48 business hours*
 - Developing creative solutions to stand out to the ideal audience.
 - Social media graphic design.
 - Social media verbiage creation.
 - Scheduling all social media content.
- Includes advertisement design (Not including advertising cost.)
- Graphic design for printing materials such as flyers, brochures, postcards (Not including printing cost)
- Once per month short video or animation.
- Online presence assistance with Google my Business, Yelp, and other online ratings/review systems.
- Editing website once per month
- Monthly newsletter, including cost to print and distribute
- Monthly analytical report
- Event marketing
- Consultation on all branding & public relations needs of the client. Erb element will work to promote and guide strong, positive relationships within the community.

ERB *element*

- Creation and distribution of news releases/press releases as appropriate.
- General marketing guidance and the creation of a marketing schedule
- Creation of a yearly editorial calendar for the client.
-

Terms of Service

The monthly fee for ERB element services on the above-listed items is \$2000 and is due upon receipt of the invoice. The first payment will be due upon the contract execution. Payments that are not received within one month of the invoice date will be charged a late fee of 10% of the monthly fee for each month the payment is late. If payment is over 30 days late, the information may be forwarded to a collection company for payment, and work from ERB element will cease. ERB element and the client have the option to terminate this contract with 60 days' notice. ERB element is not responsible for any payments to external graphic designers, printers, web hosting companies, memberships to organizations such as Chambers, or other outside sources. Any work performed by these vendors will be approved via email with the client prior to placing the order. As the ERB element is its own business, it will not be required to show proof of hours or any timesheet. ERB element will also function out of its own office.

ERB element hours are typically Monday-Friday from 8:00 am-3:00 pm. We will adjust during the client's events. If communication occurs outside of these hours we do our best to reply in a timely manner. Emails are generally answered within 24 hours. Text message is also a form of contact and are generally answered more quickly for more urgent matters. Text messages can be sent to 970-699-0258.

Confidentiality

ERB element acknowledges its responsibility, both during and after the term of its appointment, to use all reasonable efforts to preserve the confidentiality of any proprietary or confidential information or data developed by ERB element on behalf of the client or disclosed by the client to ERB element.

Accuracy



ERB element shall be responsible for the accuracy, completeness and propriety of information concerning your products and services which is furnished to us in writing in connection with the performance of this Agreement.

Payment

The total amount of the marketing management services is \$2000 per month. Payment will be made by invoice sent from ERB element.

Warranty of Service

ERB element assures that services offered will be of excellent, superior, and first-rate quality.

For changes in the way of how we render our service, please notify us. If you're not satisfied with our work, kindly let us know so that we can further assist you.

Ownership Rights

All works created by ERB element company to the Client UNDER THE "Work made for hire" US Copyright Law. Upon signing this contract, ERB element will lose all rights to the work provided under this project.

Period of Agreement and Notice of Termination/Cancellation

This Agreement shall become effective when the contract is signed and shall continue until terminated by either party with 60 days' notice, however, if you agree to reimburse the ERB element for all costs and expenses we incurred prior to your change in instructions, and which relate to non-cancelable commitments, and to defend, indemnify and hold us harmless for any liability relating to such action. ERB element agrees to use best efforts to minimize such costs and expenses.

Termination for Cause



Either party to this Agreement may terminate the Agreement if the other party defaults in the performance of any of its material duties and obligations and the default are not cured within sixty (60) days of the receipt of notice of said default, or if the default is not reasonably curable within the said period of time unless the defaulting party commences cure within the said period of time and diligently proceeds to cure the default. In addition, either party may immediately terminate this Agreement by giving written notice to the other party if the other party is insolvent or has a petition brought by or against it under the insolvency laws of any jurisdiction if the other party makes an assignment for the benefit of creditors if a trustee or similar agent is appointed with respect to any property or business of the other party, or in the case of the Client, if the Client materially breaches its obligations to make payment pursuant to this Agreement.

Payment for non-cancelable materials

Any non-cancelable materials, services, etc., we have properly committed ourselves to purchase for your account, (either specifically or as part of a plan such as modules, photography, and/or external services) shall be paid for by the client, in accordance with the provisions of this Agreement. We agree to use our best efforts to minimize such liabilities immediately upon written notification from you. We will provide written proof, upon request of the client, that any such materials and services are non-cancelable. The client will not be responsible for any expenditures that have not received prior approval.

Signature

If the above plan is approved please sign below.

Town of Westcliffe 2025 BUDGET GENERAL FUND	2023 ACTUAL	2024 BUDGET	2024 ESTIMATED	2025 PROPOSED 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**

General Property Tax	\$ 68,604.85	\$ 67,405.00	\$ 67,405.00	\$ 71,112.28
Specific Ownership Tax	\$ 10,539.88	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00
Sales Tax	\$ 851,684.16	\$ 920,660.45	\$ 920,660.45	\$ 920,660.45
Penalties/Interest/Delinquent Property Tax	\$ 230.82	\$ 200.00	\$ 200.00	\$ 200.00
Franchise Fee	\$ 35,081.61	\$ 35,000.00	\$ 35,000.00	\$ 36,000.00
Special Assessments Tax	\$ 2,602.86	\$ -	\$ -	\$ 2,500.00
Cigarette Tax	\$ 3,308.68	\$ 2,000.00	\$ 2,000.00	\$ 3,200.00
Highway Users Tax	\$ 31,044.90	\$ 31,011.00	\$ 31,011.00	\$ 29,383.67
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

Building & Zoning Permits	\$ 66,435.00	\$ 40,000.00	\$ 49,060.00	\$ 40,000.00
Fence/Sign/Excavation Permits	\$ 2,875.00	\$ 1,800.00	\$ 2,031.00	\$ 800.00
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

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

Grants

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

Parks

Tennis Court Donation Fund	\$ 169.05	\$ 100.00	\$ 40.62	\$ 50.00
Event Center Rental Fees	\$ 3,050.00	\$ 3,100.00	\$ 2,500.00	\$ 3,300.00
Bluff Site Maint. Fee	\$ -	\$ -	\$ -	\$ -
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

Town Sales Tax Licenses	\$ 8,305.00	\$ 5,000.00	\$ 5,080.00	\$ 4,000.00
Liquor Licenses & Special Event Permits	\$ 4,281.25	\$ 1,500.00	\$ 3,640.00	\$ 1,500.00
Disposable Bag Fee	\$ 3,187.92	\$ -	\$ 2,700.00	\$ 2,500.00
Interest Income	\$ 62,681.86	\$ 111,395.00	\$ 65,000.00	\$ 42,000.00
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 PROPOSED BUDGET
EXPENDITURES				
Administration-Personnel				
Trustees	\$ 6,127.63	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
Ordinances & Procedures	\$ 4,369.26	\$ 6,000.00	\$ 6,000.00	\$ 11,400.00
Colorado Municipal League	\$ 881.00	\$ 925.00	\$ 925.00	\$ 1,000.00
Elections	\$ -	\$ 2,100.00	\$ 2,100.00	\$ 3,500.00
General Accounting	\$ 650.00	\$ 1,200.00	\$ 1,200.00	\$ 1,700.00
Audit	\$ 9,750.00	\$ 9,800.00	\$ 9,800.00	\$ 10,000.00
Lawyer	\$ 13,456.78	\$ 24,000.00	\$ 24,000.00	\$ 20,000.00
Insurance (General)	\$ 10,779.23	\$ 15,954.00	\$ 15,954.00	\$ 17,562.00
Worker's Compensation Insurance	\$ 5,930.00	\$ 6,200.00	\$ 6,200.00	\$ 8,300.00
Colorado State Unemployment	\$ 623.27	\$ 1,035.02	\$ 1,035.02	\$ 624.19
Town Share F I C A	\$ 19,321.38	\$ 21,390.42	\$ 21,390.42	\$ 19,349.95
Town Share M E D I	\$ 4,518.70	\$ 5,002.60	\$ 5,002.60	\$ 4,525.39
Employee Health Insurance	\$ 22,898.02	\$ 44,830.00	\$ 44,830.00	\$ 57,597.00
Town Share Employee Retirement Plan	\$ 4,888.82	\$ 20,700.40	\$ 20,700.40	\$ 18,725.75
Town Clerk/Treasurer Wages	\$ 50,305.80	\$ 55,336.40	\$ 55,336.40	\$ -
Administrative Wages	\$ -	\$ -	\$ -	\$ 227,600.00
Deputy Clerk	\$ 48,357.04	\$ 112,148.00	\$ 112,148.00	\$ -
Communications Manager	\$ 20,439.14	\$ 36,000.00	\$ 36,000.00	\$ 24,000.00
Administrative Education	\$ -	\$ -	\$ -	\$ 10,500.00
Clerk Education	\$ 571.94	\$ 1,000.00	\$ 1,000.00	\$ -
Town Manager	\$ 57,916.68	\$ 66,000.00	\$ 66,000.00	\$ -
Total Administration-Personnel	\$ 281,784.69	\$ 433,621.84	\$ 433,621.84	\$ 440,384.28
Administration				
Office Supplies	\$ 3,146.41	\$ 1,800.00	\$ 4,080.00	\$ 3,600.00
Organizational Dues	\$ 4,260.08	\$ 900.00	\$ 900.00	\$ 1,000.00
County Treasurer Fees	\$ 2,033.74	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
Donations	\$ 26,600.00	\$ 28,600.00	\$ 28,600.00	\$ 20,700.00
Plastic Pollution Act	\$ 2,189.07	\$ -	\$ -	\$ -
Grants Local	\$ 14,859.24	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
American Rescue Plan Expenditures	\$ -	\$ 116,018.28	\$ 116,018.28	\$ -
Marketing	\$ 7,091.33	\$ 15,000.00	\$ 15,000.00	\$ 5,000.00
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				
Town Hall Maintenance	\$ 8,942.57	\$ 5,000.00	\$ 12,375.00	\$ 17,000.00
Town Hall Utilities	\$ 10,812.55	\$ 8,500.00	\$ 8,500.00	\$ 12,000.00
Lease Principal	\$ -	\$ 1,091.22	\$ 1,091.22	\$ 1,446.00
Lease Interest	\$ -	\$ 186.78	\$ 186.78	\$ -
Lease Expense (Copy Machine)	\$ 1,446.00	\$ 168.00	\$ 168.00	\$ -
Total Town Hall Expense	\$ 21,201.12	\$ 14,946.00	\$ 22,321.00	\$ 30,446.00
Planning & Zoning				
Manager & Building/Zoning Education	\$ 5,456.69	\$ 2,000.00	\$ 2,337.00	\$ -
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 PROPOSED BUDGET
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Public Safety

Animal Control	\$ 313.26	\$ 525.00	\$ 525.00	\$ 800.00
Custer County Sheriff	\$ 56,500.00	\$ 62,150.00	\$ 62,150.00	\$ 64,300.00
Total Public Safety Expenses	\$ 56,813.26	\$ 62,675.00	\$ 62,675.00	\$ 65,100.00

Public Works

Public Works Education	\$ 4,210.00	\$ 2,000.00	\$ -	\$ 6,000.00
Public Works Wages	\$ -	\$ -	\$ -	\$ 194,423.90
Street & Park Supervisor	\$ -	\$ 59,518.70	\$ 59,518.70	\$ -
Street and Park Tech Wages	\$ 136,327.62	\$ 125,271.60	\$ 125,271.60	\$ -
Street Maintenance & Fuel	\$ 53,889.42	\$ 57,000.00	\$ 57,000.00	\$ 60,000.00
Emergency Snow Removal	\$ 630.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
Street Lighting	\$ 20,220.07	\$ 15,000.00	\$ 15,000.00	\$ 16,000.00
Vehicle & Equipment Maintenance	\$ 25,201.61	\$ 25,000.00	\$ 25,000.00	\$ 30,000.00
Shop Maintenance	\$ 13,355.63	\$ 10,000.00	\$ 10,000.00	\$ 12,000.00
Shop Utilities	\$ 7,841.55	\$ 7,000.00	\$ 7,000.00	\$ 9,000.00
Highway Barn Utilities	\$ 6,393.92	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
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	\$ 368,423.90

Parks

Park Utilities	\$ 22,728.77	\$ 20,000.00	\$ 20,000.00	\$ 40,000.00
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 \$ 1,048,654.18

Contributions

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	\$ 1,148,654.18
Net Revenue/Expense	\$ (14,754.63)	\$ (371,503.75)	\$ 51,960.87	\$ 56,077.22

General Fund Reserves

TABOR Requirement (3% of adjusted revenue)	\$ 51,000.00	\$ 56,241.34	\$ 56,241.34	\$ 70,961.01
General Fund Reserves (less TABOR)	\$ 1,141,589.37	\$ 944,763.80	\$ 1,188,308.90	\$ 1,229,666.44
Total General Fund Reserves	\$ 1,192,589.37	\$ 1,001,005.14	\$ 1,244,550.24	\$ 1,300,627.46

Fiscal Year Ending General Fund Balance	\$ 1,192,589.37	\$ 1,001,005.14	\$ 1,244,550.24	\$ 1,300,627.46
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Town of Westcliffe	2023 ¹ ACTUAL	2024 BUDGET	2024 ESTIMATED	2025 PROPOSED 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

<i>Capital Contributions</i>					
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

<i>Grant Revenue</i>					
CRF7211	Grants (New Projects) Roadway	\$ -	\$ -	\$ -	\$ 250,000.00
CRF7212	Grants (New Town Property)	\$ -	\$ 250,000.00	\$ 250,000.00	\$ 331,000.00
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	\$ -	\$ -	\$ -	\$ 10,000.00
CRF7225	Federal Grants	\$ -	\$ -	\$ -	\$ 2,430,000.00
CRF7230	State Grants	\$ -	\$ -	\$ -	\$ 342,000.00
CRF7805	Grants (Existing Assets) Town Property		\$ -	\$ -	
Total Grant Revenue		\$ 113,760.69	\$ 2,389,930.00	\$ 2,389,930.00	\$ 3,363,000.00

<i>Other Revenue</i>					
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	\$ 3,966,575.00
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	2023 ACTUAL	2024 BUDGET	2024 ESTIMATED	2025 PROPOSED 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	\$ 140,000.00
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	\$ 410,259.00

CIP - NEW PROJECTS

CRF9025	Roadway	\$ 37,785.00	\$ 2,275,930.00	\$ 2,275,930.00	\$ 2,977,500.00
CRF9026	Town property	\$ -	\$ 287,500.00	\$ 287,500.00	\$ 421,250.00
CRF9027	Equipment	\$ 130,028.10	\$ 53,000.00	\$ 53,000.00	\$ 29,741.00
CRF9101	Improvements-Design	\$ 102,995.72	\$ 45,000.00	\$ 45,000.00	\$ 120,000.00
Total CIP New Projects		\$ 270,808.82	\$ 2,661,430.00	\$ 2,661,430.00	\$ 3,548,491.00
TOTAL CIP EXISTING ASSETS + NEW PROJECTS		\$ 604,999.70	\$ 3,387,599.00	\$ 3,387,599.00	\$ 3,958,750.00

Net Revenue/Expense	\$ 745,049.67	\$ (9,094.00)	\$ (9,094.00)	\$ 7,825.00
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Fiscal Year Ending Capital Fund Balance	\$ 2,110,435.67	\$ 1,552,358.81	\$ 2,101,341.67	\$ 2,109,166.67
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CONSERVATION TRUST FUND	2023 ACTUAL	2024 BUDGET	2024 ESTIMATED	2025 PROPOSED BUDGET
Beginning Fund Balance	\$ 43,674.00	\$ 50,741.70	\$ 50,741.70	\$ 59,107.64

REVENUES

7000 State Lottery Income	\$ 6,622.75	\$ 5,500.00	\$ 6,000.00	\$ 6,000.00
7050 Interest	\$ 444.95	\$ 82.00	\$ 2,365.94	\$ 2,000.00
7150 Grant	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 7,067.70	\$ 5,582.00	\$ 8,365.94	\$ 8,000.00

EXPENDITURES

8000 Park Maintenance	\$ -	\$ -	\$ -	\$ -
9001 Capital Outlay	\$ -	\$ 50,000.00	\$ -	\$ 55,000.00
Total Expenditures	\$ -	\$ 50,000.00	\$ -	\$ 55,000.00

Ending Fund Balance	\$ 50,741.70	\$ 6,323.70	\$ 59,107.64	\$ 12,107.64
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TOWN OF WESTCLIFFE
ORDINANCE NO. 7- 2024

AN ORDINANCE SUMMARIZING EXPENDITURES FOR EACH FUND AND ADOPTING A BUDGET FOR THE TOWN OF WESTCLIFFE, COLORADO FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2025 AND ENDING ON THE LAST DAY OF DECEMBER 2025.

WHEREAS: the Board of Trustees of the Town of Westcliffe has appointed Kathy Reis, Town Clerk/Treasurer to prepare and submit a proposed budget to said governing body at the proper time, and:

WHEREAS: Kathy Reis, Town Clerk/Treasurer, has submitted a proposed budget to this governing body on September 24, 2024 for its consideration and:

WHEREAS: upon due and proper notice, published in accordance with the law, said proposed budget was open for inspection, by the public, at a designated place. A public hearing was held on December 10, 2024, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget and:

WHEREAS: whatever, increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law. NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, COLORADO:

SECTION 1. that the budget as submitted, amended and herein above summarized by fund, hereby is approved and adopted as the budget of the Town of Westcliffe for the year stated above.

SECTION 2. that the budget hereby approved and adopted shall be signed by the Mayor and Town Clerk/Treasurer and made a part of the public records of the Town of Westcliffe, Colorado.

ADOPTED IN REGULAR SESSION BY THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, COLORADO THIS 10th DAY OF DECEMBER 2024.

TOWN OF WESTCLIFFE, COLORADO

Paul Wenke, Mayor

ATTEST:

Kathy Reis, CMC, Town Clerk

TOWN OF WESTCLIFFE
ORDINANCE NO. 8 - 2024

AN ORDINANCE APPROPRIATING SUMS OF MONEY TO VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNT AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE TOWN OF WESTCLIFFE, COLORADO FOR THE 2025 BUDGET YEAR.

WHEREAS: the Board of Trustees has adopted the annual budget in accordance with the Local Government Budget Law, on December 10, 2024 and:

WHEREAS: the Board of Trustees has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget and:

WHEREAS: it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures of the operation of the town.

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

SECTION 1. that the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated:

GENERAL FUND:

Current Operating Expenses	\$1,148,654.18
Emergency Reserve	\$70,961.01
Contributions to Capital Fund	\$100,000.00

TOTAL GENERAL FUND \$1,319,615.19

CAPITAL FUND:

Current CIP Existing Projects	\$410,259.00
Current CIP New Projects	\$3,548,491.00

TOTAL CAPITAL FUND \$3,958,750.00

CONSERVATION TRUST FUND:	\$55,000.00
Capital Outlay	

TOTAL CONSERVATION TRUST FUND \$55,000.00

ADOPTED IN REGULAR SESSION BY THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, COLORADO THIS 10th DAY OF DECEMBER 2024.

Town of Westcliffe, Colorado

Paul Wenke, Mayor

ATTEST:

Kathy Reis, CMC, Town Clerk

TOWN OF WESTCLIFFE
ORDINANCE NO. 9-2024

AN ORDINANCE LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2025, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE TOWN OF WESTCLIFFE, COLORADO FOR THE 2025 BUDGET YEAR.

WHEREAS: the Board of Trustees of the Town of Westcliffe, has adopted the annual budget in accordance with the Local Government Budget Law on December 10, 2024 and

WHEREAS: the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$71,112.28 and:

WHEREAS: the 2025 valuation assessment for the Town of Westcliffe, as certified by the County Assessor, is \$13,205,559.

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

SECTION 1. that for the purpose of meeting all general operating expenses of the Town of Westcliffe during the 2025 budget year, there is hereby levied a tax of four point eight nine four (4.894) mills upon each dollar of the total valuation for assessment of all taxable property within the Town of Westcliffe for the 2025 budget year.

SECTION 2. that the Town Clerk/Treasurer is hereby authorized and directed to immediately certify to the County Commissioners of Custer County, Colorado, the mill levy for the Town of Westcliffe, Colorado as hereinabove determined and set.

ADOPTED IN REGULAR SESSION BY THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, COLORADO THIS 10th DAY OF DECEMBER, 2024.

Town of Westcliffe, Colorado

Mayor Wenke, Mayor

ATTEST:

Kathy Reis, CMC, Town Clerk

5 Year Capital Improvement Plan		Cost Breakdowns		capital Improvements
Streets Division - Capital Fund		2025		
<X	Chipseal/ pave 2 miles roadway RMS Grant 2 (Powell-Adams BLVD)	\$270,000		Street Improvements
		Total project cost: \$317,500		Park Improvements
		CDOT: \$250,000		Social Improvements
		10% Match: \$27,500		Equipment Improvements
		engineering: \$40,000		Building Improvements
		Total cost for Town 2025: \$67,500		
	More Housing now Apply late 2024^	Total project cost: \$406,250		
Can change to ask DOLA for \$406,250 Then Town matches \$101,562.50	Smaller scale ONLY TOWN BLOCKS Consider getting a Part-time Project Coordinator^	DOLA match: \$304,687.50		
		CHFFA: \$30,000		
		Westcliffe match: \$101,562.50		
	HSIP Minimum of \$250,000.00	Total project cost: \$2,700,000		
	Project for SHW 69- sidewalk and drainage no match ^engineering in 2025	CDOT match (10%): \$270,000		
		Fed match (90%): \$2,430,000		
		Total Cost for Town: \$0.00 (CDOT Match)		
X	Install planter boxes and trees	Total cost for town: \$40,000		
	UAACOG MINI GRANT	Total project cost \$10,000		
		UAACOG match: \$5,000		
		Total cost for Town: \$5,000		
	WMVCF Grant	Total Project cost \$5,000		
		WMVCF Match: \$5,000		
		Total cost for Town \$0.00		
	EIAF: Housing Needs Assessment	Total project cost: \$80,000		
		DOLA match: \$72,000		
		Silver Cliff: \$1,000		
		Custer County: \$1,000		
		Total cost for town: \$6,000		
Parks Division	Park Upgrades	Total cost for town: \$80,000		
	^Hermit Park bathroom/design			
Fleet	Payments Front Loader	\$20,259		
	New Equipment	\$29,741		
	Total Town Funds	Total Grant Match Funds	Total Project Expenditures	
More Housing Now	\$101,563	\$304,688	\$406,250	
EIAF: Housing Needs Assessment	\$6,000	\$74,000	\$80,000	
HSIP	\$0	\$2,700,000	\$2,700,000	
WMVCF Grant	\$0	\$5,000	\$5,000	
UAACOG mini Grant	\$5,000	\$5,000	\$10,000	
RMS	\$67,500	\$250,000	\$317,500	
Park upgrades (Hermit Bathroom)	\$80,000	\$0	\$80,000	
Chip Seal (13.21 miles done so far)	\$270,000	\$0	\$270,000	
Front Loader (Mandatory)	\$20,259	\$0	\$20,259	
Install planter boxes and trees	\$40,000	\$0	\$40,000	
New Equipment	\$29,741	\$0	\$29,741	
TOTAL:	\$620,063	\$3,338,688	\$3,958,750	
Total with Reserves (Fund Balance)	Capital \$557,169			
	>Accepted on 5/31/2024			

5 Year Capitol Improvement Plan
Streets Division - Capitol Fund

Cost Breakdowns
2026

Chipseal/ pave 2 miles roadway	\$240,000
RMS Grant 3 (Adams Blvd, Main St. to Jerry Ct.)	CDOT: \$250,000
^Stairs at north end leading to gulch	10% Match: \$25,000
^prepping for trail	engineering: \$35,000-\$45,000
	Total cost for Town 2026: \$70,000
TAP 3 (2027-2028)	Total project cost (10%): \$270,000
TAP 3 - Planning, Engineering	CDOT max: \$2,700,000
for construction in 2027-Use MMOF funds to match	MMOF Funds: \$200,000
^Use for Powell E to W	Total Cost for Town: \$70,000
HSIP	est construction: \$2,700,000
Minimum of \$250,000.00	Total Cost for Town: \$0.00 (CDOT Match)
^apply in February	
Project for SHW 69- sidewalk and drainage no match	
UAACOG MINI GRANT	Total project cost: \$10,000
^room for additional office B/Z	UAACOG Match: \$5,000
	Total cost for Town: \$5,000
SAFE CROSSINGS-RFFB	Total cost for Town: \$20,000
New Comprehensive plan	Total cost for Town w/ grant: \$60,000
^Update the old comprehensive plan: EIAF DOLA	

Parks Division

Apply for GOCO Centennial Grant for Memorial&Hermit	
Park/Trail Upgrades	Total cost for Town: \$100,000
^Memorial Park	
^Chloride gulch	

Fleet

New Equipment	\$100,000
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	<u>Total Expenditures for Town 2026</u>	<u>Total Grant and Town Expenditures</u>
Chip Seal	\$240,000	\$270,000
RMS	\$70,000	\$320,000
TAP 3 (planning)	\$70,000	\$495,000
HSIP	\$0	\$2,700,000
New equipment	\$100,000	\$50,000
SAFE CROSSINGS-RFFB	\$20,000	\$20,000
New Comprehensive plan	\$60,000	\$60,000
Park Upgrades	\$100,000	\$130,000
UAACOG MINI GRANT	\$5,000	\$10,000
TOTAL:	\$665,000	\$4,055,000

5 Year Capital Improvement Plan
Streets Division - Capitol Fund

Cost Breakdowns
2027

Chipseal/ pave 2 miles roadway	\$270,000
RMS Grant 4 (2nd St, Rosita to Powell)	CDOT: \$250,000 10% Match: \$25,000 engineering: \$45,000
	Total cost for Town 2027: \$70,000
TAP 3 (2027-2028)	CDOT max minus planning (\$450,000): \$2,250,000 25% match: \$562,500 75% MMOF Funds: \$421,875
Tap 3-Construction	Total cost for Town 2027: \$140,625
HSIP	est construction: \$2,700,000
Minimum of \$250,000.00 10% local Match/DOLA matching available ^apply in February Project for SHW 69- sidewalk and drainage no match	Total Cost for Town: \$0.00 (CDOT Match)
UAACOG MINI GRANT	UAACOG Match: \$5,000
^greenery between curb and sidewalk	Total cost for Town: \$5,000
New Shop	DOLA match: \$80,000
Use solar panels, DOLA- 50/50 split ^just Pole barn with some lights ^EIAF Grant-Cap 50/50 split (3x's per yr. Ap 1st Aug 1st, Dec1st)	Pay for land and the bldg in the same application Grant (assuming 1:1) \$80,000

Fleet		\$50,000
	New Equipment	\$50,000
	Total Expenditures for Town 2027	Total Grant and Town Expenditures
Chip Seal	\$270,000	\$270,000
RMS	\$75,000	\$320,000
HSIP	\$0	\$2,700,000
TAP 3	\$140,625	\$2,250,000
New Town Shop	\$80,000	\$160,000
New Equipment	\$50,000	\$50,000
UAACOG MINI GRANT	\$5,000	\$10,000
TOTAL:	\$615,625	\$5,760,000

Cost Breakdowns

2028

<u>5 Year Capitol Improvement Plan</u>	Chipseal/ pave 2 miles roadway	\$250,000
<u>Streets Division - Capitol Fund</u>	RMS Grant 5 (3rd St, Rosita to Powell)	CDOT: \$250,000
		10% Match: \$25,000
		engineering: \$45,000
		Total cost for Town 2028: \$70,000
	CDBG Grant	
	^For Chloride Gulch-check dams/trees	
	HSIP	est construction: \$2,700,000
	Minumum of \$250,000.00	Total Cost for Town: \$0.00 (CDOT Match)
	10% local Match/DOLA matching available	
	^apply in Feburary	
	Project for SHW 69- sidewalk and drainage no	
	match	UAACOG Match: \$5,000
	UAACOG MINI GRANT	UAACOG Match: \$5,000
	^greenery between curb and sidewalk	Total cost for Town: \$5,000
<u>Parks Division</u>		
	Park/Trail Upgrades	\$200,000
	^Improvements for Memorial Park	

Total Expenditures for Town 2028

Total Grant and Town Expenditures

Chip Seal	\$250,000.00	\$250,000
RMS	\$75,000.00	\$320,000
HSIP	\$0.00	\$2,700,000
Park/Trail Upgrades	\$200,000.00	\$200,000
UAACOG MINI GRANT	\$5,000	\$10,000
TOTAL:	\$525,000.00	\$3,480,000

Cost Breakdowns

2029

<u>5 Year Capital Improvement Plan</u>	Chipseal/ pave 2 miles roadway	\$250,000
<u>Streets Division - Capitol Fund</u>	RMS Grant 6 (4th St, Rosita to Powell)	CDOT: \$250,000
		10% Match: \$25,000
		engineering: \$45,000
		Total cost for Town 2028: \$70,000
	HSIP	est construction: \$2,700,000
	Minimum of \$250,000.00	Total Cost for Town: \$0.00 (CDOT Match)
	10% local Match/DOLA matching available	
	^apply in February	
	Project for SHW 69- sidewalk and drainage no match	
	UAACOG MINI GRANT	UAACOG Match: \$5,000
	^greenery between curb and sidewalk	Total cost for Town: \$5,000
	TAP 4	CDOT max: \$2,700,000
	^Hermit Lane & Edwards Ave design	planning, 10%: \$450,000
		Engineering: \$45,000
<u>Parks Division</u>		
	Park/Trail Upgrades	\$175,000
	^Improvements for Memorial Park	

	<u>Total Expenditures for Town 2029</u>	<u>Total Grant and Town Expenditures</u>
Chip Seal	\$250,000.00	\$250,000
RMS	\$75,000.00	\$230,000
HSIP	\$0.00	\$2,700,000
Tap 4	\$55,000.00	\$495,000
Park/Trail Upgrades	\$175,000.00	\$175,000
UAACOG MINI GRANT	\$5,000.00	\$10,000
Total	\$560,000.00	\$3,860,000

Cost Breakdowns

2030

Chipseal/ pave 2 miles roadway RMS Grant 6 (5th St, Rosita to Powell)	\$250,000
	CDOT: \$250,000 10% Match: \$25,000 engineering: \$35,000-\$50,000
	Total cost for Town 2028: \$65,000-\$75,000
HSIP	
Mininum of \$250,000.00 10% local Match/DOLA matching available <i>^apply in Feburary</i>	est engineering: \$40,000-\$50,000 est construction: \$1,000,000-\$1,500,000
Project for SHW 69- sidewalk and drainage no match	
UAACOG MINI GRANT	Total cost for Town: \$5,000
<i>^greenery between curb and sidewalk</i>	
TAP 3 (2027-2028)	
<i>Tap 3-Construction</i>	CDOT max: \$2,700,000 Construction: \$2,275,930 20% Match (if MMOF Funds):\$130,000
	Total cost for Town 2027:\$185,000
Park/Trail Upgrades	\$80,000
<i>^Improvements for Memorial Park</i>	
Chip Seal	\$250,000.00
RMS	\$185,000.00
HSIP	\$0.00
Tap 3	\$55,000.00
UAACOG MINI GRANT	\$5,000.00
Park/Trail Upgrades	\$85,000.00
Total:	\$580,000.00



December 1, 2024

To the Westcliffe Board of Trustees,

Thank you for the opportunity to submit to the Town of Westcliffe our proposal for legal publishing services. For 141 years, the Wet Mountain Tribune has been proud to share all the news and legal information of Westcliffe with our readers. We hope to continue that relationship. The Tribune is the only newspaper that has the ability to reach the majority of the citizens of Westcliffe; in addition, we reach them in a non-partisan and professional manner.

The Wet Mountain Tribune is the largest newspaper by subscription, newsstand sales, and digital editions in Westcliffe and Custer County with an average 2,075 editions sold in and out of county every week. Our reach and coverage makes the Tribune the lowest responsible bidder per Westcliffe citizen reached.

Our bid is as follows:

- Statutory Legal Notices: \$.44 cents per line.
- Non-Statutory Legal Notices: \$1.10 per line.

Please refer to the attached response to the bid with a full chart of our bid.

Please let me know if you have any questions and I will be happy to answer you.

Sincerely,

Jordan Hedberg
Publisher
Wet Mountain Tribune
editor@wetmountaintribune.com
719-783-2361

Town of Westcliffe Request for Proposals
Legal Publishing Services 12/2/2024
Delivered to the Town of Westcliffe on Monday, December 2, 2024

1. **General Information** Please include the following information:
 - a. **Name and address of the newspaper:**

Wet Mountain Tribune
Physical: 216 Main St.
Mailing: PO Box 300
Westcliffe, CO 81252
 - b. **Frequency of publication:**

The Wet Mountain Tribune is a weekly publication with a Thursday publication date.
 - c. **Name and address of the publisher:**

Wet Mountain Publishing Company, PO Box 300, Westcliffe, CO 81252
 - d. **Authorized contracting officer:** Jordan Hedberg
 - e. **Authorized personnel to provide an affidavit of proof of publication:** Jordan Hedberg
 - f. **Designate a newspaper contact person for contractual issues:** Jordan Hedberg
 - g. **Billing information (billing cycle, terms):** We have a monthly billing cycle with net 20 terms.
 - h. **Publication schedules for 2025 -2026:** Every Thursday of the aforementioned time.
 - i. **Copy deadlines:** The legal deadline is Monday at noon, with some degree of flexibility.
 - j. **Willingness to publish public service announcements at no cost to the Town:** We are happy to publish press releases at no cost to the Town of Westcliffe; press releases are printed on a first come first served basis as space permits.
 - k. **Please verify that your newspaper is published in Custer County and circulated in the Town for the required period.** Yes our newspaper is the legal newspaper of record for Custer County, Silver Cliff, and Westcliffe.

2. **Circulation**
 - a. **Is the newspaper available online?:** Yes, the Wet Mountain Tribune is available online at: <http://ee.wetmountaintribune.com/eedition/>
 - i. **An average number of "hits" per quarter:** We currently have 285 total e-edition subscribers and we average 10,000 visitors per week on our Facebook page and website.
 - ii. **If online, is there an access charge?:** The cost of the e-edition is: \$38 per year and \$2 per day. We also post stories for free on the website and on Facebook. We average 10,000 visitors per week on our Facebook and website. We have more traffic in the summer months and less in the winter.

b. Archives:

- i. **How long are papers archived in the paper?:** The Wet Mountain Tribune’s physical paper and electronic versions are archived indefinitely at The Wet Mountain Tribune office, West Custer County Library, Colorado Historical Newspaper Society, and the Colorado Press Association.
- ii. **How long are issues archived online (if applicable)?** Our e-edition is archived for 6 months on the Tribune’s e-edition website and indefinitely through the Colorado Press Association.
- iii. **Are all issues archived?** Yes
- iv. **From what date?** 1883
- v. **To present?** Yes

3. **Rates**

a. Legal Notices

- i. Per line at 6 pt.: *T* represents the number of insertions.

Statutory Legal Rate Card

Column1	Measure Col./In.	X 12 lines	Equal	# Lines	X Cost/Line	Equals
1T				12	\$0.44	\$5.28
2T				12	\$0.76	\$9.12
3T				12	\$1.08	\$12.96
4T				12	\$1.40	\$16.80
5T				12	\$1.72	\$20.64

Non-Statutory Legal Rate Card

Column1	Measure Col./In.	X 12 lines	Equal	# Lines	X Cost/Line	Equals
1T				12	\$1.10	\$13.20
2T				12	\$1.60	\$19.20
3T				12	\$2.11	\$25.32
4T				12	\$2.61	\$31.32
5T				12	\$3.12	\$37.44

- ii. **Column width:** Please see attached document with our mechanical specification information.

- iii. **Maximum charge for full-page:** We price legal notices by the line, not the page, please see chart above.
- iv. **Discount for computer-ready PDF:** There is no discount for computer ready PDFs. Please send formatted legal notices in word.doc format, left justified, and single spaced.

b. Display Legal Notices

- i. **Per column inch:** For display ad notices the prices are as follows: one insertion: black and white is \$11 per column inch, color is \$13 per column inch; two insertions: black and white is \$9 per column inch, color is \$11 per column inch; for three or more insertions: black and white is \$6.50 per column inch and color is \$8.50 per column inch.
- ii. **Per eighth page:** (Please see above mentioned prices in section 3-b-i.) One insertion, black and white is \$132, color \$156. Two insertions, black and white is \$108 each, color \$132 each. For three or more insertions, black and white is \$78 each, color \$102 each.
- iii. **Per quarter page:** (Please see above mentioned prices in section 3-b-i.) One insertion, black and white is \$264, color \$312. Two insertions, black and white is \$216 each, color \$264 each. For three or more insertions, black and white is \$156 each, color \$204 each.
- iv. **Per half page:** (Please see above mentioned prices in section 3-b-i.) One insertion, black and white is \$528, color \$624. Two insertions, black and white is \$432 each, color \$528 each. For three or more insertions, black and white is \$312 each, color \$408 each.
- v. **Per page:** (Please see above mentioned prices in section 3-b-i.) One insertion, black and white is \$1,056, color \$1,248. Two insertions, black and white is \$864 each, color \$1,056 each. For three or more insertions, black and white is \$624 each, color \$816 each.

**Please note those display ad published on an every other week basis will be charged the 2 insertion rate regardless of the number of times your ad is published.*

c. Additional production availability and costs

- i. **Graphics (including maps, diagrams, logos):** Graphics are priced as listed above and will be formatted and resized for legibility.
- ii. **Pictures:** Pictures are priced as listed above and will be formatted and resized for clarity.
- iii. **Discount for camera-ready PDF:** No
- iv. **Ad set up? Please describe.** Ad set up will be determined by the copy and graphics required.

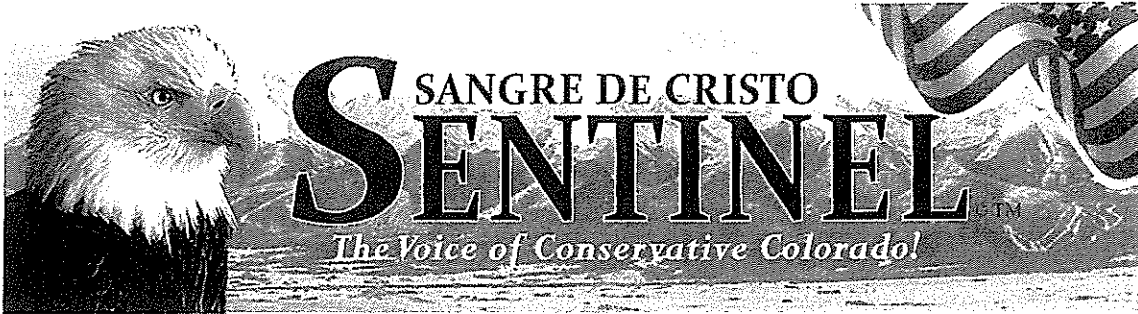
d. Please include your newspaper's definitions of camera-ready and display legal notices.

Please send formatted legal notices in word.doc format, left justified, and single spaced. Graphics need to be sent over in high quality .tiff, pdf, or jpg. Please see attached for mechanical specifications for camera ready ads and know that we are willing to reformat/resize any predesigned ad you send over for publication.

4. Other

- a. **Billing:** All legal advertising is billed to the Town of Westcliffe. Billing shall be provided by hard copy or Email. Confirmed
- b. **Proofs of publication (including attachment of legal notice) must be provided.** An affidavit must be attached that states the number of times and dates the legal notice was published. The attached notice must be of only the specific legal publication (not the rest of the published page). Confirmed

- c. **Town staff will provide legal advertising digitally via e-mail to the newspaper. The Town requests that legal advertising proofs be provided to the Town digitally before publication. Confirmed Please note whether you have this capability. Please provide any specific fail-safe procedures (hard copy, phone call from Town) suggested by your newspaper to ascertain that the newspaper received a digital copy. Confirmed.**
Historically, legal notices have been received by the Wet Mountain Tribune through the Town Clerk, via email and is an acceptable form of communication. A fail-safe procedure includes an email response from the Wet Mountain Tribune, if the town does not receive a response within 24 hours of delivery a phone call to the Wet Mountain Tribune is necessary. Please send all legal notices to: legals@wetmountaintribune.com
- d. **Publishing Schedule Changes: The Town shall be notified ten (10) days before any publishing schedule change. Confirmed**
- e. **Town of Westcliffe Website Publishing: You are at this moment notified that the Town intends to publish its agendas and public notices of ordinances on its Web Site. Confirmed**
- f. **Term: The contract term is two years beginning April 18th, 2022. Confirmed**



Town of Westcliffe
1000 Main Street
P.O. Box 406
Westcliffe, CO 81252

Re: Bid for Legal Publication Bids for 2025

December 1, 2024

Dear Board of Trustees for the Town of Westcliffe:

As per your bid request letter of November 20, 2024, for Legal Publication Bid for 2025, the following is a summary of our bid according to your bid specifications for the categories of notices:

Legal Notices – Thirty cents (\$.30) per line at 6 pt. with a maximum charge of \$375 for a full page.

Display Legal Notices - \$ 5.00 per column inch up to 1/8 page or 10% off our display B&W ad rates. Not to exceed \$375 for a full page. (See attached.)

Public Announcements - Will publish public service announcements that are a quarter page or smaller for free. All others at 50% off our ad rates, not to exceed \$250 for full color page. (See attached.)

We do have a graphics person with us who can aid in ad development or other needs.

Acknowledgement of requirements and qualifiers along with all other specification questions are answered in the attachments.

Also, please note that the Sentinel has run the County's Legal Notices in larger type than legally required for easier reading, whenever possible, at no cost to the town. We will continue to do so if awarded the bid.

We sincerely appreciate the opportunity to bid on the Town of Westcliffe Legal Publications and look forward to serving you should you accept our bid offer. If you have any questions, please do not hesitate to contact us.

George Gramlich, President
The Mountain Publishing Co. Inc.

PO Box 179 / 601 Main Street Westcliffe, Colorado 81252
SDC.sentinel@gmail.com www.sangredecristosentinel.com (719) 783- 3360

**RFP Response: Town of Westcliffe's RFP for Legal Publishing Services
December 1, 2024 by George Gramlich, President**

The Mountain Publishing Co. Inc. dba The Sangre de Cristo Sentinel

**Town of Westcliffe
1000 Main Street
P.O. Box 406
Westcliffe, CO 81252**

**Request for Proposals
Legal Publishing Services**

1. Scope of Work

The Town of Westcliffe is seeking proposals from interested newspapers of general circulation within the Town of Westcliffe (published within Custer County continuously for a minimum of twelve months) to provide publishing services of legal advertising.

2. Services Required

Legal advertising is defined as a notice required to be published by the Town of Westcliffe or the State of Colorado.

3. General Information

Please include the following information:

- a. Name and address of the newspaper
The Sangre de Cristo Sentinel, PO Box 179, 601 Main Street, Westcliffe, CO 81252.
- b. Frequency of publication. **Weekly, published online and print on Fridays.**
- c. Name and address of the publisher.
The Mountain Publishing Co. Inc., PO Box 179, 601 Main Street, Westcliffe, CO 81252
- d. Authorized contracting officer. **George Gramlich, President**
- e. Authorized personnel to provide an affidavit of proof of publication
George Gramlich, President
- f. Designate a newspaper contact person for contractual issues.
George Gramlich, President
- g. Billing information (billing cycle, terms) **Generally, billing is monthly.**

- h. Publication schedules for 2025 – 2026 **Fridays**
- i. Copy deadlines
Receipt of intent and approximate size of legal or display ad by Friday before publication date. Receipt of actual legal document or ad copy by Monday 5 p.m.
- j. Willingness to publish public service announcements at no cost to the Town
Will publish public service announcements that are a quarter page or smaller for free.
All others at 50% off or ad rates. (See attached.)
- k. Please verify that your newspaper is published in Custer County and circulated in the Town for the required period.
We publish in Custer County and will be in business for the year 2025.

4. **Circulation**

- a. Is the newspaper available online? Yes.
 - i. An average number of “hits” per quarter.
8,500 hits per quarter on avg. this year for the website.
 - ii. If online, is there an access charge?
We charge for an online subscription to the paper: \$15 for six mo. \$29 for year, although we post many articles and press releases for free on the website.
- b. Archives:
 - i. How long are papers archived in paper? **From July 2013 to present**
 - ii. How long are issues archived online (if applicable)?
July 2017 to present.
 - iii. Are all issues archived? **Yes in hard copy.**
 - iv. From what date to present? **July 2013 to present**

5. **Rates**

- a. Legal Notices
 - i. Per line at 6 pt. **\$.30 per line at 6 pt**
 - ii. Column width **9p2 or 1.5278 in.**
 - iii. Maximum charge for full-page **Not to exceed \$375.00**

- iv. Discount for computer-ready PDF **none.**
- b. Display Legal Notices
 - i. Per column inch . **\$5.00**
 - ii. Per eighth page **10% off regular Black & White Display Rates**
(See attached)
 - iii. Per quarter page **10% off regular Black & White Display Rates**
 - iv. Per half page **10% off regular Black & White Display Rates**
 - v. Per page **Not to exceed \$375.00**
- c. Additional production availability and costs
 - i. Graphics (including maps, diagrams, logos) **The Sentinel has a graphics person that has extensive experience.**
 - ii. Pictures **We print photos.**
 - iii. Discount for camera-ready PDF **none.**
 - iv. Ad set up? Please describe. **Our graphics person can and will assist in “ad set up”.**
- d. Please include your newspaper’s definitions of camera-ready and display legal notices. **Camera ready documents are ready to be placed in the newspaper proofs/galleys.** These need to be EPS, TIF, or PDF format at 220 DPI minimum. CMYK color for all display ads with color. Blacks used for display legals must be K only and cannot be four color black. Camera Ready must be created to Sentinel ad size standards (See attached.)
A Display Legal Notice is a legal notice in a larger font created to catch the attention of the reader. These contain only the legal and the publishing date and are in black and white with a black border.

6. Other

- a. Billing: All legal advertising is billed to the Town of Westcliffe. Billing shall be provided by hard copy or email. **Acknowledge.**
- b. Proofs of publication (including attachment of legal notice) must be provided. An affidavit that states the number of times and dates the legal notice was published must be attached. The attached notice must be of only the specific legal publication (not the rest of the published page. **Acknowledge.**
- c. Town staff will provide legal advertising digitally via e-mail to the newspaper. The Town requests that legal advertising proofs be provided to the Town digitally before publication. Please note whether you have this capability. Please provide any specific fail-safe procedures (hard copy, phone call from Town) suggested by your newspaper to ascertain that the newspaper

received a digital copy. **The Sentinel will provide proofs either through email or In person depending on which method is better for the proof. A phone call is probably the best way to verify receipt of a legal.**

- d. Publishing Schedule Changes: The Town shall be notified ten (10) days before any publishing schedule change. **Acknowledge.**
- e. Town of Westcliffe Website Publishing: You are at this moment notified that the Town intends to publish its agendas and public notices of ordinances on its Website. **Acknowledge.**
- f. Term: The contract term is one year, beginning January 1, 2025. **Acknowledge.**

7. Schedule

Bid Closing	December 2, 2024
Award of Contract	December 10, 2024 at the Board of Trustees Meeting
Contract begins	January 1, 2025
Contract Ends	December 31, 2025

9. Bid Evaluation Criteria

The Town reserves the right to reject any or all proposals. The lowest bid may not be the only determining factor in the award of this bid.

10. Proposals

Proposals shall be emailed to Erin Christie, Town Clerk, Town Hall, 1000 Main, Westcliffe, Colorado 81252 by **no later than 12:00 p.m., December 2, 2024.**

Submitted by

George Gramlich, President
The Mountain Publishing Co. Inc.
Dec 1, 2024



"A DIFFERENT VIEW FROM THE SAME MOUNTAINS"

Sangre de Cristo Sentinel

Display Ad Prices

Column Size (Column x Inches Tall)	Common Size	B&W Price/Wk	Color Price/Wk
2x2	Business Card	\$22	\$27
2x3	1.5xBusiness Card	\$33	\$48
3x3	5"x3" Approx.	\$45	\$65
3x4	5"x4" Approx.	\$55	\$80
3x5	5"x5" Approx.	\$65	\$95
3x8	Quarter Page	\$125	\$165
6x8	Half Page	\$225	\$275
6x16	Full Page	\$415	\$500

Deadline for ad copy is Friday at Noon the week before the ad runs

Sangre de Cristo Sentinel • 601 Main Street • Westcliffe, CO 81252

719/783-3360



Sangre de Cristo Sentinel Advertising Information Display Ad Sizes

2 x 2
2 columns x 2"
business card size

2 x 3
2 columns x 3"

3 x 3
3 columns x 3"

Sangre de Cristo Sentinel Advertising Information

Display Ad Sizes

3 x 4
3 columns x 4 inches

Ads also available in
the following and various
additional sizes

3x8 (1/4 page)

6 x 8 (1/2 page)

6 x 16 (full page)

**See pricing sheet
for information**

3 x 5
3 columns x 5"

Column Widths

2 columns = 3.222"

3 columns = 4.9167"

4 columns = 6.6111"

5 column - N/A

6 columns = 10"

United States Postal Service Statement of Ownership, Management and Circulation (All Periodicals Publications Except Requester Publications)

PS Form 3526, July 2014. Publication Title: SANGRE DE CRISTO SENTINEL. Issue Date: 08/23/2024. Extent and Nature of Circulation table with columns for Average No. Copies Each Issue and No. Copies of Single Issue.

PS Form 3526, July 2014. Circulation data table with columns for Average No. Copies Each Issue and No. Copies of Single Issue. Includes sections for Paid Distribution, Free or Nominal Rate Distribution, and Total Distribution.

UNSERIOUS from page 18

we have a bureau of labor statistics that can't measure jobs, and a national bureau of economic research that refuses to declare recessions despite two quarters of GDP contraction because, oh, wait, the labor market was so strong, and then we have a finance media cheer leading for the FED finding a "soft landing" despite having already crashed once and likely being in the middle of doing it again, huh.

over the last 12 months, this whole story of "labor markets are strong" has been an artifact of a cumulative ~1.2 million overstatement combined with losses of full-time jobs being "made up for" by part time. it's been clearly refuted by other data (like the household employment series) dating back to early 2022.

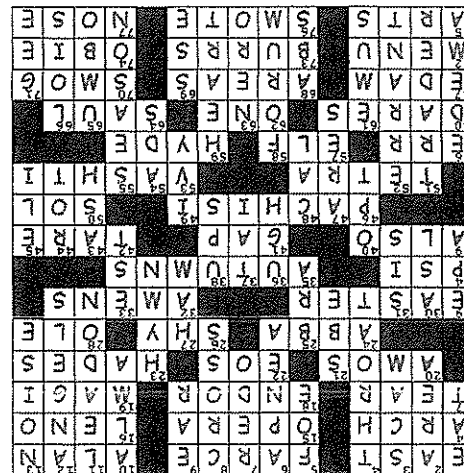
in the last year, 1.6 million full-time jobs have been replaced with 1.8 million part-time jobs, any reasonable group of economic analysts or technocrats would know this was a huge problem, but these folks did not, they were literally out claiming "best economy since reagan" and "morning in america" while real per capita disposable income drops 7.5% under brandonomics and "it's your fault for believing fake news about a bad economy."

now, when an economist like krugman says this, you know he's a liar and knows better, but many of the rest of them likely do not even know that this is lies, that would require something called "a basic grasp of the subject matter" and they ain't got it, seeing the rule by rubie issue yet?

they are literally just making stuff up and bellowing it across echo chambers of reality denial, and it's getting pretty acute.

(Editor/GG: Locally, our latest Peter Principle examples have been the disgraced ex-Commissioner Tom Flower and current Commissioner Kevin Day who totally exemplified this quote from above, "hired by D's that got their gigs for being outright illiterate in their areas of alleged focus" when they hired a guy with no accounting experience, no accounting degree and a HOSPITALITY DEGREE to run our complex--\$9 Million/95 staff/employee-- county's finance department. Then to DOUBLE DOWN ON STUPIDITY, after that person destroyed the finance department and has caused us 100's of thousands of dollars in trying to fix the mess, HIRED THAT PERSON TO RUN THE WHOLE COUNTY AS THE NEW COUNTY MANAGER! We got rid of Flower in the recall, this fall it is time to get rid of Day before it is too late.)

Please see: https://boriquagato.substack.com/p/unserious-people-making-for-serious



SANGRE DE CRISTO SENTINEL WHERE TO PURCHASE THE PAPER SILVER CLIFF Conoco Country Store Dutch Pantry & Deli WESTCLIFFE Antlers' Liquor Store Lowes Market (Box outside)

Off Grid image showing a solar panel array and a house with solar panels on the roof.

Solar Solutions Ltd. "Renewable Energy Systems" QUALITY - SERVICE - DEPENDABILITY Custom Design and Installation Photovoltaics, Wind, Hybrid & Grid-Tie systems Maintenance Program Available

**TOWN OF WESTCLIFFE, COLORADO
ORDINANCE NO. 10 -2024**

**AN ORDINANCE AMENDING THE TOWN OF WESTCLIFFE FEE SCHEDULE FOR PERMIT AND PLAN CHECK FEES
ON AFFORDABLE HOUSING AND TO AMEND PARK USE FEES**

WHEREAS, the Town of Westcliffe Fee Schedule consolidates and sets forth those fees required for various municipal functions performed by the Town government; and,

WHEREAS, has previously adopted the Town of Westcliffe Fee schedule; and

WHEREAS, the Town finds that amending the Town of Westcliffe Fee Schedule to waive permit and plan check fees for deed restricted housing under 120% AMI is in the best interests and necessary to the function and operation of the Town; and

WHEREAS, the Town of Westcliffe Fee schedule already includes park use fees; and

WHEREAS, the Town finds that amending the Town of Westcliffe park use fees is in the best interests and necessary to the function and operations of the Town.

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Westcliffe, Colorado:

1. Addition of Paragraph (e) and (f) of the Town of Westcliffe Fee Schedule.

Paragraphs (e) and (f) read under "Notes" is hereby added as follows:

e) Deed restricted housing units that are under 120% AMI may have all or a portion of the permit fee waived, including all or a portion of the plan check fee.

f) Town owned units that are under 120% AMI, and are deed restricted may have all or a portion of the fee waived, including the plan check fee.

2. Amendment of Park Use Fee Schedule:

Amendments are as follows:

Memorial Park, Hermit Park, Jess Price Park, and Summit Park are \$25.00 per day for up to 50 people; for 50 people and over, it is \$40.00 per day; both with a refundable \$100.00 damage deposit.

The usage fee for Bluff Park will be \$400.00 per day with a \$400.00 refundable damage deposit.

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 10th DAY OF DECEMBER, 2024.

Town of Westcliffe

Paul Wenke, Mayor

ATTEST:

Kathy Reis, Town Clerk

TOWN OF WESTCLIFFE

1000 Main Street, Westcliffe, CO 81252
719-783-2282 Town Clerk, Deputy Clerk and Building and Zoning Official

FEE SCHEDULE

Business Type Licenses	
Business License Issuance	\$40.00
Business License Renewal	\$25.00
Business License Annual Renewal Late Fee	\$25.00
Short Term - 1	
Non-refundable New License Fee	\$150.00
Annual Non-refundable Permit	\$75.00
Short Term 2 and 3	
Non-refundable New License Fee	\$300.00
Annual Non-refundable Permit	\$150.00
Liquor License	
New License Fees set by the Department of Revenue on the state application	
Liquor License Renewal Fees for the Town of Westcliffe	\$50.00
Special Event Liquor Permit (per day)	\$35.00
Annual Art Gallery Fee	\$50.00
Park Use	
Memorial Park, Hermit Park, Jess Price Memorial Park and Summit Park (per day up to 50 people)	\$25.00
Memorial Park, Hermit Park, Jess Price Memorial Park and Summit Park (per day, 50+ people)	\$40.00
Refundable deposit	\$100.00
The Bluff (per day)	\$400.00
Refundable deposit	\$400.00

BUILDING AND ZONING PERMIT FEE SCHEDULE

THE TOTAL PERMIT FEES ARE TO BE DETERMINED BY THE BUILDING OFFICIAL

TOTAL VALUATION	FEE
\$1.00 up to & including \$500.00	\$100.00
\$500.01 to \$2,000.00 – for the first \$500.01	\$100.00
For each \$100 valuation or fraction thereof up to and including \$2,000.00	\$4.00
\$2,000.01 to \$25,000.00- for the first \$2,000.01	\$200.00
For each \$1,000.00 valuation or fraction thereof up to and including \$25,000.00	\$15.00
\$25,000.01 to \$50,000.00 – for the first \$25,000.01	\$1,000.00
For each \$1,000.00 valuation or fraction thereof up to and including \$50,000.00	\$11.00
\$50,000.01 to \$100,000.00 – for the first \$50,000.01	\$1,500.00
For each \$1,000 valuation or fraction thereof up to and including \$100,000.00	\$7.00
\$100,000.01 to \$500,000.00 – for the first \$100,000.00	\$2,500.00
For each \$1,000 valuation or fraction thereof up to and including \$500,000.00	\$6.00
\$500,000.01 to \$1,000,000.00 – for the first \$500,000.01	\$7,500.00

For each \$1,000 valuation or fraction thereof up to and including \$1,000,000.00	\$6.00
\$1,000,000.01 and up	\$12,500.00
For each additional \$1,000 valuation or fraction thereof	\$4.00
IF A JOB IS STARTED BEFORE A PERMIT IS OBTAINED THE FEE WILL DOUBLE	
ADMINISTRATION FEE SCHEDULE	
Mechanical Inspections – New Replacement – Repairs- Fee set off cost of job – Contact B&Z office	
Building and Zoning hourly fee	\$50.00
Public Works Superintendent hourly fee	\$100.00
After hours inspection hourly fee	\$200.00
Holiday inspection hourly fee	\$200.00
RE-Inspection hourly fee (contractor requested inspection and was not ready)	\$50.00
Administrative Fee ½ hour minimum	\$50.00
Attorney Fees/Professional Fees at current rate	
PLAN REVIEW FEES – Due at the time of submittal of application	
Residential New Construction 50% of permit fee	
Commercial Plan Review – done by the International Code Council – 65% of permit fee	
Additions/Remodels	\$200.00
Sketch Plan (review)	\$400.00
Preliminary Plan (review & recommendations)	\$400.00
Final Plan/Plat (review & approval) + recording fees	\$250.00
Review by Board of Adjustment	\$100.00
Attorney Fees/Professional Fees at current rate	
ALL OTHER APPLICABLE FEES	
Special Use Permit	\$350.00
Special Use Annual Renewal	\$100.00
Amendment to Map (Re-zoning)	\$600.00
PUD/Subdivision (application) plus professional and recording fees	\$550.00
Vacation of Public Right-of-Way + recording fees	\$550.00
Annexation + \$50.00 per parcel	\$450.00
Minor Subdivision (4 lots or less)	\$450.00
Subdivision exemption	\$300.00
Variance + Building and Zoning administration fees	\$300.00
Lot Line Adjustment + Building and Zoning administration fees	\$300.00
Fence 6' and under + Building and Zoning administration fees	\$100.00
Fence 6' and over - cost of project + Building and Zoning administration fees	\$500.00
Sign Permit (per sign)	\$25.00
Demo Permit – Residential - + Building and Zoning administration fees	\$300.00
Demo Permit – Commercial - + Building and Zoning administration fees	\$500.00
Demo Permit – Accessory Building - + Building and Zoning administration fees	\$100.00
Excavation Permit	
Service Cuts – each cut (Lateral Cut construction site)	\$200.00
Mains (In Right-of-Ways) \$200.00 first cut then \$0.50 per foot thereafter	
Test Holes (Any holes and core sample exceeding 36" in depth) each hole	\$100.00
Perpendicular Cuts – each cut	\$200.00

Street and Road Construction total cost of project to Westcliffe Specifications	
Driveway (per cut)	\$100.00

Miscellaneous Fees	
Recreational Vehicle Temporary Permit	\$100.00
Outdoor Dining Seating Permit-Per Annum	\$300.00
Outdoor Dining Seating Permit	\$300.00

MINING FEES	
Mining Special Use Yearly Review	\$2,000.00
Mining Application Fee	\$2,000.00
Mining Application Modification Fee	\$750.00

Notes:

- a) Any application may incur the cost of one or more of the above listed items.
- b) All applications shall bear the cost of preparing, mailing and posting notices.
- c) All additional costs incurred on behalf of the petitioners shall be paid prior to final approval.
- d) All or a portion of the fee and additional amounts may be waived or discounted for non-profits and governmental agencies.
- e) Deed restricted housing units that are under 120% AMI for Town owned lots may have all or a portion of the permit fee waived, including all or a portion of the plan check fee.
- f) Town owned units that are under 120% AMI, and are deed restricted may have all or a portion of the fee waived, including the plan check fee.

**TOWN OF WESTCLIFFE, COLORADO
ORDINANCE NO. 11-2024**

**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, AMENDING THE
TOWN'S ZONE DISTRICT USE SCHEDULE**

WHEREAS, the Town of Westcliffe acting by and through its Town Board of Trustees has the power to regulate land use matters pursuant to Colorado Revised Statutes (C.R.S.) Section 31, Article 23 et seq., and;

WHEREAS, the Board of Trustees of the Town of Westcliffe are authorized to amend the Town's Zoning Map and Uses therein pursuant to the Town's Municipal Code, 10-1-11; and,

WHEREAS, the Board of Trustees of the Town of Westcliffe, by recommendation of the Town Planning Commission, has determined that Title 10, *Land Use Code*, Chapter 2, *Zoning Regulations*, Section 2, *Zone Use District Schedule*, should be amended; and,

WHEREAS, the Board of Trustees determines that it is the best interest of the Town to amend the Zone District Use Schedule to allow Dwelling units above, below, or behind the business in Highway Industrial zones as a Use Permitted by Right.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, AMEND THE TOWN'S ZONE DISTRICT USE SCHEDULE AS FOLLOWS:

1. **Amendment to Section 10-2-2: Zone District Use Schedule.** The Zone District Use Schedule line .39 - Dwelling units above, below, or behind the business, for Highway Industrial ("HI") zone column is hereby amended from "S" (S=Permitted by Special Review) to Residential, "R" (R=Use Permitted by Right).
1. **Severability.** If any section, paragraph, sentence, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Board of Trustees declares that it would have adopted this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.
2. **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 10th DAY OF DECEMBER, 2024

TOWN OF WESTCLIFFE

By: _____
Paul Wenke, Mayor

ATTEST:

Kathy Reis, Town Clerk

144,000	2764	172,000	2932
145,000	2770	173,000	2938
146,000	2776	174,000	2944
147,000	2782	175,000	2950
148,000	2788	176,000	2956
149,000	2794	177,000	2962
150,000	2800	178,000	2968
151,000	2806	179,000	2974
152,000	2812	180,000	2980
153,000	2818	181,000	2986
154,000	2824	182,000	2992
155,000	2830	183,000	2998
156,000	2836	184,000	3004
157,000	2842	185,000	3010
158,000	2848	186,000	3016
159,000	2854	187,000	3022
160,000	2860	188,000	3028
161,000	2866	189,000	3034
162,000	2872	190,000	3040
163,000	2878	191,000	3046
164,000	2884	192,000	3052
165,000	2890	193,000	3058
166,000	2896	194,000	3064
167,000	2902	195,000	3070
168,000	2908	196,000	3076
169,000	2914	197,000	3082
170,000	2920	198,000	3088
171,000	2926	199,000	3094

200,000	3100		
201,000	3106	228,000	3268
202,000	3112	229,000	3274
203,000	3118	230,000	3280
204,000	3124	231,000	3286
205,000	3130	232,000	3292
206,000	3136	233,000	3298
207,000	3142	234,000	3304
208,000	3148	235,000	3310
209,000	3154	236,000	3316
210,000	3160	237,000	3322
211,000	3166	238,000	3328
212,000	3172	239,000	3334
213,000	3178	240,000	3340
214,000	3184	241,000	3346
215,000	3190	242,000	3352
216,000	3196	243,000	3358
217,000	3202	244,000	3364
218,000	3208	245,000	3370
219,000	3214	246,000	3376
220,000	3220	247,000	3382
221,000	3226	248,000	3388
222,000	3232	249,000	3394
223,000	3238	250,000	3400
224,000	3244	251,000	3406
225,000	3250	252,000	3412
226,000	3256	253,000	3418
227,000	3262	254,000	3424

255,000	3430	281,000	3586
256,000	3436	282,000	3592
257,000	3442	283,000	3598
258,000	3448	284,000	3604
259,000	3454	285,000	3610
260,000	3460	286,000	3616
261,000	3466	287,000	3622
262,000	3472	288,000	3628
263,000	3478	289,000	3634
264,000	3484	290,000	3640
265,000	3490	291,000	3646
266,000	3496	292,000	3652
267,000	3502	293,000	3658
268,000	3508	294,000	3664
269,000	3514	295,000	3670
270,000	3520	296,000	3676
271,000	3526	297,000	3682
272,000	3532	298,000	3688
273,000	3538	299,000	3694
274,000	3544	300,000	3700
275,000	3550	301,000	3706
276,000	3556	302,000	3712
277,000	3562	303,000	3718
278,000	3568	304,000	3724
279,000	3574	305,000	3730
280,000	3580	306,000	3736

307,000	3742	333,000	3898
308,000	3748	334,000	3904
309,000	3754	335,000	3910
310,000	3760	336,000	3916
311,000	3766	337,000	3922
312,000	3772	338,000	3928
313,000	3778	339,000	3934
314,000	3784	340,000	3940
315,000	3790	341,000	3946
316,000	3796	342,000	3952
317,000	3802	343,000	3958
318,000	3808	344,000	3964
319,000	3814	345,000	3970
320,000	3820	346,000	3976
321,000	3826	347,000	3982
322,000	3832	348,000	3988
323,000	3838	349,000	3994
324,000	3844	350,000	4000
325,000	3850	351,000	4006
326,000	3856	352,000	4012
327,000	3862	353,000	4018
328,000	3868	354,000	4024
329,000	3874	355,000	4030
330,000	3880	356,000	4036
331,000	3886	357,000	4042
332,000	3892	358,000	4048

359,000	4054	385,	4210
360,000	4060	386,	4216
361,000	4066	387,	4222
362,000	4072	388,	4228
363,000	4078	389,	4234
364,000	4084	390,	4240
365,000	4090	391,	4246
366,000	4096	392,	4252
367,000	4102	393,	4258
368,000	4108	394,	4264
369,000	4114	395,	4270
370,000	4120	396,	4276
371,000	4126	397,	4282
372,000	4132	398,	4288
373,000	4138	399,	4294
374,000	4144	400,	4300
375,000	4150	401,	4306
376,000	4156	402,	4312
377,000	4162	403,	4318
378,000	4168	404,	4324
379,000	4174	405,	4330
380,000	4180	406,	4336
381,000	4186	407,	4342
382,000	4192	408,	4348
383,000	4198	409,	4354
384,000	4204	410,	4360

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

 X Board of Adjustments

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:

PAUL ZAWACKI

Organization, if speaking on behalf of a group:

Is this a request for Board action?

Yes No

Please provide a summary of your comments:

Ace Hardware not Dark Skies complaint and does not
comply with town ordinances for outdoor lighting.
The Mayor owns Ace. December will be 10 months
since reporting this problem.

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

Town Manager

Contact information:

Name:

PAUL ZAWACKI

Mailing Address:

PO BOX 1338
WC

email:

paulzp@zawacki.com

Daytime Phone:

719-339-7125