

**TOWN OF SILT
BOARD OF TRUSTEES WORK SESSION
July 22, 2024**

AGENDA ITEM SUMMARY

SUBJECT: Traffic/Traffic Calming

PROCEDURE: Discussion

RECOMMENDATION: Staff Direction

SUMMARY AND BACKGROUND OF SUBJECT MATTER: The Board had asked for additional analysis to be conducted on traffic issues within the Town. Particularly there is a perception of speeding in certain areas. Deric Walter, Town's Engineer, has reviewed the data that has been provided and has provided the attached memorandum.

Engineer Walter will be in attendance Monday evening to further discuss his findings.

FUNDING SOURCE: TBD

ORIGINATED BY: Board of Trustees

PRESENTED BY: Deric Walter, P.E.

DOCUMENTS ATTACHED: Vehicle Traffic Speeds Memorandum

TOWN ATTORNEY REVIEW [] YES [] NO **INITIALS** _____

SUBMITTED BY:



Jim Mann, Town Manager

REVIEWED BY:



Sheila M. McIntyre, Town Clerk

Memo

To: Board of Trustees – Town of Silt
From: Deric Walter, PE
Date: July 9, 2024
Re: Vehicle Traffic Speeds

The purpose of this memo is to continue the discussion regarding vehicular traffic speeds within the Town of Silt from a data driven perspective. Our observations are based on traffic data recorded by the Public Works Department using their Houston Radar Stats Analyzer Pro system at various locations throughout the Town as indicated in the following Figure 1:

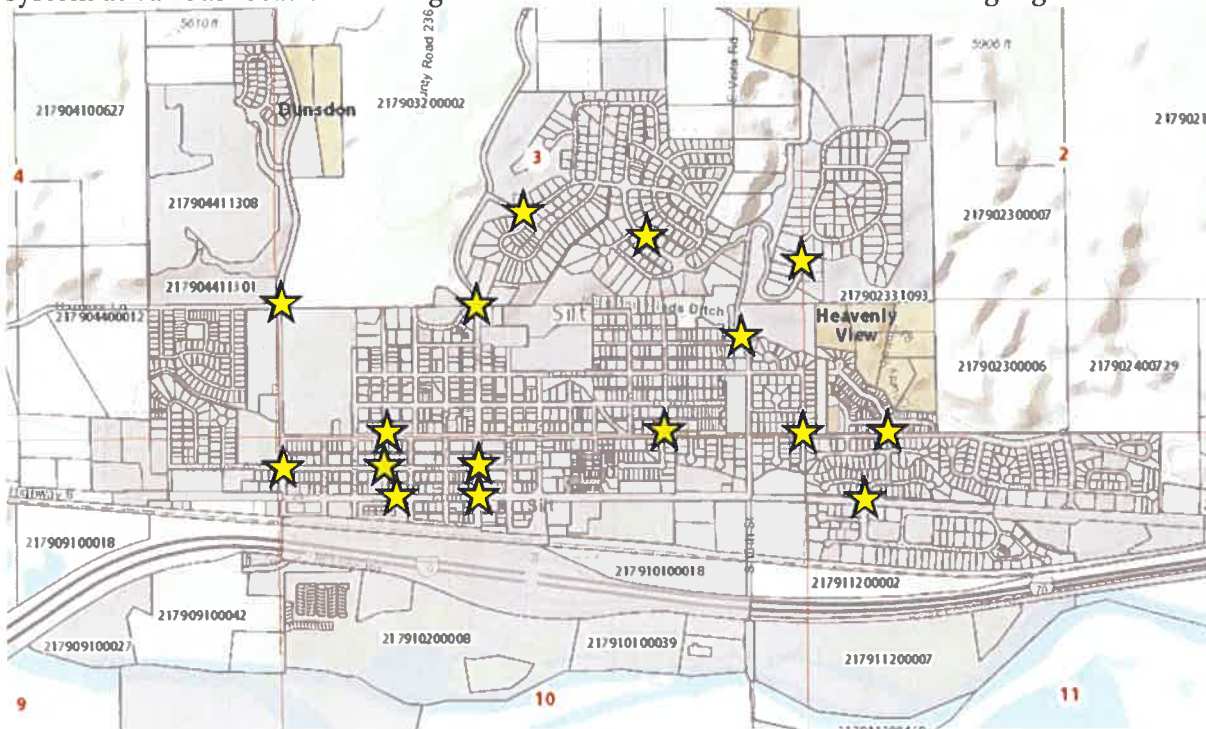


Figure 1 : Data Locations

The data was analyzed using three (3) key speed indicators relative to the posted speed (Average Speed, 85th Percentile Speed, and Average Speeder) critiqued in 5 mph increments at each location. An Over the Limit indicator was also considered at reasonable percent intervals. Please see the attached Traffic Speed Data Summary which has been color coded to assist with visualization (Green = Acceptable; Yellow = Concerning; Red = Unacceptable).

Findings:

As relayed in our previous memo (01/03/24), the 15 mph speed limit posted in some neighborhoods may be unrealistically low. The National Association of City Transportation Officials (NACTO) recommends, “In neighborhoods, designers should consider 20 mph zones to reduce speeds to those safe for interaction with children at play and other unpredictable behavior” (National Association of City Transportation Officials, 2015). A secondary analysis of the data using 20 mph in lieu of the posted 15 mph has been included for comparison.

The number and spread of data collection points provided by the Public Works Department provides a good representation of traffic speeds across the Town. In general, the data indicates that vehicles are travelling at acceptable rates (within 5 mph of the Town’s standard 25 mph speed limit or the NACTO recommended 20 mph in neighborhoods), with the exception of 1st Street near Harness Lane and Main Street near Lyons Blvd. In many areas, the percentage of drivers over the posted limit is mildly concerning (greater than 40%, but less than 70%), but not alarming. There are of course the occasional reckless offenders (greater than 10 mph over the limit), but they are in the minority.

Since my previous memo, the Public Works Department has installed flashing crosswalk beacons at the intersection of Main Street/7th Street and the construction plans for Home Avenue were prepared with intersection curb extensions and mid-block pinchpoints. The design plans for Grand Avenue – Phase 1 are in progress and will include similar features.

Boundaries Unlimited Inc. has reached out to CDOT to request permission to install pedestrian crossing improvements at the intersection of Main Street/Lyons Blvd. We were informed that CDOT would be performing an in-house assessment of the intersection in late May/early June. We have not yet received a determination and our follow up communications have not been returned. We will continue to reach out and express the Town’s desires to improve pedestrian safety at this location.

Recommendations:

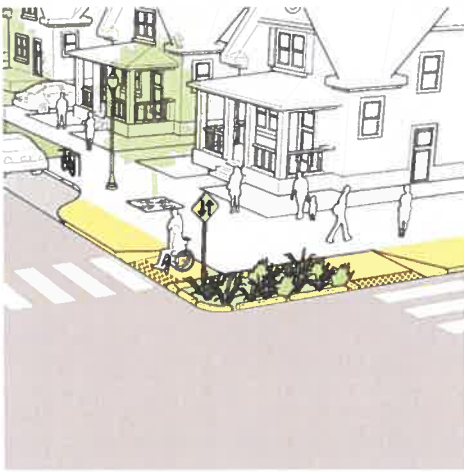
Based on the data results and our findings, BUI recommends the following:

- The Town should continue to pursue options with CDOT to install a pedestrian crossing at Main Street/Lyons Blvd and even discuss the possibility of converting the current accel/decel/turning lane configuration (72’ asphalt width) into something similar to the existing conditions west of 9th Street (thru lanes with a center two-way left turn lane, 48’ asphalt width). The posted speed limit in that area is believed to have been 45 mph prior to the construction of the roundabout at Overo Blvd and has since been reduced to 35 mph. Therefore a reconfiguration may be justified.
- Adjust the low 15 mph posted speed limits to the NACTO recommended 20 mph. The NACTO recommendation is data driven whereas the posted limit is arbitrary. The enclosed data comparison between 15 mph and 20 mph also indicates that the

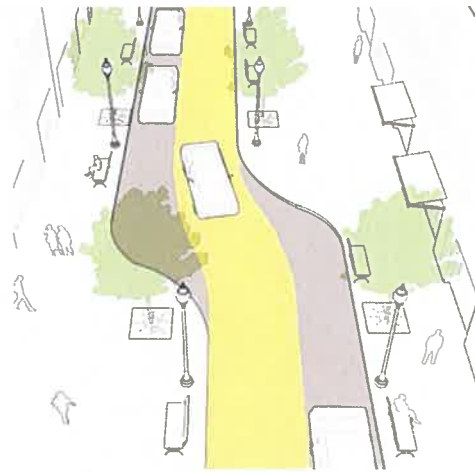
unrealistically low speed inadvertently transforms the habitually safe driver into a traffic offender without a significant benefit to public safety.

- Install a pinchpoint and flashing beacons at the existing mid-block pedestrian crossing on 1st Street at Cactus Valley Elementary School. A pinchpoint will narrow up the crossing distance and flashing beacons will alert drivers to the presence of pedestrians.
- Continue to implement horizontal traffic calming techniques into future roadway improvement projects such as lane width control (with consideration of emergency access), curb extensions, pinchpoints, chicanes, radar speed signs, etc. Also require new developments to implement traffic calming into their designs.

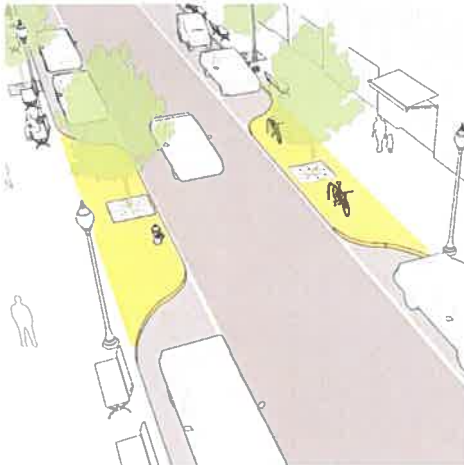
If you have any questions, please feel free to contact me at deric@bu-inc.com.



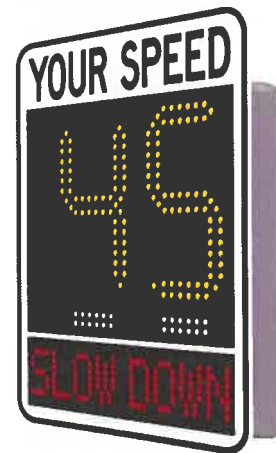
Curb Extension (NACTO)



Chicane (NACTO)



Pinchpoint (NACTO)









Speed Radar Sign

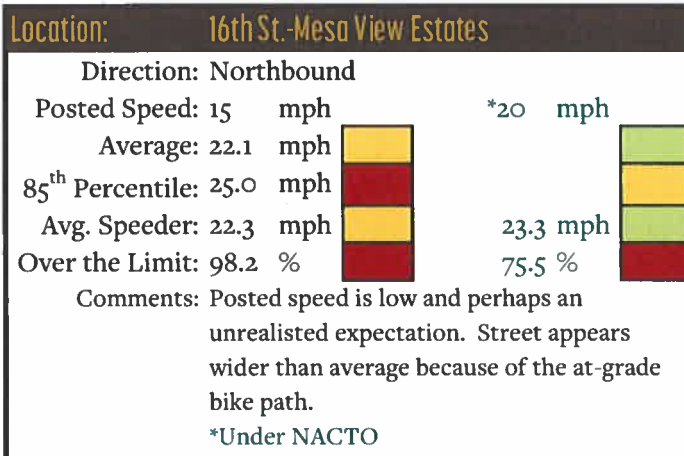
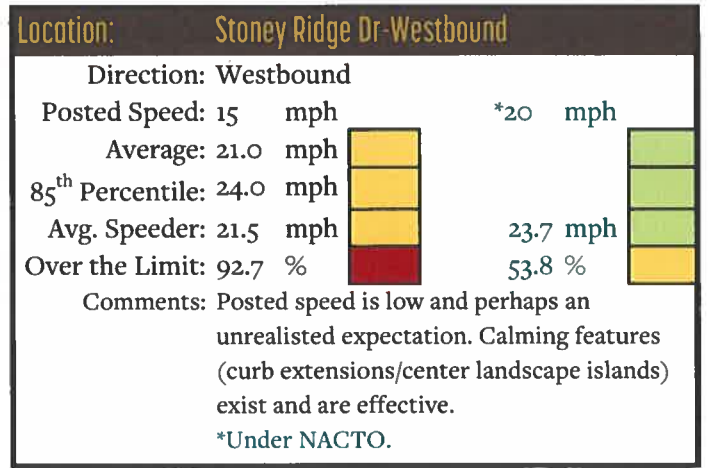
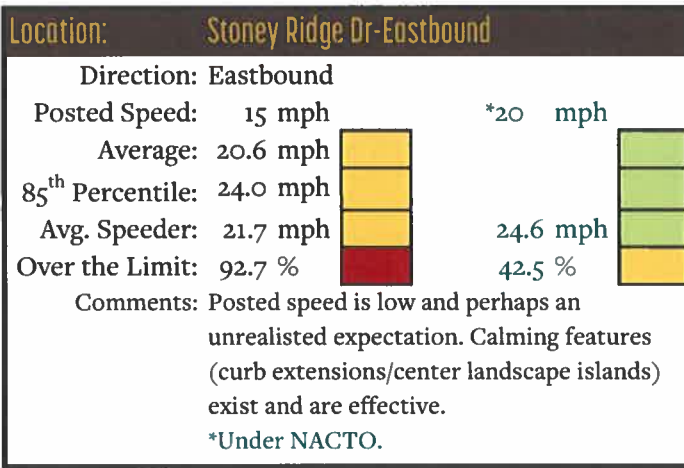
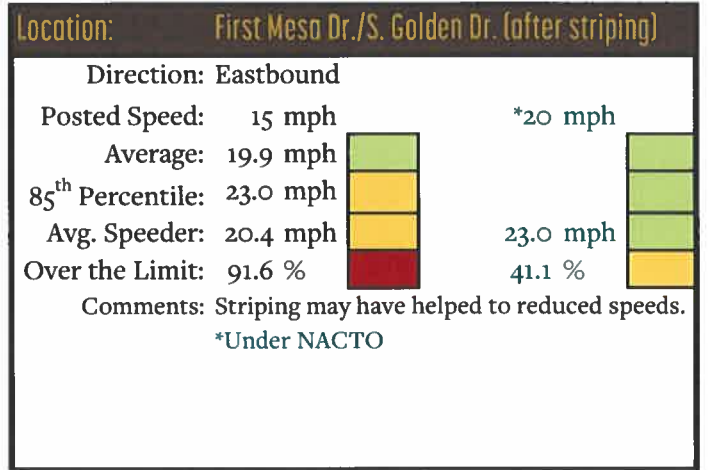
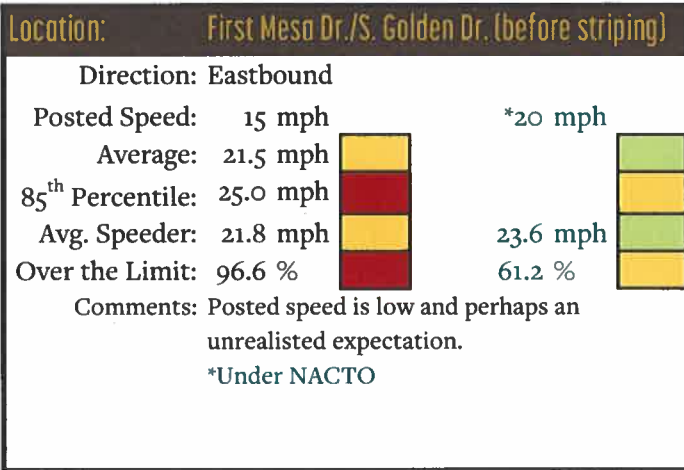
Traffic Speed Data Summary

7/9/2024

Criteria:

Average Speed,  < 5 mph
 85th Percentile,  5 mph < X < 10 mph
 & Ave. Speeder:  > 10 mph

Over the Limit:  < 40%
 40% < X < 70%
 > 70%



* "In neighborhoods, designers should consider 20 mph zones to reduce speeds to those safe for interaction with children at play and other unpredictable behavior."

Urban Street Design Guide (Design Speed), National Association of City Transporations Officials (NACTO), July 24, 2015.
 URL: <https://nacto.org/publication/urban-street-design-guide/design-controls/design-speed/>

Location: 1st St./Harness Lane

Direction: Southbound

Posted Speed: 20 mph

Average: 28.7 mph

85th Percentile: 33.0 mph

Avg. Speeder: 29.0 mph

Over the Limit: 97.0 %



Comments: Traffic is entering a school zone (20 mph when flashing). Speeds do not appear to vary significantly between school hours vs non-school hours. Traffic calming is warranted.

Location: 1st St./Home Ave.

Direction: Southbound

Posted Speed: 25 mph

Average: 25.9 mph

85th Percentile: 30.0 mph

Avg. Speeder: 29.0 mph

Over the Limit: 53.6 %



Comments: Traffic has just exited a school zone. Data indicates that the existing flashing beacons help with traffic calming.

Location: Grand Ave./5th St.

Direction: N/A

Posted Speed: 25 mph

Average: 21.2 mph

85th Percentile: 25.0 mph

Avg. Speeder: 28.1 mph

Over the Limit: 16.0 %



Comments:

Location: Grand Ave./13th St.

Direction: N/A

Posted Speed: 25 mph

Average: 23.8 mph

85th Percentile: 28.0 mph

Avg. Speeder: 28.5 mph

Over the Limit: 32.4 %



Comments:

Location: Grand Ave./Kim Dr.

Direction: Westbound

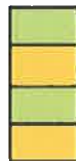
Posted Speed: 25 mph

Average: 26.4 mph

85th Percentile: 31.0 mph

Avg. Speeder: 29.8 mph

Over the Limit: 56.2 %



Comments:

Location: Grand Ave./Ballard Ave.

Direction: Westbound

Posted Speed: 25 mph

Average: 27.9 mph

85th Percentile: 33.0 mph

Avg. Speeder: 30.5 mph

Over the Limit: 68.9 %



Comments:

Location: Home Ave./4th St.

Direction: Westbound

Posted Speed: 25 mph

Average: 19.4 mph

85th Percentile: 23.0 mph

Avg. Speeder: 27.2 mph

Over the Limit: 3.2 %



Comments:

Location: 7th St./Skyline Dr.

Direction: Southbound

Posted Speed: 25 mph

Average: 27.2 mph

85th Percentile: 32.0 mph

Avg. Speeder: 29.6 mph

Over the Limit: 67.7 %



Comments:

Location: 7th St./Home Ave.

Direction: Southbound

Posted Speed: 25 mph

Average: 20.9 mph

85th Percentile: 25.0 mph

Avg. Speeder: 27.6 mph

Over the Limit: 12.9 %

Comments:



Location: Main St./5th St.

Direction: Westbound

Posted Speed: 35 mph

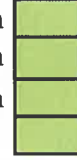
Average: 30.4 mph

85th Percentile: 35.0 mph

Avg. Speeder: 37.6 mph

Over the Limit: 10.2 %

Comments:



Location: Main St./7th St.

Direction: Westbound

Posted Speed: 35 mph

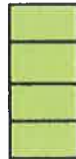
Average: 24.9 mph

85th Percentile: 29.0 mph

Avg. Speeder: 38.3 mph

Over the Limit: 0.5 %

Comments:



Location: Main St./Lyons Blvd.

Direction: Eastbound

Posted Speed: 35 mph

Average: 41.2 mph

85th Percentile: 47.0 mph

Avg. Speeder: 42.7 mph

Over the Limit: 84.6 %

Comments: Traffic calming is warranted.



Location: 16th St./Em Ave.

Direction: Southbound

Posted Speed: 25 mph

Average: 26.2 mph

85th Percentile: 30.0 mph

Avg. Speeder: 28.9 mph

Over the Limit: 58.6 %

Comments:



**TOWN OF SILT
BOARD OF TRUSTEES WORK SESSION
July 22, 2024**

AGENDA ITEM SUMMARY

SUBJECT: 2025 – 2034 Long Range Capital Plan

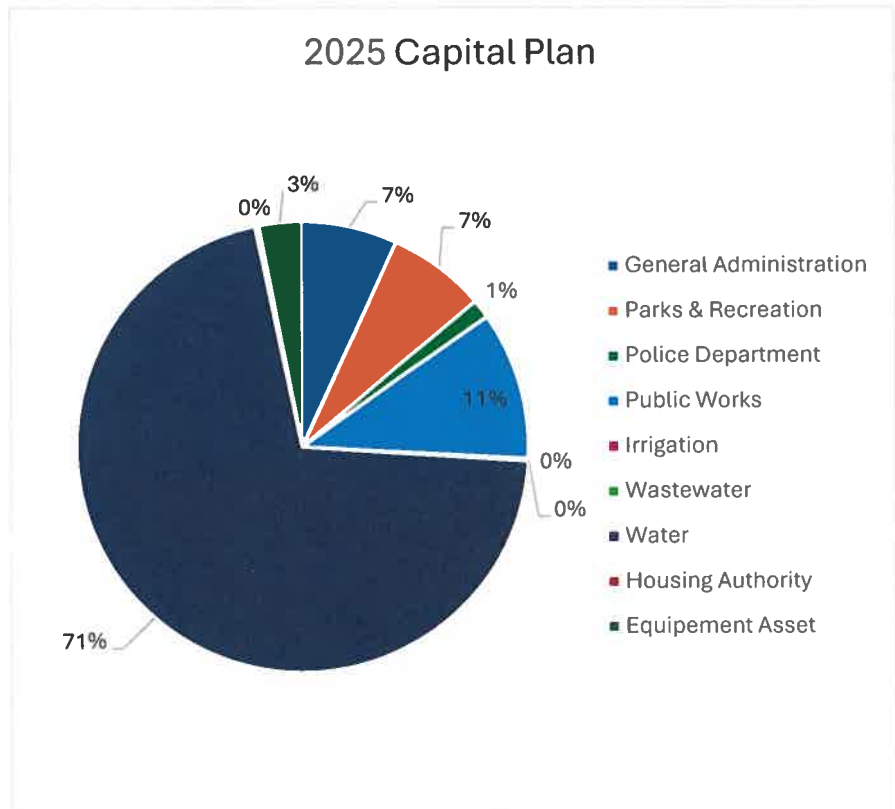
PROCEDURE: Discussion

RECOMMENDATION: NA

SUMMARY AND BACKGROUND OF SUBJECT MATTER: As you may be aware, staff has been working to formalize a greater detail long range capital plan for the Town. Previous iterations of the plan, identified some expenditures, however did not go into detail on where funding would come from.

Attached is a draft of the 2025-2034 Long Range Capital Plan. While some of the information that we developed went past ten years, we have focused the discussion on the ten-year horizon. Key initiatives for 2025 include the following:

- Town Hall Space Planning and Land Acquisition
- Community Park Rehabilitation
- Grand Avenue Phase II, 8th Street south of Grand, 4th through 6th Streets north of Grand
- Continued work on the Pedestrian Bridge
- Water Treatment Plant Phase I



Long range inclusion in the plan includes the construction of the 7th Street Pedestrian Bridge, addressing the Town’s space needs for Police and Town Hall, construction of an

addition to the Public Works shop, Water Treatment Phase II, Wastewater treatment to address Regulations 31 and 85, and Silt Senior Housing rehabilitation. The plan still includes some gaps related to water/wastewater, parks, and streets. Economic development will also be a future expenditure that will need to be considered.

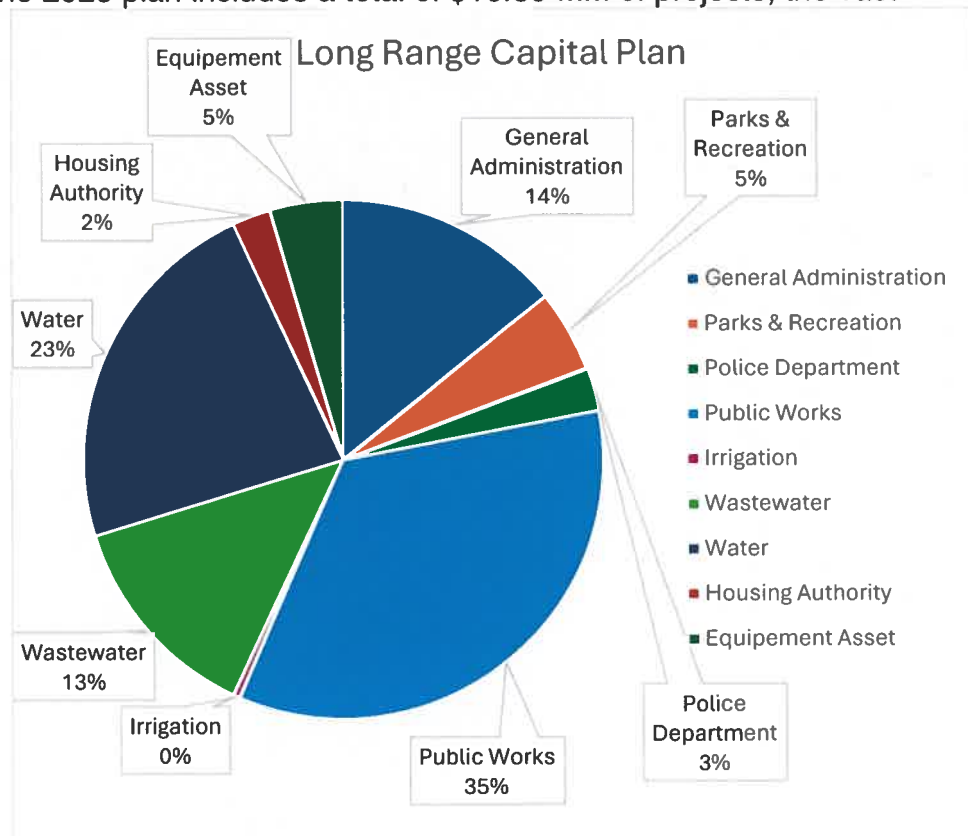
Key considerations related to plan is the funding sources for many of the above projects. While we have shown the projects in specific years, funding decisions will occur during the overall annual budgeting process and may result in the delay of projects from specific years.

As you will note, the 2025 plan includes a total of \$16.89 MM of projects, the vast majority of which

is the continuation of the water treatment plant reconstruction. That being said, we are still looking at a 2025 gap of approximately \$2.90 MM that needs to be closed.

Overall, the plan includes \$78.60 MM of projects, with a guesstimate of \$51.56 MM of funds available, which leaves an

overall gap of \$27.04 MM. That gap will have to be filled with a combination of funds on hand, grants, deferred projects, and borrowing. Above is a breakdown of the entire ten-year capital plan.



One area that the Town may wish to consider as it relates to equipment purchases is shifting some of our fleet purchases to leases. While we can purchase rolling stock equipment, the Town may be better served looking at leasing equipment to continuously “turn-over” equipment. There are a couple of benefits in leasing equipment, first of which is that we maintain well operating equipment resulting in less maintenance and down time, second, there is a greater residual value of the equipment at the end of the lease, and finally, perhaps most importantly, reduces the annual outlay on equipment

costs. The negative of leasing equipment is the cost of capital, as currently five-to-seven-year lease rates are in the six percent range currently.

DOCUMENTS ATTACHED: 2025-2034 Long Range Capital Plan

TOWN ATTORNEY REVIEW [] YES [] NO INITIALS _____

SUBMITTED BY:

REVIEWED BY:



Jim Mann, Town Manager



Sheila M. McIntyre, Town Clerk

Town of Silt

Capital Projects Fund

Purchase/ Replacement Year	Program Year										Total	
	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034		
General Administration	1,200,000	1,654,267	8,299,480	0	0	0	0	0	0	0	0	11,153,747
Parks & Recreation	1,210,000	575,000	160,000	150,000	1,864,839	11,941	12,299	12,668	13,048	13,439	13,439	4,023,232
Police Department	240,400	95,481	196,691	202,592	208,669	214,929	221,377	228,019	234,859	241,905	241,905	2,084,922
Public Works	1,850,000	19,250,000	950,000	800,000	663,710	777,621	591,950	706,708	721,909	837,567	837,567	27,149,464
Irrigation	30,600	31,218	31,855	32,510	33,185	33,881	34,597	35,335	36,095	36,878	36,878	336,156
Wastewater	0	0	0	0	500,000	10,000,000	0	0	0	0	0	10,500,000
Water	12,309,000	2,371,270	327,818	506,479	347,782	358,216	368,962	570,047	391,432	403,175	403,175	17,954,181
Housing Authority	50,000	50,000	764,909	787,856	25,000	25,000	50,000	50,000	50,000	50,000	50,000	1,902,765
Total Capital Asset	16,890,000	24,027,236	10,730,753	2,479,437	3,643,185	11,421,588	1,279,185	1,602,776	1,447,344	1,582,964	1,582,964	75,104,467

Equipment Asset

General Administration	7,725	0	10,000	0	0	0	0	0	45,667	0	45,667	0	63,392
Parks & Recreation	0	0	0	35,000	0	0	0	0	45,667	0	45,667	0	80,667
Police Department	240,400	95,481	196,691	202,592	208,669	214,929	221,377	228,019	234,859	241,905	241,905	2,084,922	2,084,922
Public Works	280,000	0	229,473	78,786	127,520	107,465	0	126,677	221,811	94,074	94,074	1,265,806	1,265,806
Irrigation													
Wastewater													
Water													
Housing Authority													

Equipment Needs Included in Public Works

Total Equipment Assets

	528,125	95,481	436,164	316,377	336,189	322,394	221,377	354,696	548,005	335,979	335,979	3,494,787
Total Capital Plan	17,418,125	24,122,717	11,166,916	2,795,814	3,979,375	11,743,982	1,500,563	1,957,472	1,995,348	1,918,943	1,918,943	78,599,255

Sources

Sales Tax	339,900	350,097	360,600	371,418	382,560	394,037	405,858	418,034	430,575	443,492	443,492	3,896,573
Grants												
AGNC	5,000	0	5,000	0	5,000	5,000	5,000	5,000	5,000	5,000	5,000	40,000
FMLD	315,000	315,000	350,000	337,653	0	358,216	0	380,031	0	403,175	403,175	2,459,074
DOLA	575,000	1,000,000	1,076,491	78,786	1,000,000	0	0	0	0	0	0	3,730,277
Federal	0	17,053,000	688,418	709,071	0	0	0	0	0	0	0	18,450,489
GOCO	900,000	0	0	0	0	0	0	0	0	0	0	900,000
Other	0	0	0	0	0	0	0	0	0	0	0	0
Irrigation	30,600	31,218	31,855	32,510	33,185	33,881	34,597	35,335	36,095	36,878	36,878	336,156
Wastewater	0	0	0	0	500,000	5,000,000	0	0	0	0	0	5,500,000
Water	12,309,000	318,270	327,818	506,479	347,782	358,216	368,962	570,047	391,432	403,175	403,175	15,901,181
Housing Authority	50,000	50,000	0	0	25,000	25,000	50,000	50,000	50,000	50,000	50,000	350,000
Total Sources	14,524,500	19,117,585	2,840,181	2,035,916	2,293,528	6,174,350	864,418	1,458,447	913,103	1,341,721	1,341,721	51,563,748

Required GF Support/Borrowing

	2,893,625	5,005,132	8,326,735	759,898	1,685,847	5,569,632	636,145	499,025	1,082,246	577,222	577,222	27,035,506
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Town of Silt

Administration

Inflation 3.00%

	Cost	1 2025	2 2026	3 2027	4 2028	Program Year					Total	
						5 2029	6 2030	7 2031	8 2032	9 2033		10 2034
Town Hall Space Planning	100,000											100,000
Town Hall Land	1,100,000											1,100,000
Design & Engineering			829,948									829,948
Town Hall Facility Construction	4,494			3,928,572								3,928,572
PD Facility Construction	5,000			4,370,908								4,370,908
Public Works Shop Addition	5,180		824,319									824,319
												0
												0
Total Capital Asset		1,200,000	1,654,267	8,299,480	0	0	0	0	0	0	0	11,153,747

Equipment Asset

Rolling Stock												
Staff Vehicle	35,000											45,667
Miscellaneous Equipment												
New VOIP System`	7,500	7,725										10,000
AV Equipment	10,000											0
Total Equipment Assets	52,500	7,725	0	10,000	0	0	0	0	0	0	45,667	55,667
Total Administration		1,200,000	1,654,267	8,299,480	0	0	0	0	0	0	0	11,209,414

Sources

Sales Tax	0	0	0	0	0	0	0	0	0	0	0	0
Grants												
AGNC												
FMLD												
DOLA												
Federal	75,000			350,000								350,000
GOCO				1,000,000								1,075,000
Other												0
Irrigation												0
Wastewater												392,857
Water												785,714
												785,714
Total Sources	75,000	0	3,314,286	0	0	0	0	0	0	0	0	3,389,286
Required GF Support/Borrowing	1,125,000	1,654,267	4,985,194	0	0	0	0	0	0	0	0	7,820,128

- Note 1 Space Needs Analysis (otherwise we are just guessing)
- Note 2 New Town Hall (20% Wastewater, 20% Water, and 10% Irrigation)
- Note 3 Back of the envelope estimate of Town Hall and PD
- Note 4 Planned 70x74 addition out the front of the existing shop (includes offices and heated storage)

Town of Silt

Parks & Recreation

Cost	Program Year										Total
	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	
	Inflation 3.00%										
	1,200,000										1,200,000
Capital Asset											
Community Park											0
Eagles View Park			150,000								150,000
Flying Eagle Park											0
Gateway Open Space											0
Mesa View Park											0
Painted Pastures Park											0
Roy Moore	2,000				1,854,839						1,854,839
Scherar Park											0
Silt Island/Dog Park											0
Silt River Preserve	10,000		10,000		10,000						30,000
Spruce Meadows Park		175,000									175,000
Stoney Ridge Park											0
Tara Park		400,000		150,000							150,000
Veteran's Park						11,941	12,299	12,668	13,048	13,439	400,000
Trail System	10,000										63,394
Total Capital Asset	1,210,000	575,000	160,000	150,000	1,864,839	11,941	12,299	12,668	13,048	13,439	4,023,232
Equipment Asset											
Rolling Stock											
Recreation				35,000					45,667		80,667
Miscellaneous Equipment	35,000										0
?											0
?											0
Total Equipment Assets	35,000	0	0	35,000	0	0	0	0	45,667	0	80,667
Total Parks & Recreation	1,210,000	575,000	160,000	150,000	1,864,839	11,941	12,299	12,668	13,048	13,439	4,103,899
Sources											
Sales Tax	0	0	0	0	0	0	0	0	0	0	0
Grants											0
AGNC	5,000		5,000		5,000	5,000	5,000	5,000	5,000	5,000	40,000
FMLD											0
DOLA					1,000,000						1,000,000
Federal											0
GOCO	900,000										900,000
Other											0
Irrigation											0
Wastewater											0
Water											0
Total Sources	905,000	0	5,000	0	1,005,000	5,000	5,000	5,000	5,000	5,000	1,940,000
Required GF Support/Borrowing	305,000	575,000	155,000	150,000	859,839	6,941	7,299	7,668	8,048	8,439	2,163,899

Town of Silt
Police Department

Inflation 3.00%

Purchase/ Replacement Year	1	2	3	4	5	6	7	8	9	10	Total
Cost	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total

Capital Asset

Total Capital Asset	0	0	0	0	0	0	0	0	0	0	0
Equipment Asset											
Rolling Stock											
Chief	1	2023	90,000						117,430		218,725
LT	1	2022	90,000					114,009			212,355
Det	1	2024	90,000	98,345						120,952	225,287
Corporal	1	2019	90,000		104,335						200,165
Officer	7	Varies	90,000	95,481	98,345	101,296	101,296	107,465	107,465	117,430	1,173,390
CSO	1	2024	90,000								0
Miscellaneous Equipment											
Service Rifles			30,000								30,000
New Squad Branding			25,000								25,000
Total Equipment Assets			540,000								2,084,922

Total Police Department	240,400	95,481	196,691	202,592	208,669	214,929	221,377	228,019	234,859	241,905	2,084,922
	240,400	95,481	196,691	202,592	208,669	214,929	221,377	228,019	234,859	241,905	2,084,922

Sources

Sales Tax	0	0	0	0	0	0	0	0	0	0	0
Grants											
AGNC											
FMLD											
DOLA											
Federal											
GOCO											
Other											
Irrigation											
Wastewater											
Water											
Total Sources	0	0	0	0	0	0	0	0	0	0	0

Required GF Support/Borrowing	240,400	95,481	196,691	202,592	208,669	214,929	221,377	228,019	234,859	241,905	2,084,922
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Total Equipment Assets	1,110,000	0	229,473	78,786	127,520	107,465	0	126,677	221,811	94,074	1,265,806
Total Public Works	2,130,000	19,250,000	1,179,473	878,786	791,230	885,086	591,950	833,385	943,721	931,641	28,415,270
Sources											
Sales Tax	330,000	350,097	360,600	371,418	382,560	394,037	405,858	418,034	430,575	443,492	3,896,573
Grants											
AGNC											0
FMLD	300,000	315,000		337,653		358,216		380,031		403,175	2,109,074
DOLA		500,000									1,500,000
Federal											15,000,000
GOCO											0
Other											0
Irrigation	10,000		13,113		12,752			12,668			48,532
Wastewater	233,000		43,272		42,082			41,803			360,157
Water	233,000		43,272		42,082			41,803			360,157
Total Sources	1,630,900	16,665,097	460,257	709,071	479,476	752,253	405,858	894,340	430,575	846,667	23,274,493
Required GF Support/Borrowing	499,100	2,584,903	719,216	169,715	311,754	132,833	186,091	(60,955)	513,146	84,973	5,140,776

Town of Silt

Irrigation

3.00%

Purchase/ Replacement Year	Cost	Program Year												
		1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034 Total			
TRIP		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	100,000
Annual Program - Unspecified	20,000	20,600	21,218	21,855	22,510	23,185	23,881	24,597	25,335	26,095	26,878	27,665	28,478	236,156
Total Transportation Improvements	20,000	30,600	31,218	31,855	32,510	33,185	33,881	34,597	35,335	36,095	36,878	37,665	38,478	336,156

Equipment Asset

Included in Public Works

Total Equipment Assets	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Irrigation	30,600	31,218	31,855	32,510	33,185	33,881	34,597	35,335	36,095	36,878	37,665	38,478	39,290	0

Sources

Sales Tax
Grants
AGNC
FMLD
DOLA
Federal
GOCO
Other
Irrigation
Wastewater
Water

	30,600	31,218	31,855	32,510	33,185	33,881	34,597	35,335	36,095	36,878	37,665	38,478	39,290
Total Sources	30,600	31,218	31,855	32,510	33,185	33,881	34,597	35,335	36,095	36,878	37,665	38,478	39,290
Required GF Support/Borrowing	0	0	0	0	0	0	0	0	0	0	0	0	0

Town of Silt

Wastewater

3.00%

Purchase/ Replacement Year	Cost	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034
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System Maintenance

Treatment Plant Upgrade											
Collection System Improvements	500,000					10,000,000					
Lift Stations											10,500,000
											0
											0

Total System Improvements	0	0	0	0	0	500,000	10,000,000	0	0	0	0	10,500,000
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Equipment Asset

Included in Public Works

Total Equipment Assets	0	0	0	0	0	0	0	0	0	0	0	0
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Total Wastewater

Total Wastewater	0	0	0	0	0	500,000	10,000,000	0	0	0	0	10,500,000
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Sources

Sales Tax												
Grants												
AGNC												
FMILD												
DOLA												
Federal												
GOCO												
Other												
Irrigation						500,000	5,000,000					5,500,000
Wastewater												
Water						0			0			
Total Sources	0	0	0	0	0	500,000	5,000,000	0	0	0	0	5,500,000

Borrowing

Borrowing	0	0	0	0	0	0	5,000,000	0	0	0	0	5,000,000
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Town of Silt
Housing Authority

Purchase/ Replacement Year	Program Year									
	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034 Total

	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034 Total
Facilities Maintenance										
Senior Housing Refurbishment	50,000	50,000	764,909	787,856	25,000	25,000	50,000	50,000	50,000	50,000
Trailer Replacement Program										
Down Payment Assistance										
Habitat for Humanity Partnership										
Total Facilities Maintenance	50,000	50,000	764,909	787,856	25,000	25,000	50,000	50,000	50,000	1,902,765

	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034 Total
Equipment Asset										
Total Equipment Assets	0	0	0	0	0	0	0	0	0	0
Total Housing Authority	50,000	50,000	764,909	787,856	25,000	25,000	50,000	50,000	50,000	1,902,765

Sources										
Sales Tax										
Grants										
AGNC										
FMLD										
DOLA			76,491	78,786						155,277
Federal			688,418	709,071						1,397,489
GOCO										
Other										
Irrigation										
Wastewater										
Water										
Housing Authority	50,000	50,000			25,000	25,000	50,000	50,000	50,000	350,000
Total Sources	50,000	50,000	764,909	787,856	25,000	25,000	50,000	50,000	50,000	1,902,765
Borrowing	0	0	0	0	0	0	0	0	0	0

**TOWN OF SILT
BOARD OF TRUSTEES WORK SESSION
August 220, 2024**

AGENDA ITEM SUMMARY

SUBJECT: Ordinance 11 – Dogs in Parks

PROCEDURE: Discussion

RECOMMENDATION:

SUMMARY AND BACKGROUND OF SUBJECT MATTER: Included on the agenda for this evening is an update to the Town's code related to dogs, the Silt River Preserve, Silt Island Park (dog park), and the skate park.

One area that I thought the board may wish to have additional discussion on is related to the general provision that dogs are not allowed in the parks off a trail. Does the board wish to continue the prohibition of dogs in the parks (excluding the silt River Preserve and the Silt Island Park, which have separate provisions) unless they remain leashed and on trails/sidewalks?

FUNDING SOURCE: NA

ORDINANCE FIRST READING DATE: July 22, 2024

ORDINANCE SECOND READING DATE: August 8, 2024 (scheduled)

TOWN ATTORNEY REVIEW [] YES [] NO INITIALS _____

SUBMITTED BY:

REVIEWED BY:



Jim Mann, Town Manager



Sheila M. McIntyre, Town Clerk

**TOWN OF SILT
BOARD OF TRUSTEES WORK SESSION AGENDA
MONDAY, JULY 22, 2024 – 5:30 P.M.
MUNICIPAL COUNCIL CHAMBERS**

EST. TIME	DISCUSSION TOPIC	PRESENTER
30 min	Traffic / Traffic Calming – Town Engineer Deric Walter and Committee	Manager Mann
45 min	Capital Plan & Space Needs Discussion	Manager Mann
15 min	Dogs in Park Discussion	Manager Mann

REGULAR BOARD OF TRUSTEES AGENDA - 7:00 P.M.

ESTIMATED TIME	AGENDA ITEM	PUBLIC HEARING or ACTION ITEM	STAFF PRESENTER
	Agenda		Tab A
7:00	Call to order		Mayor Richel
	Roll call		
	Pledge of Allegiance and Moment of Silence		
7:05	Public Comments - Persons desiring to make public comment on items not on the agenda shall activate the “raise hand” function in the meeting program. For persons who will participate in the meeting by telephone, they should send an email by 5:00 p.m. on the day of the meeting to sheila@townofsilt.org indicating their desire to make public comment. For those attending in person, a “Sign in Sheet” is available in the Council Chambers. Each speaker will limit comments to no more than three (3) minutes, with a total time of 30 minutes allotted to public comments, pursuant to Section 2.28.020 of the Silt Municipal Code		
7:20 5 min	Consent agenda – <ol style="list-style-type: none"> 1. Minutes of the July 8, 2024 Board of Trustees meeting 2. Burning Mountain Pizza & Subs – Renewal of Hotel & Restaurant Liquor License 3. Approval of Encroachment License Agreement between the Town of Silt and ICC FDDT Silt, LLC (1007 Main Street, aka Family Dollar) 4. Approval of Silt Senior Housing Rent Increase for 2025 	Action Item	Tab B Mayor Richel
	Conflicts of Interest		
7:25	Agenda Changes		
7:25 20 min	2023 Audit Presentation – Blair and Associates	Action Item	Tab C Treasurer Tucker
7:45 15 min	Resolution No. 25, Series 2024 , A RESOLUTION OF THE BOARD OF TRUSTEES APPROVING THE AMENDED PLAT AND BUILDING ENVELOPE ADJUSTMENT AT 765 ANTLER POINT LANE, WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO, SUBJECT TO CONDITIONS	Public Hearing	Tab D Director Centeno

8:00 5 min	Second reading of Ordinance No. 8, Series 2024 , AN ORDINANCE OF THE TOWN OF SILT, COLORADO, AMENDING CHAPTER 2.16 OF THE SILT MUNICIPAL CODE PERTAINING TO THE COMPENSATION AND DUTIES OF THE PLANNING AND ZONING COMMISSION	Public Hearing	Tab E Town Clerk McIntyre
8:05 10 min	Continued first reading of Ordinance No. 9, Series 2024 , AN ORDINANCE OF THE TOWN OF SILT, COLORADO, REPEALING AND REPLACING CHAPTER 12.20 OF THE SILT MUNICIPAL CODE PERTAINING TO THE SKYLINE CEMETERY	Public Hearing	Tab F Town Clerk McIntyre
8:15 10 min	First reading of Ordinance No. 10, Series 2024 , AN ORDINANCE OF THE TOWN OF SILT, COLORADO AMENDING SECTIONS OF CHAPTER 6.04, 6.08 AND CHAPTER 8.24 OF THE SILT MUNICIPAL CODE REGARDING DOGS IN PARKS AND HOURS OF OPERATION RELATED TO THE SKATEPARK WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO	Public Hearing	Tab G Town Clerk McIntyre and Chief Kite
8:25 5 min	June 2024 Financial Report	Info Item	Tab H Treasurer Tucker
8:30 5 min	Administrator and Staff Comments	Info Item	Tab I Manager Mann
8:35 10 min	Updates from Board / Board Comments		
8:45	Adjournment		
The next regularly scheduled meeting of the Silt Board of Trustees is Monday, August 12, 2024. Items on the agenda are approximate and intended as a guide for the Board of Trustees. "Estimated Time" is subject to change, as is the order of the agenda. For deadlines and information required to schedule an item on the agenda, please contact the Silt Town Clerk at 876-2353.			

Tentative upcoming meetings / work sessions topics:

- August 26 – Joint BOT / P&Z Work Session
- September 23 – Distribution of Administrative Budget
- October 15 – Budget Work Session 1
- October 28 – Budget Work Session 2
- November 12 – Budget Work Session 3
- November 25 – Budget Work Session 4 (if required)
- December 9 – Adopt 2025 Budget

**TOWN OF SILT
REGULAR BOARD OF TRUSTEES MEETING
JULY 8, 2024 – 7:00 P.M.**

The Silt Board of Trustees held their regular meeting on Monday, July 8, 2024. Mayor Richel called the meeting to order at 7:00 p.m.

Roll call	Present	Mayor Keith Richel Mayor Pro-tem Derek Hanrahan Trustee Justin Brintnall Trustee Chris Classen Trustee Kim Ingelhart Trustee Andreaia Poston Trustee Jerry Seifert
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Present were Town Manager Jim Mann, Town Clerk Sheila McIntyre, Town Treasurer Amie Tucker, Community Development Director Nicole Centeno, Chief of Police Mike Kite and members of the public.

Pledge of Allegiance and Moment of Silence

Proclamation Recognizing Miner’s Claim Restaurant for 25 years of Service

Mayor Richel read a proclamation recognizing Christian Harra and his restaurant Miner’s Claim for his 25 years of service in the town. Mr. Harra thanked the Board stating that it has truly been a labor of love and that he couldn’t have done it without the outstanding employees he has who have take his vision and ran with it.

Public Comments – There were no public comments.

Consent Agenda –

1. Minutes of the June 24, 2024, Board of Trustees meeting
2. Grant Agreement – Silt’s Community Park Renovation Project
3. **Resolution No. 26, Series 2024**, A RESOLUTION OF THE BOARD OF TRUSTEES APPROVING AN AGREEMENT FOR PROFESSIONAL SERVICES WITH SUSTAINABLE STRATEGIES, INC. FOR MANAGEMENT AND GRANT SERVICES FOR THE TOWN OF SILT

Trustee Classen made a motion to approve the consent agenda as presented. Trustee Seifert seconded the motion, and the motion carried unanimously.

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Introduction of new staff in Police Department

Chief Kite introduced one of the departments newest officers Tessa Berry plus Amber Lehr who would be entering the academy in August. He stated that the department is now at full staff plus one.

Water Plant Construction Update – Dan Galvin with Garney Construction

Dan Galvin was present to provide an update on the project. He went through what has taken place over the last month stating that they have started the form work along with rebar and concrete. The back wash supply tank and chemical trenches are in and poured. He also provided a schedule of what would be coming up for the next month. They have billed \$2.3M to date.

First reading of **Ordinance No. 8, Series 2024**, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, AMENDING CHAPTER 2.16 OF THE SILT MUNICIPAL CODE PERTAINING TO THE COMPENSATION AND DUTIES OF THE PLANNING AND ZONING COMMISSION

Town Clerk McIntyre explained that the changes requested are intended to take care of some housekeeping to this section of code as well as address the recent discussions on increasing the pay of the commissioners.

The public hearing was opened at 7:26 p.m. There were no comments and the hearing was closed at 7:27 p.m.

Trustee Seifert made a motion to approve first reading of Ordinance No. 8, Series 2024, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, AMENDING CHAPTER 2.16 OF THE SILT MUNICIPAL CODE PERTAINING TO THE COMPENSATION AND DUTIES OF THE PLANNING AND ZONING COMMISSION. Trustee Classen seconded the motion and the motion carried unanimously.

First reading of **Ordinance No. 9, Series 2024**, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, REPEALING AND REPLACING CHAPTER 12.20 OF THE SILT MUNICIPAL CODE PERTAINING TO THE SKYLINE CEMETERY (*staff requests a continuance to July 22, 2024*)

Town Clerk McIntyre stated that staff continues to address items in this ordinance and asked that the Board continue the public hearing until the July 22, 2024 meeting.

Trustee Brintnall made a motion to continue the public hearing for first reading of Ordinance No. 9, Series 2024, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, REPEALING AND REPLACING CHAPTER 12.20 OF THE SILT MUNICIPAL CODE PERTAINING TO THE SKYLINE CEMETERY until the July 22, 2024 meeting. Mayor Pro-tem Hanrahan seconded the motion and the motion carried unanimously.

Election Participation Discussion

Manager Mann went through his staff report regarding the concept of pursuing an excise tax on the sales of both cigarettes and marijuana to help bolster funds for the town. There was discussion about whether or not to pursue this tax, how much additional revenue could be generated from it and where those funds could be best designated to such as Parks, Recreation and Culture.

The Board commented about seeing statistics, what the social impacts of these tax increases could be, that it might be better not to rush this for the November ballot, to take the next year to do more research and educate people before the 2025 ballot and to determine if there are other departments that could benefit from these revenues.

Mayor Richel stated that he would be in favor of implementing \$2.50/pack for cigarettes and 5% for marijuana if this does move forward.

There was a consensus to continue discussions of possibly pursuing these two ballot questions for the November 2025 ballot.

Administrator and Staff Comments

Manager Mann relayed that he had received a call from a citizen who lives at the Red River Inn complaining about the fact that the town doesn't have an ordinance that requires air conditioning in rental units.

Updates from Board / Board Comments

The Board commented about people speeding in areas such as the post office and the overpass and that employees who to make sure they are stopping at stop signs and not using their cell phones when driving. The Board asked for more information on the Flock system, tax increment financing, the storage project, FreeUp Storage, River Trace, Camario and also the boring project. It was stated that the Silt Historical Park would be hosting a 5k on Saturday.

Executive Session

Mayor Richel made a motion to go into executive session for the purpose of conferencing with the Town Attorney for the purpose of receiving legal advice on specific legal questions under CRS Section 24-6-402(4)(b) and for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and/or instructing negotiators under CRS Section 24-6-402(4)(e) – acquisition of property including Mark S. Anderson and properties at the base of future pedestrian bridge Eric Monroy and Doug Wight. Trustee Classen seconded the motion and the motion carried unanimously. The Board adjourned to executive session at 8:05 p.m.

At the end of executive session, Mayor Richel made the following statement: “The time is now 9:29 p.m. and the executive session has concluded. No formal action was taken in

the executive session but negotiators were given direction. The participants in the executive session were: Keith Richel, Derek Hanrahan, Justin Brintnall, Jerry Seifert, Chris Classen, Andreia Poston, Kim Ingelhart, Jim Mann, Nicole Centeno, Mike Kite and Mike Sawyer. For the record, if any person who participated in the executive session believes that any substantial discussion of any matters not included in the motion to go into the executive session occurred during the executive session, or that any improper action occurred during the executive session in violation of the Open Meetings Law, I would ask that you state your concerns for the record". No objections were stated.

Trustee Poston made a motion to direct staff to acquire a company for the purpose of a property acquisition and to begin negotiations for the Mark Anderson property. Trustee Ingelhart seconded the motion and the motion carried unanimously.

Adjournment

Trustee Seifert made a motion to adjourn. Trustee Poston seconded the motion and the motion carried unanimously. Mayor Richel adjourned the meeting at 9:31 p.m.

Respectfully submitted,

Approved by the Board of Trustees

Sheila M. McIntyre
Town Clerk, CMC

Keith B. Richel
Mayor

**TOWN OF SILT
BOARD OF TRUSTEES REGULAR MEETING
July 22, 2024**

AGENDA ITEM SUMMARY

SUBJECT: Hotel & Restaurant Liquor License renewal for Burning Mountain Pizza & Subs LLC

PROCEDURE: Consent Agenda

RECOMMENDATION: Staff recommends approval

SUMMARY AND BACKGROUND OF SUBJECT MATTER: Annual license renewal for a Hotel & Restaurant Liquor License at 1817 Medicine Bow Court. The Licensee is current with all other Town licenses and fees. Silt PD has reported no infractions. Inspection of the property has been completed. All appropriate documentation has been submitted and all fees have been paid.

FUNDING SOURCE: Burning Mountain Pizza & Subs LLC

ORDINANCE FIRST READING DATE: N/A

ORDINANCE SECOND READING DATE: N/A

RESOLUTION READING DATE: N/A

ORIGINATED BY: Burning Mountain Pizza & Subs LLC


PRESENTED BY: Lori Malsbury

DOCUMENTS ATTACHED: Application and supporting documentation

TOWN ATTORNEY REVIEW YES NO **INITIALS** _____

SUBMITTED BY:

REVIEWED BY:



Lori Malsbury, Deputy Town Clerk/
Deputy Treasurer



Jim Mann, Town Manager

DR 8400 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
 Liquor Enforcement Division
 PO BOX 17087
 Denver CO 80217-0087
 (303) 205-2300

Submit to Local Licensing Authority

**BURNING MOUNTAIN
 PIZZA & SUBS
 PO BOX 624
 Silt CO 81652**

Fees Due	
Annual Renewal Application Fee (\$125 Effective July 1, 2023 - June 30, 2024 and \$250.00 for application received by LED on or after July 1st, 2024)	\$
Renewal Fee	625.00
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$625

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

Paid by check
 Paid Online

Uploaded to Movelt on Date

Licensee Name

BURNING MOUNTAIN PIZZA & SUBS LLC

Doing Business As Name (DBA)

BURNING MOUNTAIN PIZZA & SUBS

Liquor License Number

03-10557

License Type

Hotel & Restaurant (city)

Sales Tax License Number

39194604

Expiration Date

09/18/2024

Due Date

08/04/2024

Business Address

Street Address

1817 MEDICINE BOW COURT

Phone Number

9708762201

City, State, ZIP Code

Silt CO 81652

Mailing Address

Street Address

PO BOX 624

City, State, ZIP Code

Silt CO 81652

Email

Burningmountainpizza@gmail.com

Operating Manager

Cori Gerstner

Date of Birth

~~03/15/1985~~

Home Address

Street Address		Phone Number
[Redacted]		[Redacted]
City	State	ZIP Code
[Redacted]	CO	[Redacted]

1. Do you have legal possession of the premises at the street address? Yes No

Are the premises owned or rented? Owned Rented*

*If rented, expiration date of lease: 7/10/20

1. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? Yes No

If yes, please see the table in the upper right hand corner and include all fees due.

2. Are you renewing a takeout and/or delivery permit? Yes No

(Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges)

If selecting 'Yes', an additional \$11.00 is required to renew the permit.

If so, which are you renewing? Delivery Takeout Both Takeout and Delivery

3. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? Yes No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? Yes No

4. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? Yes No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

Name (Individual/Business)

Burning Mountain Pizza & Subs, LLC

Social Security Number/Tax Identification Number

83-1185992

Home Phone Number

[REDACTED]

Business/Work Phone Number

9708762201

Street Address

1817 Medicine Bow Ct.

City

Silt

State ZIP Code

CO

81652

Printed name of person signing on behalf of the Applicant/Licensee

Corinne Gerstner

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) Date Signed



6/12/24

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

DR 8495 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Tax Check Authorization, Waiver, and Request to Release Information

I, Cori Gerstner

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of

(the "Applicant/Licensee")

Burning Mountain Pizza & Subs, LLC

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and its duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

1. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? Yes No

If yes, attach a detailed explanation.

2. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? Yes No

If yes, attach a detailed explanation.

3. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? Yes No

If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

Cori Gerstner

Member

Signature



Date (MM/DD/YY)

10/12/24

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Title Attest

Signature Date (MM/DD/YY)

ENCROACHMENT LICENSE AGREEMENT

This ENCROACHMENT LICENSE AGREEMENT (the “Agreement”) entered into this ___ day of _____, 2024, by and between the Town of Silt, a Colorado Home Rule Municipality, (the “Town” or “Licensor”) and ICC FDDT Silt, LLC, the Licensee of real property located at 1007 Main Street, Silt Colorado (“Licensee”).

RECITALS

This Agreement is made with reference to the following facts:

- A. Licensee owns a parcel of property at 1007 Main Street, Town of Silt, Garfield County, Colorado, Parcel Number 217910143001 (the “Property”).
- B. Licensor owns a 30’ Utility Easement located along the western boarder of the Property, which Utility Easement was the former 10th Street right of way that was previously vacated by Licensor, as set forth in the Town of Silt Ordinance No. 29, Series of 2001, and as described on the Lot Line Adjustment Plat, recorded at Reception No. 871700, attached hereto as **Exhibit A** (the “Easement”).
- C. The Easement contains a Town owned irrigation line, which is buried below the surface, which provides irrigation water to other properties in the Town (the “Irrigation Line”).
- D. In developing the Property, Licensee moved the Irrigation Line within the Easement, but during the re-installation of the Irrigation Line did not properly sleeve the Irrigation Line with a pipe that would allow for easier access when installing an irrigation line under a structure, such as a sidewalk or building.
- E. Licensee then constructed a permanent concrete trash enclosure structure (“Licensee’s Structure”) directly within the Easement and constructed directly above Licensor’s subsurface Irrigation Line (the “Encroachment”).
- F. Licensee’s Structure was placed in an unapproved location, which is not in compliance with the Licensee’s approved plans.
- G. Sections 12.08.010 and 12.28.030 of the Town’s Municipal Code prohibit encroachments onto the Town’s easements or rights-of-way without express written consent of the Town after approval of the encroachment by the Board of Trustees.
- H. The Town is willing to grant to Licensee a license for the Encroachment within the “License Area” depicted on **Exhibit B**.
- I. The Board of Trustees has approved the Encroachment within the License Area.

J. This Agreement shall constitute the express written consent of Town permitting the Encroachment and reflect that Licensee has paid any applicable fees required by the Town's Municipal Code.

AGREEMENT

NOW, THEREFORE, for and in consideration of the mutual agreements, promises and covenants herein contained, and other good and valuable consideration, the parties mutually undertake, promise, and agree as follows:

1. Recitals. The foregoing Recitals are incorporated herein.
2. Grant of Encroachment License. The Town hereby grants to Licensee a non-exclusive license (the "License") for the Encroachment to permit Licensee's Structure to occupy the License Area depicted on **Exhibit B**. The License is expressly limited to and for the sole purpose of permitting the Licensee's Structure within the Encroachment. The Encroachment and the License Area are limited to Licensee's Structure currently existing on the Property. Any and all use of the License Area by Licensee, its invitees', or its permittees' is strictly permissive.
3. Term. The Term of this Agreement shall extend from the date of the execution of this Agreement for a period of 10 years. If the Parties fail to extend the Term of this Agreement, all rights in this Agreement which inure to Town shall survive and the Licensee shall continue to follow the conditions set forth herein until Licensee's Structure has been removed and the License Area has been restored.
4. Condition of Site. Licensee shall keep the Easement area and the Licensee's Structure in good and safe condition, free from debris or refuse. At all times Licensee shall comply with the terms of the Town Code related to encroachments.
5. Licensee's Responsibility. Licensee agrees and acknowledges that Licensee's Structure, constructed on the Easement without Licensor's permission, may be required to be removed, at Licensee's sole cost and expense, in order to replace or repair the Irrigation Line. Licensor retains sole discretion in determining whether Licensee's Structure must be removed. (*See also*, the Termination Section herein). If Licensor's Irrigation Line was or is damaged by Licensee's Structure or by Licensee's use of the Easement, Licensee agrees and acknowledges that Licensee must repair or replace Licensor's Irrigation Line at its sole cost and expense. Any future replacement of the Irrigation Line requires an irrigation sleeve.
6. Termination. The Town reserves the right to terminate the License in its sole discretion for any breach or reasonable threat of breach by Licensee of the terms of this Agreement. If the License Area depicted on **Exhibit B** is needed for Town purposes, the Town may terminate the License by giving thirty days' notice to Licensee. Upon Termination, it is Licensee's obligation to restore the Easement to its original condition by removing Licensee's Structure at Licensee's sole cost and expense. Under no circumstances will Licensor be liable for any costs to repair, replace, or remove Licensee's Structure or restore the Easement to its prior condition.

7. Holding Over. Nothing in this Agreement shall be construed to give Licensee the right to hold over in the License Area, and Town may exercise any remedy at law or in equity to recover possession of the License Area, as well as any damages incurred by Town, following thirty days after the expiration of the Term, any extension thereof, or Termination. Failure by the Town to exercise its rights hereunder shall not constitute a waiver or laches.

8. Maintenance and Repair. The Licensee shall maintain and repair any improvements of Licensee existing or erected within the License Area so that the improvements are neat and orderly and do not create a hazard to life or property. Licensee shall not expand or enlarge any improvements without Town's prior written consent.

9. Indemnification. To the extent permitted by applicable law, Licensee shall forever indemnify, defend and hold the Town, its managers, agents, and employees, harmless from and against all losses, claims, demands, liabilities, injuries, damages and expenses, including, without limitation, reasonable attorneys' fees and court costs, that the Town may suffer or incur as a result of Licensee's, its invitees', or its permittees' use and encroachment upon the License Area, or by reason of breach of this Agreement. Licensee shall be solely responsible to defend any action, proceeding, or claim for which the Town may be entitled to indemnification under this Agreement, and the Town hereby agrees to fully cooperate with Licensee in the defense or settlement, as the case may be, of such action, proceeding or claim. Notwithstanding the foregoing, the Town reserves the right to participate in the defense of any such action, proceeding or claim at its own expense.

10. Title. Notwithstanding any expenditure of money, time, or labor by Licensee on or within the License Area, no adverse possession of the License Area shall be construed to have occurred. Licensee shall not deny Town's ownership of the Easement in the License Area.

11. No Partnership Created. The provisions of this Agreement are not intended to create, nor shall they be in any way interpreted or construed to create, a joint venture, partnership, or any other similar relationship between the Town and Licensee.

12. Injunction. In the event of any violation or threatened violation by Licensee of any of the provisions of this Agreement, Town shall have the right to enjoin such violation or threatened violation by proceeding in the District Court of Garfield County. The right of injunction shall be in addition to all other remedies set forth in this Agreement or as provided by law.

13. No Assignment. The License granted herein is personal to Licensee and may not be assigned without the express written consent of Town. Any attempt to assign the License shall automatically terminate the License.

14. Severability. Should any portion of this Agreement be declared invalid or unenforceable by a court of competent jurisdiction, then the remainder of this Agreement shall be deemed severable, shall not be affected, and shall remain in force and effect.

15. Notice. All notices to be given hereunder shall be in writing, and may be given, served or made by depositing the same in the United States mail properly addressed, postage prepaid, for delivery by certified mail with return receipt requested, or by delivering the same in

person. There shall be a presumption that notice was received if a return receipt shows delivery of the notice and the notice, as appropriate, was addressed to the Town's address of record or the Licensee's address set forth below or as amended pursuant notice from the Licensee.

16. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Colorado. The District Court in and for Garfield County, Colorado, shall be the exclusive venue for any dispute arising hereunder. In the event of such a dispute, the prevailing party shall be entitled to reasonable expenses, including attorney fees.

17. Recordation. Licensee shall record this Agreement in the public records of Garfield County.

18. Counterparts and Facsimile Signatures. This Agreement may be executed in counterparts, each of which may be considered an original, and all of which together shall constitute one and the same document. Facsimile copies of signature pages shall be treated as original signature pages.

19. Entire Agreement. This Agreement is the entire agreement of the parties, and neither party has relied on any promises or representations except as expressly described herein.

WHEREFORE, the parties have executed this Agreement effective as of the date first written above.

TOWN OF SILT
LICENSOR

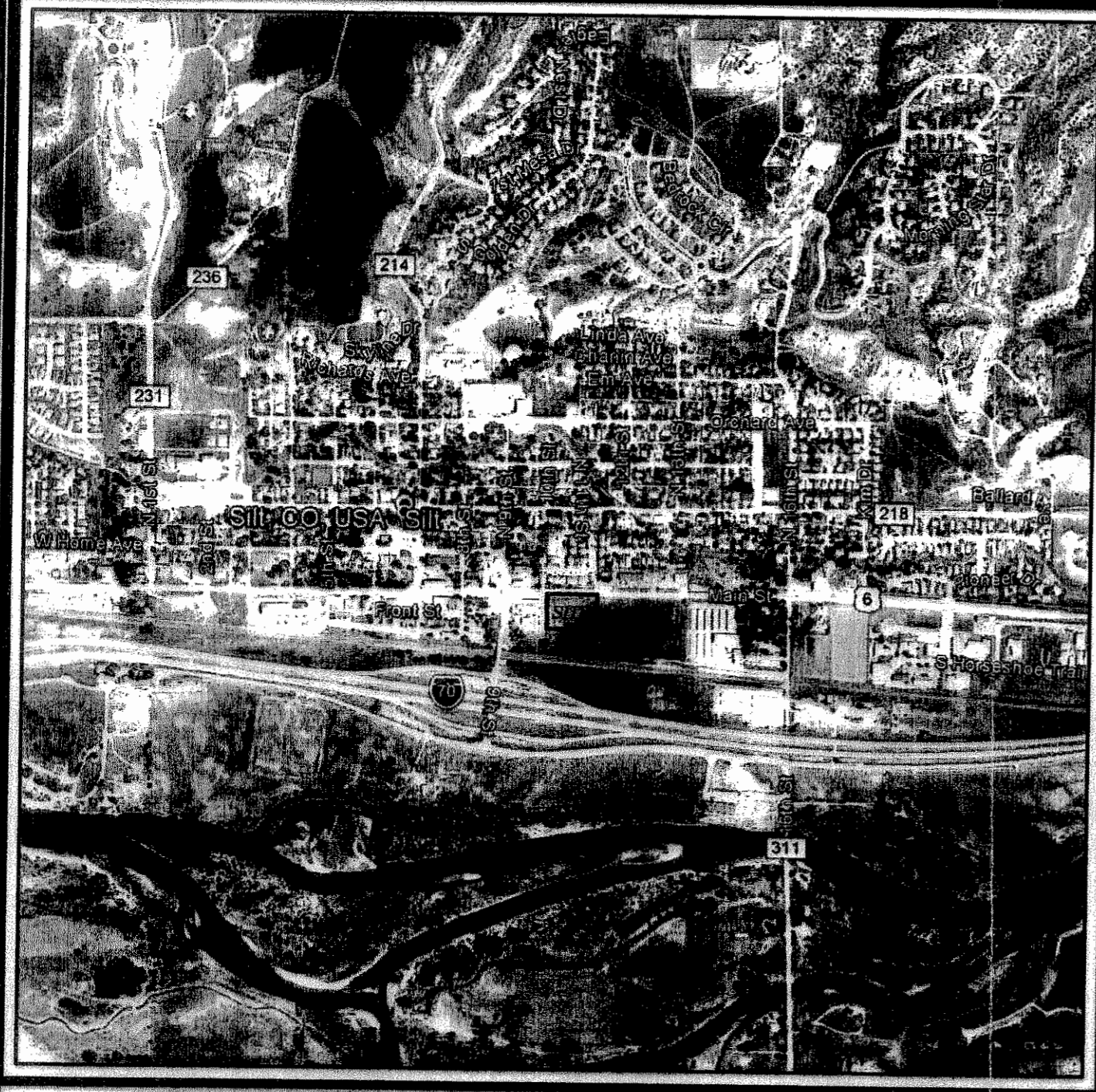
By: _____

ATTEST:

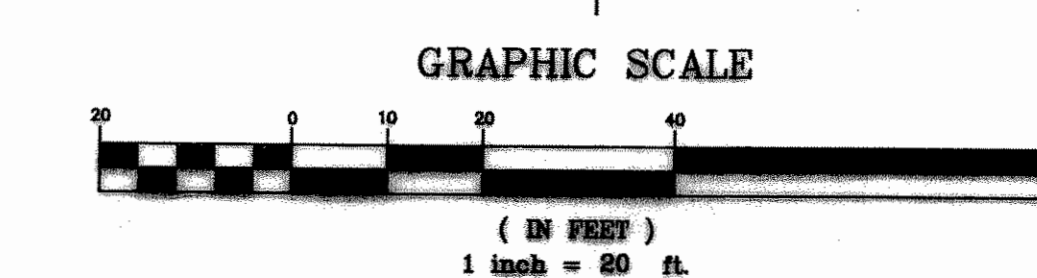
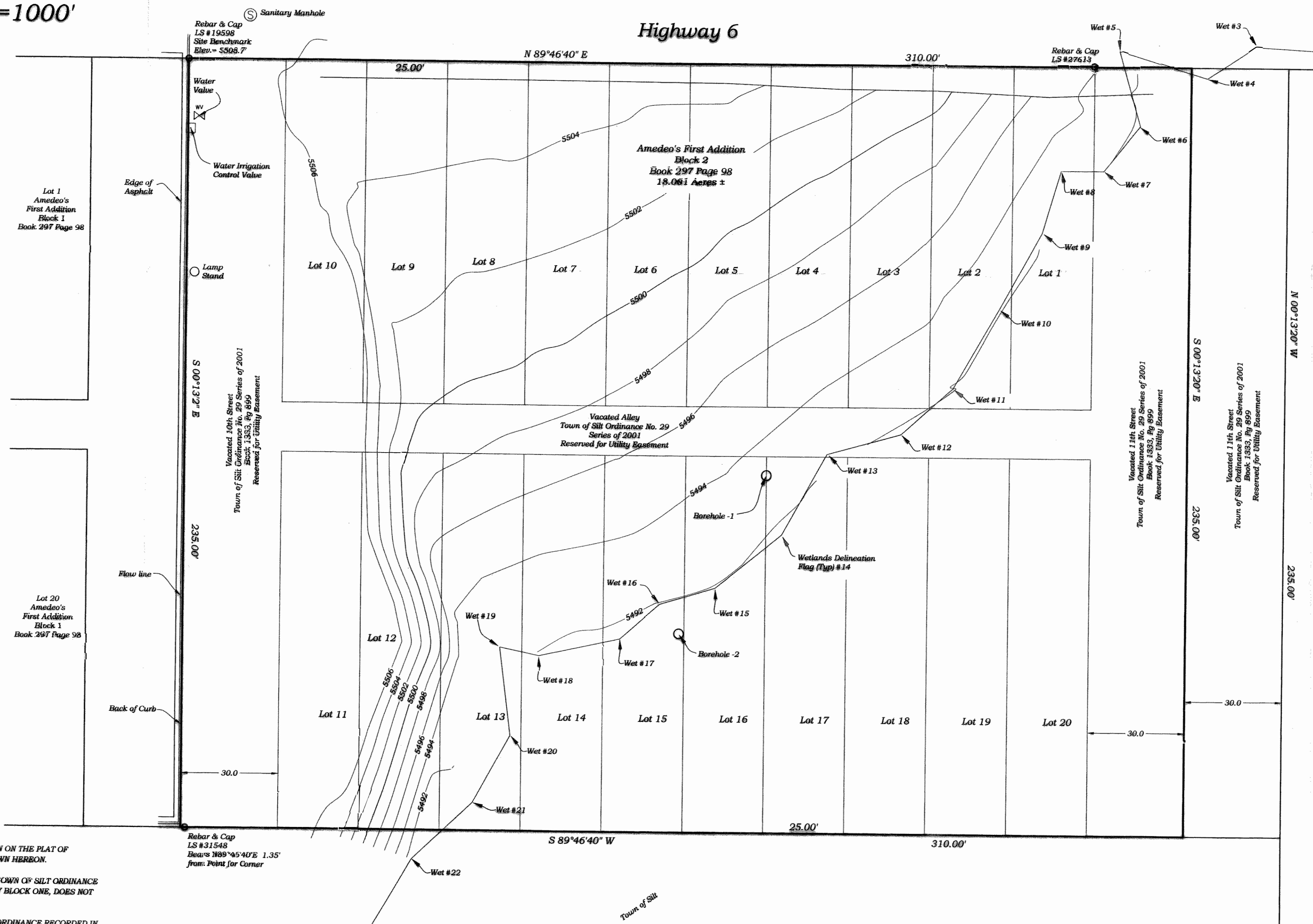
Town Clerk

ALTA/ACSM LAND TITLE SURVEY PLAT

Lots 1 through 20, Inclusive in Block 2 and Vacated Portions all within
Amedeo's First Addition to the Town of Silt,
County of Garfield, State of Colorado



Vicinity Map Scale: 1"=1000'



PROPERTY DESCRIPTION

LOTS 1 THROUGH 20 INCLUSIVE, BLOCK 2, AMEDEO'S FIRST ADDITION TO THE TOWN OF SILT TOGETHER WITH: THE ALLEY BETWEEN 10TH STREET AND 11TH STREET AND THE WESTERLY 30 FEET OF 11TH STREET SOUTH OF MAIN STREET AND THE WESTERLY 30 FEET OF 10TH STREET SOUTH OF MAIN STREET AS SHOWN ON THE PLAT OF AMEDEO'S FIRST ADDITION RECORDED JANUARY 9, 1937 UNDER RECEPTION NO. 196355 AND AS VACATED BY ORDINANCE NO. 30 SERIES OF 2001 RECORDED MARCH 4, 2002 IN BOOK 1333 AT PAGE 893 UNDER RECEPTION NO. 098964 COUNTY OF GARFIELD, STATE OF COLORADO.

NOTES

- 1.) TOPOGRAPHIC SURVEY SHOWN HEREON IS FROM FIELD SURVEY DATED APRIL 6, 2006, SURVEY VERIFICATION UPDATE MAY 12, 2014.
- 2.) BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF N89°46'40\"/>

ALTA/ACSM LAND TITLE SURVEY

TO: LAND TITLE GUARANTEE COMPANY, TOWN OF SILT, JO. ELIZABETH GILSTRAP
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD METH. REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPLS IN 2011 PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NPLS AND IN RESPECT OF THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN HIS PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREON.

DATE: JUNE 10, 2014
Michael Langhorne
MICHAEL J. LANGHORNE, L.S. #36572

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO, AT 10:00 O'CLOCK AM ON THIS 10th DAY OF AUGUST, 2014, A.D., 2015 AND IS FULLY RECORDED AS RECEPTION NO. 061237.

ATTEST: *[Signature]*
CLERK AND RECORDER
BY: *[Signature]*

TITLE NOTES:

- 1.) TITLE EXCEPTION NO. 9, EASEMENTS AND RIGHTS OF WAY AS SHOWN ON THE PLAT OF AMEDEO'S FIRST ADDITION RECORDED AS RECEPTION NO. 196355 SHOWN HEREON.
- 2.) TITLE EXCEPTION NO. 10, TERMS, CONDITIONS AND PROVISIONS OF TOWN OF SILT ORDINANCE NO. 16 RECORDED IN BOOK 997 AT PAGE 806, AFFECTS VACATED ALLEY BLOCK ONE, DOES NOT AFFECT BLOCK 2.
- 3.) TITLE EXCEPTION NO. 11, TERMS AND CONDITIONS OF ANNEXATION ORDINANCE RECORDED IN BOOK 297 AT PAGE 98, DOES NOT AFFECT BLOCK 2, PRIOR TO PLATTING OF AMEDEO'S ADDITION.
- 4.) TITLE EXCEPTION NO. 12, TERMS, CONDITIONS AND PROVISIONS OF TOWN OF SILT ORDINANCE NO. 29 RECORDED IN BOOK 1333 AT PAGE 899, VACATED ALLEY BLOCK 2, SHOWN HEREON.

REVISION	DESCRIPTION	CORRECT DIMENSION	PRINT M.T.A.R.
7/1/15			
7/20/15			



ALTA/ACSM LAND TITLE SURVEY PLAT

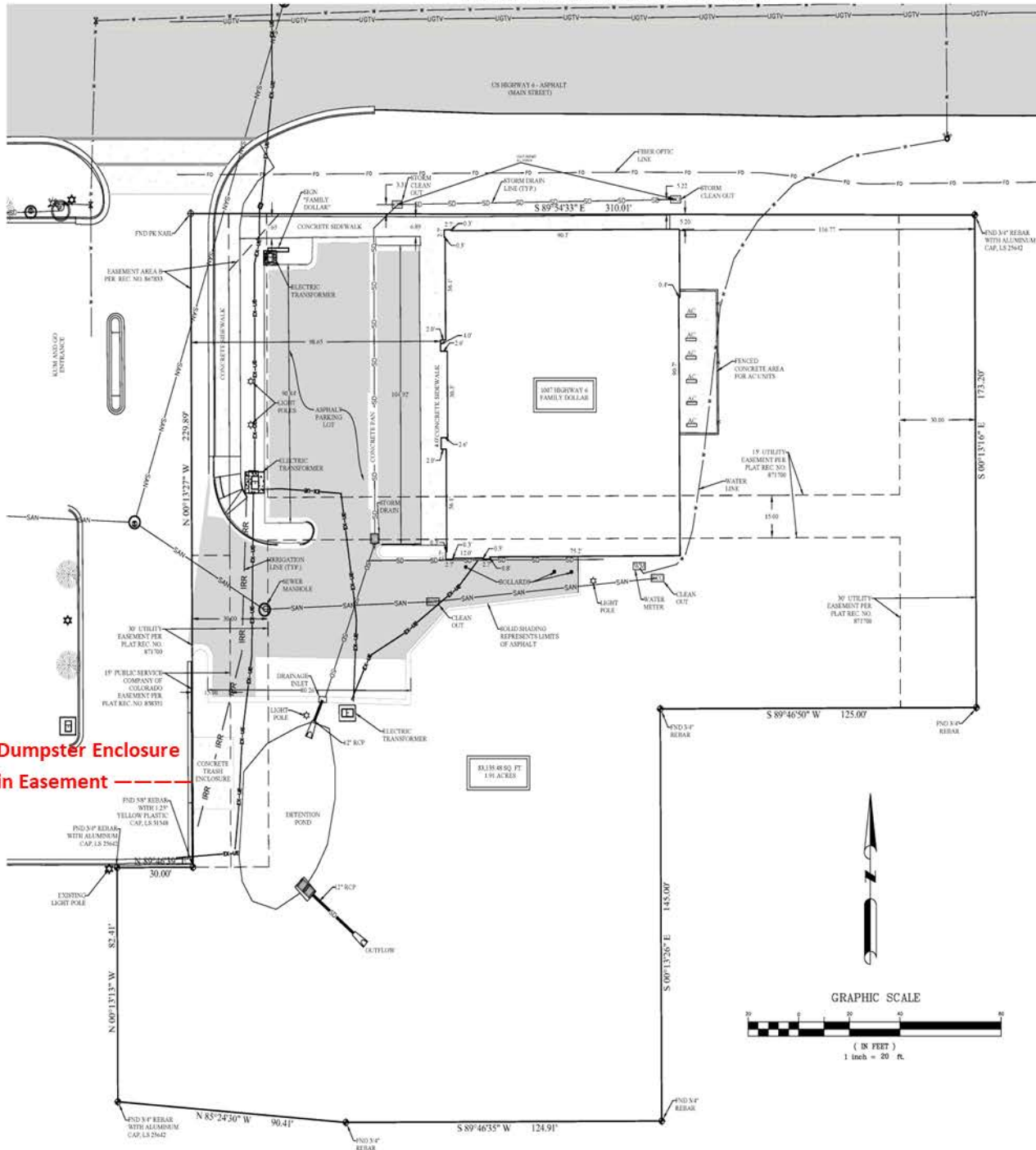
TOWN OF SILT
231 N 7TH STREET
SILT, CO 81652

FILE:	ALTA
DFT:	TL
CK:	MJL
DATE:	6/10/14
PROJECT NO.:	07031-03
SHEET 1	OF

COMPANION COPY

IMPROVEMENT LOCATION CERTIFICATE

PARCEL 1, LOT LINE ADJUSTMENT PLAT AS
RECORDED IN RECEPTION NO. 871700
COUNTY OF GARFIELD, STATE OF COLORADO



- NOTES:
- 1) DATE OF SURVEY: APRIL 13, 2024
 - 2) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE PER THE PLAT OF LOTS 1 THROUGH 20, BLOCK 2, AMEDEO'S FIRST ADDITION TO THE TOWN OF SILT AND TOWN PARCEL (RECEPTION NO. 673652) LOT LINE ADJUSTMENT PLAT AS RECORDED IN RECEPTION NO. 871700 IN THE OFFICE OF THE CLERK AND RECORDER'S OFFICE, GARFIELD COUNTY, COLORADO. COLORADO PERMIT No. 3230016.
 - 3) VERIFY CURRENT BUILDING SETBACKS AND ZONING RESTRICTIONS WITH THE PROPER GOVERNING AUTHORITY PRIOR TO CONSTRUCTION OR CRITICAL DESIGN.
 - 4) THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR THE EXCLUSIVE USE OF NORTH POINT CONSTRUCTION AND DEVELOPMENT, LLC, AND IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 - 5) UNITS OF MEASURE ARE THE U.S. SURVEY FOOT.
 - 6) THIS SURVEY IS BASED ON INFORMATION OBTAINED FROM THE TITLE COMMITMENT ORDER NUMBER 2022-04-34 DATED APRIL 18, 2022, BY COMMONWEALTH TITLE COMPANY AND EXISTING BOUNDARY CORNERS FOUND IN PLACE.
 - 7) AREA OF PARCEL = 83,035.48 SQ. FT. OR 1.91 ACRES.
 - 8) EXCEPTION NUMBER 21 IN THE TITLE REPORT DESCRIBES EASEMENT AREA C SHALL CONSIST OF THE TO BE DETERMINED ACCESS DRIVE FROM CURB FLOW LINE TO CURB FLOW LINE, PER RECEPTION NO. 867833. THIS AREA IS TO BE DETERMINED THEREFORE NOTHING TO PLOT.
 - 9) ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

ACCORDING TO THE COMMONWEALTH TITLE COMPANY IN ORDER NUMBER 2022-04-34 DATED APRIL 18, 2022, THE PROPERTY IS DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 18 INCLUSIVE AND PORTIONS OF LOTS 17 THROUGH 20, BLOCK 2 AMEDEO'S FIRST ADDITION TO THE TOWN OF SILT TOGETHER WITH THE ALLEY BETWEEN 10TH STREET AND 11TH STREET AND PORTIONS OF THE WESTERLY 30 FEET OF 11TH STREET SOUTH OF MAIN STREET AND THE EASTERLY 30 FEET OF 10TH STREET SOUTH OF MAIN STREET AS SHOWN ON THE PLAT OF AMEDEO'S FIRST ADDITION, RECORDED JANUARY 4, 1997 UNDER RECEPTION NO. 196355 AND AS VACATED BY THE TOWN OF SILT ORDINANCE NO. 29 SERIES OF 2001 RECORDED MARCH 4, 2002 IN BOOK 1333 AT PAGE 809 UNDER RECEPTION NO. 596284 COUNTY OF GARFIELD STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT SITUATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6 & 24 (PER RECEPTION NO. 458076) AND THE CENTERLINE OF VACATED 10TH STREET OF THE AMEDEO'S FIRST ADDITION TO THE TOWN OF SILT, COUNTY OF GARFIELD, STATE OF COLORADO (RECEPTION NO. 196355) FROM WHICH THE MONUMENT AT THE INTERSECTION OF THE CENTERLINES OF 9TH STREET AND GRAND AVENUE IN THE TOWN OF SILT BEARS S22°24'W A DISTANCE OF 729.24 FEET, THENCE S89°54'29"E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 310.00 FEET TO A POINT ON THE CENTERLINE OF VACATED 11TH STREET, THENCE DEPARTING SAID RIGHT-OF-WAY S00°12'09"E ALONG SAID CENTERLINE OF VACATED 11TH STREET A DISTANCE OF 173.19 FEET, THENCE DEPARTING SAID CENTERLINE S89°46'49"W A DISTANCE OF 125.90 FEET, THENCE S00°12'09"E A DISTANCE OF 145.00 FEET, THENCE S89°46'49"W A DISTANCE OF 124.92 FEET, THENCE S85°24'14"W A DISTANCE OF 90.40 FEET, THENCE N00°12'09"W A DISTANCE OF 82.42 FEET, THENCE N90°46'49"E A DISTANCE OF 80.00 FEET TO A POINT ON THE CENTERLINE OF SAID VACATED 10TH STREET, THENCE N00°12'09"W ALONG SAID CENTERLINE A DISTANCE OF 229.89 FEET TO THE POINT OF BEGINNING.

COUNTY OF GARFIELD
ALSO KNOWN AS:
PARCEL 1, LOT LINE ADJUSTMENT PLAT AS RECORDED IN RECEPTION NO. 871700; COUNTY OF GARFIELD, STATE OF COLORADO

C.R.S. 38-31-108 (EFFECTIVE JULY 1, 2013)
IMPROVEMENT LOCATION CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR NORTH POINT CONSTRUCTION AND DEVELOPMENT, LLC, THAT THIS IS NOT A LAND SURVEY PLAT, OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

THIS CERTIFICATE IS VALID ONLY FOR USE BY NORTH POINT CONSTRUCTION AND DEVELOPMENT, LLC, AND DESCRIBES THE PARCEL AS APPEARING ON MAP 2024.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL, ON THIS DATE, MAY 13, 2024, EXCEPT FOR UTILITY CONSTRUCTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL. EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR INTERFERING ANY PART OF SAID PARCEL, EXCEPT AS SHOWN.



VAN-MARTIN
COLORADO P.L.S. No. 38440
FOR AND ON BEHALF OF
STARS TO STONES SURVEYING

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

Stars to Stones Surveying
Professional Land Surveying & Mapping
559 Pine Meadows Dr. Grand Junction, CO, 81504
970.618.2118 Cell
Stars2stonesurveying@yahoo.com

IMPROVEMENT LOCATION CERTIFICATE
PARCEL 1, LOT LINE ADJUSTMENT PLAT AS
RECORDED IN RECEPTION NO. 871700
COUNTY OF GARFIELD, STATE OF COLORADO

DATE:	05/03/2024
BY:	FAMILY DOLLAR I/LC
FOR:	FAMILY DOLLAR I/LC
SHEET:	1 OF 1

**TOWN OF SILT
BOARD OF TRUSTEES REGULAR MEETING
July 22, 2024**

AGENDA ITEM SUMMARY

SUBJECT: Silt Senior Housing – Rent Increase Request

PROCEDURE: Consent Agenda

RECOMMENDATION: Approve

SUMMARY AND BACKGROUND OF SUBJECT MATTER: As you are all aware, the Town operates the Silt Senior Housing complex, comprised of 16 single and 4 studio units. The Town has a Housing Assistance Program (HAP) agreement with Garfield County Housing Authority to manage the facility, but Town staff is responsible for maintenance. The program operates on a federal voucher program, so the increase falls to the Federal government, as opposed to the resident.

The maximum increase that the Town is able to request, effective in 2025, will result in a rent increase of \$68 for a one-bedroom, bringing the monthly rental charge to \$1,287. For the studio units, the increase will be \$99, bringing the monthly rental charge to \$1,278. The net increase in rental income for the year, based on full occupancy, is \$17,808.

The increase is important as our costs have increased and we have future unfunded improvements that need to be made in the facility.

DOCUMENTS ATTACHED: Draft Letter to GarCo Housing Authority

TOWN ATTORNEY REVIEW [] YES [x] NO INITIALS _____

SUBMITTED BY:



Jim Mann, Town Manager

REVIEWED BY:



Sheila M. McIntyre, Town Clerk



Office of the Town Manager
jmann@townofsilt.org
231 N. 7th Street / P.O. Box 70 / Silt, CO 81652
Phone: 970-876-2353 x103 / Fax: 970-876-2937

July 23, 2024

Garfield County Housing Authority
c/o Cheryl Strouse, Executive Director
Sent via email

Dear Garfield County Housing Authority Board Members:

On behalf of the Town of Silt Board of Trustees, we hope this finds you well.

As you may be aware, the Town did not request an increase in the Silt Senior Housing rental rates for the 2024 year, and thus this year we are requesting a 2025 rental charge increase. The increase will result in a rent increase of \$68 (rounded) for a one-bedroom, bringing the monthly rental charge to \$1,287. For the studio units, the increase will be \$99 (rounded), bringing the monthly rental charge to \$1,278. The net increase in rental income for the year, based on full occupancy, is \$17,808.

After discussing the proposed rent increase with the GarCo Housing Authority staff, we understand that the increase can be supported by the voucher budget for 2025. The increase reflects a 5.58% for the one-bedroom unit and a 8.40% increase for the studio units.

If at all possible, we would request that the rental increases be effective as of February 1, 2025, the HAP contract renewal date. Aside from the rents, we assume that all other terms of the HAP agreement would continue to remain in effect.

On behalf of the Board of Trustees, we want to thank you for your continued partnership with the Town and the Silt Senior Housing facility. As you know, the facility is an important and integral asset to the Town.

In the event that you have any question, please do not hesitate to reach out to discuss. We look forward to continuing to work with GarCo Housing Authority on this important mission.

Sincerely yours,

Town of Silt, Colorado

James A. Mann
Town Manager

Town of Silt, Colorado
Financial Statements and
Independent Auditor's Report
as of
December 31, 2023

Town of Silt
Table of Contents

	<u>Page</u>
Independent Auditor’s Report	1
Management’s Discussion and Analysis	3
Basic Financial Statements:	
Government-wide Financial Statements:	
Statement of Net Position	12
Statement of Activities	13
Fund Financial Statements:	
Governmental Funds Balance Sheet	14
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position	15
Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances	16
Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities	17
Statement of Net Position-Enterprise Funds	18
Statement of Revenues, Expenses and Changes in Net Position-Enterprise Funds	19
Statement of Cash Flows-Enterprise Funds	20
Notes to Basic Financial Statements	21
Required Supplementary Information	
Schedule of Changes in Net Pension Asset	38
Schedule of Contributions to Pension Plan	39
Statement of Revenues, Expenditures and Changes in Fund Balances-Budget and Actual:	
General Fund	40
Park Impact Fee Fund	41
Other Supplementary Information	
Combining Balance Sheet-Nonmajor Governmental Funds	42
Combining Statement of Revenues, Expenditures and Changes in Fund Balances-Nonmajor Governmental Funds	43
Statement of Revenues, Expenditures, and Changes in Fund Balances-Budget and Actual-Governmental Funds:	
Conservation Trust	44
Construction Impact Fee Fund	45
Victim Assistance Fund	46
Beautification Fund	47
Economic Development Fund	48
Schedules of Revenues, Expenditures and Changes in Available Resources-Budget and Actual-Enterprise Funds:	
Water Fund	49
Wastewater Fund	50
Irrigation Fund	51
Housing Authority Fund	52
Local Highway Finance Report	53



INDEPENDENT AUDITOR'S REPORT

To the Town Board of Trustees
Town of Silt, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Silt, Colorado, as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the Town of Silt, Colorado's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Silt, Colorado, as of December 31, 2023, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town of Silt, Colorado, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town of Silt, Colorado's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town of Silt, Colorado's internal control. Accordingly, no such opinion is expressed.

Certified Public Accountants

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town of Silt, Colorado's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information for major governmental funds, schedule of changes in net pension liability, and schedule of contributions to pension plan, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Silt, Colorado's basic financial statements. The combining and individual nonmajor fund financial statements, budgetary comparison information for enterprise funds, and local highway finance report are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements, budgetary comparison information for enterprise funds, and local highway finance report are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Blair and Associates, P.C.

Cedaredge, Colorado
June 25, 2024

TOWN OF SILT
Management's Discussion and Analysis
Fiscal Year Ended December 31, 2023

As management of the Town of Silt (the "Town"), we offer readers of the Town's basic financial statements this narrative overview and analysis of the financial activities of the Town for the fiscal year ended December 31, 2023. We encourage readers to consider the information presented here in conjunction with additional information provided in the financial statements.

FINANCIAL HIGHLIGHTS

- The Town's assets exceeded its liabilities by \$ 27,959,049 (i.e. net position) as of December 31, 2023, an increase of \$ 2,013,658 in comparison to the prior year.
- Governmental funds reported combined ending fund balances of \$ 7,631,794, an increase of \$ 1,008,458 in comparison with the prior year.
- The Town's fund balance for the General Fund was \$ 6,782,481, an increase of \$ 883,173 in comparison to the prior year.
- Total long-term liabilities decreased by \$ 224,265 during the 2023 fiscal year with one new debt issued for \$ 146,177 and a right-to-use lease of \$75,930.
- General property tax, sales tax, and other tax totaled \$ 3,017,470 or 79% of general revenues.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Town's basic financial statements. The basic statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

Government-wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the Town's finances in a manner similar to a private-sector business.

The statement of net position presents information on all the Town's assets and liabilities and deferred inflow of resources, with the difference reported as net position. Over time, the increases or decreases in net position may serve as a useful indicator of whether the financial position of the Town is improving or deteriorating.

The statement of activities presents information showing how the Town's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses reported in this statement for some items will result in cash flows in future periods (e.g. uncollected taxes and earned but unused personal time).

The government-wide financial statements distinguish functions of the Town that are principally supported by taxes and intergovernmental revenues (Governmental Activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (Business-type Activities).

The Governmental Activities of the Town include general government administration, public safety, public works, and parks and recreation. The Business-type Activities of the Town include the following utilities: Water, Wastewater, Irrigation, and Silt Housing Authority Funds.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Fund accounting is used to ensure and demonstrate compliance with finance-related legal requirements. The Town's funds can be divided into two categories: Governmental Funds and Proprietary Funds.

Governmental Funds – Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on short-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's short-term financing requirements. The accounting method is called modified accrual accounting.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental activities in the governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's short-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The Town maintains two major government funds, the General Fund and the Park Impact Fee Fund. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund.

Proprietary Funds – The Town maintains one type of proprietary fund. Enterprise Funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The Town uses a separate enterprise fund to account for each of its funds: Water/Wastewater, Irrigation, and Silt Housing Authority Funds.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net Position

As noted previously, net position may serve over time as a useful indicator of the Town's financial position. For the year ended December 31, 2023, the Town's combined assets exceeded liabilities and deferred inflow of resources by \$ 27,959,049. Of this amount, 8,976,626 is unrestricted and available to meet the Town's ongoing financial obligations.

By far the largest portion of net position is the investment in capital assets (net of related debt) of \$ 18,409,396 (66% of net position). This amount reflects the investment in all capital assets (e.g. infrastructure, land, buildings, and equipment) less any related debt used to acquire those assets that are still outstanding. These capital assets are used to provide services to citizens; consequently, these assets are not available for future spending. Although the investment in capital assets is reported net of debt, it should be noted that the resources needed to repay this debt must be provided from other sources since capital assets themselves cannot be used to liquidate these liabilities.

The following table summarizes the Town's governmental and business-type net assets for 2023 and 2022:

	Governmental Activities		Business Type Activities		Totals	
	2023	2022	2023	2022	2023	2022
Assets						
Current and other assets	\$ 8,279,305	\$ 7,174,540	\$ 1,868,036	\$ 3,809,448	\$ 10,147,341	\$ 10,983,988
Capital assets	7,412,252	6,714,909	12,907,304	10,947,645	20,319,556	17,662,554
Total assets	15,691,557	13,889,449	14,775,340	14,757,093	30,466,897	28,646,542
Deferred outflows	277,585	419,943	-	-	277,585	419,943
Current liabilities	266,840	199,340	33,306	469,109	300,146	668,449
Non-current liabilities	204,804	45,078	1,854,556	1,854,556	2,059,360	1,899,634
Total liabilities	471,644	244,418	1,887,862	2,323,665	2,359,506	2,568,083
Deferred inflow of resources	425,927	553,011	-	-	425,927	553,011
Net position						
Investment in capital assets, net of related debt	7,207,448	6,655,695	11,201,948	8,795,917	18,409,396	15,451,612
Restricted	573,027	1,198,092	-	-	573,027	1,198,092
Unrestricted	7,291,096	5,658,176	1,685,530	3,637,511	8,976,626	9,295,687
Total net position	\$ 15,071,571	\$ 13,511,963	\$ 12,887,478	\$ 12,433,428	\$ 27,959,049	\$ 25,945,391

An additional portion of net position, \$573,027, represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position, \$ 8,976,626 (32% of net position), may be used to meet the government's ongoing obligations to citizens and creditors.

Change in Net Position

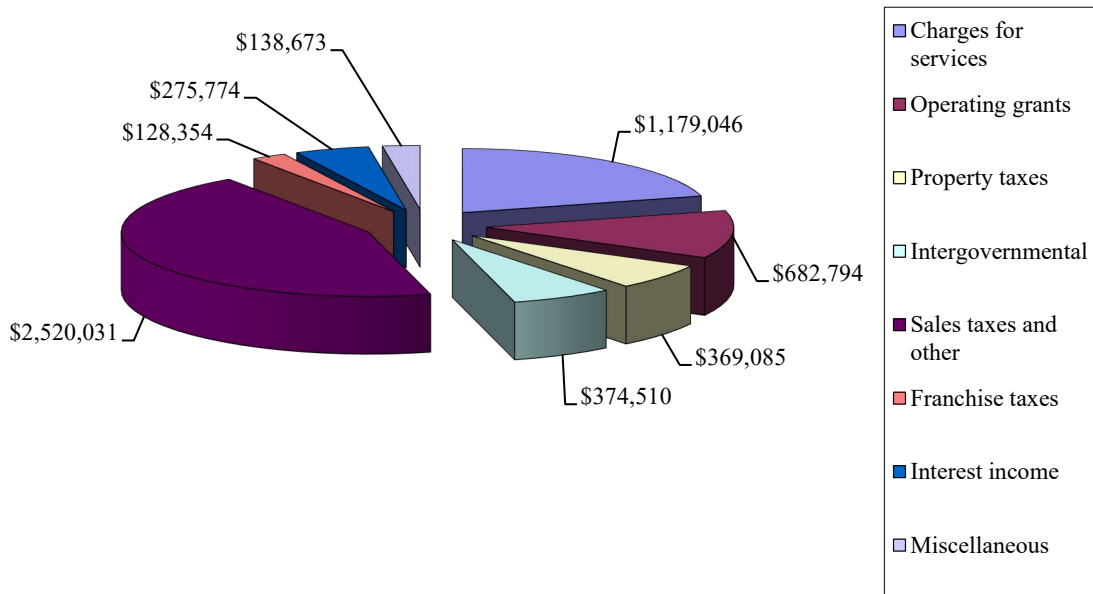
Governmental and business-type activities increased the Town's net position by \$ 2,013,658 in 2023.

	Governmental Activities		Business Type Activities		Total	
	2023	2022	2023	2022	2023	2022
Revenues						
Program revenues						
Charges for services	\$ 1,179,046	\$ 1,156,275	\$ 3,162,954	\$ 2,673,606	\$ 4,342,000	\$ 3,829,881
Operating grants	682,794	608,056	-	-	682,794	608,056
Capital grants	-	-	422,200	851,312	422,200	851,312
General revenues						
Property taxes	369,085	371,486	-	-	369,085	371,486
Intergovernmental	374,510	292,724	-	-	374,510	292,724
Sales taxes and other	2,520,031	2,424,294	-	-	2,520,031	2,424,294
Franchise taxes	128,354	125,562	-	-	128,354	125,562
Transfers	(74,100)	(72,000)	74,100	72,000	-	-
Miscellaneous	138,673	94,917	-	-	138,673	94,917
Interest income	275,774	54,695	82,269	17,855	358,043	72,550
Totals	<u>5,594,167</u>	<u>5,056,009</u>	<u>3,741,523</u>	<u>3,614,773</u>	<u>9,335,690</u>	<u>8,670,782</u>
Expenses						
General government	1,092,614	1,002,034	-	-	1,092,614	1,002,034
Public safety	1,372,722	806,053	-	-	1,372,722	806,053
Public works	1,240,734	1,184,720	3,287,473	3,195,765	4,528,207	4,380,485
Parks and recreation	328,489	322,391	-	-	328,489	322,391
Total expenses	<u>4,034,559</u>	<u>3,315,198</u>	<u>3,287,473</u>	<u>3,195,765</u>	<u>7,322,032</u>	<u>6,510,963</u>
Increase in net position	1,559,608	1,740,811	454,050	419,008	2,013,658	2,159,819
Beginning	<u>13,511,963</u>	<u>11,771,152</u>	<u>12,433,428</u>	<u>12,014,420</u>	<u>25,945,391</u>	<u>23,785,572</u>
Ending	<u>\$ 15,071,571</u>	<u>\$ 13,511,963</u>	<u>\$ 12,887,478</u>	<u>\$ 12,433,428</u>	<u>\$ 27,959,049</u>	<u>\$ 25,945,391</u>

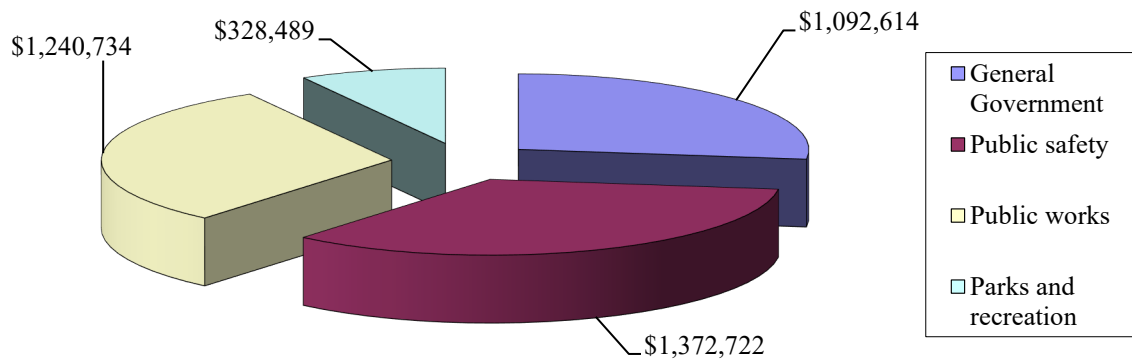
Governmental Activities

Governmental activities increased the Town's net position by \$ 1,559,608.

Revenues by Source-Governmental Activities



Expenses by Department-Governmental Activities



Business-type Activities

Business-type activities for the year had an increase in net position of \$ 454,050. Charges for services accounted for 61% of total revenues.

FINANCIAL ANALYSIS OF GOVERNMENT’S FUNDS

Governmental funds

The focus of the Town’s governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Town’s financing requirements. In particular, unreserved fund balance may serve as a useful measure of the Town’s net resources available for spending at the end of the fiscal year.

As of the end of 2023, the Town’s governmental funds reported combined ending fund balances of 7,631,794, an increase of \$ 1,008,458 in comparison with the prior year. Of the combined ending fund balances for all governmental funds 86% of this total amount, \$ 6,545,770, constitutes unassigned fund balance, which is available for appropriation at the Town’s discretion. The remainder of the fund balance is reserved to indicate that it is not available for new spending because it is already committed to meet the State constitution mandated emergency reserve \$236,711, restricted for parks and recreation \$ 336,316, committed for beautification \$ 351,074, assigned for victim assistance \$ 40,441, assigned for economic development \$ 79,832 and assigned for impact fees of \$ 41,650.

The Town has two major governmental funds, the General Fund, which is the primary operating fund for the Town, and the Park Impact Fee Fund. At the end of 2023, unassigned fund balance of the General Fund was \$ 6,545,770, while the total fund balance was \$ 7,429,992. As a measure of the General Fund’s liquidity, it may be useful to compare both unreserved fund balance and total fund balance to total fund expenditures. The fund balance in the Town’s General Fund increased by \$ 883,173 during 2023.

Proprietary funds

The Town’s proprietary fund statements provide the same type of information found in the government-wide financial statements, but in more detail.

The Town has four enterprise funds: Water, Wastewater, Irrigation, and Silt Housing Authority Funds. At the end of 2023, these funds represented the following net position amounts:

	<u>Water</u>	<u>Wastewater</u>	<u>Irrigation</u>	<u>Silt Housing Authority</u>
Unrestricted net position	\$ (485,164)	\$ 1,480,498	\$ 418,092	\$ 272,104
Total net position	\$ 6,113,911	\$ 4,668,583	\$ 1,179,788	\$ 925,196
Increase (decrease) in net position	\$ 220,184	\$ 224,909	\$ 9,019	\$ (62)

GENERAL FUND BUDGETARY HIGHLIGHTS

The Town budgeted \$ 5,343,470 for 2023 expenditures. Actual expenditures were \$ 4,419,242.

CAPITAL ASSET AND DEBT ADMINISTRATION

The Town's investment in capital assets for its governmental and business-type activities as of December 31, 2023, was \$ 20,319,556. As required by GASB 34, the investment in capital assets includes land, buildings, building improvements, and equipment.

	Balance January 1, 2023	Additions	Dispositions	Balance December 31, 2023
Governmental Activities				
Capital assets not being depreciated				
Land	\$ 1,831,621	\$ -	\$ (190,000)	\$ 1,641,621
Construction in progress	297,263	30,265	-	327,528
	<u>2,128,884</u>	<u>30,265</u>	<u>(190,000)</u>	<u>1,969,149</u>
Capital assets being depreciated				
Buildings	1,068,578	-	-	1,068,578
Improvements/infrastructure	8,799,292	818,059	-	9,617,351
Machinery and equipment	1,213,767	441,245	-	1,655,012
Right-to-use lease	-	75,930	-	75,930
	<u>11,081,637</u>	<u>1,335,234</u>	<u>-</u>	<u>12,416,871</u>
Less accumulated depreciation				
Buildings	(881,132)	(23,345)	-	(904,477)
Improvements/infrastructure	(4,786,710)	(284,714)	-	(5,071,424)
Machinery and equipment	(827,770)	(144,787)	-	(972,557)
Right-tu-use amortization	-	(25,310)	-	(25,310)
	<u>(6,495,612)</u>	<u>(478,156)</u>	<u>-</u>	<u>(6,973,768)</u>
Capital asset being depreciated, net	<u>4,586,025</u>	<u>857,078</u>	<u>-</u>	<u>5,443,103</u>
Total Governmental Activities Capital Assets	<u>\$ 6,714,909</u>	<u>\$ 887,343</u>	<u>\$ (190,000)</u>	<u>\$ 7,412,252</u>

	Balance January 1, 2023	Additions	Dispositions	Balance December 31, 2023
Business - Type Activities				
Capital assets not being depreciated				
Land and Water Shares	\$ 731,034	\$ -	\$ -	\$ 731,034
Capital assets being depreciated				
Treatment plants	8,299,200	2,344,798	-	10,643,998
Distribution system	6,203,537	133,636	-	6,337,173
Irrigation system	1,636,387	-	-	1,636,387
Buildings	1,515,720	-	-	1,515,720
Machinery and equipment	641,861	113,281	-	755,142
Less accumulated depreciation	<u>(8,080,094)</u>	<u>(632,056)</u>	<u>-</u>	<u>(8,712,150)</u>
Capital assets being depreciated, net	<u>10,216,611</u>	<u>1,959,659</u>	<u>-</u>	<u>12,176,270</u>
Total Business-Type Activities Capital Assets	<u>\$10,947,645</u>	<u>\$ 1,959,659</u>	<u>\$ -</u>	<u>\$ 12,907,304</u>

Long-term Debt

As of December 31, 2023, the Town had long-term debt as follows:

	Balance January 1, 2023	Additions	Reductions	Balance December 31, 2023	Due within one year
Governmental Activities					
Lease payable - PD vehicle	\$ -	\$ 146,177	\$ (38,355)	\$ 107,822	\$ 34,105
Lease payable - Streetsweeper	59,214	-	(14,136)	45,078	14,572
Right-to-use	-	75,930	(24,026)	51,904	25,196
Total	<u>\$ 59,214</u>	<u>\$ 222,107</u>	<u>\$ (76,517)</u>	<u>\$ 204,804</u>	<u>\$ 73,873</u>
Enterprise Activities					
Bonds payable-Series 2020	\$ 2,182,500	\$ -	\$ (418,100)	\$ 1,764,400	\$ 427,100
Lease payable - Streetsweeper	118,428	-	(28,272)	90,156	29,144
Total	<u>\$ 2,300,928</u>	<u>\$ -</u>	<u>\$ (446,372)</u>	<u>\$ 1,854,556</u>	<u>\$ 456,244</u>

CONTACTING THE TOWN'S FINANCIAL MANAGEMENT

This financial report is designed to provide the general public with a general overview of the Town's finances and to show the Town's accountability for the money it receives. If you have any questions regarding this report or need additional financial information, please contact:

Town Administrator/Treasurer
Town of Silt
231 North 7th Street
P.O. Box 70
Silt, Colorado 81652
Tel: (970) 876-2353
Fax: (970) 876-2937

TOWN OF SILT, COLORADO
Statement of Net Position
December 31, 2023

	Governmental Activities	Business- Type Activities	Total
ASSETS			
Cash and cash equivalents	\$ 7,129,111	\$ 1,351,702	\$ 8,480,813
Restricted Cash	-	1,720	1,720
Property taxes receivable	420,979	-	420,979
Customer Accounts Receivables	176,961	300,075	477,036
Other receivables	261,515	-	261,515
Due from other governments	354,885	-	354,885
Inventories	1,193	-	1,193
Interfund balances	(65,339)	65,339	-
Bond Issuance Costs	-	149,200	149,200
Capital assets, net	7,412,252	12,907,304	20,319,556
Total assets	15,691,557	14,775,340	30,466,897
DEFERRED OUTFLOWS			
Pension deferrals	277,585	-	277,585
Total Deferred outflows	\$ 277,585	\$ -	\$ 277,585
LIABILITIES			
Accrued Payroll	\$ 203,002	\$ 22,752	\$ 225,754
Accrued Expenses	-	387	387
Deposits and escrows	23,530	1,500	25,030
Unearned revenue	-	4,000	4,000
Accrued Interest	-	4,667	4,667
Noncurrent liabilities:			
Due within one year	73,873	456,244	530,117
Due more than one year:	130,931	1,398,312	1,529,243
Net pension liability	40,308	-	40,308
Total liabilities	471,644	1,887,862	2,359,506
Deferred inflows of resources			
Deferred property taxes	420,979	-	420,979
Pension deferrals	4,948	-	4,948
Total Deferred inflows of resources	425,927	-	425,927
NET POSITION			
Invested in capital assets	7,207,448	11,201,948	18,409,396
Restricted for:			
Tabor	236,711	-	236,711
Parks and recreation	336,316	-	336,316
Unrestricted	7,291,096	1,685,530	8,976,626
Total net position	\$ 15,071,571	\$ 12,887,478	\$ 27,959,049

The accompanying notes are an integral part of this statement.

TOWN OF SILT, COLORADO
Governmental Funds
Balance Sheet
December 31, 2023

	<u>General Fund</u>	<u>Park Impact Fee Fund</u>	<u>Other Governmental Funds</u>	<u>Total Governmental Funds</u>
Assets				
Cash unrestricted	\$ 6,346,316	\$ 190,800	\$ 591,999	\$ 7,129,115
Taxes receivable	420,979	-	-	420,979
Inventory	1,193	-	-	1,193
Customer accounts receivable	45,108	-	131,853	176,961
Other receivables	261,515	-	-	261,515
Due from other Governments	354,885	-	-	354,885
Total assets	<u>\$ 7,429,996</u>	<u>\$ 190,800</u>	<u>\$ 723,852</u>	<u>\$ 8,344,648</u>
Liabilities				
Accrued Payroll	\$ 203,002	\$ -	\$ -	\$ 203,002
Deposits and Escrows	23,530	-	-	23,530
Due to Other Funds	-	-	65,339	65,339
Total Liabilities	<u>226,532</u>	<u>-</u>	<u>65,339</u>	<u>291,871</u>
Deferred inflows of resources				
Deferred property taxes	420,979	-	-	420,979
Total Deferred inflows of resources	<u>420,979</u>	<u>-</u>	<u>-</u>	<u>420,979</u>
Fund Balance				
Restricted				
Tabor emergencies	236,711	-	-	236,711
Parks and recreation	-	190,800	145,516	336,316
Committed				
Beautification	-	-	351,074	351,074
Assigned				
Impact fees	-	-	41,650	41,650
Economic Development	-	-	79,832	79,832
Victim Assistance	-	-	40,441	40,441
Unassigned	6,545,770	-	-	6,545,770
Total Fund Equity	<u>6,782,481</u>	<u>190,800</u>	<u>658,513</u>	<u>7,631,794</u>
Total Liabilities, deferred inflows of resources and fund equity	<u>\$ 7,429,992</u>	<u>\$ 190,800</u>	<u>\$ 723,852</u>	<u>\$ 8,344,644</u>

The accompanying notes are an integral part of this statement.

TOWN OF SILT, COLORADO
Reconciliation of the Governmental Funds Balance
Sheet to the Statement of Net Position
December 31, 2023

Total fund balance, governmental funds \$ 7,631,794

Amounts reported for governmental activities in the Statement of Net Position is different because:

Capital assets used in governmental activities are not current period expenditures and therefore are not reported in this fund financial statement, but are reported in the governmental activities of the Statement of Net Position.

Cost of capital assets	\$ 14,386,020	
Less accumulated depreciation	<u>(6,973,768)</u>	7,412,252

Some liabilities, (such as Notes Payable, Capital Lease Contract Payable, Long-term Compensated Absences, and Bonds Payable), are not due and payable in the current period and are not included in the fund financial statement, but are included in the governmental activities of the Statement of Net Position.

Capital leases		(204,804)
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Net pension Liability and related deferred inflows and outflows of resources are not recorded in the funds.		232,329
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Net Position of Governmental Activities in the Statement of Net Position		<u><u>\$ 15,071,571</u></u>
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The accompanying notes are an integral part of this statement.

TOWN OF SILT, COLORADO
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended December 31, 2023

	<u>General Fund</u>	<u>Park Impact Fee Fund</u>	<u>Nonmajor Governmental Funds</u>	<u>Total Governmental Funds</u>
REVENUES				
Taxes	\$ 2,799,417	\$ -	\$ 192,605	\$ 2,992,022
Intergovernmental	494,608	-	-	494,608
Operating Grant and Contributions	334,301	-	276,727	611,028
Licenses/Permits	133,509	-	-	133,509
Charges for services	508,158	-	-	508,158
Fines and Fees	42,387	-	12,154	54,541
Impact Fees	-	40,588	30,088	70,676
Interest	272,084	52	3,638	275,774
Administration Fees	362,654	-	-	362,654
Miscellaneous	75,503	-	-	75,503
Total revenues	<u>5,022,621</u>	<u>40,640</u>	<u>515,212</u>	<u>5,578,473</u>
EXPENDITURES				
Current:				
General government	964,093	-	119,087	1,083,180
Public safety	1,130,773	-	10,000	1,140,773
Public works	906,972	-	-	906,972
Parks and Recreation	254,619	-	-	254,619
Capital outlay	1,294,830	9,868	291,612	1,596,310
Debt Service	15,962	-	-	15,962
Total expenditures	<u>4,567,249</u>	<u>9,868</u>	<u>420,699</u>	<u>4,997,816</u>
Excess (deficiency) of revenues over expenditures	455,372	30,772	94,513	580,657
Other Financing Sources (Uses)				
Sale of Assets	279,794	-	-	279,794
Loan proceeds	222,107	-	-	222,107
Transfers in (out)	(74,100)	-	-	(74,100)
Other Financing Sources (Uses)	<u>427,801</u>	<u>-</u>	<u>-</u>	<u>427,801</u>
Net change in fund balance	883,173	30,772	94,513	1,008,458
Fund balance, January 1	<u>5,899,308</u>	<u>160,028</u>	<u>564,000</u>	<u>6,623,336</u>
Fund balance, December 31	<u>\$ 6,782,481</u>	<u>\$ 190,800</u>	<u>\$ 658,513</u>	<u>\$ 7,631,794</u>

The accompanying notes are an integral part of this statement.

TOWN OF SILT, COLORADO
Reconciliation of the Governmental Funds Statement of Revenues, Expenditures,
and Changes in Fund Balances to the Statement of Activities
For the Year Ended December 31, 2023

Net change in fund balances - total governmental funds \$ 1,008,458

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.

Fixed assets current additions	\$ 1,365,499	
Depreciation expense	<u>(478,156)</u>	
Excess of capital outlay over depreciation		887,343

Some revenues reported in the statement of activities do not require the use of current financial resources: therefore, are not reported as revenues in governmental funds.

Loan proceeds	(222,107)
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Repayment of long-term debt principal is reported as an expenditure in the governmental funds but reduces long-term liabilities in the statement of net position.	76,517
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Sale of assets	(190,000)
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Pension expenses not in current year	<u>(603)</u>
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Change in net position of governmental funds	<u><u>\$ 1,559,608</u></u>
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The accompanying notes are an integral part of this statement.

TOWN OF SILT, COLORADO
Statement of Net Position
Enterprise Funds
December 31, 2023

ASSETS	Water	Wastewater	Irrigation	Silt Housing Authority	Total Enterprise Funds
Current Assets:					
Cash	\$ (673,523)	\$ 1,356,854	\$ 395,165	\$ 273,206	\$ 1,351,702
Restricted Cash	860	860	-	-	1,720
Accounts receivable, net	205,454	133,082	26,878	-	365,414
Total current assets	<u>(467,209)</u>	<u>1,490,796</u>	<u>422,043</u>	<u>273,206</u>	<u>1,718,836</u>
Capital assets:					
Water Shares	362,745	-	29,176	-	391,921
Land	32,078	152,915	-	154,120	339,113
Property, plant and Equipment	10,456,425	7,076,469	1,903,413	1,452,115	20,888,422
Less accumulated depreciation	(3,422,034)	(3,211,160)	(1,125,815)	(953,143)	(8,712,152)
Total capital assets	<u>7,429,214</u>	<u>4,018,224</u>	<u>806,774</u>	<u>653,092</u>	<u>12,907,304</u>
Intangible Asset -Bond Issuance Costs	<u>74,600</u>	<u>74,600</u>	<u>-</u>	<u>-</u>	<u>149,200</u>
Total Assets	<u>\$ 7,036,605</u>	<u>\$ 5,583,620</u>	<u>\$ 1,228,817</u>	<u>\$ 926,298</u>	<u>\$ 14,775,340</u>
LIABILITIES					
Current liabilities:					
Deposits	\$ 1,500	\$ -	\$ -	\$ -	\$ 1,500
Accrued payroll	9,734	7,965	3,951	1,102	22,752
Accrued Interest	2,334	2,333	-	-	4,667
Other Accrued Liabilities	387	-	-	-	387
Unearned revenues	4,000	-	-	-	4,000
Current maturities of long term debt					
Bonds payable	213,550	213,550	-	-	427,100
Lease payable	7,286	7,286	14,572	-	29,144
Total current liabilities	<u>238,791</u>	<u>231,134</u>	<u>18,523</u>	<u>1,102</u>	<u>489,550</u>
Noncurrent Liabilities					
Bonds payable	668,650	668,650	-	-	1,337,300
Lease payable	15,253	15,253	30,506	-	61,012
Total noncurrent liabilities	<u>683,903</u>	<u>683,903</u>	<u>30,506</u>	<u>-</u>	<u>1,398,312</u>
Net Position					
Invested in capital assets, net of related debt	6,599,075	3,188,085	761,696	653,092	11,201,948
Unrestricted	(485,164)	1,480,498	418,092	272,104	1,685,530
Total Net Position	<u>\$ 6,113,911</u>	<u>\$ 4,668,583</u>	<u>\$ 1,179,788</u>	<u>\$ 925,196</u>	<u>\$ 12,887,478</u>

TOWN OF SILT, COLORADO
Statement of Revenues, Expenses and Changes in Net Position
Enterprise Funds
Year Ended December 31, 2023

	<u>Water</u>	<u>Wastewater</u>	<u>Irrigation</u>	<u>Silt Housing Authority</u>	<u>Total</u>
Operating Revenues					
Charges for services	\$ 1,242,075	\$ 1,313,530	\$ 266,406	\$ 274,487	\$ 3,096,498
Other	29,905	36,551	-	-	66,456
Total operating revenues	<u>1,271,980</u>	<u>1,350,081</u>	<u>266,406</u>	<u>274,487</u>	<u>3,162,954</u>
Operating Expenses					
Operations	703,706	564,214	103,774	199,745	1,571,439
Administration	372,331	455,072	152,751	45,000	1,025,154
Depreciation	283,645	243,009	63,108	42,294	632,056
Total operating expenses	<u>1,359,682</u>	<u>1,262,295</u>	<u>319,633</u>	<u>287,039</u>	<u>3,228,649</u>
Operating income (loss)	<u>(87,702)</u>	<u>87,786</u>	<u>(53,227)</u>	<u>(12,552)</u>	<u>(65,695)</u>
Nonoperating revenues (expenses)					
Interest income	31,401	38,378	-	12,490	82,269
Interest expense	(29,185)	(29,185)	(454)	-	(58,824)
Total nonoperating revenues (expenses)	<u>2,216</u>	<u>9,193</u>	<u>(454)</u>	<u>12,490</u>	<u>23,445</u>
Income (loss) before transfers and and Capital Contributions	<u>(85,486)</u>	<u>96,979</u>	<u>(53,681)</u>	<u>(62)</u>	<u>(42,250)</u>
Contributions and Transfers					
Tap fees	115,500	115,500	11,200	-	242,200
Transfers in (out)	10,170	12,430	51,500	-	74,100
Total Contributions and Transfers	<u>305,670</u>	<u>127,930</u>	<u>62,700</u>	<u>-</u>	<u>496,300</u>
Change in net position	220,184	224,909	9,019	(62)	454,050
Total net position, January 1	<u>5,893,727</u>	<u>4,443,674</u>	<u>1,170,769</u>	<u>925,258</u>	<u>12,433,428</u>
Total net position, December 31	<u>\$ 6,113,911</u>	<u>\$ 4,668,583</u>	<u>\$ 1,179,788</u>	<u>\$ 925,196</u>	<u>\$ 12,887,478</u>

TOWN OF SILT, COLORADO
Statement of Cash Flows
Enterprise Funds
Year Ended December 31, 2023

	<u>Water</u>	<u>Wastewater</u>	<u>Irrigation</u>	<u>Silt Housing Authority</u>	<u>Total Enterprise Funds</u>
Cash Flows From Operating Activities					
Cash received from customer and others	\$ 1,231,932	\$ 1,329,181	\$ 265,048	\$ 274,487	\$ 3,100,648
Cash payments for personnel	(703,706)	(564,214)	(103,774)	(199,745)	(1,571,439)
Cash payments for goods and services	(367,454)	(451,591)	(151,009)	(44,531)	(1,014,585)
Net cash provided (used) by operating activities	<u>160,772</u>	<u>313,376</u>	<u>10,265</u>	<u>30,211</u>	<u>514,624</u>
Cash Flows from Noncapital Financing Activities					
Transfers from (to) other funds	10,170	12,430	51,500	-	74,100
Net cash provided (used) by noncapital financing activities	<u>10,170</u>	<u>12,430</u>	<u>51,500</u>	<u>-</u>	<u>74,100</u>
Cash Flows from Capital and Related Financing Activities					
Receipt of capital contributions	115,500	115,500	11,200	-	242,200
Fixed Assets purchased, less gain on sale	(2,116,607)	(419,766)	(55,342)	-	(2,591,715)
Long term debt payment- principal	(216,118)	(216,118)	(14,136)	-	(446,372)
Long term debt payment- interest	(29,185)	(29,185)	(454)	-	(58,824)
Net cash provided (used) by capital and related financing activities	<u>(2,066,410)</u>	<u>(549,569)</u>	<u>(58,732)</u>	<u>-</u>	<u>(2,674,711)</u>
Cash Flows from Investing Activities					
Interest on investments	31,401	38,378	-	12,490	82,269
Net Cash provided by Investing Activities	<u>31,401</u>	<u>38,378</u>	<u>-</u>	<u>12,490</u>	<u>82,269</u>
Net increase (decrease) in cash and equivalents	(1,864,067)	(185,385)	3,033	42,701	(2,003,718)
Cash balances, January 1	1,191,404	1,543,099	392,132	230,505	3,357,140
Cash balances, December 31	<u>\$ (672,663)</u>	<u>\$ 1,357,714</u>	<u>\$ 395,165</u>	<u>\$ 273,206</u>	<u>\$ 1,353,422</u>
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:					
Operating income (loss)	\$ (87,702)	\$ 87,786	\$ (53,227)	\$ (12,552)	\$ (65,695)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:					
Depreciation expense	283,645	243,009	63,108	42,294	632,056
Assets (increase) decrease:					
Accounts receivables	(40,048)	(20,900)	(1,358)	-	(62,306)
Liabilities increase (decrease):					
Payroll liabilities	4,877	3,481	1,742	469	10,569
Total adjustments	<u>248,474</u>	<u>225,590</u>	<u>63,492</u>	<u>42,763</u>	<u>580,319</u>
Net cash provided (used) by operating activities	<u>\$ 160,772</u>	<u>\$ 313,376</u>	<u>\$ 10,265</u>	<u>\$ 30,211</u>	<u>\$ 514,624</u>

Town of Silt
Notes to the Financial Statements
December 31, 2023

Note 1 - Summary of Significant Accounting Policies

The financial statements of the Town of Silt, Colorado (the Town) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

A. Financial Reporting Entity

The Town is a home rule municipality with a mayor and council form of government that are elected by the voters. As required by accounting principles generally accepted in the United States of America, these financial statements present the Town of Silt (the primary government). The Town has no oversight responsibility for any other governmental entity since no other entities are considered to be controlled by or dependent on the Town. Control or dependence is determined on the basis of budget adoption, taxing authority, funding, and appointment of the respective governing body.

B. Government-wide Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of changes in net position) report information on all of the activities of the Town. For the most part, the effect of inter-fund activity has been removed from these statements. Governmental activities, which normally are supported by taxes, charges for services and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on user charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to those who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

C. Fund Financial Statements

The accounts of the Town are organized on the basis of funds and account groups, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures, or expenses, as appropriate. Government resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

All governmental funds are accounted for on a flow of current financial resources basis. Balance sheets for these funds generally include only current assets and current liabilities. Reported fund balances are considered a measure of available, spendable resources. Operating statements for these funds present a summary of available, spendable resources and expenditures for the period.

Town of Silt
Notes to the Financial Statements
December 31, 2023

Note 1 - Summary of Significant Accounting Policies (continued)

C. Fund Financial Statements (continued)

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

The Town reports the following major governmental funds:

- The General Fund is the Town's primary operating fund. It accounts for all financial resources of the Town, except those required to be accounted for in another fund.
- The Park Impact Fee Fund, which accounts for the collection of park fees to be used to improve the local parks. The major revenue sources are fees and grants. Expenditures include park maintenance and capital outlay.

Enterprise Funds account for operations that are financed and operated in a manner similar to private business enterprises, where the intent is that the costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. Enterprise funds are considered major funds because of community interests in the activities and sources of funding supporting these operations.

Enterprise funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with an enterprise fund's principal ongoing operations. The principal operating revenues of the Town are charges for water, sewer, and irrigation fees, and rental income. Operating expenses for the enterprise funds include purchased services, utilities, repairs and maintenance, supplies, insurance and depreciation cost. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

The Town reports the following major enterprise fund business-type activities:

- Water, Wastewater, Irrigation and Silt Housing Authority Funds, which account for all operations of the Town's water, wastewater, irrigation and housing authority services. They are primarily financed by user charges.

D. Measurement Focus and Basis of Accounting

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the enterprise fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Town of Silt
Notes to the Financial Statements
December 31, 2023

Note 1 - Summary of Significant Accounting Policies (continued)

D. Measurement Focus and Basis of Accounting

The modified accrual basis of accounting is used by all governmental funds. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they become both measurable and available). “Measurable” means the amount of the transaction can be determined and “available” means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Expenditures are recorded when the related fund liability is incurred. Exceptions to this general rule include principal and interest on general long-term debt which is recognized when due, and compensated absences which are recognized when the obligations are expected to be liquidated with expendable available resources.

Those revenues susceptible to accrual are interest revenue and charges for services. Entitlement revenues are not susceptible to accrual because generally, they are not measurable until received. Grant revenues are recognized as they are earned.

The accrual basis of accounting is utilized by enterprise funds. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred.

E. Cash and Cash Equivalents

For the purposes of the statement of cash flows of the enterprise funds, cash and cash equivalents consist of operating and restricted cash and highly liquid securities with an initial maturity of three months or less.

F. Investments

Money market funds are stated at cost, which is equal to fair market value.

G. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

H. Property Taxes

Property taxes for the current year are levied and attached as a lien on property the following January 1. They are payable in full by April 30 or in two equal installments due February 28 and June 15. Property taxes levied in the current year and collected in the following year are reported as a receivable at December 31. However, since the taxes are not available to pay current liabilities, the receivable is recorded as deferred inflow of resources in the governmental and enterprise funds.

Town of Silt
Notes to the Financial Statements
December 31, 2023

Note 1 - Summary of Significant Accounting Policies (continued)

I. Capital Assets

Capital assets, which include property, equipment and infrastructure assets, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capitalized assets are defined by the Town as assets that have a useful life of one or more years, and for which the initial, individual value equals or exceeds \$ 5,000.

All purchased assets are valued at cost where historical records are available and at an estimated historical cost where no historical records exist. Donated assets are valued at their estimated fair market value on the date received. The cost of normal maintenance and repairs that does not add to the value of an asset or materially extend asset life is not capitalized.

Depreciation on all assets is provided on the straight-line basis over the following estimated useful lives:

<u>Asset Class</u>	<u>Useful Life</u>
Buildings	40 years
Utility Plant and System	40 years
Distribution System	5-40 years
Machinery and Equipment	5-20 years
Infrastructure	10-20 years

Public domain assets consisting of roads, bridges, curbs and gutters, streets and sidewalks, drainage systems and lighting systems are examples of infrastructure assets. Infrastructure assets are distinguished from other capitalized assets as their useful life often extends beyond most other capital assets and are stationary in nature. General infrastructure assets are those associated with or arising from governmental activities.

Under GASB 34 the town is not required to retroactively report on infrastructure assets before June 30, 2004. Therefore, infrastructure assets before that date are not shown on the financial statements.

J. Long-Term Liabilities

In the government-wide financial statements, and enterprise fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable government activities, business-type activities, or enterprise fund type statement of net position.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Town of Silt
Notes to the Financial Statements
December 31, 2023

Note 1 - Summary of Significant Accounting Policies (continued)

K. Compensated Absences

Vacation shall begin accruing at the end of the employee's first six months of continuous employment. During the first through fourth year of continuous employment, excluding the first six months, full-time employees, including law enforcement personnel, shall accrue vacation time at a rate of 3.076 hours per pay period, equal to 80 hours per year. During the fifth through ninth year of continuous employment, vacation time shall accrue at a rate of 4.615 hours per pay period, equal to 120 hours per year. After ten years of continuous employment, vacation shall accrue at a rate of 6.153 hours per pay period, equal to 160 hours per year. After ten years of continuous employment for exempt employees' vacation shall accrue at a rate of 7.691 hours per pay period, equal to 200 hours per year. Full-time employees and police officers shall accrue paid sick leave at a rate of 3.692 hours per pay period, equal to 96 hours per year, commencing after the first two weeks of employment. Sick leave accumulates eight hours per month. As of January 2022, The Town will pay a % of accrued sick leave based on length of employment, as a benefit upon termination after a minimum of two years of employment. Unused sick leave benefits will be allowed to accumulate indefinitely.

L. Net Position

Net position represents the difference between assets and liabilities. Net position invested in capital assets, net of related debt consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition or construction of improvements on those assets. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the Town or through external restrictions imposed by creditors, grantors, laws, or regulations of other governments.

M. Interfund Transactions

Interfund receivables and payables arise from interfund transactions and are recorded by all funds affected in the period in which transactions are executed. At year end, outstanding balances between funds are reported as "due to/from other funds." Nonrecurring or non-routine permanent transfers of equity are reported as residual equity transfers. All other interfund transfers are reported as operating transfers. Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

N. Encumbrances

The Town does not use an encumbrance system for budgetary control.

O. Accounts Receivable

The Town considers accounts receivable for water and sewer to be fully collectible because the Town can place liens on the individual properties; accordingly, no allowance for doubtful accounts is required. If amounts become uncollectible, they will be charged to operations when that determination is made.

Town of Silt
Notes to the Financial Statements
December 31, 2023

Note 1 - Summary of Significant Accounting Policies (continued)

P. Fund Equity

In the governmental fund financial statements, governmental funds report the following classifications of fund balance:

- Non-spendable fund balance amounts that are not in spendable form (such as inventory) or are required to be maintained intact;
- Restricted fund balance-amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions or by enabling legislation;
- Committed fund balance-amounts constrained to specific purposes by a government itself, using its highest level of decision-making authority; to be reported as committed, amounts cannot be used for any other purpose unless the government takes the same highest-level action to remove or change the constraint;
- Assigned fund balance-amounts a government intends to use for a specific purpose; intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority;
- Unassigned fund balance-amounts that are available for any purpose; positive amounts are reported only in the general fund.

When expenditures are incurred for purposes for which both restricted and unrestricted net position are available, the Town considers restricted funds to have been spent first. When expenditures are incurred for which committed, assigned, or unassigned fund balances are available, the Town considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless the Town Council has provided otherwise in its commitment or assignment actions.

Note 2 - Reconciliation of Government-wide and Fund Financial Statements

The governmental funds balance sheet includes reconciliation between fund balances total governmental funds and net position - governmental activities as reported in the government-wide statement of net position. Additionally, the governmental fund statement of revenues, expenditures, and changes in fund balances includes reconciliation between net change in fund balances - total governmental funds and changes in net position of governmental activities as reported in the government-wide statement of activities. The enterprise fund statement of net position and statement of revenues, expenses and changes in net position also includes reconciliation to the government-wide statement of net position and activities.

These reconciliations detail items that require adjustment to convert from the current resources' measurement and modified accrual basis for governmental fund statements to the economic resources measurement and full accrual basis used for government-wide statements. However, certain items having no effect on measurement and basis of accounting were eliminated from the governmental fund statements during the consolidation of governmental activities.

Town of Silt
Notes to the Financial Statements
December 31, 2023

Note 3 - Tax, Spending and Debt Limitations

Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations, including revenue raising, spending abilities, and other specific requirements of state and local governments, excluding “enterprises.”

The Town’s voters on November 1996, approved a ballot measure to permit the Town to collect, retain and expend all revenues and other funds collected in 1996 and each subsequent year thereafter, for capital projects and other municipal services without limiting in any year the amount of the other revenues that may be collected and expended by the Town of Silt in excess of the limits of Article X, Section 20 of the Colorado Constitution. This measure, however, did not remove limits on property taxes.

The Amendment is complex and subject to judicial interpretation. The Town believes it is in compliance with the requirements of the amendment.

The Amendment requires that an emergency reserve be maintained at three percent of fiscal year spending. A portion of the General Fund’s fund balance is classified as restricted for emergencies as required by the Amendment.

Note 4 - Budgets

The Town adheres to the following procedures in establishing budgetary data reflected in the financial statements:

- A. By September of each year, the administrator gives public notice of the budget calendar for the next fiscal year. The administrator asks that all Town departments, boards, commissions, or citizens submit within thirty days from the notice any request for funds under the budget being prepared. The administrator then prepares a proposed budget for the ensuing fiscal year and submits it to the Council no later than forty-five days prior to any date required by state law for the certification to the County of the tax levy.
- B. The budget provides a complete financial plan of all Town funds and activities for the ensuing fiscal year indicating anticipated revenues, proposed operating and capital expenditures, a provision for contingencies, and anticipated net surplus or deficit for the ensuing fiscal year.
- C. A public hearing on the proposed budget is held by the Council in early December.
- D. The Council adopts the budget by resolution on or before the final day established by law for the certification of the ensuing year’s tax levy to the County. Adoption of the budget by the Council shall constitute appropriations of the amounts specified therein as expenditures from the funds indicated and shall constitute a levy of the property tax therein proposed.
- E. If during the fiscal year the administrator determines that there are expenses in excess of those estimated in the budget, the Council by resolution may make supplemental appropriations for the year up to the amount of such excess. To meet an emergency affecting public property, health, peace or safety, the Council may make emergency appropriations. If at any time during the fiscal year it appears probable to the administrator that the revenues available will be insufficient to meet the amount appropriated, the administrator reports to the Council, indicating the estimated amount of deficit, any remedial action already taken, and a recommendation as to any other steps to be taken. Any time during the fiscal year the administrator may transfer part or all of any unencumbered appropriation balance within a department.
- F. Budget appropriations lapse at the end of each year.

Town of Silt
Notes to the Financial Statements
December 31, 2023

Note 4 - Budgets (continued)

- G. Expenditures may not exceed appropriations at the fund level. Budget amounts included in the financial statements are based on the final amended budget. There no revisions made to the original budgeted expenditures for the year. The district could be in violation of Colorado budget law because expenditures exceeded budgetary amount in the Conservation Trust Fund and Wastewater Fund.
- H. Budgets for governmental funds are adopted on a basis consistent with accounting principles generally accepted in the United States of America (GAAP), except for long-term receivables and advances and capital lease financing which are budgeted when liquidated rather than when the receivable/liability is incurred. Budgets for enterprise funds are adopted on a basis consistent with the spending measurement focus of the governmental funds.
- I. Budget for the Enterprise Funds are adopted on a basis consistent with the Governmental Funds.

Note 5 - Deposits and Investments

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local governments deposit cash in eligible public depositories; eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to the aggregate uninsured deposits. Collateral in the pool is considered to be equal to depository insurance pursuant to definitions listed in GASB Statement No. 40. At December 31, 2023, the bank balance of the Town's deposits was \$ 1,983,589 of which \$ 251,720 was covered by federal depository insurance and \$ 1,731,869 was collateralized under PDPA.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local government entities may invest. Authorized investments include obligations of the United States and certain U.S. government agency securities; certain international agency securities; general obligation and revenue bonds of U.S. local government entities; bankers' acceptances of certain banks; commercial paper; local government investment pools; written repurchase agreements collateralized by certain authorized securities; certain money market funds; and guaranteed investment contracts. The Town has no formal investment policy. At December 31, 2023 the Town's investments included funds held in Colotrust and CSAFE.

During the year ended December 31, 2023, the Town invested funds in Colotrust and CSAFE. As investment pools, they operate under the Colorado Revised Statutes (24-75-701) and are overseen by the Colorado Securities Commissioner. They invested in securities that are specified by Colorado Revised Statutes (24-75601). Authorized securities include U.S. Treasuries, U.S. Agencies, commercial paper (rated A1 or better) and bank deposits (collateralized through PDPA). The pool operates similar to a 2a-7-like money market fund with a share value equal to \$1.00 and a maximum weighted average maturity of 1 day. These funds are rated AAAM by the Standard and Poor's Corporation.

Town of Silt
Notes to the Financial Statements
December 31, 2023

Note 5 - Deposits and Investments (continued)

Investments	<u>12/31/2023</u>	<u>Credit Rating</u>
Investments Measured at Amortized Costs		
CSAFE	\$ 5,928,213	AAAm
Investments Measured at Net Asset Value		
ColoTrust	1,032,956	AAAm
Total Investments	\$ 6,961,169	

The composition of all cash and cash investments held by the Town at December 31, 2023 is as follows:

Cash on hand	\$ 2,710
Cash in bank	1,518,655
Investments	6,961,169
Total cash and investments	\$ 8,482,534

Note 6 - Interfund Transactions

Interfund receivable and payable balances as of December 31, 2023, are as follows:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
Water/Wastewater	Economic Development	\$ 65,339

The outstanding balance between funds result mainly from the time lag between the date of payments between funds are made and borrowing from the pooled cash account.

Note 7 - Contingent liabilities

Risk management

The Town is exposed to various risks of loss related to torts; theft of, damages to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Town pays an annual premium to CIRSA Property/Casualty and Workers' Compensation for its general liability and workmen's compensation insurance coverage. The agreement with CIRSA will be self-sustaining through member premiums. CIRSA rate-setting policies are established by the Board of Directors, in consultation with independent actuaries. The Board of Directors may credit member municipalities' future contributions in the event of a surplus. Although it has never occurred, CIRSA member municipalities are subject to a supplemental assessment in the event of a deficiency.

There were no settlements exceeding insurance coverage over the last three years.

Town of Silt
Notes to the Financial Statements
December 31, 2023

Note 8 - Long-Term Liabilities

Schedule of Long-Term Debt

	Balance January 1, 2023	Additions	Reductions	Balance December 31, 2023	Due within one year
Governmental Activities					
Lease payable - PD vehicle	\$ -	\$ 146,177	\$ (38,355)	\$ 107,822	\$ 34,105
Lease payable - Streetsweeper	59,214	-	(14,136)	45,078	14,572
Right-to-use lease	-	75,930	(24,026)	51,904	25,196
Total	<u>\$ 59,214</u>	<u>\$ 222,107</u>	<u>\$ (76,517)</u>	<u>\$ 204,804</u>	<u>\$ 73,873</u>
Enterprise Activities					
Bonds payable-Series 2020	\$ 2,182,500	\$ -	\$ (418,100)	\$ 1,764,400	\$ 427,100
Lease payable - Streetsweeper	118,428	-	(28,272)	90,156	29,144
Total	<u>\$ 2,300,928</u>	<u>\$ -</u>	<u>\$ (446,372)</u>	<u>\$ 1,854,556</u>	<u>\$ 456,244</u>

A. Bonds payable-Series 2020

The Town issued Water and Wastewater Revenue Refunding Bonds in 2020 to pay off the 2011 Wastewater Revenue Bonds. The bonds are due in semi-annual installments through 2027 with interest varying from 2.2%.

Bonds and interest payments are payable only from income derived by the Town from operation of the wastewater system. Principal and interest requirements for this bond issue are as follows:

	Principal	Interest	Totals
2024	427,100	38,195	465,295
2025	436,300	29,002	465,302
2026	445,700	19,610	465,310
2027	455,300	10,016	465,316
Total	<u>\$ 1,764,400</u>	<u>\$ 96,823</u>	<u>\$ 1,861,223</u>

B. Capital Leases:

Street Sweeper

The Town borrowed \$224,165 on a capital lease to be used for the purchase of a street sweeper. Payments are due in yearly installments of \$ 47,886.74 commencing on April 1, 2022 with a final payment due April 1, 2026 with interest at 3.10%.

Payments are split between the General Fund, Water Fund, Wastewater Fund, and Irrigation Fund. Lease payable balances are maintained in each fund based on each fund's proportional share of the asset.

Town of Silt
Notes to the Financial Statements
December 31, 2023

Note 8 - Long-Term Liabilities (continued)

	Principal	Interest	Totals
2024	43,716	4,171	47,887
2025	45,064	2,823	47,887
2026	46,454	1,433	47,887
	\$ 135,234	\$ 8,427	\$ 143,661

Police Vehicles

The Town borrowed \$146,177 on a capital lease to be used for the purchase of two police vehicles. Payments are due in yearly installments of \$ 39,818.91 commencing on January 13, 2023 with a final payment due January 13, 2026 with interest at 5.95%. Principal and interest requirements for this bond issue are as follows:

	Principal	Interest	Totals
2024	34,105	5,714	39,819
2025	35,912	3,907	39,819
2026	37,805	2,014	39,819
	\$ 107,822	\$ 11,635	\$ 119,457

C. Right-to-Use:

The Town entered into an agreement with Huntington Technology Finance for use of laptop computers to be used in the police vehicles. The town will made a payment of \$24,026 upon signing the lease with payments due on January 25 in 2024 and 2025 of \$28,310 for use of the equipment. The equipment will remain the property of Huntington Technology Finance for the duration of and at the conclusion of the lease.

	Principal	Interest	Totals
2024	25,196	3,114	28,310
2025	26,708	1,602	28,310
	\$ 51,904	\$ 4,716	\$ 56,620

Note 9 - Defined Contribution Plan

All eligible employees participate in the Colorado Retirement Association (CRA) (the Plan), a defined contribution plan, authorized by state statute. The Plan is a tax qualified plan under Section 401(a) of the Internal Revenue Code and all contributions by or on behalf of employees are tax deferred until time of withdrawal.

Employees are eligible for participation after one year of employment. Employee contributions are 100% vested immediately upon employee participation in the plan and employer contributions are 100% vested after five years.

Town of Silt
Notes to the Financial Statements
December 31, 2023

Note 10 - Defined Compensation Plan

The Town must contribute 7% of the compensation of each participant. Each participant contributes a minimum amount equal to the Town's contribution and is permitted to make additional contributions not to exceed 10% of their compensation. Total payroll for the Town was \$1,975,934 while covered payroll was \$1,346,918. For the year ended December 31, 2023, employee contributions totaled \$91,474 and the Town recognized pension expense of \$91,474.

Plan benefits depend solely on amounts contributed to the plan plus investment earnings, less administrative expenses. The Plan may be amended by resolution of the Town Council, but it may not be amended beyond the limits established by state statute.

Complete financial statements for the retirement plans may be obtained from the CRA, 4949 S. Syracuse St., Suite 400, Denver, Colorado, 80237.

The Town also offers its employees an additional voluntary deferred compensation plan created in accordance with Internal Revenue Code 457(f), administered by Colorado Retirement Association (CRA) (the Plan).

The Plan permits the employees to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergencies. The Town has no other liability other than to make the required monthly contribution.

Note 11 - Defined Benefit Plan

The Town's police officers participate in the Statewide Defined Benefit Plan (SWDB), which is a cost-sharing multiple-employer defined benefit pension plan. The Plan is administered by the Fire & Police Pension Association of Colorado (FPPA). FPPA issues a publicly available comprehensive annual financial report that can be obtained on FPPA's website at <http://www.fppaco.org>.

A member is eligible for a normal retirement pension once the member has completed twenty-five years of credited service and has attained the age of 55. Effective January 1, 2021, a member may also qualify for a normal retirement pension if the member's combined years of service and age equals at least 80, with a minimum age of 50 (Rule of 80).

The annual normal retirement benefit is 2 percent of the average of the member's highest three years' base salary for each year of credited service up to ten years, plus 2.5 percent for each year of service thereafter. The benefit earned prior to January 1, 2007 for members of affiliated Social Security employers will be reduced by the amount of Social Security income payable to the member annually. Effective January 1, 2007, members currently covered under Social Security will receive half the benefit when compared to the Statewide Defined Benefit Plan. Benefits paid to retired members are evaluated and may be re-determined every October 1. The amount of any increase is based on the Board's discretion and can range from 0 to the higher of 3 percent or the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W).

Town of Silt
Notes to the Financial Statements
December 31, 2023

Note 11 - Defined Benefit Plan

Defined Benefit Plan- SWDB (continued)

A member is eligible for an early retirement after completion of 30 years of service or attainment of age 50 with at least five years of credited service. The early retirement benefit equals the normal retirement benefit reduced on an actuarially equivalent basis. Upon termination, an employee may elect to have member contributions, along with 5 percent as interest, returned as a lump sum distribution. Alternatively, a member with at least five years of accredited service may leave contributions with the Plan and remain eligible for a retirement pension at age 55 equal to 2 percent of the member's average highest three years' base salary for each year of credited service up to ten years, plus 2.5 percent for each year of service thereafter.

Contribution rates for employers and members may be increased equally by the FPPA Board of Directors upon approval through an election by both the employers and members.

In 2014, the members elected to increase the member contribution rate to the SWDB plan beginning in 2015. Member contribution rates will increase 0.5 percent annually through 2022 to a total of 12 percent of pensionable earnings. Employer contributions will increase 0.5 percent annually beginning in 2021 through 2030 to a total of 13.0 percent of pensionable earnings. In 2022, members of the SWDB plan and their employers are contributing at the rate of 12 percent and 9 percent, respectively, of pensionable earnings for a total contribution rate of 21.0 percent.

Contributions from members and employers of departments reentering the system are established by resolution and approved by the FPPA Board of Directors. The member and employer contribution rates will increase through 2030 as described above for the non-reentering departments. Effective January 1, 2021, reentry departments may submit a resolution to the FPPA Board of Directors to reflect the actual cost of reentry by department. Each reentry department is responsible to remit contributions to the plan in accordance with their most recent FPPA Board of Directors approved resolution.

The contribution rate for members and employers of affiliated social security employers is 6.0 percent and 4.5 percent, respectively, of pensionable earnings for a total contribution rate of 10.5 percent in 2021. Per the 2014 member election, members of the affiliate social security group had their required contribution rate increase 0.25 percent annually beginning in 2015 through 2022 to a total of 6 percent of pensionable earnings. Employer contributions will increase 0.25 percent annually beginning in 2021 through 2030 to a total of 6.5 percent of pensionable earnings.

Pension Liabilities/ (Asset), Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2023, the Entity reported a net pension liability of \$ 40,308. The net pension liability was measured as of December 31, 2022, and the total pension asset used to calculate the net pension asset was determined by an actuarial valuation as of December 31, 2022. The Town's proportion of the net pension asset was based on a projection of the Town's long-term share of contributions to the pension plan relative to the projected contributions of all participating entities, actuarially determined. At December 31, 2022, the Town's proportion was 0.04541%, which was a decrease of 0.00442% from its proportion of 0.04983% measured as of December 31, 2021.

Town of Silt
Notes to the Financial Statements
December 31, 2023

Note 11 - Defined Benefit Plan

Defined Benefit Plan- SWDB (continued)

Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resource. For the year ended December 31, 2023, the Town recognized pension expense of \$603 related to the SWDB.

At December 31, 2023, the Entity reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows</u>	<u>Deferred Inflows</u>
Difference between expected and actual experience	\$ 87,253	\$ 4,948
Changes in assumptions	51,640	-
Net difference between projected and actual earnings on pension plan investments	91,216	-
Contributions subsequent to the measurement date	47,477	-
Total	<u>\$ 277,586</u>	<u>\$ 4,948</u>

The SWDB plan reported \$47,477 as deferred outflows of resources related to pensions resulting from the Town contributions subsequent to the measurement date will be recognized as an increase in net position asset in the year ended December 31, 2023.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31:	
2023	\$ 21,232
2024	\$ 38,460
2025	\$ 54,302
2026	\$ 75,160
2027	\$ 15,553
Thereafter	\$ 20,454

The December 31, 2022 actuarial valuation was used to determine the Actuarially Determined Contribution for the fiscal year ending December 31, 2022. The valuation used the following actuarial assumption and other inputs:

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level % of payroll, Open
Amortization Period	30 years
Long-term Investment rate of return*	7.0%
Projected Salary Increases	4.25%-11.25%
Cola adjustment	0.0%
*Includes Inflation At	2.5%

Town of Silt
Notes to the Financial Statements
December 31, 2023

Note 11 - Defined Benefit Plan

Defined Benefit Plan- SWDB (continued)

For determining the total pension liability, the post-retirement mortality tables for non-disabled retirees uses the Pub-2010 Safety Health Annuitant Mortality Tables projected with the ultimate values of the MP-2020 projection scale. The pre-retirement off-duty mortality tables are adjusted to 60% of the MP=2020 mortality tables for active employees. The on-duty mortality rate is 0.00015.

For determining the actuarially determined contributions, the post-retirement mortality tables for non-disabled retirees uses the 2006 central rates from the RP-2014 Annuitant Mortality Tables projected to 2018 using the MP-2017 projection scales, and the projected prospectively using the ultimate rates of the scale for all years. The pre-retirement of-duty mortality tables are adjusted to 50% of the RP-2014 mortality tables for active employees. The on-duty mortality rate is 0.00015.

At least every five years the FPPA’s Board of Directors, in accordance with best practices, reviews it’s economic and demographic actuarial assumptions. At its July 2022 meeting, the Board of Directors reviewed and approved recommended changes to the actuarial assumptions. The recommendations were made by the FPPA’s actuaries, Gabriel, Roeder, Smith & Company, based upon their analysis of past experience and expectations of the future. The assumption changes were effective for actuarial valuations beginning January 1, 2023. The actuarial assumptions impact actuarial factors for benefit purposes such as purchases of service credit and other benefits where actuarial factors are used.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation (assumed at 2.5 percent). Best estimates of arithmetic real rates of return for each major asset class included in the Fund’s target asset allocation as of December 31, 2022 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Rate of Return
Global Equity	35%	8.93%
Equity Long/Short	6%	7.47%
Private Markets	34%	10.31%
Fixed Income- Rates	10%	5.45%
Fixed Income- Credit	5%	6.90%
Absolute Return	9%	6.49%
Cash	1%	3.92%
Total	100.00%	

Town of Silt
Notes to the Financial Statements
December 31, 2023

Note 11 - Defined Benefit Plan

Defined Benefit Plan- SWDB (continued)

Discount rate: Projected benefit payments are required to be discounted to their actuarial present values using a Single Discount Rate that reflects (1) a long-term expected rate of return on pension plan investments (to the extent that the plan's fiduciary net position is projected to be sufficient to pay benefits) and (2) tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the plan's projected fiduciary net position is not sufficient to pay benefits).

For the purpose of this valuation, the expected rate of return on pension plan investments is 7.00%; the municipal bond rate is 4.05% (based on the weekly rate closest to but not later than the measurement date of the "state & local bonds" rate from Federal Reserve statistical release (H.15)); and the resulting Single Discount Rate is 7.00%.

Regarding the sensitivity of the net pension liability/(asset) to changes in the Single Discount Rate, the following presents the plan's net pension liability, calculated using a Single Discount Rate of 7.00%, as well as what the plan's net pension liability/(asset) would be if it were calculated using a Single Discount Rate that is one percent lower or one percent higher:

1% Decrease	Single Discount Rate Assumption	1% Increase
6.00%	7.00%	8.00%
\$277,878	\$40,308	\$(156,477)

Note 12 - Capital Assets

	Balance January 1, 2023	Additions	Dispositions	Balance December 31, 2023
Governmental Activities				
Capital assets not being depreciated				
Land	\$ 1,831,621	\$ -	\$ (190,000)	\$ 1,641,621
Construction in progress	297,263	30,265	-	327,528
	2,128,884	30,265	(190,000)	1,969,149
Capital assets being depreciated				
Buildings	1,068,578	-	-	1,068,578
Improvements/infrastructure	8,799,292	818,059	-	9,617,351
Machinery and equipment	1,213,767	441,245	-	1,655,012
Right-to-use lease	-	75,930	-	-
	11,081,637	1,335,234	-	12,416,871
Less accumulated depreciation				
Buildings	(881,132)	(23,345)	-	(904,477)
Improvements/infrastructure	(4,786,710)	(284,714)	-	(5,071,424)
Machinery and equipment	(827,770)	(144,787)	-	(972,557)
Right-to-use amortization	-	(25,310)	-	(25,310)
	(6,495,612)	(478,156)	-	(6,973,768)
Capital asset being depreciated, net	4,586,025	857,078	-	5,443,103
Total Capital Assets	\$ 6,714,909	\$ 887,343	\$ (190,000)	\$ 7,412,252

Town of Silt
Notes to the Financial Statements
December 31, 2023

Note 12 - Capital Assets (continued)

	Balance January 1, 2023	Additions	Dispositions	Balance December 31, 2023
Business - Type Activities				
Capital assets not being depreciated				
Land and Water Shares	\$ 731,034	\$ -	\$ -	\$ 731,034
Capital assets being depreciated				
Treatment plants	8,299,200	2,344,798	-	10,643,998
Distribution system	6,203,537	133,636	-	6,337,173
Irrigation system	1,636,387	-	-	1,636,387
Buildings	1,515,720	-	-	1,515,720
Machinery and equipment	641,861	113,281	-	755,142
Less accumulated depreciation	(8,080,094)	(632,056)	-	(8,712,150)
Capital assets being depreciated, net	<u>10,216,611</u>	<u>1,959,659</u>	<u>-</u>	<u>12,176,270</u>
Total Business-Type Activities Capital Assets	<u>\$ 10,947,645</u>	<u>\$ 1,959,659</u>	<u>\$ -</u>	<u>\$ 12,907,304</u>

Depreciation was charged to governmental activity functions/programs as follows:

General government	\$ 22,064
Public safety	95,653
Public works	286,569
Parks and recreation	73,870
Total	<u>\$ 478,156</u>

Depreciation charged to the Enterprise Funds are as follows:

Water Fund	\$ 283,645
Wastewater Fund	243,009
Irrigation Fund	63,108
Silt Housing Authority	42,294
Total	<u>\$ 632,056</u>

Note 13 - Subscription-based Information Technology Arrangement (SBITA)

Statement No. 96 of the Governmental Accounting Standards Board (GASB) was released in May of 2020 with mandatory implementation for financial reporting periods beginning after June 15, 2022. This Statement requires a government to disclose descriptive information about its SBITAs other than short-term SBITAs, such as the amount of the subscription asset, accumulated amortization, other payments not included in the measurement of a subscription liability, principal and interest requirements for the subscription liability, and other essential information. The town did not have any material SBITAs for the year ending 2023.

TOWN OF SILT, COLORADO
Schedule of Change in Net Pension Liability/(Asset)
For the Year Ended December 31, 2023

Measurement Date:		December 31, 2022
Employer portion of NPL(A)-December 31, 2022		0.00049825 %
Employer portion of NPL(A)-December 31, 2023		0.00045412 %
Employer proportionate share of NPL(A)	\$	40,308
Employer covered payroll	\$	544,222
Employer proportionate share of NPL(A) as a percentage of covered payroll		7%

TOWN OF SILT, COLORADO
Schedule of Contributions to Pension Plan
For the Year Ended December 31, 2023

Required Employer Contributions	December 31, 2016	\$	28,950
Required Employer Contributions	December 31, 2017	\$	23,464
Required Employer Contributions	December 31, 2018	\$	27,917
Required Employer Contributions	December 31, 2019	\$	27,861
Required Employer Contributions	December 31, 2020	\$	27,851
Required Employer Contributions	December 31, 2021	\$	27,955
Required Employer Contributions	December 31, 2022	\$	34,094
Required Employer Contributions	December 31, 2023	\$	47,477
Employer covered payroll		\$	544,222
Contributions as a percentage of employer covered payroll			8.72%

TOWN OF SILT, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
General Fund
For the Year Ended December 31, 2023

Revenues	Budgeted Amounts		Actual	Variance
	Original	Final		Favorable (Unfavorable)
Taxes	\$ 2,301,900	\$ 2,301,900	\$ 2,799,417	\$ 497,517
Intergovernmental	268,700	268,700	494,608	225,908
Licenses/Permits	135,440	135,440	133,509	(1,931)
Operating Grants and Contributions	516,000	516,000	334,301	(181,699)
Charges for services	474,425	474,425	508,158	33,733
Fines and Forfeits	33,300	33,300	42,387	9,087
Interest	6,000	6,000	272,084	266,084
Administration Fees	385,686	385,686	362,654	(23,032)
Miscellaneous	38,500	38,500	355,297	316,797
Total revenues	4,159,951	4,159,951	5,302,415	1,142,464
 Expenditures				
General government	1,322,520	1,322,520	964,093	358,427
Public safety	1,289,500	1,289,500	1,130,773	158,727
Public works	925,100	925,100	906,972	18,128
Parks and Recreation	295,500	295,500	254,619	40,881
Capital Outlay	1,391,750	1,391,750	1,072,723	319,027
Debt service	45,000	45,000	15,962	29,038
Total Expenditures	5,269,370	5,269,370	4,345,142	924,228
Excess of Revenues over (under) Expenditures	(1,109,419)	(1,109,419)	957,273	2,066,692
 Other Financing Sources (Uses)				
Transfers in (out)	(74,100)	(74,100)	(74,100)	-
Fund balance, January 1	5,847,606	5,847,606	5,899,308	51,702
Fund balance, December 31	\$ 4,664,087	\$ 4,664,087	\$ 6,782,481	\$ 2,118,394

TOWN OF SILT, COLORADO
Statement of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
Park Impact Fee Fund
For the Year Ended December 31, 2023

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance with Final Budget Favorable (Unfavorable)
	<u>Original</u>	<u>Final</u>		<u>(Unfavorable)</u>
Revenues				
Impact Fees	\$ 66,500	\$ 66,500	\$ 40,588	\$ (25,912)
Interest	60	60	52	(8)
Total revenues	<u>66,560</u>	<u>66,560</u>	<u>40,640</u>	<u>(25,920)</u>
Expenditures				
Capital Outlay	160,000	160,000	9,868	150,132
Total expenditures	<u>160,000</u>	<u>160,000</u>	<u>9,868</u>	<u>150,132</u>
Excess of Revenues over (under) Expenditures	(93,440)	(93,440)	30,772	124,212
Fund Balance, January 1	<u>149,642</u>	<u>149,642</u>	<u>160,028</u>	<u>10,386</u>
Fund Balance, December 31	<u>\$ 56,202</u>	<u>\$ 56,202</u>	<u>\$ 190,800</u>	<u>\$ 134,598</u>

TOWN OF SILT, COLORADO
Combining Balance Sheet
Nonmajor Governmental Funds
December 31, 2023

	<u>Conservation Trust Fund</u>	<u>Construction Fee Impact Fund</u>	<u>Victim Assistance</u>	<u>Beautification Fund</u>	<u>Economic Development Fund</u>	<u>Total Nonmajor Governmental Funds</u>
Assets						
Cash and cash equivalents	\$ 145,516	\$ 41,650	\$ 40,441	\$ 351,074	\$ 13,318	\$ 591,999
Accounts receivable	-	-	-	-	131,853	131,853
Total assets	<u>\$ 145,516</u>	<u>\$ 41,650</u>	<u>\$ 40,441</u>	<u>\$ 351,074</u>	<u>\$ 145,171</u>	<u>\$ 723,852</u>
Liabilities and Fund Balances						
Liabilities:						
Due to Other Funds	\$ -	\$ -	\$ -	\$ -	\$ 65,339	\$ 65,339
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>65,339</u>	<u>65,339</u>
Fund balances:						
Unreserved:	145,516	41,650	40,441	351,074	79,832	658,513
Total fund balances	<u>145,516</u>	<u>41,650</u>	<u>40,441</u>	<u>351,074</u>	<u>79,832</u>	<u>658,513</u>
Total liabilities and fund balances	<u>\$ 145,516</u>	<u>\$ 41,650</u>	<u>\$ 40,441</u>	<u>\$ 351,074</u>	<u>\$ 145,171</u>	<u>\$ 723,852</u>

TOWN OF SILT, COLORADO
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
December 31, 2023

	Conservation Trust Fund	Construction Fee Impact Fund	Victim Assistance	Beautification Fund	Economic Development Fund	Total Nonmajor Governmental Funds
REVENUES						
Taxes	\$ -	\$ -	\$ -	\$ 192,605	\$ -	\$ 192,605
Operating Grants and Contributions	255,018	-	-	-	21,709	276,727
Fines and Forfeits	-	-	12,154	-	-	12,154
Impact Fees	-	30,088	-	-	-	30,088
Interest Income	3,604	-	-	34	-	3,638
Total revenues	<u>258,622</u>	<u>30,088</u>	<u>12,154</u>	<u>192,639</u>	<u>21,709</u>	<u>515,212</u>
EXPENDITURES						
General Government	-	-	-	-	2,200	2,200
Public Safety	-	-	10,000	-	-	10,000
Projects	-	116,887	-	-	-	116,887
Capital Outlay	228,285	-	-	63,327	-	291,612
Total expenditures	<u>228,285</u>	<u>116,887</u>	<u>10,000</u>	<u>63,327</u>	<u>2,200</u>	<u>420,699</u>
Excess revenues over (under) expenditures	30,337	(86,799)	2,154	129,312	19,509	94,513
Fund balance, January 1	115,179	128,449	38,287	221,762	60,323	564,000
Fund balance, December 31	<u>\$ 145,516</u>	<u>\$ 41,650</u>	<u>\$ 40,441</u>	<u>\$ 351,074</u>	<u>\$ 79,832</u>	<u>\$ 658,513</u>

TOWN OF SILT, COLORADO
Statement of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
Conservation Trust Fund
For the Year Ended December 31, 2023

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance with
	<u>Original</u>	<u>Final</u>		Final Budget
Revenues				Favorable
				(Unfavorable)
Operating Grants and Contributions	\$ 45,000	\$ 45,000	\$ 50,353	\$ 5,353
Donations	-	-	204,665	204,665
Interest Income	100	100	3,604	3,504
Total revenues	<u>45,100</u>	<u>45,100</u>	<u>258,622</u>	<u>213,522</u>
Expenditures				
Capital outlay	30,000	230,000	228,285	1,715
Total expenditures	<u>30,000</u>	<u>230,000</u>	<u>228,285</u>	<u>1,715</u>
Excess of Revenues over				
(under) Expenditures	15,100	(184,900)	30,337	215,237
Fund balance, January 1	<u>103,234</u>	<u>103,234</u>	<u>115,179</u>	<u>11,945</u>
Fund balance, December 31	<u>\$ 118,334</u>	<u>\$ (81,666)</u>	<u>\$ 145,516</u>	<u>\$ 227,182</u>

TOWN OF SILT, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
Construction Impact Fee Fund
For the Year Ended December 31, 2023

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance with
	<u>Original</u>	<u>Final</u>		Final Budget
Revenues				Favorable
Impact Fees	\$ 35,500	\$ 35,500	\$ 30,088	\$ (5,412)
Total revenues	<u>35,500</u>	<u>35,500</u>	<u>30,088</u>	<u>(5,412)</u>
Expenditures				
Projects	118,000	118,000	116,887	1,113
Total expenditures	<u>118,000</u>	<u>118,000</u>	<u>116,887</u>	<u>1,113</u>
Excess of revenues over				
(under) expenditures	(82,500)	(82,500)	(86,799)	(4,299)
Fund balance, January 1	<u>149,642</u>	<u>149,642</u>	<u>128,449</u>	<u>(21,193)</u>
Fund balance, December 31	<u>\$ 67,142</u>	<u>\$ 67,142</u>	<u>\$ 41,650</u>	<u>\$ (25,492)</u>

TOWN OF SILT, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
Victim Assistance Fund
For the Year Ended December 31, 2023

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance with
	<u>Original</u>	<u>Final</u>		Final Budget
Revenues				Favorable
Fines and Forfeits	\$ 11,000	\$ 11,000	\$ 12,154	\$ 1,154
Total revenues	<u>11,000</u>	<u>11,000</u>	<u>12,154</u>	<u>1,154</u>
Expenditures				
Public Safety	15,300	15,300	10,000	5,300
Total expenditures	<u>15,300</u>	<u>15,300</u>	<u>10,000</u>	<u>5,300</u>
Excess of revenues over				
(under) expenditures	(4,300)	(4,300)	2,154	6,454
Fund balance, January 1	<u>47,116</u>	<u>47,116</u>	<u>38,287</u>	<u>(8,829)</u>
Fund balance, December 31	<u>\$ 42,816</u>	<u>\$ 42,816</u>	<u>\$ 40,441</u>	<u>\$ (2,375)</u>

TOWN OF SILT, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
Beautification Fund
For the Year Ended December 31, 2023

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance with
	<u>Original</u>	<u>Final</u>		Final Budget
Revenues				Favorable
				(Unfavorable)
Taxes	\$ 170,000	\$ 170,000	\$ 192,605	\$ 22,605
Interest	40	40	34	(6)
Total revenues	<u>170,040</u>	<u>170,040</u>	<u>192,639</u>	<u>22,599</u>
Expenditures				
Capital outlay	<u>312,000</u>	<u>312,000</u>	<u>63,327</u>	<u>248,673</u>
Total expenditures	<u>312,000</u>	<u>312,000</u>	<u>63,327</u>	<u>248,673</u>
Excess of Revenues over				
(under) Expenditures	(141,960)	(141,960)	129,312	271,272
Fund balance, January 1	<u>269,789</u>	<u>269,789</u>	<u>221,762</u>	<u>(48,027)</u>
Fund balance, December 31	<u><u>\$ 127,829</u></u>	<u><u>\$ 127,829</u></u>	<u><u>\$ 351,074</u></u>	<u><u>\$ 223,245</u></u>

TOWN OF SILT, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
Economic Development Fund
For the Year Ended December 31, 2023

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance with Final Budget Favorable (Unfavorable)
	<u>Original</u>	<u>Final</u>		<u>(Unfavorable)</u>
Revenues				
Operating Grants and Contributions	\$ 18,000	\$ 18,000	\$ 21,709	\$ 3,709
Total revenues	<u>18,000</u>	<u>18,000</u>	<u>21,709</u>	<u>3,709</u>
Expenditures				
General Government	16,235	16,235	2,200	14,035
Total expenditures	<u>16,235</u>	<u>16,235</u>	<u>2,200</u>	<u>14,035</u>
Excess of Revenues over (under) Expenditures	1,765	1,765	19,509	17,744
Fund Balance, January 1	<u>16,147</u>	<u>16,147</u>	<u>60,323</u>	<u>44,176</u>
Fund Balance, December 31	<u><u>\$ 17,912</u></u>	<u><u>\$ 17,912</u></u>	<u><u>\$ 79,832</u></u>	<u><u>\$ 61,920</u></u>

TOWN OF SILT, COLORADO
Schedule of Revenues, Expenditures and Changes in Available Resources-Budget and Actual
Water Fund
For the Year Ended December 31, 2023

Revenues	Budgeted Amounts		Actual	Variance with
	Original	Final		Final Budget
				Favorable
				(Unfavorable)
Charges for Services	\$ 1,103,000	\$ 1,103,000	\$ 1,242,075	\$ 139,075
Interest revenue	2,750	2,750	31,401	28,651
Tap Fees	300,000	300,000	115,500	(184,500)
Grants and Contributions	1,350,000	1,350,000	180,000	(1,170,000)
Miscellaneous	20,900	20,900	29,905	9,005
Total revenues	<u>2,776,650</u>	<u>2,776,650</u>	<u>1,598,881</u>	<u>(1,177,769)</u>
Expenditures				
Administration	412,336	412,336	372,331	40,005
Operations	796,100	796,100	703,156	92,944
Capital Outlay	2,063,810	2,063,810	2,117,157	(53,347)
Debt service				
Principal	219,050	219,050	216,118	2,932
Interest	33,600	33,600	29,185	4,415
Total expenditures	<u>3,524,896</u>	<u>3,524,896</u>	<u>3,437,947</u>	<u>86,949</u>
Excess of Revenues over				
(under) Expenditures	(748,246)	(748,246)	(1,839,066)	(1,090,820)
Other Financing Sources (Uses)				
Transfers in (out)	20,185	20,185	10,170	(10,015)
Change in available resources	(728,061)	(728,061)	(1,828,896)	(1,100,835)
Available resources, January 1	<u>1,360,829</u>	<u>1,360,829</u>	<u>1,343,732</u>	<u>(17,097)</u>
Available resources, December 31	<u>\$ 632,768</u>	<u>\$ 632,768</u>	<u>\$ (485,164)</u>	<u>\$ (1,117,932)</u>

TOWN OF SILT, COLORADO
Schedule of Revenues, Expenditures and Changes in Available Resources-Budget and Actual
Wastewater Fund
For the Year Ended December 31, 2023

Revenues	Budgeted Amounts		Actual	Variance with
	Original	Final		Final Budget
				Favorable
				(Unfavorable)
Charges for Services	\$ 1,280,000	\$ 1,280,000	\$ 1,313,530	\$ 33,530
Interest revenue	2,250	2,250	38,378	36,128
Tap Fees	300,000	300,000	115,500	(184,500)
Miscellaneous	17,100	17,100	36,551	19,451
Total revenues	1,599,350	1,599,350	1,503,959	(95,391)
Expenditures				
Administration	503,967	503,967	455,072	48,895
Operations	464,950	464,950	564,213	(99,263)
Capital Outlay	409,190	409,190	419,767	(10,577)
Debt service				
Principal	219,050	219,050	216,118	2,932
Interest	33,600	33,600	29,185	4,415
Total expenditures	1,630,757	1,630,757	1,684,355	(53,598)
Excess of Revenues over				
(under) Expenditures	(31,407)	(31,407)	(180,396)	(148,989)
Other Financing Sources (Uses)				
Transfers in (out)	16,515	16,515	12,430	(4,085)
Change in available resources	(14,892)	(14,892)	(167,966)	(153,074)
Available resources, January 1	1,663,235	1,663,235	1,648,464	(14,771)
Available resources, December 31	\$ 1,648,343	\$ 1,648,343	\$ 1,480,498	\$ (167,845)

TOWN OF SILT, COLORADO
Schedule of Revenues, Expenditures and Changes in Available Resources-Budget and Actual
Irrigation Fund
For the Year Ended December 31, 2023

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance with
	<u>Original</u>	<u>Final</u>		Final Budget
Revenues				Favorable
Charges for Services	\$ 263,000	\$ 263,000	\$ 266,406	\$ 3,406
Tap Fees	7,500	7,500	11,200	3,700
Total revenues	<u>270,500</u>	<u>270,500</u>	<u>277,606</u>	<u>7,106</u>
Expenditures				
Administration	183,450	183,450	152,751	30,699
Operations	153,926	153,926	102,402	51,524
Purchase of Fixed Assets	59,000	59,000	56,714	2,286
Debt service				
Principal	16,000	16,000	14,136	1,864
Interest	1,000	1,000	454	546
Total expenditures	<u>413,376</u>	<u>413,376</u>	<u>326,457</u>	<u>86,919</u>
Excess of revenues over				
(under) expenditures	(142,876)	(142,876)	(48,851)	94,025
Other Financing Sources (Uses)				
Transfers in (out)	51,500	51,500	51,500	-
Change in available resources	(91,376)	(91,376)	2,649	94,025
Available Resources, January 1	<u>415,923</u>	<u>415,923</u>	<u>415,443</u>	<u>(480)</u>
Available Resources, December 31	<u><u>\$ 324,547</u></u>	<u><u>\$ 324,547</u></u>	<u><u>\$ 418,092</u></u>	<u><u>\$ 93,545</u></u>

TOWN OF SILT, COLORADO
Schedule of Revenues, Expenditures and Changes in Available Resources-Budget and Actual
Silt Housing Authority
For the Year Ended December 31, 2023

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance with
	<u>Original</u>	<u>Final</u>		Final Budget
Revenues				Favorable
Charges for Services	\$ 288,800	\$ 288,800	\$ 274,487	\$ (14,313)
Interest revenue	1,200	1,200	12,490	11,290
Total revenues	<u>290,000</u>	<u>290,000</u>	<u>286,977</u>	<u>(3,023)</u>
Expenditures				
Administration	56,750	56,750	45,000	11,750
Operations	200,507	200,507	179,171	21,336
Purchase of Fixed Assets	50,000	50,000	20,574	29,426
Total expenditures	<u>307,257</u>	<u>307,257</u>	<u>244,745</u>	<u>62,512</u>
Excess of Revenues over (under) Expenditures	(17,257)	(17,257)	42,232	59,489
Available resources, January 1	<u>121,283</u>	<u>121,283</u>	<u>229,872</u>	<u>108,589</u>
Available resources, December 31	<u>\$ 104,026</u>	<u>\$ 104,026</u>	<u>\$ 272,104</u>	<u>\$ 168,078</u>

**TOWN OF SILT
RESOLUTION NO. 25
SERIES OF 2024**

A RESOLUTION OF THE BOARD OF TRUSTEES APPROVING THE AMENDED PLAT AND BUILDING ENVELOPE ADJUSTMENT AT 765 ANTLER POINT LANE, WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO, SUBJECT TO CONDITIONS

WHEREAS, Jack and Viktoriya Ehlers (hereinafter referred to as “Owner”) submitted an application to amend the building envelope and plat at their 765 Antler Point Lane; or more generally known as the “Property”; and

WHEREAS, the legal description is Section: 2 Township: 6 Range: 92 Subdivision: MESA VIEW ESTATES FL 1-4 Lot: 31 FLG #2 AS PER LOT LINE ADJUSTMENT PLAT RECEPTION NO. 927838 17908 SQ FT and the common description is 765 Antler Point Lane, Silt, CO 81652; and

WHEREAS, Town Staff processed the application and forwarded the application as well as staff comments about the application and various memoranda to the Town Planning and Zoning Commission (“Commission”); and

WHEREAS, the commission reviewed and discussed the application at its regular meeting on July 10, 2024 and recommended, to the Board of Trustees, approval of the application for building envelope adjustment and plat amendment; and

WHEREAS, the Board of Trustees reviewed and discussed the application at its regular meeting on July 22, 2024, with the findings that the application is a reasonable proposal and approved the amended plat and building envelope adjustment, with the stated conditions of approval; and

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, that the amended plat and building envelope adjustment is hereby approved; subject to the following conditions:

1. That all representations of the applicant made in writing, application materials and verbally at the Planning Commission or Trustee meetings or that are reflected in the meeting minutes are considered to be part of the application and are binding on the applicant.
2. That applicant provides any additional requested documents and pay all related fees, prior to the recording of the amended plat.

3. That the approval be for the building envelope and plat amendment only, not future proposed improvements.
4. That this approval is not for construction. All future improvements will require permitting through the Community Development Department.
5. That the applicant understands that the setbacks of 20' in front/ rear yards and 5' on each side will be considered the new building envelope.
6. That the applicant acknowledges the 10' easement on the west side to supersedes the building setback of 5', not allowing for any improvement to take place within that easement.
7. That the applicant submits the final plat, including all relevant signature blocks, for review and approval by Town Staff, Town Engineer and Town Attorney, prior to recordation of Mylar.

INTRODUCED, READ AND APPROVED at a regular meeting of the Board of Trustees of the Town of Silt, Colorado held on the 22 day of July, 2024.

ATTEST:

TOWN OF SILT

Mayor Keith B. Richel

Town Clerk Sheila M. McIntyre, CMC

MEMORANDUM

TO: Board of Trustees
FROM: Nicole Centeno, Community Development Director
DATE: July 22, 2024
RE: Amended Final Plat – 765 Antler Point Lane Building Envelope Adjustment

Jack and Viktoriya Ehlers applied for a Building Envelope Adjustment/ Plat Amendment. When Mesa View Estates was platted, there were individual building envelopes designated for each parcel.

In the attached staff report, you will find their proposal and staff's comments. This application will require a recommendation from the Planning and Zoning Commission, to the Board of Trustees, for final approval. On July 10, 2024, the Planning and Zoning Commission recommended approval of the proposed amended final plat at 765 Antler Point, to the Board of Trustees.

After discussing the staff report and application, the property owner and I will be happy to answer any questions that you may have!

Town of Silt Board of Trustee Meeting**Monday, July 22, 2024 7:00 P M****Amended Final Plat Application – 765 Antler Point Lane Building Envelope Adjustment****Staff Report**

Name of Project	765 Antler Point Lane Building Envelope Adjustment to Final Plat
Applicant/Owner	Jack and Viktoriya Ehlers 765 Antler Point Lane Silt, CO 81652
Owner Representative/ Land Planner	N/A
Civil Engineer	N/A
Architect	NA
Water Engineer	NA
Property Location	765 Antler Point Lane
Legal Description	Section: 2 Township: 6 Range: 92 Subdivision: MESA VIEW ESTATES FL 1-4 Lot: 31 FLG #2 AS PER LOT LINE ADJUSTMENT PLAT RECEPTION NO. 927838 17908 SQ FT
Existing Zoning & Use	R-1 - Residential
Surrounding Land Uses	Residential
Surrounding Zoning	R-1 Residential Subdivision
Proposed Use	No Change Proposed
Parcel Square Footage	17,908
Account Numbers	R351084

1. Description of Request

Before you tonight, is an application to amend the building envelope, designated to 765 Antler Point Lane, Lot 31, in the Mesa View Estates Subdivision. When filed in 1997, recorded in 1998, the original plat specified different building envelopes for each individual lot.

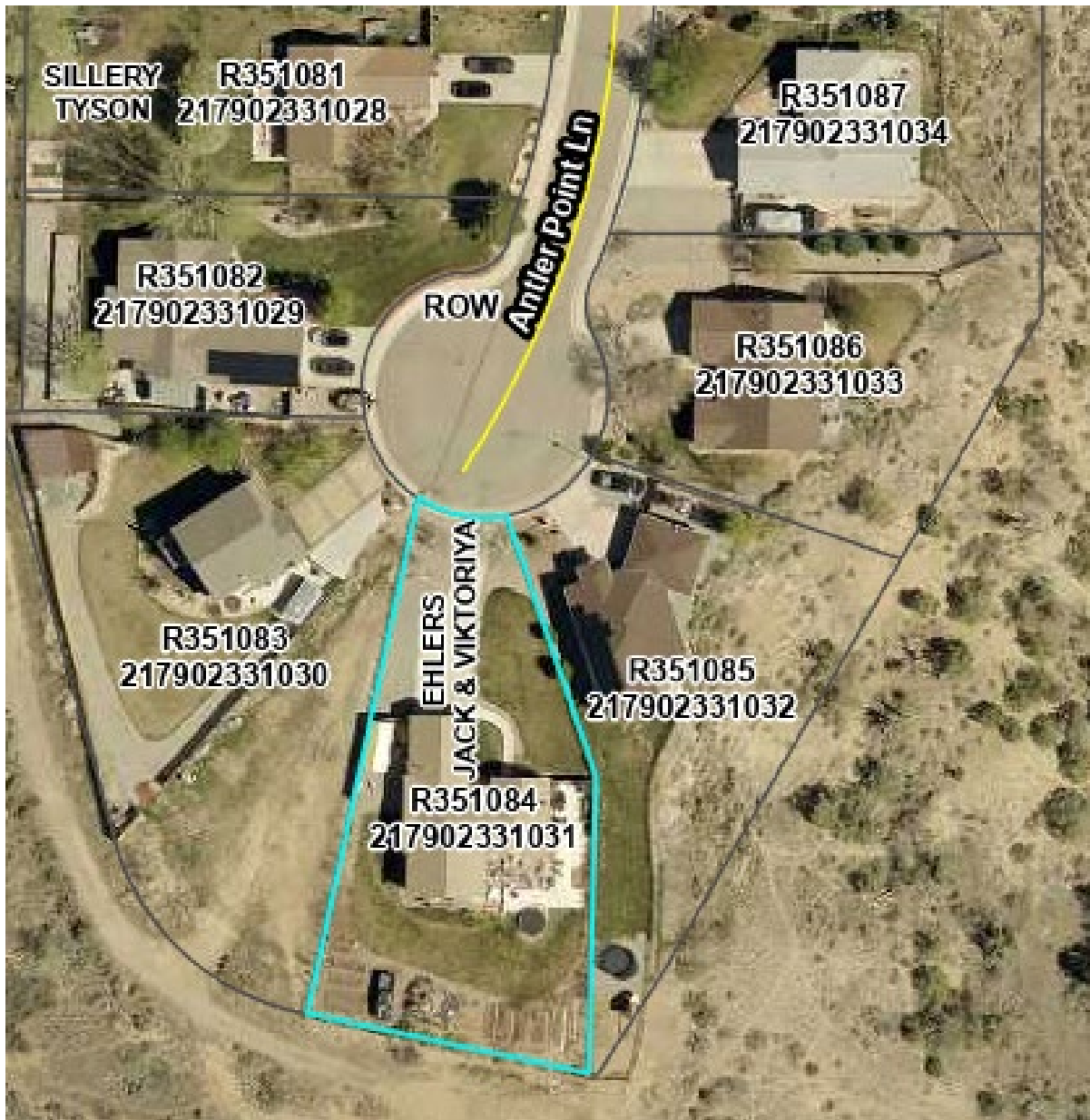
Mr. and Mrs. Ehlers have applied to remove their specific building envelope, allowing their lot to default to the R-1 zone district setbacks. This amendment will allow them to further develop their property, to better suit their family's needs.

2. Recent Project History

In 2019, there was a lot line adjustment recorded that took place between lots 31 (Ehlers Property) and 32, allowing for the south east corner of lot 31 to become part of lot 32. This adjustment was made so lot 32 could have enough rear yard for children's play equipment.

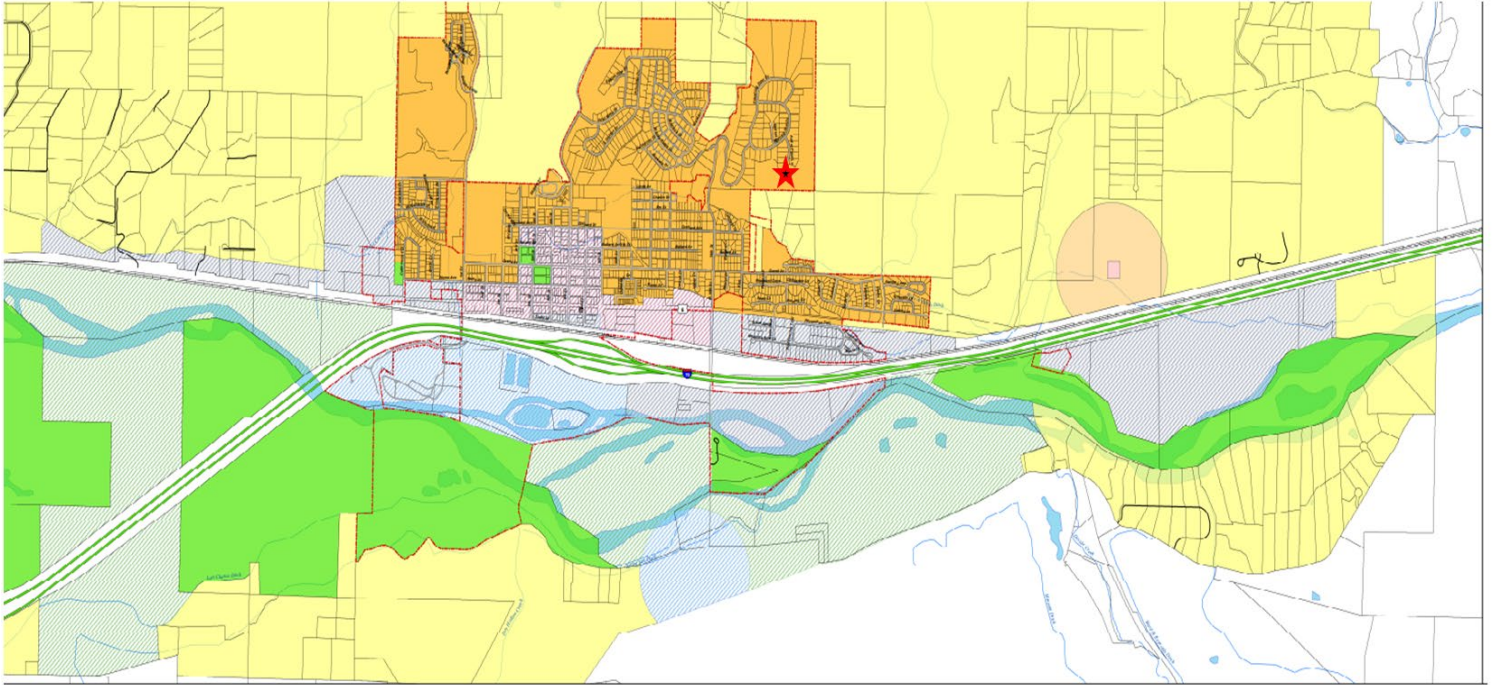
Outside of the lot line adjustment, there have been no other deviations from the original plat.

3. Location Map



4. Silt Comprehensive Plan

This parcel is designated as Neighborhood Residential (NR), which is the main residential land use designation in the Town Comprehensive Plan. Given that this subdivision is built out, and this property is compliant with the NR use, there are not concerns about not meeting the Comprehensive Plan.



Comprehensive Plan - Future Land Use 2017: Town of Silt, CO



0 250000 1,000 1,500 2,000 2,500 3,000 Feet

- | | | |
|--|---|--------------------------------|
| Agricultural/Rural Residential Reserve | Natural Resource Extraction/Future Public Quasi-Public Parks & Open Space | Recreation Commercial |
| Downtown | Neighborhood Residential | Service and Commercial Support |
| Mixed Use/Neighborhood Center | Public/Quasi Public Parks & Open Space | Walkable Residential |

5. Silt Zoning Designation

The zoning for this property is R-1, which is a low-density residential use. The applicant’s request, to default to the setback requirements for R-1, aligns with current zoning. The required front and rear yard set backs are 20 feet and each side is 5 foot.



Town of Silt Zoning Map

Legend

City Streets	ZoneType	R1
City Boundary	B1	R2
County Parcel	B2	R3
Mixed Use	B3	Residential PUD
County Road	B1	Rural
Highway	Commercial PUD	Unzoned
	Public Utility	

17.44.020 Dimensional and area regulations.

TYPE OF REGULATION	R-1
Lot area (minimum square feet)	7500
Lot area/unit (minimum sf)	3750
Lot area (maximum in acres)	2
Maximum building height (in feet)	27
Maximum lot coverage (%), not including solar devices	50
Minimum distance between structures (in feet)	***
Minimum distance from any lot line to barns, paddocks or stalls	N/A
Minimum lot width (feet/unit)	50
Front yard setback (feet)	20
Side yard setback (feet) (not including solar devices)	5
Rear yard setback (feet) to primary structure and/or residential structure (not including solar devices)	20
Rear yard setback (feet) to allowed accessory structure (not including solar devices)	10
Minimum unit size (square feet)	1200

6. Issues

As noted previously in the staff report, the reason for amending the plat is to create more flexibility to further develop their property, to include quality of life amenities. There are really no issues as we are not looking at this proposal to generate more traffic, negatively affect the relationship of this parcel with adjacent properties, or create a non-compliance with Comprehensive Plan or zoning.

7. Relevant Silt Municipal Code Sections

There are no specific Silt Municipal Code sections that apply to amended plats or building envelopes. Given that our code is silent on the amendment process, it was determined that the below course of action would be best practice to allow for this particular land use application:

- 15-day Public Notice for Planning and Zoning meeting
- Planning and Zoning will evaluate the proposal and make a recommendation to the Board of Trustees (BOT)
- 15-day Public Notice for the BOT meeting
- Board of Trustee will be the final decision-making body, by resolution
- If approved, there will be additional steps, such as submitted the final plat map amendment for review. Once reviewed the applicant will print mylars, obtain required signatures and the Town will record the amended plat and resolution.

VI. Staff Comments & Recommendations:

Overall, staff finds that applicant's proposal to be acceptable, with minimal negative impact to the adjacent properties. Staff supports the removal of the individual building envelop and believes the R-1 Zone District setback requirements to be sufficient as a newly recorded building envelope.

The applicant has a rough draft of future proposed additions, attached to their application, in which it shows that they would have an increased quality of life by having the flexibility to add additional amenities to their home. This plat/building envelope amendment doesn't guarantee the applicant the ability to execute the proposed additions, however, it does give them and future owners the ability to apply for permits, to determine if the proposal is allowed within the zoning and governing documents. This approval gives them an opportunity to develop their property, to better suit their needs, within the realm of what other R-1 properties are allotted.

Staff recommends approval of the Amended Plat/ Building Envelope application and the associated resolution with the following conditions:

- 1) That all representations of the applicant made in writing, application materials and verbally at the Planning Commission or Trustee meetings or that are reflected in the meeting minutes are considered to be part of the application and are binding on the applicant.

2) That applicant provides any additional requested documents and pay all related fees, prior to the recording of the amended plat.

3) That the approval be for the building envelope and plat amendment only, not future proposed improvements.

4) That this approval is not for construction. All future improvements will require permitting through the Community Development Department.

5) That the applicant understands that the setbacks of 20' in front/ rear yards and 5' on each side will be considered the new building envelope.

6) That the applicant acknowledges the 10' easement on the west side to supersedes the building setback of 5', not allowing for any improvement to take place within that easement.

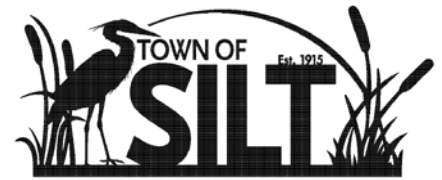
7) That the applicant submit the final plat, including all relevant signature blocks, for review and approval by Town Staff, Town Engineer and Town Attorney, prior to recordation of Mylar.

Planning and Zoning Commission Recommendation:

Commissioner Bertaux made a motion to recommend that the Board of Trustees approve the application and associated resolution, allowing for 765 Antler Point Lane to amend their plat and building envelope to the R-1 Zone District setback requirements, with the conditions written in the staff report and spoken during this meeting.

Commissioner Stepisnik seconded the motion and it passed unanimously.

Recommended Motion: I move to approve the application and associated resolution, allowing for 765 Antler Point Lane to amend their plat and building envelope to the R-1 Zone District setback requirements, with the conditions written in the staff report and spoken during this meeting.



Land Use Application Form

<input checked="" type="checkbox"/> Amended Plat	<input type="checkbox"/> Boundary Adjustment	<input type="checkbox"/> Subdivision Exemption
<input type="checkbox"/> Annexation	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Floodplain Development
<input type="checkbox"/> Final Plan	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Vacation of Right-of-Way
<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Re-Subdivision Final Plan
<input type="checkbox"/> Easement Agreement	<input type="checkbox"/> Zoning or Rezoning	<input type="checkbox"/> Subdivision Improvement Agreement
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Annexation & Development Agreement
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Other: _____	

Project Name: Antler Building Envelope Adjustment

Project Description / Property Information:
 Address: 765 Antler Point Lane Parcel ID Number: 217902331031

Legal Description (*attach additional sheets if necessary*): _____
See Attached Plat

Access to Property: Antler Point Lane

Acreage or Square Footage: 17,908 S.F. Existing Land Use Designation: Single Family Residence

Proposed Land Use Designation: Single Family Residence

Existing Zoning: Residential Proposed Zoning: Residential

Proposed Use / Intensity of Use: Single Family Residence

- Submittal Requirements:**
- Initially, a completed application with original signatures and four copies shall be submitted to the department for review. The application shall include four sets of 24" x 36" plans, plats and other appropriate drawings. Application must also be submitted in electronic format (MS Word).
 - In addition to this application, all information on the supplemental checklist must be submitted.
 - Incomplete applications will not be accepted and will delay processing.
 - When the documents are deemed adequate, additional copies as required by the department shall be submitted ten (10) days before the public hearing.
 - All documents submitted for public hearing shall be hole-punched, collated and paper-clipped (no staples). All plans, plats or drawings shall be folded to 8 1/2" x 11" and inserted into the collated application. Each individual application shall be banded together and ready for public distribution.

STAFF USE ONLY

Pre-app conference: _____ (date)	Application received: _____ (date)
Application complete: _____ (date)	File Number: _____
Fees: _____	Referrals Sent: _____ (date)
Deposits: _____	PZC approval: _____ (date)
Paid: _____ (date)	BOT approval: _____ (date)

Project Team Information (fill in all that apply) (add additional sheets of needed):

Property Owner(s): Name: Jack & Viktoriya Ehlers Phone: 970 773 8022

Company: _____ Fax: _____

Address: 765 Antler Point Lane

Authorized Rep.: Name: _____ Phone: _____

Company: _____ Fax: _____

Address: _____

Engineer/Designer: Name: _____ Phone: _____

Company: _____ Fax: _____

Address: _____

Billable Party: Owner Representative _____ Engineer _____

The Billable Party, by signing below, hereby agrees to reimburse the Town the actual costs to the Town plus 15% administrative fees for all engineering, surveying and legal services rendered in connection with the review of the Application. The Billable Party shall also reimburse the Town for the cost of making any corrections or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. The Billable Party agrees that interest shall be imposed at a rate of 1.5% per month on all balances not paid within thirty (30) days of the date of the statement. In addition to any and all remedies available to the Town and in the event the Town is forced to pursue collection of any amounts due and unpaid, the Town shall be entitled to collect attorney's fees and costs incurred in said collection efforts in addition to the amount due and unpaid.

Jack Ehlers § _____

Name (printed)

765 Antler Point Lane Silt, Colorado 81652

Address

970 773 8022

Phone

Fax

Signature



Colorado Driver's License

Type of Identification

Disclosure of Property Ownership

_____ If owner is an individual, indicate name exactly as it appears on the deed.

_____ If owner is a corporation, partnership, limited partnership or other business entity, name principals on a separate page. Please include articles of organization, partnership agreement, etc., as applicable.

_____ If owner is a land trust, name beneficiaries on a separate page.

_____ If applicant is a lessee, indicate the owner(s) on a separate page.

_____ If applicant is a contract purchaser, attach a copy of the contract and indicate the owner(s) on a separate page.

Please provide the name(s), mailing address(es), street address(es) and phone number(s) for all owners.

Property Owner Affidavit

I/We, Jack & Viktoriya Ehlers, being first duly sworn, depose and state under penalties of perjury that I am (we are) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data and all other supplementary matter attached hereto and made part of this application are honest and true to the best of my (our) knowledge and belief. I (we) understand that this application must be complete and accurate prior to a hearing being scheduled. I (we) authorize Town staff to visit the site as necessary for proper review of this application.

(If there are special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site)

Jack Ehlers

Name (printed)

765 Antler Point Lane Silt, Colorado 81652

Name (printed)

Address

970 773 8022

Address

Phone

Phone

Fax

Fax

Signature

Colorado Driver's License

Signature

Type of Identification

County of _____)

State of _____)

ss.

Sworn to and subscribed before me this _____ day of _____, _____.

(fill in day)

(fill in month)

(fill in year)

By _____
(name printed)

Witness my hand and official seal.

(seal)

Notary Public

My Commission expires: _____

Town of Silt Community Development

231 N. 7th Street, Silt Colorado 81652; (970)876-2353 ext. 108



LAND USE ACTIVITY IMPACT STATEMENT

Name of Applicant: Jack Ehlers Date: _____

Location of Property: 765 Antler Point Lane

Land Use Request: No Change

Please answer the following questions to the best of your ability. Attach additional pages as needed.

1. Is your request compatible with the Silt Municipal Code? Yes/No

2. Is your request compatible with the Silt Comprehensive Plan? Yes/No

If not, how is your request useful to the Town of Silt?

3. Explain how your request is compatible with the immediate area surrounding the site.
Moving Building envelope out of unbuildable area and into buildable area

4. How is your request desirable for the Town of Silt?

It will allow for additions to home to increase home value

5. Detail any real or possible environmental, town service, or other impacts your request may have. None

6. Are there or have there ever been any landfills on any part of the property included in your request? Yes/No

7. Please mark all the concerns or impacts listed below which apply to your request and give a brief statement about how you have addressed them.

- a. _____ traffic
- b. _____ town services (water, sewer, etc.)
- c. _____ signage
- d. _____ open space
- e. _____ schools
- f. _____ emergency services (police, fire, medical)
- g. _____ other utilities (electrical, etc.)
- h. _____ other (pollution, etc.)

Please list any other items or information which you feel would be of help in assessing your application.

From: Jack Ehlers <jaxservice@yahoo.com>
Sent: Monday, October 30, 2017 6:47 AM
To: Jack Ehlers
Subject: Fw: Fwd: Commitment (765 ANTLER POINT LANE)(Buyer: Ehlers)(Our 63012339)

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

From: "Sue Ramsey" <sue@masonmorse.com>
To: "Jack Ehlers" <jaxservice@yahoo.com>, "Viktoriya Ehlers" <vikki137@yahoo.com>
Sent: Fri, Oct 27, 2017 at 17:02
Subject: Fwd: Commitment (765 ANTLER POINT LANE)(Buyer: Ehlers)(Our 63012339)

Sent from Sue Ramsey's I Phone

Begin forwarded message:

From: glenwoodresponse@ltgc.com
Date: October 27, 2017 at 4:41:34 PM MDT
To: casey4homes@yahoo.com, sue@masonmorse.com, mwhitworth@ltgc.com,
jleblanc@ltgc.com, kbatchelder@ltgc.com, bblanchard@ltgc.com
Subject: Commitment (765 ANTLER POINT LANE)(Buyer: Ehlers)(Our 63012339)



Your Documents from Land Title

- [Commitment](#)



Land Title Guarantee Company Customer Distribution

PREVENT FRAUD - Please remember to call a member of our client service team when initiating a wire transfer or providing wiring instructions.

Order Number: **GW63012339**

Date: **10/27/2017**

Property Address: **765 ANTLER POINT LANE, SILT, CO 81652**

**PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE
TRANSFER INSTRUCTIONS**

For Closing Assistance

Becky Blanchard
901 GRAND AVENUE #202
GLENWOOD SPRINGS, CO
81601
(970) 945-2610 (Work)
(800) 318-8206 (Work Fax)
bblanchard@ltgc.com
Contact License: CO30323
Company License: CO44565

Closer's Assistant

Karin Batchelder
901 GRAND AVENUE #202
GLENWOOD SPRINGS, CO
81601
(800) 318-8206 (Work Fax)
kbatchelder@ltgc.com
Company License: CO44565

For Title Assistance

Garfield County Title Team
901 GRAND AVENUE #202
GLENWOOD SPRINGS, CO
81601
(970) 945-2610 (Work)
(970) 945-4784 (Work Fax)
glenwoodresponse@ltgc.com

Buyer/Borrower

JACK EHLERS AND VIKTORIYA EHLERS
Delivered via: Electronic Mail

Agent for Buyer

COLDWELL BANKER MASON MORSE
REAL ESTATE
Attention: SUSAN RAMSEY
1614 GRAND AVE #A
GLENWOOD SPRINGS, CO 81601
(970) 928-9000 (Work)
(970) 618-9604 (Home)
sue@masonmorse.com
Delivered via: Electronic Mail

Seller/Owner

JEREMY CRAIG
Delivered via: Electronic Mail

Agent for Seller

SUNLIGHT REALTY
Attention: JEANNE CASEY
PO BOX 34
NEW CASTLE, CO 81647
(970) 379-1994 (Work)
casey4homes@yahoo.com
Delivered via: Electronic Mail



Land Title Guarantee Company
Estimate of Title Fees

Order Number: **GW63012339**

Date: **10/27/2017**

Property Address: **765 ANTLER POINT LANE, SILT, CO 81652**

Parties: **JACK EHLERS AND VIKTORIYA EHLERS**

Seller: **SCOTT A. CRAIG SUBJECT TO ADMINISTRATION IN THE ESTATE OF SCOTT A. CRAIG DECEASED, UNDER THE COLORADO PROBATE CODE AND LOIS M. CRAIG SUBJECT TO ADMINISTRATION IN THE ESTATE OF LOIS M. CRAIG DECEASED, UNDER THE COLORADO PROBATE CODE**

Visit Land Title's Website at www.ltgc.com for directions to any of our offices.

Estimate of Title insurance Fees	
Owner's Extended Coverage Policy - ALTA Policy 06-17-06	\$1,214.00
"ALTA" Loan Policy 06-17-06 Bundled Purchase Loan Rate	\$500.00
Endorsement 100-06	\$0.00
Endorsement ALTA 8.1-06	\$0.00
Endorsement ALTA 5-06	\$0.00
Tax Certificate	\$0.00
Total \$1,714.00	
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
Thank you for your order!	

CHAIN OF TITLE DOCUMENTS: [Garfield county recorded 01/04/2007 under reception no. 714518](#)

PLAT MAP: [Garfield county recorded 12/17/2002 under reception no. 616743](#)

ALTA COMMITMENT
Old Republic National Title Insurance Company

Schedule A

Order Number: GW63012339

Customer Ref-Loan No.:

Property Address:

765 ANTLER POINT LANE, SILT, CO 81652

1. Effective Date:

10/03/2017 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

Owner's Extended Coverage Policy - ALTA Policy 06-17-06 \$400,000.00

Proposed Insured:

JACK EHLERS AND VIKTORIYA EHLERS

"ALTA" Loan Policy 06-17-06 Bundled Purchase Loan Rate \$372,000.00

Proposed Insured:

TO BE DETERMINED, ITS SUCCESSORS AND/OR ASSIGNS

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

A Fee Simple

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

SCOTT A. CRAIG SUBJECT TO ADMINISTRATION IN THE ESTATE OF SCOTT A. CRAIG DECEASED, UNDER THE COLORADO PROBATE CODE AND LOIS M. CRAIG SUBJECT TO ADMINISTRATION IN THE ESTATE OF LOIS M. CRAIG DECEASED, UNDER THE COLORADO PROBATE CODE

5. The Land referred to in this Commitment is described as follows:

LOT 31

MESA VIEW ESTATES

FILING NO. 2

ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1998, AS RECEPTION NO. [528557](#) AND THE CORRECTION PLAT RECORDED DECEMBER 17, 2002, UNDER RECEPTION NO. [616743](#).

TOWN OF SILT

COUNTY OF GARFIELD
STATE OF COLORADO

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ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part I
(Requirements)

Order Number: GW63012339

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

1. **RELEASE OF DEED OF TRUST DATED DECEMBER 29, 2006 FROM KENNETH I. CRAIG AND LOIS M. CRAIG AND SCOTT A. CRAIG TO THE PUBLIC TRUSTEE OF GARFIELD COUNTY FOR THE USE OF CHERRY CREEK MORTGAGE CO., INC. TO SECURE THE SUM OF \$319,200.00 RECORDED JANUARY 04, 2007, UNDER RECEPTION NO. [714521](#).**

2. RELEASE OF DEED OF TRUST DATED DECEMBER 29, 2006 FROM KENNETH I. CRAIG AND LOIS M. CRAIG AND SCOTT A. CRAIG TO THE PUBLIC TRUSTEE OF GARFIELD COUNTY FOR THE USE OF CHERRY CREEK MORTGAGE CO., INC. TO SECURE THE SUM OF \$39,900.00 RECORDED JANUARY 04, 2007, UNDER RECEPTION NO. [714522](#).
3. COPY OF LETTERS CERTIFIED BY A COLORADO COURT EVIDENCING THE APPOINTMENT OF A PERSONAL REPRESENTATIVE IN THE ESTATE OF LOIS M. CRAIG, DECEASED.
4. COPY OF LETTERS CERTIFIED BY A COLORADO COURT EVIDENCING THE APPOINTMENT OF A PERSONAL REPRESENTATIVE IN THE ESTATE OF SCOTT A. CRAIG, DECEASED.
5. PERSONAL REPRESENTATIVE'S DEED TO JACK EHLERS AND VIKTORIYA EHLERS IN THE ESTATES OF LOIS M. CRAIG AND SCOTT A. CRAIG, DECEASED.
6. DEED OF TRUST FROM JACK EHLERS AND VIKTORIYA EHLERS TO THE PUBLIC TRUSTEE OF GARFIELD COUNTY FOR THE USE OF TO BE DETERMINED TO SECURE THE SUM OF \$372,000.00.

NOTE: ITEMS 1-3 OF THE STANDARD EXCEPTIONS ARE HEREBY DELETED FROM THE MORTGAGEE'S POLICY. ITEM 4 OF THE STANDARD EXCEPTIONS WILL BE DELETED UPON RECEIPT OF A SATISFACTORY LIEN AFFIDAVIT. FORM 100 WILL BE ATTACHED TO THE MORTGAGEE'S POLICY WHEN ISSUED. NOTE: ALL PARTIES WILL BE REQUIRED TO SIGN THE LIEN AFFIDAVIT AT CLOSING.

REQUIREMENTS TO DELETE THE PRE-PRINTED EXCEPTIONS IN THE OWNER'S POLICY TO BE ISSUED A. UPON RECEIPT BY THE COMPANY OF A SATISFACTORY FINAL AFFIDAVIT AND AGREEMENT FROM THE SELLER AND PROPOSED INSURED, EXCEPTIONS 1 THROUGH 4 OF THE STANDARD EXCEPTIONS WILL BE DELETED. ANY ADVERSE MATTERS DISCLOSED BY THE FINAL AFFIDAVIT AND AGREEMENT WILL BE ADDED AS EXCEPTIONS. B. IF LAND TITLE GUARANTEE CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTIONS AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH, EXCEPTION NO. 5 OF THE STANDARD EXCEPTIONS WILL BE DELETED. C. UPON RECEIPT OF PROOF OF PAYMENT OF ALL PRIOR YEARS' TAXES AND ASSESSMENTS, EXCEPTION NO. 6 OF THE STANDARD EXCEPTIONS WILL BE AMENDED TO READ: TAXES AND ASSESSMENTS FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: GW63012339

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

- 1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
- 2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
- 3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**
- 4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
- 5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
- 6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
- 7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**

The Owner's Extended Coverage Policy will automatically increase coverage by 10 percent on each of the first five anniversaries of the policy date, at no additional charge.

- 8. RIGHT OF THE PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED MAY 28, 1893 IN BOOK 12 AT PAGE [229](#), RECORDED JANUARY 6, 1903 IN BOOK 56 AT PAGE [468](#), RECORDED JULY 6, 1908 IN BOOK 73 AT PAGE [7](#), AND RECORDED APRIL 27, 1923 IN BOOK 112 AT PAGE [560](#).**

9. RESERVATION OF THE RIGHT TO CONSTRUCT RESERVOIRS AND PRIVATE ROADWAY THEREIN AS SHOWN IN DEED RECORDED JULY 6, 1908 IN BOOK 75 AT PAGE [183](#).
10. RESERVATION OF AN UNDIVIDED 1/24TH INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS, AS RESERVED BY JOSEPHINE MARTZ IN THE DEED TO OLIVER DIEMOZ AND FRED DIEMOZ RECORDED NOVEMBER 25, 1955, IN BOOK 290 AT PAGE [133](#), AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTERESTS THEREIN.
11. TERMS, AGREEMENTS, PROVISIONS, RESERVATIONS AND OBLIGATIONS OF CONTRACT AND GRANT OF ROAD EASEMENT RECORDED FEBRUARY 8, 1968 IN BOOK 392 AT PAGE [107](#), REGARDING SILT PUMP CANAL ACCESS ROAD.
12. RESERVATION OF AN UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS, AS RESERVED BY OLIVER DIEMOZ AND MARIAN E. DIEMOZ IN THE DEED TO WALTER E. CASTLE AND ALICE A. CASTLE RECORDED APRIL 7, 1972, IN BOOK 429 AT PAGE [212](#) AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTERESTS THEREIN.
13. AN EASEMENT AND RIGHT OF WAY FOR ACCESS AND UTILITY PURPOSES IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 3, TOWNSHIP 6 SOUTH, RANGE 92 WEST AS EVIDENCED BY DEED RECORDED NOVEMBER 20, 1973 IN BOOK 452 AT PAGE [143](#).
14. RESERVATION OF AN INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS, AS RESERVED BY OLIVER DIEMOZ AND MARIAN E. DIEMOZ IN THE DEED TO AMOCO PRODUCTION COMPANY RECORDED OCTOBER 18, 1985, IN BOOK 677 AT PAGE [405](#), ANY AND ALL ASSIGNMENTS THEREOF, OR INTERESTS THEREIN.
15. RESERVATION OF AN INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS, AS RESERVED BY OLIVER DIEMOZ, A WIDOWER IN THE DEED TO MOBIL OIL CORPORATION RECORDED JANUARY 23, 1991, IN BOOK 797 AT PAGE [441](#), AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTERESTS THEREIN.
16. RESERVATION OF AN INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS, AS RESERVED BY WALTER E. CASTLE AND ALICE A. CASTLE IN THE DEED RECORDED APRIL 29, 1992, IN BOOK 830 AT PAGE [283](#), AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTERESTS THEREIN.
17. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS OF ACCESS EASEMENT RECORDED OCTOBER 20, 1994 IN BOOK 919 AT PAGE [921](#) AND [923](#).
18. RESERVATION OF AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS, AS RESERVED BY WALTER E. CASTLE AND ALICE A. CASTLE IN THE DEED TO BERYL J. FORRESTER AND MARILYN D. FORRESTER

RECORDED NOVEMBER 20, 1973, IN BOOK 452 AT PAGE [143](#) AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTERESTS THEREIN.

19. TERMS, CONDITIONS AND PROVISIONS OF ROAD AND UTILITY DEDICATION AGREEMENT RECORDED JULY 25, 1996 IN BOOK 986 AT PAGE [699](#).
20. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED APRIL 10, 1997 IN BOOK 1015 AT PAGE [101](#).
21. TERMS, CONDITIONS AND PROVISIONS OF TOWN OF SILT ORDINANCE RECORDED JULY 31, 1997 IN BOOK 1028 AT PAGE [97](#).
22. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED APRIL 10, 1997 IN BOOK 1015 AT PAGE [125](#) AND RE-RECORDED JULY 2, 1998 IN BOOK 1076 AT PAGE [299](#).
23. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED JULY 14, 1998, IN BOOK 1077 AT PAGE [638](#) AND AS AMENDED IN INSTRUMENT RECORDED DECEMBER 17, 2002, IN BOOK 1417 AT PAGE [693](#).
24. TERMS, CONDITIONS, AND PROVISIONS OF SUBDIVIDER'S AGREEMENT AS CONTAINED IN INSTRUMENT RECORDED JULY 14, 1998, IN BOOK 1077 AT PAGE [621](#).
25. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF MESA VIEW ESTATES, FILING NO. 2 RECORDED JULY 14, 1998, UNDER RECEPTION NO. [528557](#), AND CORRECTION PLAT RECORDED DECEMBER 17, 2002, UNDER RECEPTION NO. [616473](#).



**LAND TITLE GUARANTEE COMPANY
DISCLOSURE STATEMENTS**

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

1. The Subject real property may be located in a special taxing district.
2. A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
3. The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

1. The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
2. No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
3. The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
4. The Company must receive payment of the appropriate premium.
5. If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

1. That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
2. That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.



**JOINT NOTICE OF PRIVACY POLICY OF
LAND TITLE GUARANTEE COMPANY,
LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY
LAND TITLE INSURANCE CORPORATION AND
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

This Statement is provided to you as a customer of Land Title Guarantee Company and Meridian Land Title, LLC, as agents for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is

one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
 - your transactions with, or from the services being performed by us, our affiliates, or others;
 - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration

Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



Commitment For Title Insurance Issued by Old Republic National Title Insurance Corporation

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS
1. "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
2. "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or not easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
3. "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
4. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
5. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
6. "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
7. "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
8. "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 1. the Notice;
 2. the Commitment to Issue Policy;
 3. the Commitment Conditions;
 4. Schedule A;
 5. Schedule B, Part I—Requirements; and
 6. Schedule B, Part II—Exceptions; and
 7. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. **LIMITATIONS OF LIABILITY**

1. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
2. The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
3. The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
4. The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
5. The Company shall not be liable for the content of the Transaction Identification Data, if any.
6. In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
7. In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

1. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
2. Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
3. Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
4. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
5. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
6. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. **IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880

President



Old Republic National
Title Insurance
Company, a Stock
Company
400 Second Avenue
South
Minneapolis,
Minnesota 55401
(612)371-1111

Mark Bilbrey,
President

Rande Yeager,
Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Glenwood Springs Response response

Land Title Guarantee Company
901 GRAND AVENUE #202
GLENWOOD SPRINGS, CO 81601
glenwoodresponse@ltgc.com
www.ltgc.com



PREVENT FRAUD – Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.

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template: commitment.html 08/2016

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From: jaxservice@yahoo.com

You received this message because the sender is on your allow list.

765 Antler Point Lane Silt, Colorado

July 2, 2024

Town of Silt Planning Zoning Commission & Board of Trustees

Dear Members:

This memo is intended to help you understand the implications of my application to Amend the current Plat of my residential lot (Reception No. 927838). I would like to have some additions constructed at my residence (future applications), but the current placement of my building envelope hinders my ability to accomplish such desires within reason. Particularly how the slope of my lot does not allow for any construction anywhere near the front of my lot. After a few attempts to change the envelope by moving unused square footage of the envelope to areas I would like to use, and working with Nicole Centeno, I believe the most efficient and effective way to make the desired changes would be to remove the building envelope all together and to adhere to the Town Municipal Code of setbacks. To my knowledge, my subdivision is the only subdivision within the Town that has recorded Building Envelopes for each lot derived from the original Subdivision Plat (Reception No. 528557 in June 1998). I am not attempting to alter or change any other easements of record on said subdivision plat that are in place for the benefit of my neighbors, subdivision, or the town. I will attach a crude mark up of my current construction desires for your review.

Sincerely,

Jack Ehlers

765 Antler Point Lane Silt, Colorado

970 773 8022

MESA VIEW ESTATES, FILING 2, TOWN OF SILT, GARFIELD COUNTY, COLORADO

CERTIFICATION OF EXECUTION AND OWNERSHIP:
KNOW ALL MEN BY THESE PRESENTS that Grand Valley Ventures I, L.L.C. being the sole owner(s) in the sample of all real property described as follows:

A block of land situate in Sections 2 and 3, Township 6 South, Range 92 West of the 6th Principal Meridian being more particularly described as follows:

Beginning of the northeast corner of Lot 25, Mesa View Estates, Filing 1, Town of Silt, County of Garfield, State of Colorado thence along the boundary of said Mesa View Estates, Filing 1, the following courses: $S 10^{\circ}00'00" W 285.76$ feet thence $N 90^{\circ}00'00" W 271.76$ feet thence $S 10^{\circ}28'12" E 126.13$ feet thence 106.00 feet along the arc of a curve to the left, having a radius of 66.66 feet, a central angle of $174^{\circ}00'00"$ and subtending a chord bearing $S 47^{\circ}45'15" E 101.17$ feet thence $S 70^{\circ}21'30" E 122.74$ feet thence $S 37^{\circ}08'15" E 245.70$ feet thence $N 90^{\circ}00'00" E 422.15$ feet thence leaving said boundary of Mesa View Estates, Filing 1 on a course bearing $N 90^{\circ}00'00" E 205.87$ feet thence $N 78^{\circ}00'00" E 50.06$ feet thence $N 90^{\circ}00'00" W 126.46$ feet to a point on said boundary of Mesa View Estates, Filing 1, thence along said boundary of the following courses: $S 47^{\circ}00'00" E 117.74$ feet thence 73.68 feet along the arc of a curve to the right, having a radius of 122.00 feet, a central angle of $174^{\circ}00'00"$ and subtending a chord bearing $S 23^{\circ}15'15" W 73.67$ feet thence $S 31^{\circ}37'20" E 50.06$ feet to the point of beginning.

and containing 6.088 acres more or less, here by these presents laid out, plotted, and subdivided the same into lots and blocks as shown herein and designated the same as these lots:

Exhibit, Filing 2, in the Town of Silt, County of Garfield, State of Colorado, and to be conveyed to the Town of Silt, County of Garfield, State of Colorado, for the public use of the public within including common streets, water, sewer, phone and other the public use within common areas for public recreation, public use and the utility and drainage easements shown herein for utility and drainage easements only and all further areas that the subdivision and be subject to the Protection Code of the Town and Recorder at Garfield County, Colorado, as Recipient.

EXECUTED the 15th day of June, A.D. 1998

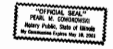
Grand Valley Ventures I, L.L.C.
By Walter R. Morrison
Vice President

By James R. Morrison
Vice President - Manager

State of Colorado
County of Garfield, Colorado

The foregoing declaration was acknowledged before me this 15th day of June, A.D. 1998, by Arthur and James Morrison as Managers of Grand Valley Ventures I, L.L.C.

My commission expires: May 10, 2001
WITNESS MY HAND AND SEAL: Paul M. Hauswirth
Notary



ALL LAND RECORDS MUST BE FILED IN THE OFFICE OF THE
CLERK AND RECORDER, GARFIELD COUNTY, COLORADO
FILED IN THE OFFICE OF THE CLERK AND RECORDER, GARFIELD COUNTY, COLORADO
ALL PLANS MUST BE FILED WITHIN 10 DAYS OF THE DATE OF THE ORIGINAL RECORDING
BY Pat Christensen



BOARD OF TRUSTEES CERTIFICATE:
This plat has been approved by the Board of Trustees of the Town of Silt, County of Garfield, State of Colorado this 22nd day of June, A.D. 1998 for filing with the Clerk and Recorder of Garfield County and for incorporation in the Town of Silt of the public dedications shown hereon subject to the condition that the applicant in any subsequent case of Silt for recovery, recovery of common law, or otherwise, shall not be entitled to the public interest or substantially agreed to by the Board of Trustees of the Town of Silt for maintenance of streets and utility easements in the case of the Town of Silt for maintenance of streets and utility easements that have been completed in the Town of Silt.

Town of Silt
By [Signature]
Mayor
Witness my hand and seal of the Town of Silt, Colorado
Attest: [Signature]
Town Clerk

CLERK AND RECORDER'S CERTIFICATE:
This plat was filed for record in the Office of the Clerk and Recorder of Garfield County, Colorado, this 15th day of June, A.D. 1998, in Book 108, Page 108.

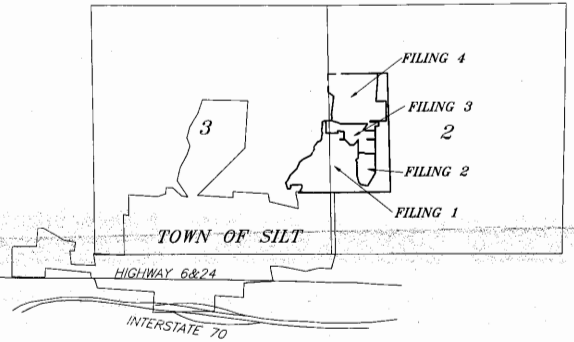
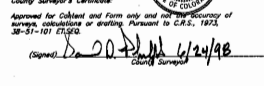
TITLE INSURANCE COMPANY OR ATTORNEY'S CERTIFICATE:
Legal Title Guaranty Co. does hereby certify that the information shown upon this plat and title to such land is in the declarator true and clear of all liens, taxes and encumbrances except as shown hereon and as shown in the attached title insurance policy.

PLANNING COMMISSION CERTIFICATE:
This Plat has been approved by the Planning and Zoning Commission of the Town of Silt, Garfield County, Colorado, this 15th day of June, A.D. 1998.

SURVEYOR'S CERTIFICATE:
I, Kenneth B. Wilson, do hereby certify that I am a Professional Land Surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct and complete plat of Mesa View Estates, Filing 2, as laid out, plotted, described and shown hereon, that each plat and block is on the accurate survey as represented on this plat by measurement and computation and the location and dimensions of the lots, easements and other subdivisions on the same are stated upon the ground in conformity with applicable regulations governing the location of said.

IN WITNESS WHEREOF, I have set my hand and seal of office this 17th day of June, A.D. 1998.

County Surveyor's Certificate:
Approved for Collected and Form only and subject to the terms of survey, calculations or drafting pursuant to C.R.S. 1823, 30-51-101 through 101.5.
(Signed) Don D. [Signature]
County Surveyor



VICINITY MAP
SCALE 1"=1000'

Legend and Notes:
- B indicates found rebar and cap I.S. 27925.
- O indicates no rebar, #3 rebar and rebar floats.
Cap I.P.S. I.S. 15710.
- Rebaring: Check the final measurements at the day/16 and 25/16 of Section 2, 28 E, R.92 W, 6th T.16N, both No. 3 rebar with 2" dia. aluminum cap I.S. 27925 bearing between said corners being 0.1710' at 'E'.

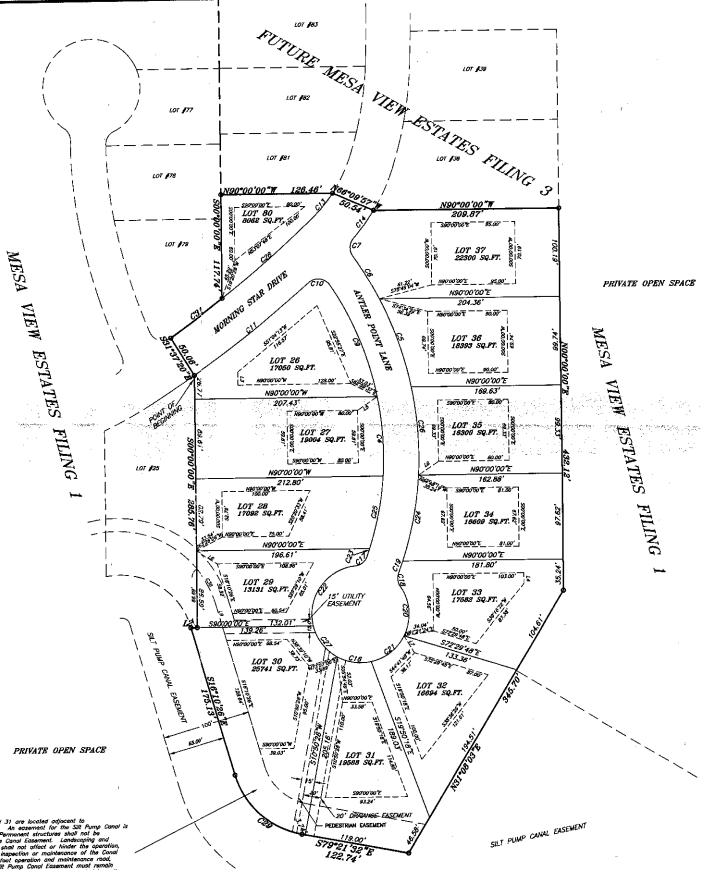
NO.	REVISION	DATE	BY	FILING 2	Job No. 86074
1					Drawn by
					Date OCT 27
					Appr by EW
					File SERIAL

SM SURVEYORS AND ENGINEERS
SCHWURSER GORDON MEYER INC.
110 W. 6th Street, Suite 200
Glenwood Springs, Colorado 81601
(970) 947-7000 (782) 840-2848
Aspen, Colorado (970) 925-8727

MESA VIEW ESTATES

1B of 2B

W. Long



GRAPHIC SCALE



LINE	NUMBER
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
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21	21
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28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38

LINE	NO.	DESCRIPTION	AREA	PERCENT	DATE	BY
1	1	1	1	1	1	1
2	2	2	2	2	2	2
3	3	3	3	3	3	3
4	4	4	4	4	4	4
5	5	5	5	5	5	5
6	6	6	6	6	6	6
7	7	7	7	7	7	7
8	8	8	8	8	8	8
9	9	9	9	9	9	9
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32	32	32	32	32	32	32
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37	37	37	37	37	37	37
38	38	38	38	38	38	38

NEIGHBORLY NOTICE
 THESE LOTS ARE TO BE USED AS RESIDENTIAL LOTS AND NOT FOR COMMERCIAL OR INDUSTRIAL PURPOSES.
 EASEMENTS: EASEMENTS ARE RESERVED FOR UTILITIES AND DRAINAGE, 5 FEET IN WIDTH, ADJACENT TO AND WITHIN THE PERIMETER OF EACH LOT.

LOTS 28, 29, 30 and 31 are located adjacent to 6500 22nd Street, Colorado Springs, Colorado. The City of Colorado Springs, Colorado, is the owner of the 50' wide easement shown on the plan. The easement is shown on the plan for the purpose of showing the location of the easement and the location of the lots. The easement is shown on the plan for the purpose of showing the location of the easement and the location of the lots. The easement is shown on the plan for the purpose of showing the location of the easement and the location of the lots.

© PROJECTS/SCHMURSER & ASSOCIATES, INC. THE LOT NO. IS 21 OF 41 PAGES. SCA. INC. 04

	SCHMURSER & ASSOCIATES ENGINEERS	SCHMURSER GORDON MEYER INC. 119 W 6th Street, Suite 200 Colorado Springs, Colorado 81001 (719) 945-1004 (FAX) 945-5348 Aspen, Colorado (970) 925-0727
		SCHMURSER GORDON MEYER

MESA VIEW ESTATES

REVISION	SHEET	OF

FILING 2

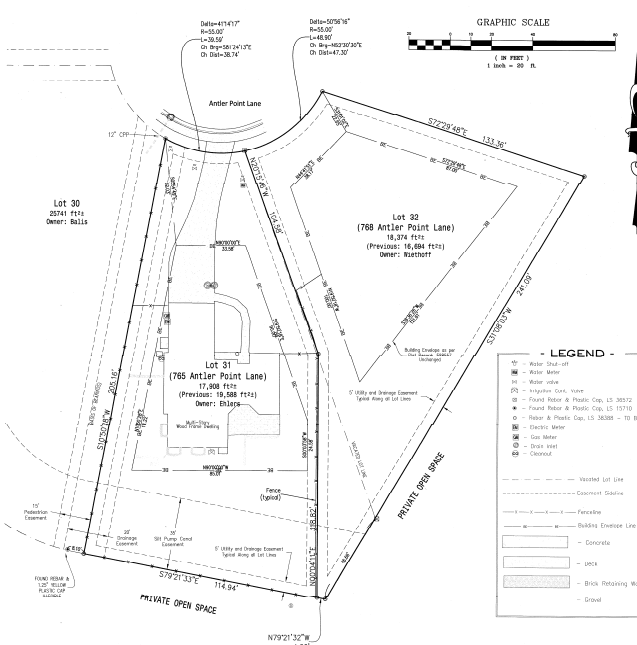
ADD NO.	88094
Drawn By:	
Date:	06/27/97
Scale:	1" = 50'
Plot:	

2B
 OF 2B

NOTES:

- 1. Basis of Bearings: Bearings shown herein are based on a bearing of S105°20'24" between the land area & top of monument, both corners being monumented as shown herein.
2. This map has been prepared pursuant to show a lot line adjustment between two lots under identical terms.
3. Basis of fact survey: December 21, 2018.
4. Units of linear measurements are depicted in US Survey Feet.
5. SMM will not be responsible for any changes made to this document after it issues or execution. Any copy, facsimile, etc. of this document must be compared to the original record, and any change to the original document to insure the accuracy of the information shown on any map copy, and to insure that no such changes have been made.
6. Any restrictive covenants, easements, etc. shown, were not recorded by appropriate filing of copies of the same of this survey and therefore may not be shown herein. Additional surveys may be required to show any such restrictive covenants or easements. SMM will not be responsible for protection of adjacent parties not marked on the ground at the time of this survey.
7. Property boundaries shown herein are based on Mesa View Estates Filing 2 Plat Record 228567 and correction plat recorded as Resolution No. 018243 with the Garfield County Clerk Recorder. No changes to land use from original plat.
8. Easements shown herein, if any, have been shown for general reference and do not necessarily depict limits of easements.
9. Lot line adjustment reflects the "Natural Location to Discover" recorded with the Garfield County Clerk and Recorder of Garfield County Reception No. 870888.
10. Such properties are governed by the restrictive covenants contained in Instrument on page 428 in book 1077 and on amended instrument on page 482 book 1417 recorded with the Garfield County Clerk and Recorder. These covenants create in effect a deed and affect the lot line adjustment herein.
11. The property shown herein is subject to all easements, rights-of-way, utility easements or other restrictions of record, to such items as may affect this property. This survey does not represent a title search by this surveyor to determine easements or to determine the validity of the lot line adjustment and the effect of the same. All information pertaining to easements, easement and other encumbrances of record has been taken from the public records of Garfield County, Colorado, as shown on the plat of this survey.
12. There are no Surface Rights or Mineral Interests on Lot 31 and Lot 32. Mineral Owners are calculated for Lot 31 and Lot 32 and are shown as follows:
Parcel 2: West and Eastern 1/4 of Section 36, Township 36N, Range 92W, County of Garfield, State of Colorado.
Parcel 3: Eastern 1/4 of Section 36, Township 36N, Range 92W, County of Garfield, State of Colorado.
Owner: Denver and Motor District of Garfield County.

Lot Line Adjustment of Lots 31 and 32, Mesa View Estates Filing 2
Town of Silt, Garfield County, Colorado Situated in S. 2, T. 6, R. 92 West of P.M.
Purpose: To Adjust the common lot line between Lot 31 and Lot 32, the easements associated with the common lot line, and the building envelope associated with lot 31.



Lot 31 Mesa View Estates Filing 2, according to the plat thereof recorded July 14, 1998 on Reception No. 228567 and the correction plat recorded November 17, 2002 under Reception No. 018243 filed in the Office of the County Clerk and Recorder of Garfield County, Colorado.

How come to adjust the common lot line of Lot 31 and Lot 32 of said Mesa View Estates, together with the building envelope and the easement interest for utilities and drainage 5 feet in width adjacent to and along the perimeter of Lot 31 as shown herein.
Executed this 22nd day of October, 2019.

By: [Signature]
Valerie Ehlers

By: [Signature]
Sally Weidner

By: [Signature]
Sally Weidner

By: [Signature]
Sally Weidner

By: [Signature]
Sally Weidner

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Sally Weidner

By: [Signature]
Sally Weidner

ENDORSEMENT: I, the undersigned, being duly sworn, certify that the foregoing is a true and correct copy of the original survey as shown on the plat of this survey and as recorded in the public records of Garfield County, Colorado.

By: [Signature]
Sally Weidner

By: [Signature]
Sally Weidner

By: [Signature]
Sally Weidner

By: [Signature]
Sally Weidner

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Sally Weidner

TITLE INSURANCE COMPANY OR ATTORNEY'S CERTIFICATE: I, the undersigned, being duly sworn, certify that the foregoing is a true and correct copy of the original survey as shown on the plat of this survey and as recorded in the public records of Garfield County, Colorado.

Table with 5 columns: LOT, LAND AREA SQ.FT. BEFORE ADJUSTMENT, LAND AREA SQ.FT. AFTER ADJUSTMENT, BUILDING ENVELOPE SQ.FT. BEFORE ADJUSTMENT, BUILDING ENVELOPE SQ.FT. AFTER ADJUSTMENT, LAND USE. Rows for Lot 31 and Lot 32.

977838

By: [Signature]
Sally Weidner

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By: [Signature]
Sally Weidner

SGM
118 West South Street, Suite 200
Crestwood Springs, CO 81601
970.642.1004 www.sgmco.com

Lot Line Adjustment Lots 31 & 32
Mesa View Estates Filing 2

Table with 3 columns: Revision, Date, By. Rows 1 through 5.

Town of Silt
Garfield County
Colorado

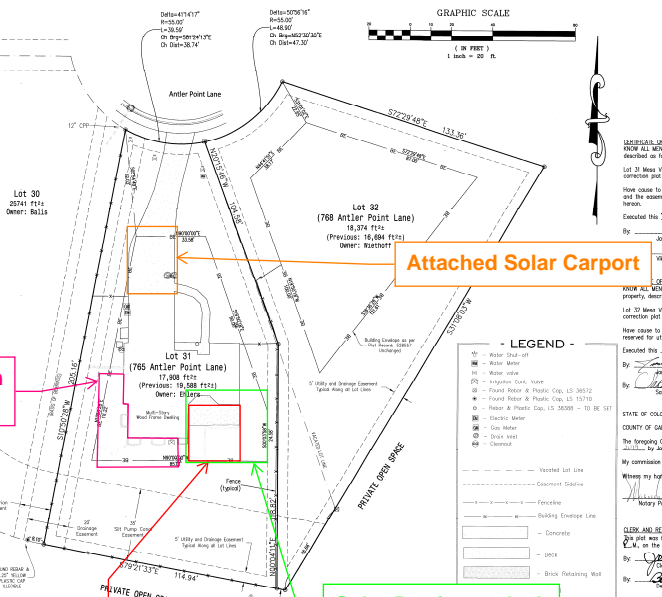
Table with 2 columns: Date, By. Rows for Date (12/21/2018) and By (Sally Weidner).

1
1

NOTES:

- 1. Basis of Bearings shown herein are based on a bearing of S05°28'N, which we last read at 0:00 meters, such corners being immovable or shown herein.
2. This map has been prepared pursuant to show a lot line adjustment between two lots as hereinafter described.
3. Date of field survey: December 31, 2018.
4. Units of linear measurements are displayed in US Survey Feet.
5. SSM will not be responsible for any changes made to this document after it issues our certification, nor any liabilities that may be incurred by the parties to this document.
6. Any signed and sealed document to insure the accuracy of the information shown on any such map, and to insure that no such changes have been made.
7. Any adjustment herein not shown, were not marked by appropriate utility companies at the time of this survey and therefore will not be shown herein.
8. Property descriptions shown herein are based on a plan filed in the County of Garfield, Colorado, and are subject to the provisions of the Colorado Subdivision Map Act.
9. Fences shown herein, if any, have been shown for general reference and do not necessarily depict legal limits of ownership.
10. Both properties are governed by the restrictive Covenants contained in Instrument on page 638 in a book 107 and so amended as instrument or plan book 1077 recorded with the Garfield County Clerk Recorder. These Covenants remain in effect and are not affected by this Lot Line Adjustment.
11. The property owner herein is subject to all easements, rights-of-way, utility easements or other restrictions of record, on such parts hereof, which affect this property. This survey does not represent a release by the surveyor to determine ownership or to discover easements or other encumbrances. All information pertaining to ownership, easements and other encumbrances of record shall remain the responsibility of the parties to this survey.
12. There are no Surface Rights or Mineral Interests in Lot 31 and Lot 32. Mineral Cores are contained in Lot 31 and Lot 32 and are owned by the State of Colorado.
13. State of Colorado, State of Utah and State of New Mexico are adjacent to the Town of Silt, Colorado.
14. Other Owners and Meters Owner of Garfield County.

Lot Line Adjustment of Lots 31 and 32, Mesa View Estates Filing 2
Town of Silt, Garfield County, Colorado Situated in S. 2, T. 6, R. 92 West of P.M.
Purpose: To Adjust the common lot line between Lot 31 and Lot 32, the easements associated with the common lot line, and the building envelope associated with lot 31.



LANDOWNER PARTICIPLE (LOT 31):
I, the undersigned, being of legal age and of sound mind, do hereby grant to the owner herein the real property situated and divided as shown upon the within lot line adjustment of (3) between of 785 Antler Point Lane, Silt, Colorado, hereinafter referred to as the subject property, and the adjacent property of 785 Antler Point Lane, Silt, Colorado, hereinafter referred to as the adjacent property.

Consider this 21st day of August 2019.
By: [Signature]
Notary Public

STATE OF COLORADO:
COUNTY OF GARFIELD:
I, the undersigned, being of legal age and of sound mind, do hereby certify that the within lot line adjustment is correct and true to the best of my knowledge and belief.

Notary Public and Seal

LANDOWNER PARTICIPLE (LOT 32):
I, the undersigned, being of legal age and of sound mind, do hereby grant to the owner herein the real property situated and divided as shown upon the within lot line adjustment of (3) between of 785 Antler Point Lane, Silt, Colorado, hereinafter referred to as the subject property, and the adjacent property of 785 Antler Point Lane, Silt, Colorado, hereinafter referred to as the adjacent property.

Consider this 21st day of September 2019.
By: [Signature]
Notary Public

STATE OF COLORADO:
COUNTY OF GARFIELD:
I, the undersigned, being of legal age and of sound mind, do hereby certify that the within lot line adjustment is correct and true to the best of my knowledge and belief.

Notary Public and Seal

OFFICIAL SEAL:
Notary Public and Seal

STATE OF COLORADO:
COUNTY OF GARFIELD:
I, the undersigned, being of legal age and of sound mind, do hereby certify that the within lot line adjustment is correct and true to the best of my knowledge and belief.

Notary Public and Seal

OFFICIAL SEAL:
Notary Public and Seal

STATE OF COLORADO:
COUNTY OF GARFIELD:
I, the undersigned, being of legal age and of sound mind, do hereby certify that the within lot line adjustment is correct and true to the best of my knowledge and belief.

Notary Public and Seal

OFFICIAL SEAL:
Notary Public and Seal

STATE OF COLORADO:
COUNTY OF GARFIELD:
I, the undersigned, being of legal age and of sound mind, do hereby certify that the within lot line adjustment is correct and true to the best of my knowledge and belief.

Notary Public and Seal

Deck enlargement

Solar Roof over deck

Attached Solar Carport

Attached Sunken Greenhouse

- LEGEND:
Water Course
Water Meter
Asymptote Curve
Aluminum Gate, Valve
Aluminum Gate, Valve, CS 3000
Aluminum Gate & Plastic Cap, CS 3310
Steel & Plastic Cap, 15' x 3000" x 10' to 16'
Electric Meter
Gas Meter
Electric Meter
Concrete
Vertical Solid Line
Easement Station
Easement
Easement
Boundary Line
Concrete
Deck
Block Paving Mark

LANDOWNER PARTICIPLE AND UNDERSIGNED:
I, the undersigned, being of legal age and of sound mind, do hereby grant to the owner herein the real property situated and divided as shown upon the within lot line adjustment of (3) between of 785 Antler Point Lane, Silt, Colorado, hereinafter referred to as the subject property, and the adjacent property of 785 Antler Point Lane, Silt, Colorado, hereinafter referred to as the adjacent property.

Consider this 27th day of October 2019.
By: [Signature]
Notary Public

STATE OF COLORADO:
COUNTY OF GARFIELD:
I, the undersigned, being of legal age and of sound mind, do hereby certify that the within lot line adjustment is correct and true to the best of my knowledge and belief.

Notary Public and Seal

OFFICIAL SEAL:
Notary Public and Seal

STATE OF COLORADO:
COUNTY OF GARFIELD:
I, the undersigned, being of legal age and of sound mind, do hereby certify that the within lot line adjustment is correct and true to the best of my knowledge and belief.

Notary Public and Seal

OFFICIAL SEAL:
Notary Public and Seal

STATE OF COLORADO:
COUNTY OF GARFIELD:
I, the undersigned, being of legal age and of sound mind, do hereby certify that the within lot line adjustment is correct and true to the best of my knowledge and belief.

Notary Public and Seal

OFFICIAL SEAL:
Notary Public and Seal

STATE OF COLORADO:
COUNTY OF GARFIELD:
I, the undersigned, being of legal age and of sound mind, do hereby certify that the within lot line adjustment is correct and true to the best of my knowledge and belief.

Notary Public and Seal

OFFICIAL SEAL:
Notary Public and Seal

STATE OF COLORADO:
COUNTY OF GARFIELD:
I, the undersigned, being of legal age and of sound mind, do hereby certify that the within lot line adjustment is correct and true to the best of my knowledge and belief.

Notary Public and Seal

OFFICIAL SEAL:
Notary Public and Seal

STATE OF COLORADO:
COUNTY OF GARFIELD:
I, the undersigned, being of legal age and of sound mind, do hereby certify that the within lot line adjustment is correct and true to the best of my knowledge and belief.

Notary Public and Seal

OFFICIAL SEAL:
Notary Public and Seal

STATE OF COLORADO:
COUNTY OF GARFIELD:
I, the undersigned, being of legal age and of sound mind, do hereby certify that the within lot line adjustment is correct and true to the best of my knowledge and belief.

Notary Public and Seal

SGM logo and address: 118 West Sixth Street, Suite 200, Glenwood Springs, CO 81601, 970.945.1004

Lot Line Adjustment Lots 31 & 32, Mesa View Estates Filing 2

Table with columns: #, Revision, Date, By. Shows revisions 1 through 5.

Town of Silt, Garfield County, Colorado

Table with columns: Job No., Drawn by, Date, Checked by, Plotted by. Shows job details for 12/21/2019.



977838

**TOWN OF SILT
BOARD OF TRUSTEES REGULAR MEETING
July 22, 2024**

AGENDA ITEM SUMMARY

SUBJECT: Ordinance No. 8, Series 2024, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, AMENDING CHAPTER 2.16 OF THE SILT MUNICIPAL CODE PERTAINING TO THE COMPENSATION AND DUTIES OF THE PLANNING AND ZONING COMMISSION

PROCEDURE: (Public Hearing, Action item, Information Item) Public hearing

SUMMARY AND BACKGROUND OF SUBJECT MATTER: Based on prior discussions regarding the pay associated with the Planning Commission, this ordinance touches on that topic and also clarifies other concerns and housekeeping issues in this section of code.

ORDINANCE FIRST READING DATE: July 8, 2024

ORDINANCE SECOND READING DATE: July 22, 2024

ORIGINATED BY: Sheila McIntyre

PRESENTED BY: Sheila McIntyre

DOCUMENTS ATTACHED: Ordinance No. 8

TOWN ATTORNEY REVIEW YES NO **INITIALS** _____

SUBMITTED BY:



Sheila M. McIntyre, Town Clerk, CMC

REVIEWED BY:



James Mann, Town Manager

**TOWN OF SILT
ORDINANCE NO. 8
SERIES OF 2024**

**AN ORDINANCE OF THE TOWN OF SILT, COLORADO, AMENDING CHAPTER 2.16
OF THE SILT MUNICIPAL CODE PERTAINING TO COMPENSATION OF THE
PLANNING AND ZONING COMMISSION**

WHEREAS, the Town of Silt (the "Town") is a Colorado home rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Silt Home Rule Charter; and

WHEREAS, the Board of Trustees for the Town (the "Board") desires to amend the current code provisions pertaining to compensation of the Planning and Zoning Commission ("P&Z"); and

WHEREAS, the Board has determined that pursuant to C.R.S. 31-23-202(3) and Section 11-3 of the Home Rule Charter, the Town has the power to modify the compensation of members of the P&Z; and

WHEREAS, the P&Z commissioners shall be paid according to the manner provided below, which fee schedule is necessary and proper to compensate the members for their service to the Town through their review of the planning and zoning of land use in the Town of Silt; and

WHEREAS, subject to the Home Rule Charter of the Town, effective January 1, 2025, the Town wishes to address said compensation to reflect the rate of two hundred dollars per month for the chairperson and one-hundred fifty dollars per month for the remaining commissioners regardless of the number of meetings attended; and

WHEREAS, the Town gave proper and timely published and/or posted notice of the dates and times of the public hearings at which Board considered this ordinance; and

WHEREAS, the Board has determined that the adoption of this ordinance and the amendments set forth herein are necessary and proper to provide for the safety, health, prosperity and order of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT THAT:

SECTION 1

The following sections of Title 2 of the Silt Municipal Code are hereby amended and restated as follows:

2.16.010 – Established – Common membership.

Pursuant to the authority conferred by section 31-23-202, C.R.S. 1973, there is created a planning commission and a zoning commission for the town. The members of the planning commission shall also serve and are appointed as the zoning commission.

2.16.020 – Composition – Appointment – Holding other office.

- A. Composition. The planning commission shall consist of seven members (five permanent members and two alternate members).
- B. Appointment. The five permanent members and the two alternate members shall be appointed by the board of trustees. None of the appointed members shall hold any other municipal office, except that one such appointed member may be a member of the zoning board of adjustments and appeals. All newly appointed members will be sworn in by the town clerk.

2.16.030 – Residency – Compensation.

- A. All members of the planning and zoning commission shall be bona fide residents of the town, and if any member ceases to reside in the town his membership shall immediately terminate. ~~All members of the commission shall be compensated in the amount of fifty dollars per each regular and special planning and zoning commission meeting attended.~~

~~—All members of the commission, permanent and alternates, shall be compensated in the amount of two hundred dollars per month flat rate for the chairperson and one-hundred fifty dollars per month flat rate for the remaining commissioners, regardless of the number of meetings or work sessions that are held. Commissioners will also be compensated should packet materials be distributed for a scheduled meeting that gets canceled.~~

~~B.~~

~~C. Land use applicants requesting a special meeting shall pay two hundred dollars for the chairperson and one-hundred fifty dollars for each commissioner for each special meeting that is called. The land use applicant requesting the special meeting shall pay this fee at least five days prior to the meeting. For purposes of this section, a special meeting is not a regularly scheduled meeting or a meeting that is called by staff or any other governmental or non-profit agency.~~

2.16.040 – Term.

- A. The terms of membership shall be four years except that the respective terms of the first five members appointed shall be as follows: three for a term of four years and two for a term of two years.

B. Alternates shall be appointed for a four-year term. An alternate may become a permanent member upon the resignation of a permanent member and upon appointment by the board of trustees.

C. Reappointment for all terms shall take place in July.

2.16.045 – Vacancies

Commissioners who miss more than three consecutive regular meetings, may be removed from their position by a recommendation of a majority of the commission to the Board after notice has been made to that commissioner. The Board shall determine at a regularly scheduled meeting if the commissioner shall be removed from office. If the commissioner has a reasonable basis for missing meetings acceptable to other commissioners, particularly if given in advance, the absence shall be deemed to be excused and shall not be a basis for a removal vote.

2.16.050 – Removal from office.

Members may be removed from office as provided by statute.

2.16.060 – Vacancies.

Vacancies occurring otherwise than through the expiration of a term shall be filled for the remainder of the unexpired term as provided by statute.

2.16.070 – Quorum – Voting.

Three members of the planning and zoning commission shall constitute a quorum for the transaction of business. All permanent members of the commission shall be entitled to vote on matters coming before the commission. In the absence of a permanent member, alternate members shall be substituted and shall count towards a quorum. In the case of a substitution, the alternate member(s) shall be accorded the same rights as a permanent member. Alternates will be allowed to vote as long as the number of commissioners voting does not exceed five.

In the case of the absence or disability of the chairman or vice-chair, the staff member present shall call the meeting to order and call the roll of members. If a quorum is found to be present, the commission shall proceed to elect, by a majority vote of those present, a temporary chair to serve as presiding officer of the meeting.

In the absence of a quorum, those in attendance shall adjourn any meeting to a later time and date. The only action the commission may take in the absence of a quorum is the motion to adjourn. no meeting shall be deemed to have occurred.

2.16.080 – Chairman – Other officers.

The commission shall elect its chairman and vice-chair from among the non-ex officio members, and shall create and fill such other of its offices as it may determine. The

terms of the chairman and vice-chair shall be one year, with eligibility for reelection. Selection of officers shall take place in July of each year or the next scheduled meeting or if a resignation warrants the position to be filled.

2.16.090 – Monthly meetings.

The commission shall hold at least one regular meeting in each month: unless staff determines that a scheduled meeting is not necessary.

2.16.100 – Rules – Recordkeeping.

The commission shall adopt rules for transaction of business and shall keep a record of its resolutions, transactions, findings and determinations, which record shall be a public record and open to inspection upon such reasonable conditions as the commission determines.

2.16.110 – Powers and duties.

The planning commission and the zoning commission shall have all of the powers and perform each and all of the duties specified by articles 59 and 60 of Chapter 139, C.R.S. 1963, together with any other duties or authority which may, after the effective date of the ordinance codified at this chapter, which ordinance was adopted March 19, 1974, be conferred upon them by the laws of the state of Colorado. The performance of such duties and exercise of such authority is to be subject to each and all of the limitations expressed in such legislative enactment or enactments.

SECTION 2

If any section, subsection, clause, phrase or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

APPROVED ON FIRST READING this ___ day of ___, 2024, in the Municipal Building of the Town of Silt, Colorado.

PASSED, APPROVED ON SECOND READING, ADOPTED AND ORDERED PUBLISHED this ___ day of ___, 2024.

TOWN OF SILT

ATTEST:

Mayor Keith B. Richel

Town Clerk Sheila M. McIntyre, CMC

**TOWN OF SILT
BOARD OF TRUSTEES REGULAR MEETING
July 22, 2024**

AGENDA ITEM SUMMARY

SUBJECT: Ordinance No. 9, Series 2024, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, REPEALING AND REPLACING CHAPTER 12.20 OF THE SILT MUNICIPAL CODE PERTAINING TO THE SKYLINE CEMETERY

PROCEDURE: (Public Hearing, Action item, Information Item) Public Hearing

SUMMARY AND BACKGROUND OF SUBJECT MATTER: It has been several years since the cemetery code has been updated. Staff felt it was time to revisit the code and address areas that were in need of clarification and direction to better assist staff in current times.

ORDINANCE FIRST READING DATE: July 22, 2024

ORDINANCE SECOND READING DATE: August 12, 2024

ORIGINATED BY: Sheila McIntyre

PRESENTED BY: Sheila McIntyre

DOCUMENTS ATTACHED: Ordinance No. 9

TOWN ATTORNEY REVIEW YES NO **INITIALS** _____

SUBMITTED BY:



Sheila M. McIntyre, Town Clerk, CMC

REVIEWED BY:



James Mann, Town Manager

**TOWN OF SILT
ORDINANCE NO. 9
SERIES OF 2024**

**AN ORDINANCE OF THE TOWN OF SILT, COLORADO, REPEALING AND REPLACING
CHAPTER 12.20 OF THE SILT MUNICIPAL CODE PERTAINING TO THE SKYLINE
CEMETERY**

WHEREAS, pursuant to C.R.S. Section 31-15-103 and Section 1 of the Town’s Home Rule Charter, the Board of Trustees (“Board”) of the Town (“Town”) has the authority to make and publish ordinances necessary and proper to provide for the safety, preserve the health, promote the prosperity, improve the morals, order comfort and convenience of such municipality and the inhabitants thereof; and

WHEREAS, Chapter 12 of the Silt Municipal Code addresses the cemetery and the rules and regulations that are to be followed; and

WHEREAS, the Town finds it necessary to update this section of code in order to better reflect the current and future use of the cemetery; and

WHEREAS, the Town gave proper and timely published and/or posted notice of the dates and times of the public hearings at which the Board considered this ordinance; and

WHEREAS, the Board finds and determines that the adoption of this ordinance is necessary and proper to provide for the safety, health, prosperity and order of the Town.

**NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE TOWN OF SILT,
COLORADO, ORDAINS AS FOLLOWS:**

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Chapter 12.20 of the Silt Municipal Code, “Cemetery”, is hereby amended as follows, with Underlined Text added and ~~striketrough text~~ deleted:

Chapter 12.20 - Cemetery

12.20.010 Establishment and control.

The Town has established a municipally-owned cemetery, known as Skyline Cemetery. The board of trustees shall have control of the operation of the cemetery through the establishment of cemetery rules, regulations and fees. The public works director or his designee shall serve as the sexton and have responsibility for the operation and maintenance of the municipal cemetery and the Town clerk shall have the responsibility for the sale of lots, recording of purchases and interments, and the maintenance of the cemetery map.

For any burial lot or space in Skyline cemetery where ownership or use rights have been transferred by the Town and in which no remains have been interred, no burial memorial has been placed, and no other improvement has been made for a continuous period of no less then seventy-five (75) years, the Town may reclaim the burial space.

There are no areas within the Skyline Cemetery boundaries designated for green burials.

12.20.020 Sale of (cemetery) lots.

- A. Burial plots in Skyline Cemetery shall be available for sale to residents and non-residents. The board of trustees shall set the fees for cemetery plot perpetual care, opening and closing a grave, and the purchase of plots, both for in-town and out-of-town residents, by resolution annually, or more often as necessary. Those requesting a cemetery service shall contact the Town clerk, and submit the requisite fee, to the Town no less than five working days prior to interment. The Town clerk shall then deliver a properly executed deed of conveyance. The Town reserves the right, in its sole discretion, to convey specific lots.
- B. For the purposes of this section, the Town deems a deceased person as an "in-town" resident if he/she resided within the incorporated area of the Town of Silt for at least 12 months preceding his/her death. The Town may require proof of the deceased person's residency, which may include mortgage statements, utility statements, or rental housing receipts.

12.20.025 Location of burial plots

All burial plots in Skyline Cemetery shall be located wholly within the boundary of the existing subdivided lot as laid out and designed on the Town's map of the Skyline Cemetery, as such may be amended by the board of trustees. Single plots shall be ten (10) feet in length and five (5) feet in width. The Town clerk upon receipt of the required payment for a burial plot, shall indicate the name of the purchaser and location of the plot on the cemetery map.

12.20.030 Conditions of conveyance.

The rights, title and interest acquired by any person in and to any lot in the Town cemetery shall be subject to the following conditions:

- A. No cemetery lot shall be transferred by a purchaser, his successors or assigns without such transfer first having been approved by the Town clerk. The Town shall refuse to recognize and honor any such transfer unless and until it is first authorized by the Town clerk and entered into the official Town records. No utilization of a cemetery lot shall be made until compliance with this section is complete. The Town shall charge ~~an administrative~~ a transfer fee as set by the board of trustees annually, or more often as necessary.
- B. Any purchaser or the legally authorized representative of a deceased purchaser wishing to resell a cemetery lot shall sell the lot only to the Town, in which case the Town shall pay the price which was originally paid for the lot, as noted on the deed or in the Town records, subject to availability of funds for such repurchase. The Town shall sell the lot at the current resell price.
- C. Nothing in this section shall be construed to permit the sale or conveyance of any cemetery lots, which have been used for interment.

12.20.035 Abandoned lots or burial spaces – Right to reclaim.

- A. The Town may reclaim title to a burial space in a cemetery in which no remains have been interred, no burial memorial has been placed, and no other improvement has been made for a continuous period of no less than seventy-five years. Prior to reclaiming title to a burial space the Town shall give notice and provide opportunity for a hearing pursuant to the method therefor described in Section 31-25-708, C.R.S., as such may be amended.
- B. Upon reclaiming title, the Town may thereafter sell, transfer and convey the right to interment therein.

12.20.040 Grave openings and closings.

- A. The Town clerk shall be notified at least ~~two~~ three working days (exclusive of days the Town offices are closed to business) before a funeral. No grave on any lot shall be opened except with the permission of and under the direction of the sexton following three (3) working days of the Town's receipt of all required documents and after all fees have been paid in full.
- B. No lot or grave shall be opened, closed, filled, sodded or revegetated, except by Town employees, under the direction of the ~~public works director~~ sexton unless otherwise approved.
- C. No burial of the remains of other than the immediate family of the owner of the lot shall be permitted until a signed written notice is filed by the owner, ~~his~~ his/her heirs, or ~~his~~ his/her assignees in the office of the Town clerk.
- D. One casket may be interred in each lot. In addition to a casket, up to six cremains may be interred in a lot.
- E. No animals shall be buried in the Town cemetery.
- F. No disinterment shall be allowed without permission of the state in accordance with applicable statutes and regulations, and without the permission of the owner of the lot or the surviving next of kin of the deceased. If the consent of such persons cannot be obtained, an order of the county court shall be sufficient.
- G. Arrangements for disinterment shall be made with the Town clerk. No disinterment shall be made except by Town employees, or as otherwise provided for by law. The Town shall not be liable for any injury or damage, including but not limited to, damage to monuments, markers, caskets, liners, and vegetation for a disinterment.

12.20.050 Monuments and markers.

- A. No monumental work shall be permitted on days that the Town offices are closed to business. ~~weekends or holidays.~~ The Town clerk shall be notified seven days before a monument or marker is placed on lot(s) and to allow sufficient time for the sexton to locate gravesite(s). The Town shall assume no responsibility for the correct location of any monument or marker, and any changes resulting from incorrect placement will be made at the lot owner's or monument firm's expense.
- B. Monument firms or installers shall be held responsible for any damage done by them to other monuments, markers, grass, trees, walkways, roads, etc., in the cemetery.

-
- C. No monuments and markers shall be placed in the cemetery between December 1st and April 1st. All monuments and markers shall be constructed of marble, bronze, granite, or other permanent materials specifically approved by the Town. All monuments and markers shall be set at the head of the lot and placed on a permanent foundation. No monument and marker shall exceed the width of the plot or inhibit the ability to prepare any plot for burial by both width and depth.
 - D. No lot shall be marked or defined by any fence, coping, railing, hedge or embankment, nor shall any lot be filled above the established grade. The use of bricks, gravel, crushed rock, shells, or other similar materials are prohibited.
 - E. Benches shall not be allowed on any plot unless they serve as the headstone and have been approved by the Town prior to placement. Any secondary markers placed on a plot where a headstone already exists shall be placed flush with the ground.
 - F. The Town shall have the right to exclude or remove from any lot or grave space any monument, marker, structure, tree, plant or other object which for any reason has become or shall become unsightly, detrimental or conflicts with the rules and regulations of the cemetery.

12.20.060 Decoration of lots.

- A. Planting of live flowers, bushes or trees of any kind is prohibited on the lot. Artificial or fresh cut flowers may be placed on the lot in a metal or plastic vase at any time and as close to the headstone as possible. Glass containers are prohibited. Artificial or fresh cut flower sprays, wreaths, and evergreens may be placed on the lot. Items that are not located next to the headstone must be removed before the day of the week designated by the Town of each week to allow for the mowing and maintenance of the cemetery. All decorations will be discarded when dead, faded, broken, or otherwise in unsightly condition.
- B. All decorations will be discarded when dead, faded, broken or otherwise in unsightly condition as determined by the sexton.
- C. Small U.S. flags and memorial flags are permitted on the lot and as close to the headstone as possible. Flags will be removed when they become torn, frayed, or otherwise unsightly as determined by the sexton.
- D. All other decorations are prohibited.

12.20.070 Maintenance responsibilities.

The Town shall care for and maintain all roads, walks, pathways, grass, ground, shrubbery and improvements in the Town cemetery; provided, however, that lot owners are to maintain all monuments and markers erected on their lots.

12.20.075 Damaging property prohibited.

All persons are prohibited from damaging landscaping, breaking or injuring any tree, shrub or plant, or lounging on any individual lot or in any way damaging or defacing any monument, grave marker, structure or other property within the grounds.

12.20.080 Supervision of funerals.

All funerals, upon arrival at the cemetery, shall be under the direct supervision of the sexton ~~public works director~~. The sexton shall not permit the interment or other disposition of any body in the cemetery unless the body is accompanied by a burial, removal or transit permit. Permits shall be filed with the Town clerk.

12.20.090 Prior interment.

Nothing herein shall be construed to affect or alter the rights of persons who, prior to the adoption of this chapter, were interred in the cemetery. The Town clerk shall maintain a list of all prior interments, within the limits of reasonably available interment information.

12.20.100 Liability.

The Town shall not be liable for any injury or damage to any cadaver, personal effects, monument, marker, decoration, landscaping, improvement, or other structure or item in the cemetery resulting from any cause beyond its reasonable control.

12.20.110 Burial in approved cemetery within Town required.

The interment of any deceased person within the corporate limits of the Town, except in the duly authorized cemetery by authorized personnel of the Town, is prohibited.

12.20.120 General rules and penalty.

- A. The cemetery shall be open to the public from sunrise to sunset. It is unlawful for any person other than Town employees or other authorized personnel to be on the cemetery property during the hours the cemetery is closed.
- B. No person or persons shall be allowed to desecrate the cemetery by removing, destroying, or defacing the flowers, shrubs, trees, monuments, markers or any thing or object placed therein for the beautification of the cemetery; or by allowing any livestock and domestic animals to gain access to the cemetery.
- C. There is to be no discharging of firearms, firecrackers, rockets, or any other fireworks. This exclusion of firearms does not apply to military funerals or similar occasions.
- D. All other applicable Town Code provisions are in force in the cemetery unless specifically contradicted or altered by some provision of this Chapter. Without limitation, these include the prohibition on alcoholic beverages, the prohibition against unreasonable noise and against noise disturbance, the prohibition against injuring, destroying or defacing property, the prohibition against a public nuisance, the prohibitions against vandalism, the requirement that dogs be kept on a leash and their excrement be picked up by the dog's owner, keeper or harbinger, and the prohibition against littering.
- E. The operation or use of any audio devices, including radios or musical instruments or any other noise-producing device is prohibited unless prior approval has been received from the Town and said device is used as part of a memorial service.
- F. Loud talking shall not be permitted on the Cemetery grounds. Talking in a manner that disturbs others in the Cemeteries is prohibited, except in the event of emergency.
- G. No signs, notices or advertisements, other than those created by the Town related to Cemetery business, shall be permitted within the Cemetery grounds.

H. Violation of any of the provisions hereof shall be subject to the penalties set forth in Chapter 1.12 of the Silt Municipal Code.

Section 3. All ordinances heretofore passed and adopted by the Board of Trustees of the Town of Silt, Colorado, are hereby repealed to the extent that said ordinances, or parts thereof, are in conflict herewith.

Section 4. If any section, subsection, clause, phrase or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

INTRODUCED, READ AND APPROVED ON FIRST READING, a public hearing, this ___ day of ___ 2024, at 7:00 p.m. in the Municipal Building of the Town of Silt Colorado.

PASSED, APPROVED ON SECOND READING, ADOPTED AND ORDERED PUBLISHED, this ___ day of ___ 2024.

TOWN OF SILT

Mayor Keith B. Richel

ATTEST:

Town Clerk Sheila M. McIntyre, CMC

**TOWN OF SILT
BOARD OF TRUSTEES REGULAR MEETING
July 22, 2024**

AGENDA ITEM SUMMARY

SUBJECT: Ordinance No. 10, Series 2024, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, AMENDING SECTIONS OF CHAPTER 6.04, 6.08 AND CHAPTER 8.24 OF THE SILT MUNICIPAL CODE REGARDING DOGS IN PARKS AND HOURS OF OPERATION RELATED TO THE SKATEPARK WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLROADO

PROCEDURE: (Public Hearing, Action item, Information Item) Public Hearing

SUMMARY AND BACKGROUND OF SUBJECT MATTER: Staff felt that it was time to revisit these parks related sections of code to provide better guidance to staff when dealing with dog related complaints, warnings and dogs on leashes. The revision also contains information in relation to dogs at the Silt River Preserve and Silt Island Park. The hours of operation for the skatepark have also been included in this park update ordinance.

ORDINANCE FIRST READING DATE: July 22, 2024

ORDINANCE SECOND READING DATE: August 12, 2024

ORIGINATED BY: Sheila McIntyre

PRESENTED BY: Sheila McIntyre

DOCUMENTS ATTACHED: Ordinance No. 9


TOWN ATTORNEY REVIEW YES NO **INITIALS** _____

SUBMITTED BY:



Sheila M. McIntyre, Town Clerk, CMC

REVIEWED BY:



James Mann, Town Manager

**TOWN OF SILT
ORDINANCE NO. 10
SERIES OF 2024**

AN ORDINANCE OF THE TOWN OF SILT, COLORADO AMENDING SECTIONS OF CHAPTER 6.04, 6.08 AND CHAPTER 8.24 OF THE SILT MUNICIPAL CODE (“CODE”) REGARDING DOGS IN PARKS AND HOURS OF OPERATION RELATED TO THE SKATEPARK WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO

WHEREAS, the Town of Silt (“Town”) is a Colorado home-rule municipality organized under Article XX, Section 6 of the Colorado Constitution, in accordance with the Silt Home Rule Charter; and

WHEREAS, pursuant to Colorado Revised Statutes (“C.R.S.”) Section 31-15-103, and Section 1-6 of the Town of Silt Home Rule Charter, the Board of Trustees (“Board”) has the authority to make and publish ordinances necessary and proper to provide for the safety, health, prosperity and order of the Town; and

WHEREAS, the Board wishes to repeal and replace portions of Silt Municipal Code (“Code”) Chapter 6.04 and Chapter 8.24 of the code in order to clarify language regarding dogs in parks and the hours of operation of the skate park within the Town; and

WHEREAS, the Town gave proper and timely published and/or posted notice of the dates and times of the public hearings at which the Board considered this ordinance; and

WHEREAS, the Board has determined that the adoption of this ordinance is necessary and proper to provide for the safety, health, prosperity and order of the Town.

NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, ORDAINS AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The following sections of Chapter 6 of the Silt Municipal Code are hereby amended as follows, with Underlined Text added and ~~strikethrough~~ text deleted:

Section 6.04.190 Animals disturbing the peace and quiet.

- A. No owner of an animal shall fail to prevent it from disturbing the peace and quiet of any other person by loud and persistent barking, baying, howling, ~~yipping,~~ erying, yelping, whining, or other audible sound ~~making any other noise~~ in an

excessive, continuous or untimely fashion, whether the animal is on or off the owner's premises.

- B. The provocation of an animal whose noise is complained of is an affirmative defense to any charge for violation of subsection (A) of this section.
- C. ~~No~~ Any owner of an animal which is alleged to have disturbed the peace and quiet of another person ~~shall~~ may be charged with a violation of subsection (A) of this section ~~unless the owner of a member of said person's household has received a written or verbal warning from a police officer or an animal control officer within the preceding twelve months~~ regardless if the owner has received a prior written or verbal warning. ~~A previous violation will be considered equivalent to a previous warning.~~
- D. The warning process to be employed prior to a charge being instituted for a violation of subsection (A) of this section shall be substantially as follows:
 - 1. A police officer or animal control officer may issue a warning after receiving a complaint of a disturbance, or upon observing (hearing) a violation.
 - 2. Two or more complaints must clearly identify the complainant by stating his or her name, address and telephone number. The complainants shall further state, if known, the name of the animal's owner, the owner's address and telephone number, a description of the animal, description of the offense, the date, time, place and duration of the offense. These complaints need not be from separate individuals.
 - 3. A record or incident report shall be kept of any such complaints and investigation.
 - 4. The warning shall state that complaints have been received, recite the date of the alleged offense, and conclude that the owner's animal may have disturbed the peace or other individuals. The warning shall advise the animal owner of the possible penalties for a violation of this section and advise the owner that the next complaint may result in a summons being issued against the owner. The warning shall be identified as being issued by any police or animal control officer empowered by the town to enforce the provisions of this title.
 - 5. A previous violation, as set forth in section "C" above, will be considered equivalent to a previous warning if the violation occurred within the last twelve months.

Section 6.04.250 Animals in town parks.

~~No owner shall allow an animal upon any property designated by the Town of Silt as a public town park, unless the animal is on the prescribed ten-foot leash. Unless otherwise permitted/prohibited by the town administrator or their designee, or by ordinance, regulation, special license, event permit or other posting, the owner, keeper~~

or harbored of a dog may lead, bring or otherwise permit such dog only on trails or sidewalks within parks, open space or public places if the dog is under control by means of a secure restraint, such as a leash or cord, not more than ten feet in length that is controlled by the dog's owner, keeper or harbored per Chapter 6.04 of this code. Unless otherwise permitted/prohibited by the town administrator or their designee, or by ordinance, regulation, special license, event permit or other posting, no dogs are allowed off the trail or sidewalk within a park, open space or public place.

Section 6.08.015 Prohibited animals.

- A. All livestock, including but not limited to horses, mules, cattle, goats, sheep and pigs, shall not be permitted to run or be at large within the limits of the town. No horse, mare, gelding, colt, mule, hinny, jack, burro, jennet, bull, steer, cow, heifer, calf, goat, sheep, pig or hog shall be permitted to run or be at large within the limits of the town.
- B. It is unlawful for any person anywhere in the town to maintain, keep, harbor, raise, stable or corral any livestock, cattle, goats, sheep, swine (except pot-bellied pigs as defined in this code), foxes, ducks, turkeys or geese or any more than four rabbits, except in connection with the commercial slaughter and processing of animals.

Section 3. Chapter 8.24.040 of the Silt Municipal Code, "Dogs permitted/prohibited", is hereby amended as follows, with Underlined Text added and ~~striketrough~~ text deleted:

Section 8.24.040 Dogs permitted/prohibited

Unless otherwise permitted/prohibited by the town administrator or his ~~his~~ their designee, or by ordinance, regulation, special license, event permit or other posting, the owner, keeper or harbored of a dog may lead, bring or otherwise permit such dog only on trails or sidewalks within parks, open space or public places if the dog is under control by means of ~~an adequate leash, cord or chain~~ a secure restraint, such as a leash or cord, not more than ten feet in length that is controlled by the dog's owner, keeper or harbored per Chapter 6.04 of this code. ~~No dogs are allowed off the trail or off the sidewalk within a park, open space or public place.~~ Unless otherwise permitted/prohibited by the town administrator or their designee, or by ordinance, regulation, special license, event permit or other posting, no dogs are allowed off the trail or sidewalk within a park, open space or public place.

- A. Silt River Preserve. The Silt River Preserve, located off County Road 346 and south of the Colorado River is a park, open space and public place where dogs are strictly prohibited, due to the unique nature of the conservation easement that governs the park.

- B. Silt Island Park, otherwise known as “River Park” or “~~Doggie Park~~” “Dog Park”. The Silt Island Park, otherwise known as River Park or “~~Doggie Park~~” Dog Park, located south of the River Frontage Road and east and adjacent to County Road 311 is a park, open space and public place where a dog is permitted without a leash as long as such dog does not create conflict with another dog(s). The town administrator, ~~in his sole discretion~~ or their designee, shall determine if a specific dog, upon complaints by other(s) and following an adequate town investigation, is no longer welcome at the “~~Doggie Park~~” Dog Park. In such case, the owner, keeper or harbinger of such dog, upon notice by the town, shall discontinue any and all trips to the Dog Park with such dog.

Section 4. Chapter 8.24.100(K) of the Silt Municipal Code, “Rules and Regulations for skatepark facility”, is hereby amended as follows, with Underlined Text added and ~~strikethrough~~ text deleted:

8.24.100 – Rules and regulations for skatepark facility.

(K) Hours of operation (~~from 7:00 a.m. to 9:00 p.m.~~) will be at the discretion of the town and strictly enforced;

Section 5. All ordinances heretofore passed and adopted by the Board of Trustees of the Town of Silt, Colorado, are hereby repealed to the extent that said ordinances, or parts thereof, are in conflict herewith.

Section 6. If any section, subsection, clause, phrase or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

INTRODUCED, READ AND APPROVED ON FIRST READING, a public hearing, this ___ day of _____, 2024, at 7:00 p.m. in the Municipal Building of the Town of Silt, Colorado.

PASSED, APPROVED ON SECOND READING, following a continued public hearing, ADOPTED AND ORDERED PUBLISHED, this ___ day of _____, 2024.

Town of Silt

Mayor Keith B. Richel

ATTEST:

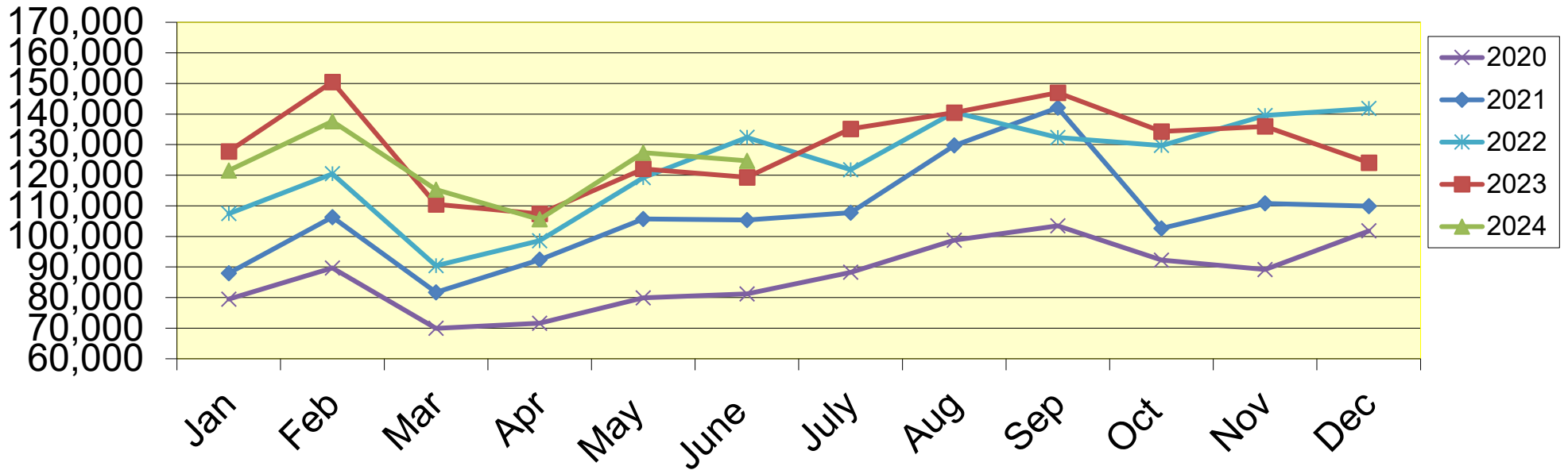
Town Clerk Sheila M. McIntyre, CMC

Town of Silt

Month Town Received Funds

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Total
2020	79,495	89,702	69,937	71,613	79,900	81,218	88,277	98,766	103,464	92,270	89,183	101,808	1,045,633
2021	87,992	106,303	81,733	92,390	105,699	105,337	107,768	129,723	142,057	102,590	110,788	109,873	1,282,253
2022	107,452	120,470	90,424	98,562	119,243	132,384	121,773	140,529	132,355	129,730	139,522	141,817	1,474,261
2023	127,798	150,495	110,482	107,367	122,093	119,347	135,129	140,497	146,970	134,306	135,967	124,096	1,554,547
2024	121,524	137,628	115,282	105,563	127,385	124,735							732,117

Sales Tax Collected 2019-2023



Y-T-D	Total	increase/ decrease %	
471,865	2020	1,045,633	20
579,454	2021	1,282,253	22.63
668,535	2022	1,474,261	14.9
737,582	2023	1,554,547	5.5
732,117	2024	732,117	0.74

*** \$81,291 from October 2020 tax was remitted by mistake. This amount was deducted from the remittance for the month of January 2021. I have posted numbers in those respective months that reflect the actual/real revenues for comparison purposes.

Town of Silt Monthly Financial / Cash Flow Report

June 2024 (50% of the Year has elapsed)

Fund	YTD Revenues	Budgeted Revenues	%	YTD Expenses	Budgeted Expenses	%	Revenues over/under Expenses	Current Fund Balance
General Fund	2,300,116	5,909,498	38.9%	1,981,558	7,890,370	25.1%	318,558	6,309,813
Conservation Trust Fund	25,563	51,800	49.3%	27,722	30,000	92.4%	-2,159	143,354
Water & Wastewater Fund	4,781,878	23,184,915	20.6%	3,071,838	22,667,508	13.6%	1,710,040	3,115,381
Irrigation Fund	153,891	333,000	46.2%	178,783	417,426	42.8%	-24,892	370,228
Victim Assistance Fund	7,051	11,000	64.1%	10,000	15,300	65.4%	-2,949	37,492
Beautification Fund	50,681	150,040	33.8%	21,587	130,000	16.6%	29,094	358,120
Park Impact Fund	18,147	66,050	27.5%	0	0	-	18,147	208,946
Construction Impact Fund	11,711	35,000	33.5%	8,088	10,000	80.9%	3,623	45,272
Silt Housing Authority	128,162	308,400	41.6%	138,905	409,400	33.9%	-10,743	262,468
Economic Devel. Revolving	17,442	22,000	79.3%	160	16,288	1.0%	17,282	73,608
Total	7,494,642	30,071,703		5,438,641	31,586,292		2,056,001	10,924,682
	YTD Revenue	% of Budget						
Sales Tax	732,117	52.3%						
Use Tax	251,722	62.9%						
	YTD Revenue	% of Budget						
Trash Service Fees	238,376	53.0%						
Water Service Fees	987,200	67.2%						
Wastewater Service Fees	650,841	52.9%						
Irrigation Fees	138,267	51.2%						

Town of Silt Finance Report

Month: June 2024 (50% of year has elapsed)

General Fund

Revenue	\$ 2,300,116	38.9%
Expenditures	\$ 1,981,558	25.1%

General Fund Revenue

Sales Tax:	\$ 732,117	52.3%
Use Tax:	\$ 251,722	62.9%

Funds Report

Water/Wastewater:

Revenue	\$ 4,781,878	20.6%
Expense	\$ 3,071,838	13.6%

Irrigation:

Revenue	\$ 153,891	46.2%
Expense	\$ 178,783	42.8%

Silt Housing Authority:

Revenue	\$ 128,162	41.6%
Expense	\$ 138,905	33.9%

Investments

Cash:	9,665,464
Checking:	469,313 ANB
Money Market:	2,079,475 ANB
CSafe 01	554,554 CSafe
CSafe 02	4,882,773 CSafe
Csafe 03	655,472 CSafe
ColoTrust Gen Fund	39,630 ColoTrust
ColoTrust W/WW	891,449 ColoTrust
ColoTrust Housing	130,304 ColoTrust
Utilities Cash Clearing:	(6,100)
A/R Cash Clearing	3,500
Court Cash Clearing	(8,214)
Returned Check Clearing:	308
W/WW Reserved Cash:	(27,000)



Date: July 22, 2024
To: Mayor Richel & Board of Trustees
From: Jim Mann, Town Manager
Subject: Manager's Report

CDS – Water Treatment Plant Phase II: Staff met with Matthew Mullins from EPA Region 8 to discuss the phase II portion of the water treatment plant project. As you may recall, the Town received a \$2.053 MM allocation of Congressionally Directed Spending (CDS) for water treatment plant upgrades. While the Town assembled a capital stack to address the reconstruction of the plant, the Town was unwilling to count on the CDS funds as part of that capital stack, as the certainty of those funds were unknown. Further, due to the overall costs of the treatment plant project, there were a variety of projects that were pulled prior to finalizing the plans. Therefore, staff is looking at using the CDS funds for phase II improvements that include Pigging (mechanical main flushing to eliminate the sediment in the ductile iron pipes), and replacement of additional mains within the system.

Housing: Attached is an interesting article related to a shift in the use of Prop 123 monies away from the lowest income levels, to the middle-income earners. This concept has been met with skepticism by the housing groups that address the lowest income levels, however, it does provide a necessary gap filling opportunity for housing development that would meet the needs of income earners that are at 100% of the median household income, and yet are finding it difficult to obtain housing. Interestingly, on the western slope, Garfield County is worst off compared to all the other counties in terms of housing burden.

[Colorado is steering affordable housing money to the middle class - The Colorado Sun](#)

Quarter 2 Western Slope Managers Meeting: Attended the Western Slope Managers Meeting this past week. Wage pressure for hiring police officers continues to accelerate, with several communities reporting their starting wage exceeding \$80,000 for an officer with a couple years of experience. As we currently put trainees into the academy and then bring them on, it will be important for us to be mindful of retaining those officers long-term, so that we do not become the “proving ground” for other departments.

Also, there has been some consternation internally and externally related to the Town's individualized squad policy that it is “unfair” or “excessive.” Attached is a report that was generated back in 2010 for the West Jordan Police Department on the policy, and while a bit dated, does lay out a fairly succinct

Mayor Richel & Board of Trustees
Manager Report
July 22, 2024

basis for the Town's policy. Key takeaways include individualized squads that last five to eight years versus two to three years for a rotating fleet; reduced maintenance costs; decreased emergency response time; increased officer productivity; and increased officer moral.

There was also a robust discussion related to AI and its use in our various jurisdictions. Grand Junction provided the following presentation that you may find interesting. Also, please note that the PD is doing a beta test on a report writer that may save significant officer time when generating reports. We will also be looking at the possibility of streamlining the production of minutes through an AI generator. AI is fairly Greek to me, and I feel a bit of a dinosaur on its application.

Upcoming:

- Inter-Mountain Transportation Planning Meeting – July 19
- Colorado Wildfire Collaborative – July 25
- Garfield County Housing Authority Meeting – July 29
- GOCO Grant Outreach @ Cactus Valley Orientation - August 8



NEWS: HOUSING

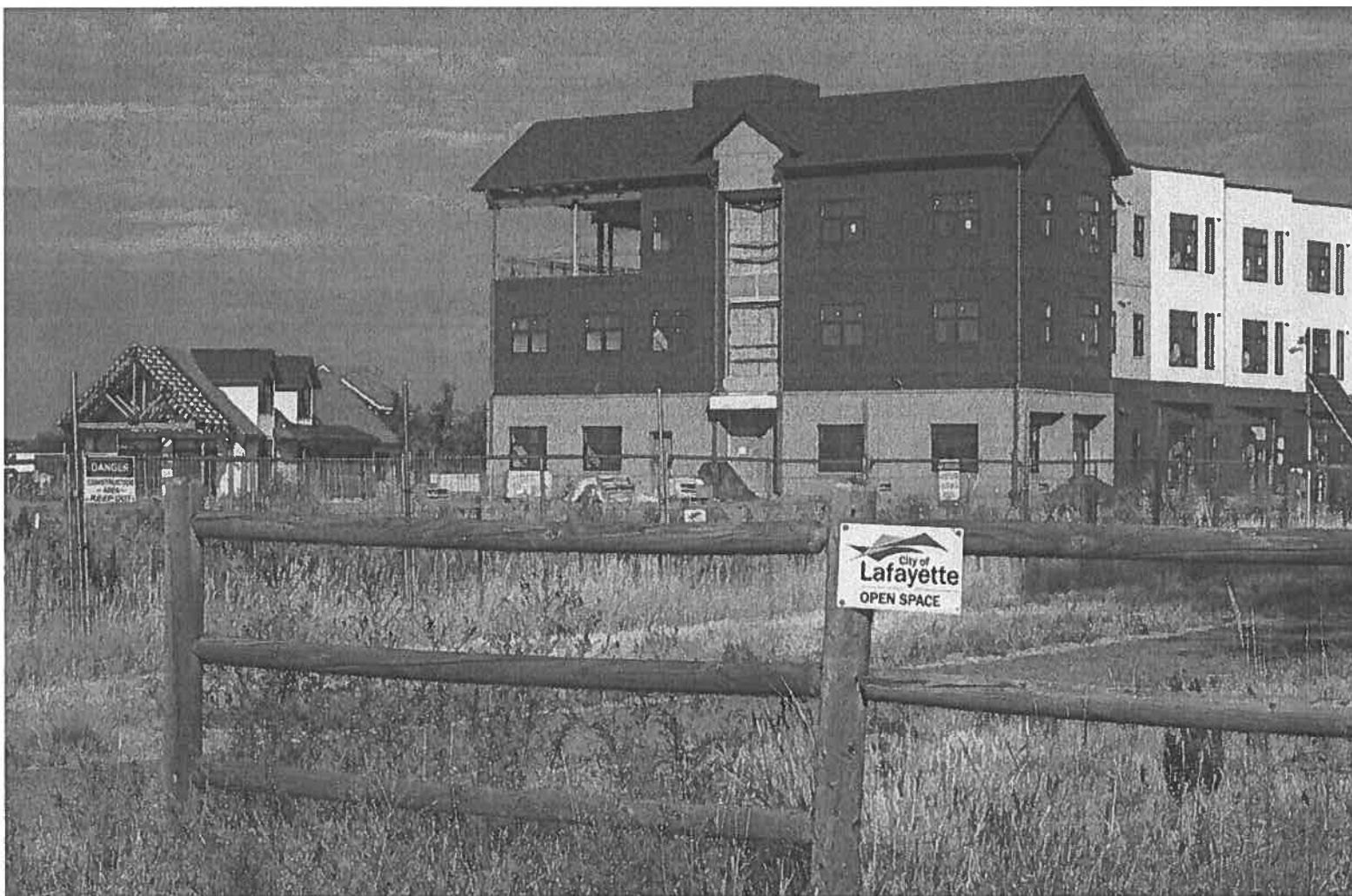
Colorado is steering affordable housing money to the middle class — and away from the working poor

Using affordable housing dollars once reserved exclusively for low-income residents, the state of Colorado has begun subsidizing rental units for middle-income families who make as much as \$170,000



Brian Eason

4:00 AM MDT on Jul 18, 2024



The Willoughby Corner low-income housing project is pictured under construction on July 16, 2024, in Lafayette. (Andy Colwell, Special to The Colorado Sun)

In 2022, the state of Colorado loaned a housing developer \$640,000 to buy the Parachute Inn — a condemned hotel on the Western Slope that the buyer planned to convert into low-income apartments.

Local governments are chipping in too, with property tax breaks and fee waivers. And last week, the state Housing Board gave the development another boost — a \$5 million grant to help build 50 affordable units with construction starting as soon as this year.

But in the intervening years, the project’s focus on lower-income workers vanished. Instead, many of the units will be rented out to the middle class.

In a major policy shift, Colorado state lawmakers have begun steering public dollars to affordable housing projects aimed at families who make as much as \$170,000 per year, redirecting aid that has historically gone to the working poor.

The move, which began in the wake of the pandemic, upends a century of affordable housing norms as policymakers grapple with how to combat an affordability crisis that has **spread well beyond the low-income households** that traditionally qualify for taxpayer-subsidized housing.

In response, state lawmakers have steadily expanded **who can get help** from state affordable housing grants and **loans**, like the ones used in Parachute. In 2023, they **passed a bill** allowing mountain resort communities to petition to spend Proposition 123 affordable housing dollars on higher income levels. That overrides the limits approved by voters when the **ballot measure**, which sets aside state income tax dollars for housing projects, passed just months earlier.

 **READ MORE**

What’s Working: Despite setbacks, a Durango builder is framing affordable houses in under a month

4:32 AM MDT on Jul 13, 2024

New law will make it tougher for Colorado HOAs to foreclose on homes

3:30 AM MDT on Jul 8, 2024

This legislative session, lawmakers went a step further, setting aside \$200 million over the next decade to create the nation's first **middle-income housing tax credit** — a middle-class version of the state and federal tax credits for **low-income housing**.

The new tax credit passed with unanimous support from progressive and moderate Democrats alike, plus a few votes from Republicans — a sign of just how potent a political issue the middle-class housing problem has become.

“We can work on housing affordability for low-income Coloradans and middle-income Coloradans at the same time,” said Sen. Jeff Bridges, a Greenwood Village Democrat. “To say that we have to be one or the other is a false choice. And I know it's a false choice because **we're doing both** and we're going to keep doing both.”

But the state's broader shift toward subsidizing middle-class rentals has been met with trepidation from low-income housing groups, some of whom have **bitterly opposed similar legislation** at the federal level.

“It's a really wasteful use of limited dollars, and it's going to have a negligible effect on the underlying causes of the housing prices in Colorado,” said Sarah Saadian, who oversees public policy for the nonprofit **National Low Income Housing Coalition**. “It's going to do very little to help those who are struggling the most.”

The need seems unlimited. Resources aren't.

In the wake of the pandemic, a few of Colorado's most desirable mountain communities crossed a startling threshold.

Not only can people making less than \$100,000 no longer buy a home in Summit and Routt counties, they can't even afford to rent the average apartment, according to **Colorado Housing and Finance Authority data**.

“You can be a **doctor in a ski town** and still not be able to afford housing in that ski town,” said Bridges, who sponsored the legislation creating the middle-income housing tax credit, **House Bill 1316**. “Because you're competing against the richest people in the world who want to come enjoy the greatest mountains in the world.”

As median home prices in some counties push north of \$1 million, prospective homebuyers now have to make close to \$600,000 to afford the median home in parts of the mountains. That pushes higher earners into the rental market, driving up costs for middle-income workers in essential professions, like nurses, teachers and government administrators.

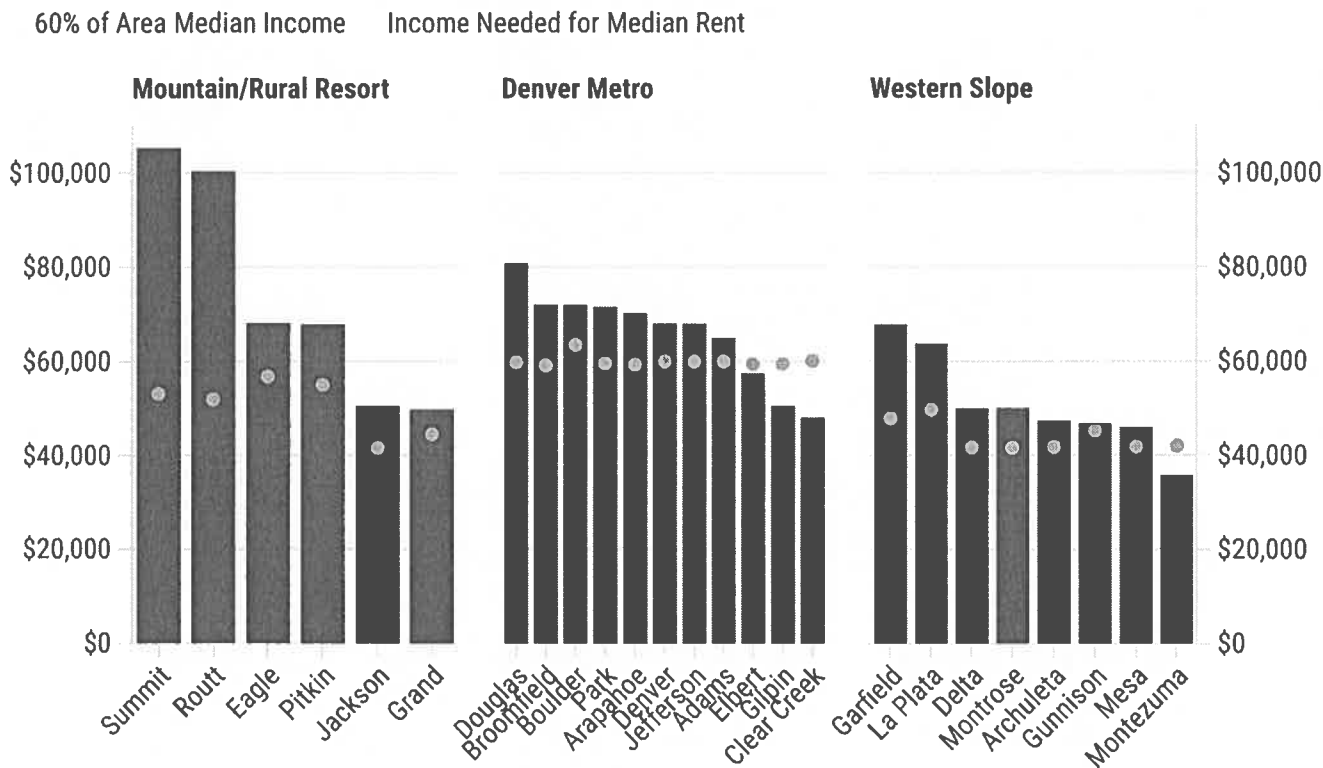
“There’s a sort of saying in Summit County that you get to live here if you work in a restaurant, for example, if you’re a server or if you’re cleaning houses,” said Tamara Pogue, a Summit County commissioner. “But the second you become a teacher, you have to move to a surrounding county.”

At the same time, paying rent hasn’t gotten any easier for those at lower rungs of the income ladder. **Homelessness** and **eviction filings** are at record levels. Rent has stayed on an **upward climb** even as inflation cools.

While middle earners may struggle to afford an apartment in the state’s most expensive resort towns, workers who make less than the median wage face far greater challenges. In the 11 counties that make up the Denver metro area, there are only three left — Elbert, Gilpin and Clear Creek — where someone making less than \$60,000 can afford the median apartment without financial strain, according to CHFA data.

What it takes to afford the median rent

Traditionally, state and federal affordable housing programs have been aimed at families who make less than 60% of their area median income, or AMI. But as housing becomes less affordable for the middle class, Colorado lawmakers have begun subsidizing rent for those who make as much as 140% of AMI. (Data as of 2023.)



Source: [Colorado Housing and Finance Authority](#).

The Colorado Sun

A Flourish chart

Kinsey Hasstedt, the director of state and local policy for Enterprise Community Partners, a nonprofit affordable housing developer, says it's important to remember why the government subsidizes low-income housing in the first place. The free market simply won't build it without taxpayer help.

"Affordable housing for decades has really been focused on serving people living on lower and fixed incomes, because the market is not set up to do it otherwise and will not do it otherwise," Hasstedt said.

When developers partner with the government to build affordable housing projects, they agree to rent them only to people who make a certain level of income — typically less than 60% or 80% of the median income in their area. The public subsidy pays for the difference between the market rent the landlord would have otherwise charged and the rent considered affordable to those tenants.

The largest source of such housing by far is the federal government. In recent years the state has **upped its own contributions**. It's still far from enough.

For every 100 households in the Denver metro area, there are just 91 affordable units available to those making less than 80% of the median income, or about \$90,000 for a family of three in Denver. At 50% of the median income, there are just 44 affordable homes for every 100 households.

“When we pull public funds to serve higher income households, we are taking away funds that could serve lower income households,” Hasstedt said. “That feels like it stands to exacerbate inequities.”

Even in mountain communities where those making middle-income salaries face the worst housing burdens, the situation is far worse the less you make.

The CHFA data shows that in mountain communities, 69% of renters who make less than 60% of the median income are considered rent burdened, meaning they pay more than 30% of their income on rent. Less than 10% of those who make above the median income are rent burdened.

But new state laws are allowing public dollars to be spent on renters making as much as 140% of their area median.

Saadian, with the National Low Income Housing Coalition, says this illustrates that politicians are responding to middle-class constituents who vote in higher numbers rather than those with the highest need.

“It’s important that we see this for what it is,” she said. “This is about politics, not about actually solving the housing crisis.”

Supporters see it differently. As the cost of land and construction soars, the fundamental case for low-income units now applies to middle-income housing in some parts of the state. The market simply won’t build it otherwise.

“For us to be able to stand up a school district, a hospital, law enforcement, public services, government — we have got to have housing for the working local,” said House Speaker Julie McCluskie, a Democrat from Dillon, who has pushed to loosen income restrictions for affordable housing in resort towns like hers.

“And while I absolutely agree, funding needs to go to those with the greatest need, when you’re looking at the continuum of housing and what you need to provide for all levels of your workforce, our needs are fairly significant.”



The Willoughby Corner housing project is pictured under construction on July 16, 2024, in Lafayette. (Andy Colwell, Special to The Colorado Sun)

Serving the workforce

When lawmakers insist mountain communities need flexibility in setting income limits, the Parachute Inn is just the sort of project they have in mind.

A town of about 1,400 people, Parachute sits along Interstate 70 in southern Garfield County.

The developer, Grady Lenkin with Headwaters Housing Partners, told The Colorado Sun that he initially set out to build a low-income housing project. But after months of talking with community leaders, residents and employers, he changed course.

“What everybody said to us was, please make this a project that serves the workforce of the town,” Lenkin said. “You know, the manager of the new Love’s gas station, or the assistant

police chief or assistant superintendent or the teacher.”

Lenkin says he still plans to partner with the local housing authority to provide some vouchers for low-income workers. But the development will now allow renters making up to 100% of the area median income, up from 30% to 60% in his original plans.

It’s the sort of project a functioning housing market should be able to provide without government help.

But “a number of local bankers who I spoke with, they just didn’t want to touch Parachute,” he said, pointing to a stigma that lingers decades after **an oil and gas bust** gutted the region’s economy. “As part of my application to the (state) Division of Housing, I submitted a stack of rejection letters just saying, ‘No, we’re not going to lend in Parachute.’”

While some of Parachute’s housing challenges are unique to Garfield County, the broader story could be told up and down the Rocky Mountains. The rise of remote work has allowed more people to live in Colorado’s most picturesque locations. And there aren’t enough homes to fit them all.

“You only need to add a really small number of people who want to be in the region to break the housing market — and that happened,” Lenkin said.

When you zoom out from Parachute, low-income housing advocates say a different picture emerges. Study after study confirms there is indeed a growing need for middle-income housing in some communities. But at the regional level, it is dwarfed by the need for lower income units.

A **2019 study of the Greater Roaring Fork region**, which stretches from Parachute to Aspen and Eagle County, estimated the area will face a shortage of 5,000 units by 2027 for those making less than 60% of their area median income. The region is expected to need 590 more homes for those making 80% to 100% of AMI, and 1,100 for those making more than the median.

“People earning middle incomes are experiencing housing cost burdens — no doubt. It’s starting to creep up that ladder,” Hasstedt said. “But that doesn’t mean that people living on less aren’t experiencing the same or worse.”

Earlier this year, Chaffee County, home to Salida in Colorado’s high country, became one of the first local governments to petition the state to waive the income limits for affordable

housing under Proposition 123, seeking to use state dollars for people making up to 120% of the median income. In Chaffee, that's around \$73,000 for an individual or \$94,000 for a family of three.

The county's housing study, submitted to the Colorado Department of Local Affairs **as part of its application**, shows there's a shortage of 50 units at that income level, underscoring the county's argument.

But those making less than 60% of the median income — the population voters intended Proposition 123 to serve — face a shortage of 295 homes.



WEST JORDAN POLICE DEPARTMENT

WJPD CAR PER OFFICER SYSTEM

**EXECUTIVE SUMMARY
FEBRUARY 2010**

Chief Kenneth E. McGuire
West Jordan Police Department

EXECUTIVE SUMMARY

WJPD CAR PER OFFICER SYSTEM

ABSTRACT

Since the early 1990's the West Jordan Police Department (WJPD) has been using a system of assigning one police vehicle per sworn officer. The car per officer system was developed and implemented in response to problems experienced and issues identified with a rotating fleet system. Car per officer systems are used by law enforcement agencies around the United States as a way to benefit communities, increase officer productivity, and decrease fleet costs. The program also holds disparate positive outcomes such as improved officer moral that further contributes toward increased officer productivity. Relevant literature supports our experience that the benefits of car per officer systems far outweigh any negative aspects of the program. The bottom line is that the WJPD car per officer program is the source of significant cost and maintenance savings for the City that carries with it additional benefits for both the community we serve and the officers employed here.

CAR PER OFFICER SYSTEMS

Many police agencies around our country either have adopted, or are planning to adopt car per officer systems. However, because of the perception that car per officer systems cost more than rotating fleet systems, these systems are studied and re-evaluated occasionally. We are able to learn from the relevant literature that the benefits of car per officer systems continue to far outweigh those of rotating fleet systems.

WJPD SYSTEM

Under our current system, vehicles are used by police officers for a time period ranging from 5 to 8 years depending on vehicle condition. This contrasts with an expected 2 year rotation time period for cars used in a rotating fleet system. The additional care vehicles receive as an assigned vehicle under our current system often allows us to continue to use police vehicles by re-stripping them and assigning them to our community service officers (C.S.O.'s). WJPD officers are strictly governed as to how the vehicles may be used during off duty hours. Our policy governing vehicle use reads in part:

“Off-duty use of department vehicles is limited to the following:

- a. Driving to and from police-related activities, in or out of the city limits.
- b. As specifically approved by a division commander or the Chief of Police”.

As a general rule, WJPD officers most often do not drive their police vehicle during their off duty hours because of our policy restrictions and the fact that they must be prepared to act if necessary. Most often, WJPD officers only operate their police vehicle during off duty hours when they are attending to police related business (i.e. purchasing equipment, vehicle maintenance, training attendance, etc.).

FACTS REGARDING CAR PER OFFICER PROGRAMS

- Due to the longevity of the WJPD system, the steep initial costs of implementing such a program have already been paid for, and therefore we are able to enjoy a sustainable fleet maintenance system as opposed to a costly fleet building period.
- Although rotating fleet systems do allow police agencies to operate with fewer vehicles, these systems carry with them the following negative outcomes:
 - Rotated vehicles would need replacement within approximately 2 years due to intensive and extreme use.
 - Required maintenance frequency for each vehicle would increase by a factor of 6 to 1.
 - Increased per unit/per mile operating costs. Our current per unit/per mile cost for the police fleet (which includes all related costs such as fuel, maintenance, and repairs) is as follows: \$0.43 for police line vehicles, \$0.23 for animal control vehicles, and \$0.21 for police administration vehicles (which is in line with the relevant literature). Data for a WJPD rotating fleet system is not available; however the literature indicates that the expected increase in per unit/per mile cost of a rotating fleet system would likely range between 21% and 33%.
 - Decreased accountability in regards to care, cleaning, and appearance.
 - Decreased law enforcement presence in the community.
 - Lost officer productivity. Current data on WJPD patrol work patterns indicate that (under normal circumstances) at least 30 minutes per day, per patrol officer would be lost as a result of needing to trade patrol cars between officers.
- Car per officer systems enjoy the following positive outcomes:
 - Decreased per unit/per mile operating costs. As stated above, savings can range from 21%-33% by using a car per officer system. The entire police fleet (including animal control) traveled 1,453,222 miles during calendar year 2009. Using the lowest range of the scale (21%), the current estimated per annum savings for the City using a car per officer system is **\$112,309.14**, not including the savings realized from the decreased required maintenance frequency.
 - Significantly increased longevity of vehicle use (5-8 years as opposed to approximately 2 years with rotating system).
 - Increased accountability in regards to care, cleaning, and appearance of police vehicles. The vast majority of the cost and labor for the cosmetic maintenance and cleaning of WJPD police vehicles is shouldered by the individual officer.
 - Increased officer presence and visibility in the community.
 - Ability to have fully operational police officers respond immediately to any emergency.
 - Increased officer productivity. WJPD estimates a net loss of 30 minutes per patrol officer, per day resulting from exchanging patrol vehicles at the end of shifts pursuant to a rotating fleet system (vehicle inspections and equipment transfer). Based upon our current staffing levels, this equates into \approx **\$81,697.95** in lost productivity per annum. This figure is based upon an average of 6 officers per shift, per day.
 - Increased officer moral.

CONCLUSION

The benefits of car per officer systems far outweigh any negative aspects, while the benefits of rotating fleet systems clearly do not outweigh the problems and challenges created. Additionally, analysis of available data indicates that a rotating fleet system would cost the City a conservative combined estimate of **\$194, 007.09** in lost productivity and increased vehicle operating costs per annum.

If further information is desired on this topic please contact Sgt. Drew Sanders at 801.256.2060, or drews@wjordan.com.



Harnessing AI for Local Government: Opportunities, Risks, and Best Practices

Dr. Paul Schultz – IT Director

Johnny McFarland – Assistant to the City Manager

About Johnny

Assistant to the City Manager

GJAI adopter in the City Manager's Office

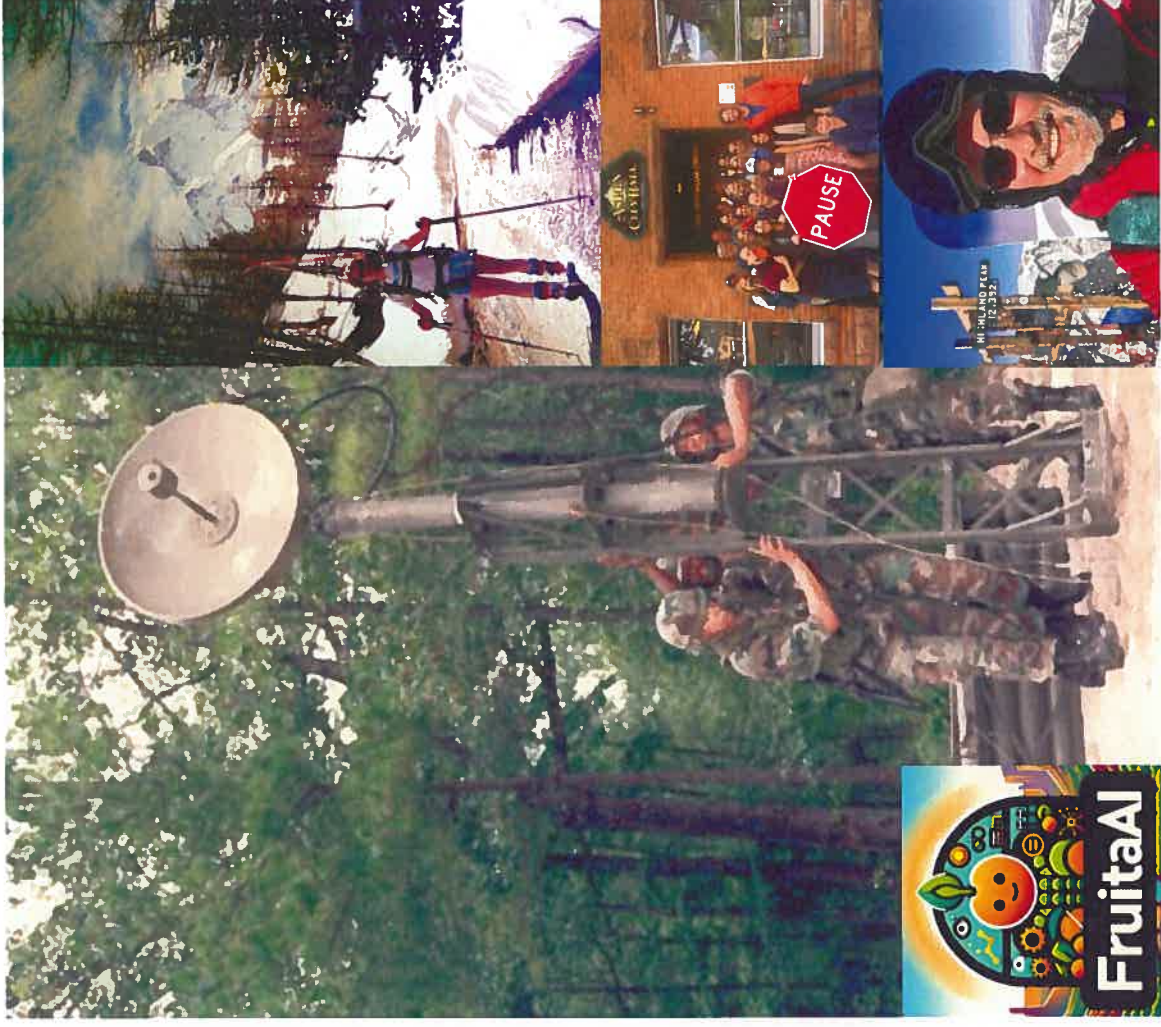
Utilizes AI for technical research, municipal policies and initiatives, and state/federal legislative tracking

Image References:
PS_GPT-4o_E33%-070924 [Key:<Content Creator>_<Tool>_<Estimated % tool content>-<date created>]



About Paul

Curious life-long learner,
engineer, computer
scientist, servant leader,
IT director, educator,
inventor, AgTech farmer.



DRAFT City of Grand Junction Artificial Intelligence (GJAI) Restrictions & Tips

GJAI Usage Restrictions:

1. **Ensure security of AI tools:** Use only verified, safe, and secure AI tools to minimize the risk of unintended consequences, data breaches, or harm to the organization. (E.g., Microsoft's new Bing)
2. **Protect sensitive data:** Do not submit proprietary or sensitive data to AI tools to prevent unauthorized access or disclosure.
3. **Take personal responsibility for AI-generated content:** Thoroughly review AI-generated content before sharing, as users bear personal responsibility for any shared content produced by AI tools.
4. **Communicate risks and concerns:** Notify the GJAI Steering Committee about potential risks or concerns associated with AI usage at GJ.[1]

GJAI Actions:

1. GJAI guidance (see ->)
2. GJAI Steering Committee
3. GJAI Security Policy
4. GJAI OpenAI “Team” (41)
 1. Shared GPTs (26)
5. GJ Informal AI “trainings”



Figure 1 – AI Images Generated by Midjourney from GPT-4 Generated Prompts [2]

GJAI Tips:

1. **Craft prompts carefully:** Obtain accurate and relevant AI-generated content by carefully crafting prompts and refining input parameters.
2. **Compose in your own style and utilize AI as an editor:** Craft your content using your personal writing style/voice and then employ AI to enhance and refine your work.
3. **Ensure transparency and disclosure:** Credit AI tool(s) used in content creation with a citation or attribution including your estimate of AI tool(s) content contributed using the following format:
<Content Creator>_<Tool>_<Estimated % tool content>-<date created>
4. **Collaborate and share best practices:** Work with colleagues to exchange experiences, promote responsible AI usage, and establish best practices throughout the organization.[1]

References:

- [1] *PS_GPT-4_E45%-042323 [Key:<Content Creator>_<Tool>_<Estimated % tool content>-<date created>]
- [2] *PS_GPT-4_E95%-042323 & PS_Midjourney_E95%-042323



No personal data
No proprietary data
Nothing is private
Separate work & personal



Verify data & sources
Own the data/content
AI Tools always evolving
Tools & size limitations



Public documents
Prompt w/specifics & context
Reiterate/refine/re-prompt
Provide examples & guidance

GJAI Use Cases

Finance

- GJ Cloud (ERP&HCM) Assistant
- Budget analysis
- GJ Grant Assistant

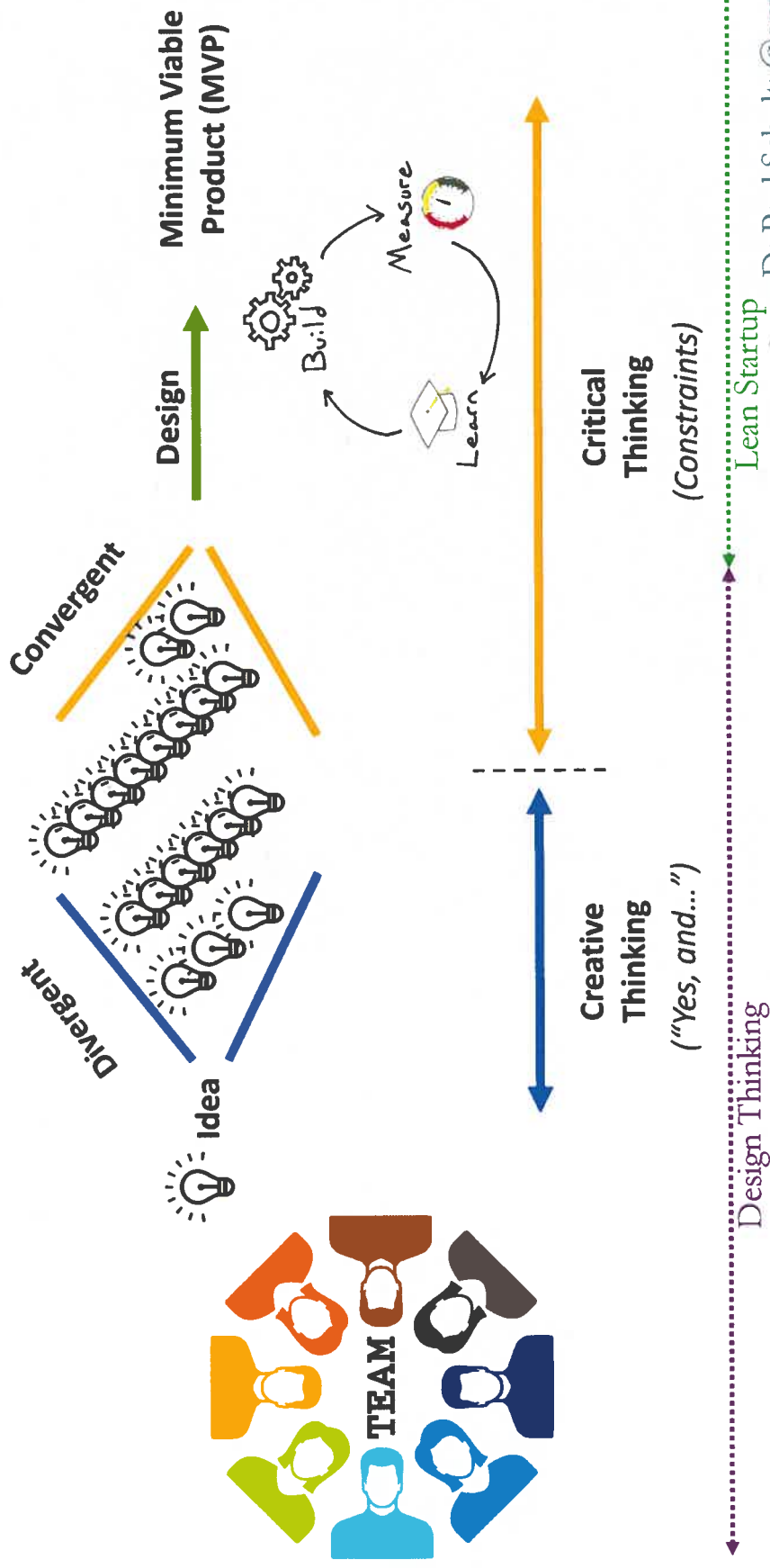
HR

- Recruiting, e.g., job bulletins, interview questions, exercises w/exemplary responses
- PIP Assistant

City Manager

- Legislative tracking
- Housing research
- Municipal policies, programs and initiatives

Schultz Creative Problem-Solving Method



Key Take Aways



AI is advancing rapidly and changing quickly.

Do: Experiment, learn & share; Mandate Human-in-the-Loop (HITL), Write in your own voice; Cite AI-generated content appropriately;

Don't: Upload any sensitive or proprietary content; Distribute non-HITL AI content; “Go big” prior to piloting/testing.

About People: AI skills are in demand so enhance your culture; AI promises to free us from dirty/dangerous/dull to be more human!

Q&A

Problems to be Solved?

Your pain points...

Enhancing Service Delivery

Creatively solve problems faster.

Leverage your data.

Improving Operational Efficiency

E.g., Automate routine tasks, optimize workflows, improve decision-making processes.

Concerns?

What about AI in your org concerns you?

Next steps

What can we do to help?



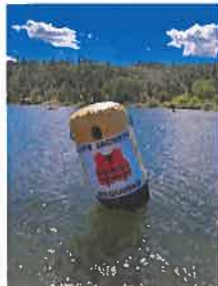


July 11, 2024
Use

News You Can

Colorado officials are ‘begging’ people to wear life jackets this Summer as deaths near record-setting pace

Both Harvey Gap and Rifle Gap have seen at least 1 life jacket related death this year so far. Please wear your life jackets. Life jackets are available to borrow at Wing Nutz in Rifle and sometimes the Colorado Parks Boat Inspection employees even have some to borrow.



Ryan Spencer Summit Daily

(The following article is paraphrased for relevance from the Vail Daily article published on 7/2/24 ahead of the 4th of July weekend)

Colorado Parks and Wildlife officials say the heat will be on for those recreating on the water this summer as the agency ups enforcement amid a wave of drownings and water-related deaths.

Still early in the summer season, Colorado Parks and Wildlife public information officer Rachel Gonzales said there have already been around 20 recreation-related water fatalities across the state so far this year. Gonzales said to help reverse the tide on this summer’s deadly trend, state officials are urging anyone heading out on the water to wear a piece of equipment that is well-known but all-too-often neglected: a life jacket.

"We're to the point where we're now begging people to please wear them," Gonzales said. "They're so important. I think life vest tan lines are the coolest tan lines out there."

Life jackets are the law

As the summer warms up and more people seek refuge on the water, Gonzales said Colorado Parks and Wildlife officers have been instructed to be on the look-out for life-jacket related violations.

Under Colorado state law children under the age of 13 must wear a life jacket whenever they are on a vessel, including kayaks and paddleboards. Meanwhile, adults must carry a properly fitting life jacket with them on their vessel. There is a \$100 fine for violations.

"It may not seem like much, but that's \$100 that can go to something else," Gonzales said. "And your life is worth more than \$100."

While the letter of the law may only require adults to carry a life jacket on their vessel, Gonzales noted that having a life jacket onboard does no good if someone ends up in the water without it. Wearing a life jacket also sets a good example for children who are around, she added.

O'Rourke noted that several state parks and other popular locations like the Dillon Reservoir have life jacket loaner stations where people can borrow life jackets for free. Please reference the original article [here](#):

The Bear Necessities: A Closer Look at Coexisting with our Furry Neighbors

Living in our wonderful little town isn't without its challenges-and with the recent bear sightings in and around Town, here are some wise words from Colorado Parks and Wildlife on coexisting with our local bear population:

COLORADO PARKS & WILDLIFE

Bearproofing Your Home

Help Keep Bears Wild



Only people can prevent conflicts with bears. Please do your part to protect your home and property, and prevent conflicts with bears.

Keep Bears Out

- Many bears that enter homes do so through an unlocked or open window or door. Close and lock all bear-accessible windows and doors when you leave the house, and at night before you go to bed.
- If you must leave downstairs windows open, install sturdy grates or bars. Screens don't keep out bears.
- Keep garage doors and windows closed and locked at night and when you're not home. Don't leave your garage door standing open when you're not outside. Install extra sturdy doors if you have a freestanding refrigerator, pet food, bird seed, or other attractants in your garage.
- Keep car doors and windows closed and locked if you park outside. Make sure there's nothing with an odor in your vehicle, including candy, gum, air fresheners, trash, lotions and lip balms.
- Bears are great climbers — remove any tree limbs that might provide access to upper level decks and windows.
- Replace exterior lever style door handles with good quality round-door knobs that bears can't pull or push open.
- Put on talk radio (not music) when you leave home; the human voice scares most bears.

Get Rid of Attractants

- Bears follow their super-sensitive noses to anything that smells like food, and can follow scents from up to five miles away.
- Don't leave trash out overnight unless it's in a bear-proof enclosure or container. Obey all local regulations.
- We recommend feeding birds only when bears are hibernating. If you want to feed birds when bears are active, please review the Attracting Bears, Not Bears fact sheet on our website.

Teach Bears They're Not Welcome

- Don't store food of any kind in an unlocked garage, flimsy shed or on or under your deck.
- Don't leave anything with an odor outside, near open windows or in your vehicle, even if you're home. That includes scented candles, air fresheners, soaps and lotions.
- If a bear comes into your yard or close to your home, do yourself and the bear a big favor, and scare it away. A confident attitude plus loud noises like a firm yell, clapping your hands, banging on pots and pans or blowing an air horn sends most bears running.
- If a bear enters your home, open doors and windows and make sure it can leave the same way it got in. Don't approach the bear or block escape routes.
- Never approach a bear. If a bear won't leave, call your local CPW office. If a bear presents an immediate threat to human safety, call 911.

Visit www.wildlife.state.co.us/bears for more information or call your local Colorado Parks and Wildlife Office.



Please Do Your Part to Keep Bears Wild

COLORADO PARKS & WILDLIFE • 6060 Broadway, Denver, CO 80216 • (303) 297-1192 • www.wildlife.state.co.us/bears



!! ATTENTION !!

Be aware that sightings of our bear friends have gone up a great deal. While we are doing our part, we need you to do yours! Please ensure all of the requirements below are met before the end of your night!

- Ensure that all trash cans are closed properly and do not have excessive trash flowing from the can
- Ensure that all windows and doors in your house are locked. These bears are smarter than they look!
- Ensure that all vehicles on your property are properly closed and locked.
- All trash cans are to be put out on the curb and brought back in as soon as possible on trash pickup days. DO NOT FEED THE BEARS!

If you see a bear anywhere in the Town of Silt, please contact Dispatch right away at (970) 625-8095.

Please do your part in ensuring the safety of your family and others throughout the town. Attached is a copy from Colorado Parks and Wildlife with more information.



AND PLEASE DO NOT APPROACH, TAUNT, OR FEED THE BEARS. PLEASE BE SURE TO CLOSE GARAGE DOORS AND DO NOT LEAVE FOOD/TRASH IN ACCESSIBLE LOCATIONS.



Town of Silt Trash Rates Increasing

Beginning August 1, 2024, the contracted trash rates between Mountain Waste and the town will be increasing by 4%. This means that the regular service trash rate will go from \$35.06/month to \$36.46/month and the senior rate will increase from \$31.08 to \$32.32. You will see this increase reflected on your August billing, which will go out on or before September 1, 2024. If you have any questions, please don't hesitate to reach out to Town Hall (970)876-2353 ext 101.

What's Happening in Silt? Check it out!

Movie In The Park Party At The Pavilion

Friday, July 12, 2024
Veteran's Park - 9:00 P.M. (Dusk)
Bring a Chair/Blanket, Snacks and Bug Spray!!

Friday, July 19th
5:45 P.M. - 10:00 P.M.
648 N. 7th Street / Stoney Ridge Pavilion



You Spoke, We Listened!
Your BRING BACK MY BAND choice is.....



"Rumors" will kick off the party from 5:45pm-7:45pm
 Then.... The stupidly brilliant "The Oxymorons" will take the stage from 8 - 10 pm for one awfully great evening!!



Calling all
VENDORS
Town of Silt is looking for vendors!
We would love to have you join us for our upcoming events!

Movie Nights
 Friday, July 12th
 Friday, July 26th

Party At The Pavilion
 Friday, July 19th
 Friday, August 2nd
 Friday, September 6th

If interested please reach out to
dtornes@townofsilt.org or 970-876-2353 ext 108

2024
Silt Events Calendar

Sat, March 30	Easter Egg Hunt- 9 a.m (Roy Moore-9th & Orchard)
Fri, April 19	Arbor Day tree Planting
April 22 - May 4	Silt Clean Up- 8 a.m to 4:30 p.m (Town Shop- 612 N 7 th St)
May 3- May 5	Silt on Sale (Advertised Silt Garage Sales Weekend)
Fri, June 7	*Summer Movie In The Park Series- Dusk (Veterans' Park)
Fri, June 21	* Party at the Pavilion
Fri, July 12	*Summer Movie In The Park Series- Dusk (Veterans' Park)
Fri, July 19	* Party at the Pavilion
Fri, July 26	*Summer Movie In The Park Series- Dusk (Veterans' Park)
Sat, August 10	* Heyday - 7 a.m to 9 p.m. (Veterans' Park)
Fri, August 16	* Party at the Pavilion
Fri, September 13	* Party at the Pavilion
October 15-26	Silt Clean Up- 8 a.m to 4:30 p.m (Town Shop- 612 N 7 th St)
Th, October 31	Man Street Trick or Treat & Family Fall Fest
Tue, November 26	Downtown Tree Lighting Ceremony/Sitting With Santa

***Market Vendors Will Be At These Events!**
For More Information, Please Call Town Hall at 876-2353 Ext 110
 (All events are subject to change)

Special Call Out Section

Victim Assistance and Law Enforcement Board (VALE) Vacancy

This Board meets the third Monday of the month to review fund disbursement applications from victims of crime. If you are interested in becoming a member of this decision-making board, please complete the application found on our website or contact Sheila McIntyre for more information at 876-2353 ext. 102.