



Silvertown Housing Authority Meeting and REGULAR MEETING – Silvertown Board of Trustees
Silvertown Town Hall – Monday, September 22, 2025
Call to Order & Roll Call –SHA Meeting @5:00pm Regular Meeting @5:30pm

ATTENTION: The Town of Silvertown Trustee meetings are being conducted in a hybrid virtual/in-person. Instructions for public participation in Town Trustee meetings are as follows:

- Zoom Webinar Link: <https://us02web.zoom.us/j/88637487127>
- By Telephone: Dial 669-900-6833 and enter Webinar ID 886 3748 7127 when prompted.
- YouTube (live and recorded for later viewing, does not support public comment):
www.youtube.com/channel/UCmJgal9lUXK5TZahHugprpQ

MEETING PROTOCOLS: Please turn off cell phones; be respectful and take personal conversations into the lobby. The public is invited to attend all regular meetings and work sessions of the Board of Trustees. Regular Meeting Closing Public Comment must be related to an agenda item.

Silvertown Housing Authority Meeting @5:00pm

- 1) Call to Order and Roll Call
- 2) Public Comment
- 3) Approval of 8/4/2025 Meeting Minutes
- 4) Director's Report
- 5) Anvil Townhomes Affordability Covenants
- 6) Resolution 2025-09: A Resolution Amending the Silvertown Affordable Housing Guidelines Sections 107.4, 303.6, 304.2 and Anvil Townhomes Ownership Program Exhibit A.
- 7) Resolution 2025-10: A Resolution to Take the Necessary Steps to Open a Bank Account for Anvil Townhomes LLC at First Southwest Bank in Association with the Anvil Townhomes Construction Loan Agreement.

Regular Meeting @ 5:30pm

- 1) Call to Order and Roll Call
- 2) Staff and/or Board Revisions to Agenda
- 3) Public Comment - *Comments must be limited to three (3) minutes in duration.*
- 4) Consent Agenda
 - a) Payroll
 - b) Meeting Minutes
 - c) Accounts Payable
 - d) August Financials
 - e) September Sales Tax Report
 - f) Resolution 2025-26 A Resolution of the Town of Silvertown to allocate an unbudgeted \$40,000 to the Silvertown Family Learning Center from the General Fund in the 2025 Fiscal Year



- g) Letter of Support for Dark Sky Designation
- h) NOTICE OF DECISION: 25-21 TUP 136 W 13th St
- i) NOTICE OF DECISION: 25-19 TUP Blk 30 lots 1-3
- 5) Staff Reports
 - a) State of the Town Presentation to the Community Slide Deck
- 6) Presentations/Proclamations
- 7) Business Items
 - a) PUBLIC HEARING: Resolution 2025-22 A Resolution of the Town of Silverton to Amend the Equivalent to Residential Rates (EQR) for Water and Sewer Rates Defining the EQR Multiplier for Commercial and Public Buildings
 - b) FIRST READING of Ordinance 2025-12 An Ordinance of the Town of Silverton Amending Chapter 13, Article 1, Section 13-1-90, and Amending Chapter 11, Article 2, Section 11-2-70, of the Silverton Municipal Code Regarding the Reimbursement for Main Extensions and System Improvements
 - c) Wastewater Treatment Plant Preliminary Engineering Report Contract
- 8) Discussion/Direction Items
 - a) Noise Ordinance Information for the Board
- 9) Committee Reports
 - a) 9.10 Utility Committee Meeting
 - b) 9.15 Finance Committee Meeting
 - c) 9.16 San Juan Regional Planning Commission
 - d) 9.17 Chamber of Commerce Board Meeting
 - e) 9.18 San Juan Development Association Board Meeting
- 10) Open Discussion/Future Agenda Items
- 11) Public Comment

Adjourn

Up-coming Meeting Dates:

- 10.13 @5:30pm Regular Board of Trustee Meeting
- 10.20 @9:00am Finance Committee Meeting
- 10.27 @5:30pm Regular Board of Trustee Meeting

End of Agenda

September 22, 2025
SILVERTON HOUSING AUTHORITY
MEETING PACKET



HOUSING AUTHORITY MEETING – Town Hall – Monday, September 22nd, 2025

Call to Order & Roll Call – @ 5:00pm

ATTENTION: Meetings are being conducted in a hybrid virtual/in person. Instructions for public participation in Silverton Housing Authority meetings are as follows:

- Zoom Webinar Link: <https://us02web.zoom.us/j/88637487127>
- By Telephone: Dial 669-900-6833 and enter Webinar ID 886 3748 7127 when prompted.
- YouTube (live and recorded for later viewing, does not support public comment): www.youtube.com/channel/UCmJgal9lUXK5TZahHugprpQ

If you would like to make a public comment during a specific Agenda Item, please submit a request to the Director at achase@silverton.co.us

MEETING PROTOCOLS: Please turn off cell phones; be respectful and take personal conversations into the lobby. The public is invited to attend all regular, special and work sessions of the Silverton Housing Authority.

Silverton Housing Authority Meeting @5:00pm

1. Public Comment
2. Approval of 8/4/2025 Meeting Minutes
3. Director's Report
4. Anvil Townhomes Affordability Covenants
5. Resolution 2025-09: A Resolution Amending the Silverton Affordable Housing Guidelines Sections 107.4, 303.6, 304.2 and Anvil Townhomes Ownership Program Exhibit A.
6. Resolution 2025-10: A Resolution to Take the Necessary Steps to Open a Bank Account for Anvil Townhomes LLC at First Southwest Bank in Association with the Anvil Townhomes Construction Loan Agreement.



MEETING MINUTES

HOUSING AUTHORITY

Silverton Town Hall – Monday, August 4, 2025

Call to Order & Roll Call – @5:31pm

Present: Trustee Halvorson, Trustee Gardiner, Trustee Wakefield, Mayor Pro Tem Harper

Absent: Mayor Kranker, Trustee Schnitker, Trustee George

Staff: Anne Chase, Gloria Kaasch-Buerger, Bevan Harris

AGENDA:

1. Staff / Board Revisions to Agenda
2. Public Comment
3. Approval of 7.21.25 Meeting Minutes

Trustee Halvorson moved and Trustee Gardiner seconded to approve the 7/21/25 Meeting Minutes. Approved 4/0.

4. DOH Use Covenant and Regulatory Agreement for Anvil Townhomes

Trustee Gardiner moved to execute and record the DOH Use and Regulatory Covenant for Grant Agreement #H6AHOP32782 with the Colorado Division of Housing on the properties at 701 Martha Rose Street Units A-B and 655 West 5th Street Units A-D. Mayor Pro Tem Harper seconded. Approved 4/0.

5. Resolution 2025-07 A Resolution of the Housing Authority of the Town of Silverton Authorizing Fund Transfers Between the Housing Authority Fund and the Anvil Townhomes Fund.

Trustee Halvorson moved to adopt Resolution 2025-07 A Resolution of the Housing Authority of the Town of Silverton Authorizing Fund Transfers Between the Housing Authority Fund and the Anvil Townhomes Fund. Trustee Wakefield seconded the motion. Approved 4/0.

6. Resolution 2025-08 A Resolution of the Housing Authority of the Town of Silverton Amending the Silverton Affordable Housing Guidelines Sections 100-111, 200-207, Appendix C, and Incorporating the Anvil Townhomes Ownership Program.

Direction was given to design the Buyer Approval process to include the opportunity for the Buyer to select the unit they'd like to purchase of the units available to them, rather than random assignment of units.

Trustee Gardiner moved to adopt Resolution 2025-08 A Resolution of the Housing Authority of the Town Of Silverton Amending the Silverton Affordable Housing Guidelines Sections 100-111, 200-207, Appendix C, and Incorporating The Anvil Townhomes Ownership Program with the condition that the final legal descriptions of the Anvil Townhome properties and the Reception Numbers of the DOH Use and Regulatory Agreement be administratively updated once they are recorded. Trustee Halvorson seconded the motion. Approved 4/0.



8/4/2025 Meeting Minutes Approved on 9/22/2025

Melina Marks, SHA Appointed Secretary

Dayna Kranker, Chairperson



Silverton Housing Authority
Director's Report

Department: Housing

Head of Department: Anne Chase

Date of SHA Board meeting: **9/22/25**

For immediate Trustee consideration:

- Anvil Townhome Affordability Covenants Terms: Term length, Resale Fees, Program Fees.
- Resolution 2025-09 Guideline Amendments
- Resolution 2025-10 Authorization and Designation of Signatories on First Southwest Bank Account for Anvil Townhomes LLC.

Regular Meetings & Communication:

- Weekly Meeting Region 9 Housing Team Leads
- Weekly Meeting Tributary Development & Fading West Construction (Anvil Townhomes)
- Weekly Meeting Town Administrator
- Weekly Town Staff meeting
- Weekly Short-term rental training (Town Staff) July 22 – September 9
- 7/29 Region 9 RFP review for Automated Regional Housing Needs Assessment
- 7/30 CDOT Transportation Call for Anvil Townhomes Transport
- 7/31 Southwest HOUSED Coalition Meeting
- 8/4 CDOT Transportation Call for Anvil Townhomes Transport
- 8/7 Housing Solutions of SW Colorado Board Meeting
- 8/12 CHFA Buildout Podcast pre-interview
- 8/13 Tributary Development Check-In
- 8/14 First SW Bank construction loan check-in
- 8/15 CDOT Transportation Call for Anvil Townhomes Transport
- 8/18 TOS Finance Committee Meeting (funding opportunities for SHA)
- 8/22 CDOT Transportation Call for Anvil Townhomes Transport
- 8/28 Southwest HOUSED Coalition Meeting
- 8/29 Town and County Administrator discussion of SJDA DOH Grant
- 9/2 Tributary x Fading West Construction x T&J Transport
- 9/4 SHA Budget meeting x Town Administrator
- 9/10 DOH SJDA Grant Audit
- 9/12 First Southwest Bank x Tributary x New Communities Law re: construction loan closing
- 9/19 CDOT Transportation Call for Anvil Townhomes Transport

Top on the TO DO list:

- Anvil Townhomes Waitlist Application (September 29th - Nov. 3rd)
- Transportation resolution of Anvil Townhome Units
- Schedule Groundbreaking Ceremony

Upcoming Issues:

- Compliance with HB24-1152 to become a “Supportive Jurisdiction” to qualify TOS for grant money for ADU plans & property owners for future CHFA grants & financing tools for ADU construction.

Notable completed tasks:

- Closed on Anvil Townhomes Construction Loan

Grants (applications, updates, awards):

- Submitted TOS Land Use Code: Expedited Review for Affordable Housing for DOLA review for Prop 123 compliance.

Ongoing Project Updates:

- **Anvil Townhomes:** Waitlist Application open September 29 – November 3rd, Waitlist Drawing December 1. Closed on construction loan. Public Works starting public improvements 9/22. Estimated unit transport: Week of October 6th.
- **Homebuyer Education:** Two homebuyer education classes in Silverton in October. One is in English (10/4) one is in Spanish (10/18).
- **ADU Pattern Book** Beginning to assess compliance with HB24-1152 to access additional grant funding.
- **Zanoni Parcel** materials management plan completed, IHOI grant expended & expired. On pause until Staff has more capacity to explore project timeline.
- **Multijurisdictional Housing Authority** no update.

Learning/ Professional Development:

- Completed University of Utah’s Short Term Rental Course with Town Staff.



AGENDA MEMO

SUBJECT: **Anvil Townhomes Affordability Covenants**
MEETING DATE: **9/22/25**
STAFF CONTACT: Anne Chase

Overview:

History:

SHA places Affordability Covenants on properties it develops to ensure the properties are used as intended to protect the availability of affordable housing in Silverton and to create longevity of the public subsidy often involved in these projects. The covenants determine the Income Level of the unit, use requirements such as owner primary residence and prohibition of short-term rental, and the resale procedure, including maximum sale price and process. The Silverton Affordable Guidelines are referenced in the covenants, and the Guidelines outline the processes for SHA and owners to follow to achieve compliance with the covenants.

The SHA has one recorded Covenant on a property in Anvil for the SJDA Homeownership Program. As the Anvil Townhomes construction begins, it is time for SHA to consider the duration of the covenants and the possibility of including a transfer fee.

1. Duration of Affordability Covenants.

- a. History: Covenants usually specify the duration of their enforceability ("term"). Previous TOS Boards & the Planning Commission have recommended extending the term well-beyond 30 years for future covenants.
- b. Proposed options: 99 years, 99 years with automatic renewal, in perpetuity, shorter duration with automatic renewal.
 - i. If the term expires, Staff recommends including a clause that upon expiration of the covenants, the owner at the time of expiration can renew the covenants for 99 years OR pay the SHA Excess Proceeds (the difference between what they would make selling unrestricted at market value and what they would have been allowed to sell for under the covenants) to recapture any "windfall" value if affordability isn't extended.

2. Resale Fee

- a. History: SHA looking for sustainable revenue sources. SHA responsible for administering resale procedures (minimum of 2 months of work for the Waitlist Drawing procedure) and for compliance monitoring throughout the duration of ownership. SHA is not collecting a development fee on the Anvil Townhome Development. Appreciation is capped at the lesser of around 3% per year of ownership or the percentage increase of AMI. Our resale procedure omits the real estate agent commission, which is a cost savings for both the buyer and seller.
- b. Options: Yes/No Resale Fee... if yes, what rate, who is responsible (buyer or seller).
- c. Examples: Summit County, Telluride and Vail have a 1-3% resale / transfer fee on their deed-restricted properties.
 - i. 80% AMI Home 2025: \$245,000
 1. 1% fee = \$2,450
 2. 2% fee = \$4,900

3. 3% fee = \$7,350

3. Program Fee

- a. History: SHA does not have a sustainable funding source. SHA is responsible for administering sale procedures and compliance monitoring for the Anvil Townhomes. A Program Fee could be established through the Affordability Covenants to require a monthly fee.
- b. Options: SHA can determine a monthly fee rate or opt to not include such fee in the covenants.
- c. Examples: If SHA collects \$20 from the 9 Anvil Townhome Units, SHA will realize \$2,160 in annual revenue.

Motion or Direction: Term limit is necessary. Resale fee and Program fee are optional.

1. Direction to place a term limit of _____ on the Anvil Townhomes Affordability Covenants.
2. Direction to implement a Resale Fee of _____% in the Anvil Townhomes Affordability Covenants.
3. Direction to implement a monthly Program Fee of \$_____ in the Anvil Townhomes Affordability Covenants.



RESOLUTION NO. 2025-09

**A RESOLUTION OF THE HOUSING AUTHORITY OF THE TOWN OF SILVERTON
AMENDING THE SILVERTON AFFORDABLE HOUSING GUIDELINES SECTIONS
107.4, 303.6, 304.2 and ANVIL TOWNHOMES OWNERSHIP PROGRAM EXHIBIT A**

WHEREAS, the Housing Authority for the Town of Silverton (“SHA”) is an independent body politic and corporate organized pursuant to C.R.S § 29-4-20; and

WHEREAS, the Silverton Housing Authority Board adopted the Silverton Affordable Housing Guidelines on September 9, 2024; and

WHEREAS, the Silverton Affordable Housing Guidelines authorize the Silverton Housing Authority Board to amend the Guidelines by means of written resolutions; and

WHEREAS, the SHA intends to provide consistent governance of the development of, admission to and ownership of affordable housing units encumbered by Silverton Housing Authority Affordability Covenants; and

**NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE BOARD OF THE
HOUSING AUTHORITY OF THE TOWN OF SILVERTON THAT:**

Section 1. The Board does hereby amend Sections 107.4, 303.6, 304.2 and Anvil Townhomes Ownership Program Exhibit A of the Silverton Housing Affordable Guidelines more particularly described in Exhibit B hereto.

Section 2. The Board does hereby intend to place Affordability Covenants on the certain real property more particularly described in Exhibit A hereto.

THIS RESOLUTION was approved and adopted the 22nd day of September, 2025, by the Housing Authority of the Town of Silverton.

HOUSING AUTHORITY OF THE TOWN OF SILVERTON

Dayna Kranker, Chairperson

ATTEST:

Melina Marks, Town Clerk (SHA Appointed Secretary)

EXHIBIT A:
Legal Descriptions

Tract I

All of ANVIL MOUNTAIN SIMPLE SUBDIVISION 1, according to the plat thereof filed for record August 25, 2025 as Reception No. 156089.

Tract II

All of ANVIL MOUNTAIN SIMPLE SUBDIVISION 2, according to the plat thereof filed for record August 25, 2025 as Reception No. 156090.

EXHIBIT B:

Amendments

107.4 Maximum Sale Price – The Maximum Sale Price of a Housing Unit is calculated by SHA Staff according to the Housing Unit's Affordability Covenants. In no case shall a Housing Unit be sold for more than the Maximum Sale Price. The contracted sale price shall be the only exchange of value between parties to any Sale, and buyer and seller must execute a sworn statement affirming that the contracted sale price is the only exchange of value in the Sale. Any exchange of value outside the contracted sale price shall invalidate the Sale and may result in additional civil and criminal penalties.

1. **Minimum Standards for Maximum Sale Price**- The Owner and buyer must work together in addressing the repairs necessary to bring a Housing Unit to Minimum Standards for Maximum Resale Price. The Minimum Standards for a Sale at Maximum Resale Price include but are not limited to:

- Compliance with all applicable building code standards, including health, safety, and habitability requirements, as determined by the Town of Silverton Building and Code Department;
- Clean, odor-free interior;
- Carpets professionally steamed withing seven (7) days prior to closing, and are less than seven (7) years old;
- Appliances present, clean and in good working order;
- Surface scratches, marks, holes in doors, floors, walls, woodwork, cabinets, countertops, other than normal wear and tear, repaired;
- Walls in good repair and paint-ready;
- Windows and window locks in good repair, and broken panes replaces;
- Window screens in place and in good repair;
- Doors and door locks in good repair and working keys for all locks;
- Light Fixtures, outlets, switches secure and in working order;
- No apparent plumbing leaks;
- Tile grout in good repair, mold free and clean;
- No apparent roof leaks (if home is single family); and
- No apparent safety hazards.

303.6 Initial Qualification Process – SHA, or its assigns, administers Applications to determine Initial Qualification of Applicants for the Anvil Townhome Ownership Program Waitlist subject to the following provisions to create an orderly and fair process for offering the Housing Unit for Sale to Qualified Applicants.

1. Opening and Announcement of Application Period –

- A. Notice of the date, time and location at which Applications will be accepted for the Waitlist shall be published as a Legal Notice in a newspaper of general circulation in the Silverton Standard at least twenty (20) days prior to the closure of an Application Period, through the Silverton Housing Authority communication channels and on the Silverton Housing Authority website.
- B. Applications and information shall be available online on the Silverton Housing Authority website concurrent with the publication of the Legal Notice.

2. Application Requirements –

- A. Households interested in purchasing a Housing Unit must submit a complete Application to SHA within the [Application Period](#). No late or incomplete applications will be accepted.
- B. Each member of an Applicant Household over the age of eighteen (18) must sign and be submitted as a Household:
 - i. A release allowing SHA to obtain additional information for Qualification purposes; and
 - ii. A sworn statement including without limitation the following certifications:
 - a. the facts contained in the application are true and correct to the best of the Applicant's knowledge; and
 - b. the Applicant has reviewed the standard application information packet; and
 - c. the Applicant, on the basis of the application presented, believes the Applicant Household qualifies to own the Housing unit in question according to the Affordability Covenants, these Guidelines, and all other applicable procedures, rules and regulations; and
 - d. the Applicant agrees to indemnify, defend, and hold harmless the Silverton Housing Authority and any and all legal bodies corporate and/or politic flowing therefrom including their officers, trustees, directors, agents, representatives, employees, and assigns against any and all claims including attorneys' fees and costs, which may be brought against any of them by anyone claiming to have been injured as a result of Applicant's

participation in the Application Program or my removal therefrom; and

- e. the Applicant agrees to provide all requested information to SHA upon request within the specified timeframe communicated by SHA.

C. **Application Fee** – Applications must be submitted with the Application Fee according to [Appendix D](#).

D. **Mortgage Pre-Approval Letter** - the Applicant must submit a Mortgage Pre-Approval Letter from a lender. The letter must confirm that the Applicant is preapproved for a loan amount that meets or exceeds the Sale Price specified in the Application Packet. Furthermore, the pre-approval documentation must demonstrate that the Applicant's anticipated monthly housing costs, including principal, interest, taxes, insurance and Homeowners Association (HOA) fees (collectively "PITI"), do not exceed thirty-five percent (35%) of the Applicant's gross monthly income. Pre-approval letters that reflect only the loan amount or principal and interest shall be deemed insufficient; the lender must provide estimates of property taxes, homeowners insurance, and, if applicable, mortgage insurance to substantiate the PITI calculation.

a. **If Applicant is not using a mortgage to purchase the property:**

- i. Proof of Funds in the amount of the purchase price must be submitted in lieu of the mortgage pre-approval letter.
- ii. Proof that estimated recurring monthly housing costs, including property taxes, insurance, and required HOA fees do not exceed 35% of Applicant's gross monthly income.

b. **Pursuant to Section 110.7, if Applicant is using a co-borrower or co-signor** that is not part of the Applicant Household, Applicant must submit an Exception Request according to Section 109.2.

E. **HUD Certified Homebuyer Education Course Certificate** – At least one member of the Applicant Household must complete a HUD certified homebuyer education course within the three (3) years immediately prior to the closing of the Application Period.

304.2 Waitlist Management

1. The Waitlist shall be maintained according to the following:

- A. The Waitlist shall be of public record of the Silverton Housing Authority;
- B. Applications shall be permanent files;
- C. All communication between SHA Staff and Applicants shall be documented in the Applicant file;
- D. All Applications will be maintained in the order of the Waitlist.

2. Waitlist Implementation and Termination - When the Property appears to be within ninety (90) days of the desired closing date, SHA Staff will contact and direct the Applicant in the first position of the Waitlist to complete the Buyer Approval Process.

A. Buyer Approval Process:

- i. Completion of the Income Verification process of [Section 104](#), if it has not been completed within the past thirty (30) days, to confirm or deny Income Qualification for the Unit.
- ii. Obtaining a Prequalification letter from mortgage lender if applicable or showing proof of available funds to purchase the property. The prequalification letter must demonstrate that the Buyer's anticipated monthly housing costs, including principal, interest, taxes, and insurance (PITI), do not exceed thirty-five percent (35%) of the Applicant's Gross Monthly Income. If the Buyer is a cash buyer, Buyer must prove that all recurring monthly housing costs, including property taxes, insurance, and required HOA fees shall not exceed thirty-five percent (35%) of monthly income.

ANVIL TOWNHOMES OWNERSHIP PROGRAM EXHIBIT A

Property Legal Descriptions

Tract I

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Tract II

All of ANVIL MOUNTAIN SIMPLE SUBDIVISION 2, according to the plat thereof filed for record August 25, 2025 as Reception No. 156090.



AGENDA MEMO

SUBJECT: **Resolution 2025-10**
MEETING DATE: **9/22/2025**
STAFF CONTACT: Anne Chase

Overview:

The SHA owns a disregarded entity, Anvil Townhomes LLC, to cover all project liability of the Anvil Townhomes Development. The SHA Board authorized a construction loan agreement between First Southwest Bank and Anvil Townhomes LLC via Resolution 2025-06. Anvil Townhomes closed on the First Southwest Bank loan on 9/16/2025.

The LLC must open a control account to receive and distribute the construction loan draws. Due process requires the SHA Board to authorize the LLC to open said account, and to assign signors.

This resolution is very similar to 2025-05 which authorized the above for an account at Bank of the San Juans, however, it must be specific to First Southwest Bank.

The proposed signors are: Chairperson Dayna Kranker, Vice Chairperson James Harper, and Director Anne Chase. This resolution also authorizes Melina Marks to supervise the account. The Board is welcome to change the signatory authorities as presented in the resolution if you would like to.

Motion or Direction:

Motion to adopt Resolution 2025-10: A Resolution of the Housing Authority of the Town of Silverton to Take the Necessary Steps to Open Bank Accounts for the Authority and its Entities with First Southwest Bank and to Authorize Signatories and Supervisors on Said Bank Accounts.



RESOLUTION NO. 2025-10

A RESOLUTION OF THE HOUSING AUTHORITY OF THE TOWN OF SILVERTON TO TAKE THE NECESSARY STEPS TO OPEN BANK ACCOUNTS FOR THE AUTHORITY AND ITS ENTITIES WITH FIRST SOUTHWEST BANK AND TO AUTHORIZE SIGNATORIES AND SUPERVISORS ON SAID BANK ACCOUNTS

WHEREAS, the Housing Authority for the Town of Silverton (“SHA”) is an independent body politic and corporate organized pursuant to C.R.S. § 29-4-20; and

WHEREAS, the SHA has the authority to establish entities controlled by the authority that may own, operate, act, invest in as a partner or other participant, or take any and all steps necessary or convenient to undertake or otherwise develop a project, pursuant to C.R.S. § 29-4-209(1)(d.7); and

WHEREAS, the SHA established the Anvil Townhomes LLC (“an entity of SHA”) pursuant to Resolution 2024-04 and under the laws of the State of Colorado on November 26, 2024; and

WHEREAS, pursuant to C.R.S. § 29-4-209(1)(p) and C.R.S. § 24-75-603, the SHA has the power to deposit any moneys of general or special funds in a bank within this state; and

WHEREAS, pursuant to C.R.S. § 29-4-209(1)(p), the SHA may appoint, by written resolution, one or more persons to act as signatories and supervisors of the moneys of the authority and its entity; and

WHEREAS, the SHA authorized Anvil Townhomes LLC to enter into a construction loan agreement for the Anvil Townhomes Development with First Southwest Bank via Resolution 2025-06; and

WHEREAS, Anvil Townhomes LLC executed Construction Loan Agreements with First Southwest Bank on September 16, 2025 for the Anvil Townhomes Development;

WHEREAS, the Board must heretofore appoint and authorize the Chairperson Dayna Kranker, Vice Chairperson James Harper, and Director Anne Chase as signatories on Anvil Townhomes LLC’s bank accounts as well as authorize the SHA appointed Secretary Melina Marks to supervise said accounts located at First Southwest Bank.

**NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE BOARD OF THE
HOUSING AUTHORITY OF THE TOWN OF SILVERTON, COLORADO THAT:**

Section 1. All actions heretofore taken (not inconsistent with provisions of this Resolution) by the SHA and the officers thereof, are hereby ratified, approved and confirmed.

Section 2. The Board hereby authorizes Staff to take all necessary and appropriate action to open a bank account for Anvil Townhomes LLC.

Section 3. The Board authorizes and appoints the Chairperson Dayna Kranker, Vice Chairperson James Harper, and Director Anne Chase to be signatories on SHA and its entities' accounts at First Southwest Bank.

Section 4. The Board authorizes and appoints the SHA Secretary, Melina Marks, to supervise all SHA and its entities' accounts at First Southwest Bank.

THIS RESOLUTION was approved and adopted on the 22nd day of September, 2025, by the Silverton Housing Authority.

SILVERTON HOUSING AUTHORITY

Dayna Kranker, Chairperson

ATTEST

Melina Marks, Town Clerk (SHA Appointed Secretary)

September 22, 2025
BOARD OF TRUSTEES
REGULAR MEETING PACKET

September 22, 2025

1. Call to Order and Roll Call

September 22, 2025

2. Staff and/or Board Revisions to Agenda

This is an opportunity for staff to add, delete or amend items on the agenda as well as an opportunity for the board to revise the agenda as well. Trustees can use this agenda item to pull an item from the consent agenda that they have either need additional information or would like to have a discussion on and put it either in new business or in continued business. Typically, the Town Administrator will make an adjustment to the agenda since managing the agenda is their main responsibility.

September 22, 2025

3. Public Comment—*Comments must be limited to three (3) minutes in duration.*

The opening Public Comment is intended for a citizen to bring up any topic whether it is on the agenda or not. The citizen will be asked to state their name for the record.

The Mayor or Pro Tem will call out the public to comment as well as time the comment and let the public know when they have run out of time.

If a Trustee would like to discuss the comment, they can do so in Trustee Updates. It is not encouraged to engage in a dialogue on a public comment because if a public comment is not related to an agenda item, staff should be directed to either follow up with the citizen outside the meeting or include the topic in the next appropriate agenda (this can be a committee agenda or a board of trustee agenda).

If the comment is related to an agenda item, their comments can be brought up in the discussion of that agenda item.

Comments that are submitted via email about an agenda item will be accepted up until the agenda packet is constructed on noon on Wednesday before the Regular Meeting. Comments that are received after this deadline will be emailed to the trustees and not included in the packet. Comments that are emailed are not considered “official public comment” unless they are presented at the meeting or submitted for a Public Hearing before the Wednesday deadline.

Public Comments specific to a Public Hearing on the agenda should be encouraged to take place during the public hearing and not during the opening Public Comment, so that their comments can be recorded with the hearing.

Opening Public Comment is not addressed in the Silverton Municipal Code.

September 22, 2025

4. Consent Agenda

The Consent Agenda's purpose is to group routine meeting discussion points into a single action item. If Trustees would like to pull an item from this agenda for discussion to amend or deny this can take place at the beginning of the meeting during agenda item #1 Staff and/or Board Revisions to the Agenda.

Typical items found in the consent agenda:

1. Payroll report (for transparency)
2. Meeting Minutes
3. Accounts payable (for transparency)
4. Sales Tax (for transparency)
5. YTD Actuals (for transparency)
6. Renewal Licenses
7. Special Event Applications for established events
8. Contracts

Suggested Motion:

Motion to approve the consent agenda items.

Statistical Summary

Company: Z9X - Town of Silverton Service Center: 0075 Northern California Status: Cycle Complete
 Week#: 38 Pay Date: 09/19/2025 P/E Date: 09/13/2025
 Qtr/Year: 3/2025 Run Time/Date: 11:37:11 AM EDT 09/17/2025

Taxes Debited	Federal Income Tax	3,690.92
	Earned Income Credit Advances	0.00
	Social Security - EE	2,929.81
	Social Security - ER	2,929.83
	Social Security Adj - EE	0.00
	Medicare - EE	685.22
	Medicare - ER	685.20
	Medicare Adj - EE	0.00
	Medicare Surtax - EE	0.00
	Medicare Surtax Adj - EE	0.00
	Federal Unemployment Tax	0.00
	FMLA-PSL Payments Credit	0.00
	FMLA-PSL ER FICA Credit	0.00
	FMLA-PSL Health Care Premium Credit	0.00
	Employee Retention Qualified Payments Credit	0.00
	Employee Retention Qualified Health Care Credit	0.00
	COBRA Premium Assistance Payments	0.00
	State Income Tax	1,761.13
	Non Resident State Income Tax	0.00
	State Unemployment Insurance - EE	0.00
	State Unemployment Insurance Adj - EE	0.00
	State Disability Insurance - EE	0.00
	State Disability Insurance Adj - EE	0.00
	State Unemployment/Disability Ins - ER	94.51
	State Family Leave Insurance - EE	0.00
	State Family Leave Insurance - ER	0.00
	State Family Leave Insurance Adj - EE	0.00
	State Medical Leave Insurance - EE	0.00
	State Medical Leave Insurance - ER	0.00
	State Medical Leave Insurance Adj - EE	0.00
	State Parental Leave Insurance - EE	0.00
	State Parental Leave Insurance - ER	0.00
	State Parental Leave Insurance Adj - EE	0.00
	State Cares Fund - EE	0.00
	Transit Tax - EE	0.00
	Workers' Benefit Fund Assessment - EE	0.00
	Workers' Benefit Fund Assessment - ER	0.00
	State Child Care Fund - EE	0.00
	State Child Care Fund - ER	0.00

	Local Income Tax	0.00		
	School District Tax	0.00		
	Total Taxes Debited	12,776.62		
Other Transfers	ADP Check Acct. No.XXXXXXXXXX8915Tran/ABXXXXXXXXXX	2,025.07		
	Full Service Direct Deposit Acct.	34,444.16		
	Total Amount Debited From Your Account		49,245.85	Total Liability
Bank Debits & Other Liability	Adjustments/Prepay/Voids	0.00		49,245.85
Taxes- Your Responsibility	None this payroll			49,245.85

Statistical Summary - Statistics

Company:Z9X - Town of Silverton
 Week#:38
 Qtr/Year:3/2025

Service Center:0075 Northern California
 Pay Date:09/19/2025
 Run Time/Date:11:37:11 AM EDT 09/17/2025

Status:Cycle Complete
 P/E Date:09/13/2025

Statistics	Amount	Number of Pays
Gross Pay	47,314.41	
Vouchers		
eVouchers		30
Checks (A)	2,025.07	2
Direct Deposits (B)	34,444.16	31
Adjustments/Prepay/Voids (C)	0.00	
Net Payroll (A + C)	2,025.07	
Net Cash (A + B)	36,469.23	
Net Pay Liability (A + B + C)	36,469.23	
Other Transfers (D)	36,469.23	
Taxes - debited from your account (E)	12,776.62	
Total Amount Debited from your Account (D + E)	49,245.85	
Taxes - your responsibility (F)	0.00	
Company Liability (C + D + E + F)	49,245.85	
Net Cash pays 1,000.00 or more		17
Flagged Pays		8

Statistical Summary - Federal Taxes

Company:Z9X - Town of Silverton
 Week#:38
 Qtr/Year:3/2025

Service Center:0075 Northern California
 Pay Date:09/19/2025
 Run Time/Date:11:37:11 AM EDT 09/17/2025

Status:Cycle Complete
 P/E Date:09/13/2025

Federal Tax Type	EE Withheld	ER Contribution	EE Taxable Amount	ER Taxable Amount
Federal Income Tax	3,690.92		45,984.83	
Social Security	2,929.81	2,929.83	47,255.25	47,255.25
Medicare	685.22	685.20	47,255.25	47,255.25
FMLA-PSL Payments Credit		0.00		
FMLA-PSL ER FICA Credit		0.00		
FMLA-PSL Health Care Premium Credit		0.00		
Employee Retention Qualified Payments Credit		0.00		
Employee Retention Qualified Health Care Credit		0.00		
COBRA Premium Assistance Amount		0.00		

Statistical Summary - State Taxes

Company:Z9X - Town of Silverton

Service Center:0075 Northern California

Status:Cycle Complete

Week#:38

Pay Date:09/19/2025

P/E Date:09/13/2025

Qtr/Year:3/2025

Run Time/Date:11:37:11 AM EDT 09/17/2025

State Code	State Tax Type	EE Withheld	ER Contribution	EE Taxable Amount	ER Taxable Amount	Experience Rate	State Tax Rebate Amount
CO	State Income Tax	1,761.13		45,984.83			
CO	Unemployment Tax		94.51		47,255.25	0.20	

Statistical Summary - Hours & Earnings

Company:Z9X - Town of Silverton
Week#:38
Qtr/Year:3/2025

Service Center:0075 Northern California
Pay Date:09/19/2025
Run Time/Date:11:37:11 AM EDT 09/17/2025

Status:Cycle Complete
P/E Date:09/13/2025

Field Number	Hours/Earnings Code	Description	Hours	Earnings
1	Regular		1,277.32	43,881.38
2	Overtime		12.49	514.89
3	CTM	Comp Time T	2.58	
3	HOL	holiday work	12.83	287.21
3	PTO	P.T.O.	101.67	2,630.93

Statistical Summary - Deductions

Company:Z9X - Town of Silverton
Week#:38
Qtr/Year:3/2025

Service Center:0075 Northern California
Pay Date:09/19/2025
Run Time/Date:11:37:11 AM EDT 09/17/2025

Status:Cycle Complete
P/E Date:09/13/2025

Deduction Code	Description	Deduction	Category
401	CCOERA EE 4	1,270.42	Other
457	CCOERA 457B Pla	448.52	Other
AFL	AFLAC PRETAX	36.48	Other
CK1	CHECKING	31,731.29	Deposit
CK2	CHECKING	2,135.45	Deposit
DEN	Den Pre Tax	20.00	Other
SV1	SAVINGS	577.42	Deposit
VIS	Vis Pre Tax	2.68	Other

Statistical Summary - Memos

Company:Z9X - Town of Silverton
 Week#:38
 Qtr/Year:3/2025

Service Center:0075 Northern California
 Pay Date:09/19/2025
 Run Time/Date:11:37:11 AM EDT 09/17/2025

Status:Cycle Complete
 P/E Date:09/13/2025

Memo Code	Description	Memo
DEN	Employer De	330.50
HLT	Employer He	7,999.00
LIF	Employer Li	44.73
LIN	EmployerLin	76.95
MAT	CCOERA ER 4	1,270.42
PTO	PTO Availa	2,735.26
X01	401K MAX EL	47,314.41



REGULAR MEETING – Silverton Board of Trustees
Silverton Town Hall – Monday, September 9, 2025
Call to Order & Roll Call –Regular Meeting @5:30pm

ATTENTION: The Town of Silverton Trustee meetings are being conducted in a hybrid virtual/in-person. Instructions for public participation in Town Trustee meetings are as follows:

- Zoom Webinar Link: <https://us02web.zoom.us/j/88637487127>
- By Telephone: Dial 669-900-6833 and enter Webinar ID 886 3748 7127 when prompted.
- YouTube (live and recorded for later viewing, does not support public comment):
www.youtube.com/channel/UCmJgal9lUXK5TZahHugprpQ

MEETING PROTOCOLS: Please turn off cell phones; be respectful and take personal conversations into the lobby. The public is invited to attend all regular meetings and work sessions of the Board of Trustees. Regular Meeting Closing Public Comment must be related to an agenda item.

Present: Trustee Halvorson, Trustee Schnitker, Trustee Goerge, Mayor Pro Tem Harper, Mayor Kranker

Absent: Trustee Wakefield, Trustee Gardiner

Staff: Administrator Kaasch-Buerger, Clerk Melina Marks, PW Director John Zarkis, FPR Director Steve Mead, Building & Code Officer Bevan Harris

Regular Meeting @ 5:35pm

- 1) Call to Order and Roll Call
- 2) Staff and/or Board Revisions to Agenda
 - Administrator Kaasch-Buerger stated that the Resolution 2025-26 Rescinding Stage II Municipal Fire Restrictions has been modified and will be discussed when we get to that agenda item.
- 3) Public Comment - *Comments must be limited to three (3) minutes in duration.*
 - Mario Letayf spoke about noise Ordinances in town and some issues with a neighbor of the El Bandito restaurant and live music.
 - Megan Brosh stood and spoke about the arrow sign outside of the Dera Deli building and requested adding light back to it- however this arrow isn't complaint with Dark Sky.
- 4) Consent Agenda
 - a) Payroll
 - b) Meeting Minutes
 - c) Accounts Payable
 - d) Letter of Support for Baker's Park
 - e) Contract for Town Attorney
 - One administrative edit made to the contract.

Trustee George moved, and Trustee Halvorson seconded to approve the Consent Agenda Items.

Passed unanimously with roll call.

- 5) Staff Reports



- Administrator Kaasch-Buerger provided an overview of her staff report.

6) Presentations/Proclamations

a) Silverton Family Learning Center Presentation and Budget Request- Whitney Gaskill

- Whitney Gaskill from SFLC presented to the board and requested \$40,000 in emergency funding.
- The board discussed process and budgeting for this request.
- Administrator Kaasch-Buerger provided context.
- Whitney and the board continued to discuss back and forth funding strategy moving forward.
- Trustee Goerge expressed support for the emergency funding and directing staff to draft a Resolution for this request to go on the next meeting agenda.
- Mayor Pro Tem Harper spoke about process for large funding requests moving forward.
- The board directed staff to move forward with drafting a Resolution to fund this emergency request.

7) Business Items

a) Resolution 2025-26 A Resolution Rescinding Stage II Municipal Fire Restrictions and Implementing Stage I Fire Restrictions within the Municipality

- Administrator Kaasch-Buerger highlighted the edit to this Resolution reverting us back to a Stage I Fire Ban rather than removing the fire restrictions all together.

Trustee Schnitker moved, and Trustee Halvorson seconded to approve Resolution 2025-26 A Resolution Rescinding Stage II Municipal Fire Restrictions and Implementing Stage I Fire Restrictions within the Municipality. Passed unanimously with roll call.

b) RFQ Responses for Blair Street

- FPR Director Steve Mead provided context on this agenda item.
- PW Director John Zarkis spoke about the final candidates for the firms that have bid on this RFQ.
- PST is the top recommendation from staff.

Trustee Goerge moved, and Trustee Schnitker seconded to award the RFQ for the Blair St. Revitalization Project to PST. Passed unanimously with roll call.

8) Discussion/Direction Items

a) Town Administrator Position

- Administrator Kaasch-Buerger's last day will be November 12th.
- Administrator Kaasch-Buerger reviewed her recommendations to the board, including hiring a recruiting firm and placing Clerk Marks as the interim administrator until a permanent administrator is hired.
- The board debated the best approach.
- The board agreed that placing Clerk Marks in the Interim Administrator role is the best option while the board searches for a new Administrator.
- The board directed staff to hire the firm KRW to handle recruitment.

Trustee Halvorson moved, and Mayor Pro Tem Harper seconded to pursue a contract with KRW & Associates for the recruitment of a new town administrator. Passed unanimously with roll call.

b) Hardrock 100 report to Municipalities

- Administrator Kaasch-Buerger provided context.



9) Committee Reports

a) 8.28 Sneffels Energy Board

- Trustee Halvorson provided an update on this board meeting.

10) Open Discussion/Future Agenda Items

- Mayor Pro Tem Harper requested that Megan Brosh's public comment be addressed in regard to lighting and Dark Sky restrictions on the arrow sign at Dera Deli.
- The board directed staff to create an agenda item/ board discussion surrounding this topic.
- Mayor Pro Tem Harper asked to address Mario's public comment regarding noise ordinance/ music/ decibel levels, etc.
- Mayor Kranker asked that this discussion be addressed sooner rather than later.
- The board discussed an email they received from a citizen regarding land and asked for legal advice surrounding how to have a discussion regarding it.
- Attorney Buchner provided advice.

11) Public Comment

- Melody Skinner commented on the length of meeting discussion.

12) Request to enter executive session pursuant to (b) §24-6-402(4)(b), C.R.S., Conferences with an attorney for the public entity for the purposes of receiving legal advice on Silverton Square litigation.

Mayor Pro Tem Harper moved, and Trustee George seconded to approve the request to enter executive session pursuant to (b) §24-6-402(4)(b), C.R.S., Conferences with an attorney for the public entity for the purposes of receiving legal advice on Silverton Square litigation. Passed unanimously with roll call.

Trustee Halvorson moved, and Trustee George seconded to approve the request to exit executive session pursuant to (b) §24-6-402(4)(b), C.R.S., Conferences with an attorney for the public entity for the purposes of receiving legal advice on Silverton Square litigation. Passed unanimously with roll call.

Adjourn @ 8:20pm

Up-coming Meeting Dates:

9/9 @6pm State of the Town Presentation
9/10 @5pm Utility Committee Meeting
9/15 @5pm Trustee Work Session
9/15 @9am Finance Committee Meeting
9/22 @5:30pm Regular Board of Trustee Meeting

End of Agenda

Report Criteria:

Report printed and checks created

Due Date	Vendor Number	Name	Invoice Number	Net Due Amount	Pay	Payment Amount	Discount Amount	Remittance
09/22/2025	2249	Airgas USA, LLC	91646369	1,006.58	Y	1,006.58	.00	Vendor Address
09/22/2025	220	Bruin Waste Management	36395&30	27,676.98	Y	27,676.98	.00	Vendor Address
09/22/2025	272	CEBT	BBF4 220	17,826.76	Y	17,826.76	.00	Vendor Address
09/22/2025	313	CIRSA	INV10025	16,708.86	Y	16,708.86	.00	2
09/22/2025	313	CIRSA	WINV1000	4,480.61	Y	4,480.61	.00	2
09/22/2025	2244	Custom Products Corporation	INV35283	81.14	Y	81.14	.00	Vendor Address
09/22/2025	2248	Essential Operations, LLC	1008	4,000.00	Y	4,000.00	.00	Vendor Address
09/22/2025	786	GREEN ANALYTICAL LABORA	2509035	257.00	Y	257.00	.00	Vendor Address
09/22/2025	894	Image Net	INV13829	155.01	Y	155.01	.00	Vendor Address
09/22/2025	894	Image Net	INV13870	315.61	Y	315.61	.00	Vendor Address
09/22/2025	1259	NALCO COMPANY LLC	66036070	1,450.91	Y	1,450.91	.00	Vendor Address
09/22/2025	2181	Ramboll Americas Engineering	19400902	699.12	Y	699.12	.00	Vendor Address
09/22/2025	2181	Ramboll Americas Engineering	19400902	877.35	Y	877.35	.00	Vendor Address
09/22/2025	1579	SAN JUAN DEVELOPMENT A	25-43	15,000.00	Y	15,000.00	.00	Vendor Address
09/22/2025	1626	Securo	P-SINV-00	1,335.89	Y	1,335.89	.00	Vendor Address
09/22/2025	1632	SGM	2015-513	42,928.75	Y	42,928.75	.00	Vendor Address
09/22/2025	1670	SILVERTON LP GAS	3691	304.30	Y	304.30	.00	Vendor Address
09/22/2025	1932	UNITED RENTALS	25002261	6,112.53	Y	6,112.53	.00	Vendor Address
09/24/2025	2140	BSJ C Card	202508P	1,337.43	N	.00	.00	BSJ CC EFT PAYM
Totals:				142,554.83		141,217.40	.00	

Number of invoices to be fully paid:	18
Number of invoices to be partially paid:	0
Number of invoices with no payment:	1
Total number of invoices listed:	19
Total checks from invoices selected:	15
Total adjustment checks:	0
Total adjusted invoices:	0
Total negative checks not created:	0

Cash Requirements Summary

Date	Net Due Amount	Payment Amount	Discount Taken
09/22/2025	141,217.40	141,217.40	.00
09/24/2025	1,337.43	.00	.00
	142,554.83	141,217.40	.00

TOWN OF SILVERTON
COMBINED CASH INVESTMENT
AUGUST 31, 2025

COMBINED CASH ACCOUNTS

01-10000001	XPRESS DEPOSIT ACCOUNT	51,371.35
01-10000010	CTF FUNDS ACCOUNT	85,134.76
01-10000020	GLACIER BK--CHECKING--8915	928,981.37
01-10000025	CITIZENS ST BK--CHECKING--8876	29,856.31
01-10200000	CASH CLEARING - UTILITY	(1,325.08)
01-10380010	COLOTRUST--GENERAL FUND	352,756.90
01-10380020	COLOTRUST--SEWER DEBT SRV RES	21,022.15
01-10380030	COLOTRUST--SWR SHRT LIVD ASSET	8,482.43
01-10390000	INVESTMENTS - CD'S	510,696.07
TOTAL COMBINED CASH		1,986,976.26
01-10100000	TOTAL ALLOCATION TO FUNDS	(1,986,976.26)
TOTAL UNALLOCATED CASH		.00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	1,044,000.18
11	ALLOCATION TO LIBRARY FUND	11,432.76
18	ALLOCATION TO ANVIL TOWNHOMES FUND	11,628.97
19	ALLOCATION TO HOUSING AUTHORITY FUND	13,185.35
20	ALLOCATION TO CONSERVATION TRUST (PARKS)	85,530.21
21	ALLOCATION TO MOLAS LAKE PARK FUND	500,350.21
22	ALLOCATION TO CEMETERY FUND	60,807.47
51	ALLOCATION TO WATER FUND	200,516.35
52	ALLOCATION TO SEWER FUND	156,905.48
53	ALLOCATION TO REFUSE FUND	(97,380.72)
TOTAL ALLOCATIONS TO OTHER FUNDS		1,986,976.26
ALLOCATION FROM COMBINED CASH FUND - 01-10100000		(1,986,976.26)
ZERO PROOF IF ALLOCATIONS BALANCE		.00

TOWN OF SILVERTON
BALANCE SHEET
AUGUST 31, 2025

GENERAL FUND

ASSETS

10-10100000	CASH - POOLED	1,044,000.18	
10-10110000	PETTY CASH	500.00	
10-10130000	CASH DRAWER KENDALL MT	300.00	
10-10500000	TAXES RECEIVABLE	426,952.00	
10-11500000	ACCOUNTS RECEIVABLE	286,233.33	
10-12600000	INTER-GOVERNMENTAL RECEIVABLE	6,397.71	
	TOTAL ASSETS		1,764,383.22

LIABILITIES AND EQUITY

LIABILITIES

10-20090000	ACCRUED SALARIES & BENEFITS	47,119.66	
10-20141000	HEALTH INSURANCE PAYABLE	(13,020.14)	
10-20142000	VISION PAYABLE	(708.49)	
10-20144000	LIFE INSURANCE PAYABLE	(388.68)	
10-20180000	RETIREMENT PAYABLE	8,974.77	
10-20190000	GARNISHMENTS PAYABLE	2.03	
10-20192000	AFLAC PAYABLE	(145.91)	
10-20200000	ACCOUNTS PAYABLE	2,640.91	
10-22210000	DEFERRED REV-PROPERTY TAXES	426,952.00	
	TOTAL LIABILITIES		471,426.15

FUND EQUITY

10-27500000	COMMITTED TO FUTURE CAP OUTLAY	50,000.00	
10-27800000	FUND BALANCE RESERVED	189,455.24	
	UNAPPROPRIATED FUND BALANCE:		
10-27900000	FUND BALANCE UNRESERVED	672,133.60	
	REVENUE OVER EXPENDITURES - YTD	381,368.23	
	BALANCE - CURRENT DATE	1,053,501.83	
	TOTAL FUND EQUITY		1,292,957.07
	TOTAL LIABILITIES AND EQUITY		1,764,383.22

TOWN OF SILVERTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL2024-	PERIOD ACT	YTD ACTUAL	BUDGET	PCN
<u>TAXES</u>						
10-31-110000	PROPERTY TAXES	294,955.01	408,052.66	24,781.10	383,692.18	426,951 89.9
10-31-120000	SPECIFIC OWNERSHIP TAXES	4,489.13	20,721.43	2,419.42	20,216.23	25,635 78.9
10-31-300000	GENERAL SALES TAXES	731,973.39	754,346.02	233,183.47	785,627.95	1,600,000 49.1
10-31-320000	MARIJUANA SALES TAX	3,986.19	2,366.78	753.80	6,345.97	36,000 17.6
10-31-420000	CIGARETTE TAXES	1,148.81	1,302.94	140.35	1,093.85	2,132 51.3
10-31-460000	FUEL TAXES	.00	2,602.66	.00	.00	3,000 .0
10-31-810000	SEVERANCE TAX PAYMENT	.00	.00	.00	.00	2,250 .0
10-31-820000	FRANCHISE TAX	28,064.46	28,124.20	.00	28,782.23	35,343 81.4
10-31-830000	MINERAL LEASE DISTRIBUTION	984.87	.00	.00	.00	0 .0
10-31-900000	PENALTIES AND INTEREST	.00	.00	.00	.00	1,899 .0
TOTAL TAXES		1,065,601.86	1,217,516.69	261,278.14	1,225,758.41	2,133,210 57.5
<u>LICENSES AND PERMITS</u>						
10-32-110000	LIQUOR LICENSES	2,931.38	5,298.75	175.00	6,998.75	5,250 133.3
10-32-115000	TOBACCO LICENSES	.00	.00	.00	350.00	0 .0
10-32-160000	PROFESSIONAL & OCCUP LICENSES	33,175.00	14,875.00	125.00	13,000.00	28,000 46.4
10-32-170000	LODGING FEE	27,900.26	63,009.00	26,443.00	62,180.00	73,417 84.7
10-32-180000	STREET IMPACT FEE	.00	.00	.00	185,634.24	177,000 104.9
10-32-210000	BUILDING PERMITS - TOWN	47,900.25	33,510.25	5,063.75	63,584.61	55,000 115.6
10-32-250000	DINING PERMITS	.00	5,632.00	.00	.00	5,632 .0
10-32-260000	ANIMAL PERMITS	15.00	.00	.00	.00	50 .0
10-32-270000	MISCELLANEOUS PERMITS	425.00	1,185.00	25.00	175.00	375 46.7
10-32-310000	MARIJUANA LICENSE	1,000.00	1,000.00	.00	1,000.00	3,000 33.3
10-32-320000	VACATION RENTAL FEES	4,800.00	27,925.00	700.00	28,550.00	30,215 94.5
10-32-330000	SPECIAL EVENT PERMIT	50.00	.00	.00	.00	0 .0
TOTAL LICENSES AND PERMITS		118,196.89	152,435.00	32,531.75	361,472.60	377,939 95.6

TOWN OF SILVERTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

		YTD ACTUAL 2023-	YTD ACTUAL2024-	PERIOD ACT	YTD ACTUAL	BUDGET	PCN
<u>INTERGOVERNMENTAL REVENUE</u>							
10-33-134000	2022 BROWNFIELDS GRANT	.00	.00	.00	124,809.62	100,000	124.8
10-33-410000	GRANT REVENUE	9,456.75	.00	11,500.00	11,500.00	0	.0
10-33-410001	2023 SJDA DOLA REDI GRANT	.00	26,870.84	14,375.87	27,258.60	62,500	43.6
10-33-410004	DOLA HB21-1271 PROP ACQ/ANNXTN	.00	3,969.00	.00	.00	0	.0
10-33-410005	DOLA MSOB GRANT (SB21-251)	.00	1,471.86	.00	2,619.77	0	.0
10-33-410006	2019 GOCO GRANT KMRA	.00	2,838.00	.00	.00	0	.0
10-33-410007	2023 DOLA CO MAIN ST GRANT	.00	.00	.00	5,983.21	0	.0
10-33-420000	DOLA EIAF CODE REWRITE GRNT	.00	46,648.41	.00	28,351.59	0	.0
10-33-430201	2021 DOLA IHOI GRANT	.00	.00	.00	22,565.00	0	.0
10-33-430202	2024 LOCAL PLANNING CPACTY GRT	.00	.00	11,173.69	16,820.25	41,469	40.6
10-33-430203	2024 MORE HSING NOW GRANT	.00	.00	3,465.00	30,254.40	0	.0
10-33-540000	HIGHWAY USERS TAX	24,403.23	25,393.75	.00	45,518.91	37,572	121.2
10-33-550000	MOTOR VEHICLE REGISTRATION	13,962.16	6,484.87	127.92	15,487.33	4,923	314.6
10-33-700000	LOCAL GOVERNMENT GRANTS	.00	5,756.61	.00	.00	4,500	.0
10-33-730000	SAN JUAN COUNTY ROAD & BRIDGE	815.87	6,444.75	401.97	6,834.07	5,430	125.9
10-33-740000	TOWN/COUNTY SHARED EXPENSES	.00	.00	.00	.00	45,128	.0
10-33-750000	SNOWMOBILE CLUB REIMBURSEMENT	.00	6,250.00	.00	7,250.00	8,740	83.0
TOTAL INTERGOVERNMENTAL REVENUE		48,638.01	132,128.09	41,044.45	345,252.75	310,262	111.3
<u>CHARGES FOR SERVICES</u>							
10-34-110000	COURT FEES	.00	.00	.00	5.00	0	.0
10-34-130000	PLANNING REVIEW FEES - TOWN	1,000.00	19,872.75	100.00	6,700.00	3,000	223.3
10-34-140000	COPIES & FAXES	1.50	.00	.00	.00	20	.0
10-34-740000	RECREATION FEES	28.00	.00	.00	.00	0	.0
10-34-741000	KMRA MERCHANDISE	.00	.00	.00	.00	300	.0
10-34-741100	KENDALL MTN SKI AREA CONCESS	58.00	.00	.00	35.00	100	35.0
10-34-800000	EXPENSE REIMBURSEMENT	58.29	2,728.76	113.28	113.28	3,000	3.8
10-34-810000	WORK/SERVICES PROVIDED	21,436.24	.00	.00	.00	0	.0
10-34-820000	ADMINISTRATIVE FEE	387,495.75	380,163.68	58,917.33	471,338.64	706,708	66.7
TOTAL CHARGES FOR SERVICES		410,077.78	402,765.19	59,130.61	478,191.92	713,128	67.1
<u>FINES AND FORFEITURES</u>							
10-35-110000	COURT FINES	3,699.50	1,550.00	50.00	325.00	2,053	15.8
10-35-140000	PENALTY ASSESSMENT FEES	7,200.00	5,196.00	2,315.00	9,127.50	11,218	81.4
TOTAL FINES AND FORFEITURES		10,899.50	6,746.00	2,365.00	9,452.50	13,271	71.2

TOWN OF SILVERTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

		YTD ACTUAL 2023-	YTD ACTUAL2024-	PERIOD ACT	YTD ACTUAL	BUDGET	PCN
	<u>MISCELLANEOUS REVENUE</u>						
10-36-100000	INTEREST REVENUE	2,796.76	4,168.21	744.15	3,703.32	13,000	28.5
10-36-210000	ANESI PARK SHOWERS	.00	2,500.00	.00	6,865.00	7,000	98.1
10-36-301000	MEMORIAL PARK RENTAL FEE	1,300.00	1,500.00	.00	1,800.00	1,000	180.0
10-36-303000	KMRA SP. EVENT REVENUE	825.00	75.00	.00	.00	29,000	.0
10-36-304000	KM COMMUNITY CENTER RENT	13,826.25	31,670.00	9,563.00	46,255.75	49,000	94.4
10-36-305000	SKI LIFT TICKETS	42,294.71	32,245.37	.00	42,651.50	40,000	106.6
10-36-306000	TOWN HALL RENT	1,125.00	250.00	.00	210.00	0	.0
10-36-320000	CELL TOWER LEASE	.00	.00	.00	15,000.00	11,169	134.3
10-36-370000	EQUIPMENT RENTAL	1,945.00	1,160.00	790.00	5,108.00	5,000	102.2
10-36-380000	CHAIR RENTALS	.00	87.50	.00	.00	0	.0
10-36-500000	KMRA DONATIONS	.00	950.00	.00	.00	0	.0
10-36-501000	COLUMBINE PARK RENTAL FEE	.00	395.00	.00	.00	1,000	.0
10-36-503000	DOE PRIZE DONATION	100,000.00	.00	.00	.00	20,000	.0
10-36-720000	SPECIAL EVENT REVENUE	1,770.00	6,616.20	425.00	995.00	12,000	8.3
	<u>TOTAL MISCELLANEOUS REVENUE</u>	<u>165,882.72</u>	<u>81,617.28</u>	<u>11,522.15</u>	<u>122,588.57</u>	<u>188,169</u>	<u>65.2</u>
	<u>OTHER REVENUES</u>						
10-38-000000	OTHER REVENUES	32,867.41	22,138.88	.00	19,717.39	25,000	78.9
	<u>TOTAL OTHER REVENUES</u>	<u>32,867.41</u>	<u>22,138.88</u>	<u>.00</u>	<u>19,717.39</u>	<u>25,000</u>	<u>78.9</u>
	<u>CONTRIBUTIONS AND TRANSFERS</u>						
10-39-320000	LOAN PROCEEDS	.00	41,250.00	.00	.00	0	.0
10-39-370000	PROCEEDS FROM CAPITAL LEASES	24,373.30	.00	.00	.00	0	.0
	<u>TOTAL CONTRIBUTIONS AND TRANSFERS</u>	<u>24,373.30</u>	<u>41,250.00</u>	<u>.00</u>	<u>.00</u>	<u>0</u>	<u>.0</u>
	<u>TOTAL FUND REVENUE</u>	<u>1,876,537.47</u>	<u>2,056,597.13</u>	<u>407,872.10</u>	<u>2,562,434.14</u>	<u>3,760,979</u>	<u>68.1</u>

TOWN OF SILVERTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACT	YTD ACTUAL	BUDGET	PCN
<u>TOWN BOARD</u>						
10-41110-110 REGULAR EMPLOYEES	17,530.91	19,299.54	3,166.95	19,001.70	27,447	69.2
10-41110-220 SOCIAL SECURITY CONTRIBUTIONS	1,341.23	1,476.45	242.29	1,453.69	2,498	58.2
10-41110-250 UNEMPLOYMENT INSURANCE	18.61	8.94	6.33	37.98	82	46.3
10-41110-341 TRAINING	42.34	3,463.90	.00	2,402.47	3,000	80.1
10-41110-580 TRAVEL	32.38	759.35	.00	.00	500	.0
10-41110-590 ORGANIZATIONAL DUES	.00	1,156.00	.00	.00	1,058	.0
10-41110-802 COMMUNITY CONTRIBUTIONS	54,762.00	47,672.00	.00	.00	0	.0
TOTAL TOWN BOARD	73,727.47	73,836.18	3,415.57	22,895.84	34,585	66.2
<u>MUNICIPAL COURT</u>						
10-41210-110 REGULAR EMPLOYEES	5,410.00	6,215.04	1,066.92	6,401.52	9,247	69.2
10-41210-220 SOCIAL SECURITY CONTRIBUTIONS	413.87	475.56	81.63	489.78	845	58.0
10-41210-250 UNEMPLOYMENT INSURANCE	.00	20.70	2.13	12.78	19	67.3
10-41210-640 BOOKS & PERIODICALS	.00	.00	.00	.00	500	.0
TOTAL MUNICIPAL COURT	5,823.87	6,711.30	1,150.68	6,904.08	10,611	65.1
<u>TOWN ADMINISTRATOR</u>						
10-41310-110 REGULAR EMPLOYEES	67,312.00	74,004.96	15,979.95	99,609.41	109,050	91.3
10-41310-200 PAY FOR PERFORMANCE	.00	.00	.00	.00	2,000	.0
10-41310-211 HEALTH AND LIFE INSURANCE	6,988.16	8,046.52	3,129.99	11,917.47	12,101	98.5
10-41310-220 SOCIAL SECURITY CONTRIBUTIONS	4,601.90	5,565.95	1,217.28	7,590.64	9,913	76.6
10-41310-230 RETIREMENT CONTRIBUTIONS	2,019.33	2,280.18	479.40	2,538.31	3,169	80.1
10-41310-250 UNEMPLOYMENT INSURANCE	65.23	28.22	31.83	198.50	218	91.1
10-41310-260 WORKERS COMPENSATION	.00	.00	.00	.00	833	.0
10-41310-340 PROFESSIONAL SERVICES	.00	13,006.00	.00	.00	0	.0
10-41310-341 TRAINING	1,250.00	1,835.89	.00	1,455.81	1,000	145.6
10-41310-531 POSTAGE	.00	118.50	.00	.00	0	.0
10-41310-580 TRAVEL	.00	1,813.36	.00	.00	0	.0
10-41310-590 ORGANIZATIONAL DUES	.00	50.00	.00	.00	500	.0
10-41310-610 OFFICE SUPPLIES	.00	302.28	.00	898.06	0	.0
TOTAL TOWN ADMINISTRATOR	82,236.62	107,051.86	20,838.45	124,208.20	138,784	89.5
<u>PARTNER ORGANIZATIONS</u>						
10-41330-800 PARTNERING	36,764.00	30,664.00	.00	.00	0	.0
10-41330-803 SAN JUAN REGIONAL PLAN COMM	.00	.00	.00	400.00	0	.0
10-41330-809 REGION 9 EDD	.00	.00	.00	1,664.00	1,664	100.0
TOTAL PARTNER ORGANIZATIONS	36,764.00	30,664.00	.00	2,064.00	1,664	124.0

TOWN OF SILVERTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACT	YTD ACTUAL	BUDGET	PCN
<u>TOWN CLERK-TREASURER</u>						
10-41350-110 REGULAR EMPLOYEES	65,814.11	65,326.41	13,714.85	76,448.22	63,860	119.7
10-41350-112 DEPUTY CLERK SALARY	.00	.00	.00	.00	44,990	.0
10-41350-130 OVERTIME/PAID COMP TIME	.00	149.63	.00	113.56	0	.0
10-41350-211 HEALTH AND LIFE INSURANCE	15,590.98	17,619.91	3,494.31	19,483.69	26,722	72.9
10-41350-220 SOCIAL SECURITY CONTRIBUTIONS	5,036.44	6,627.88	1,049.19	5,856.99	9,905	59.1
10-41350-230 RETIREMENT CONTRIBUTIONS	1,974.42	1,359.26	411.43	1,724.76	3,138	55.0
10-41350-250 UNEMPLOYMENT INSURANCE	67.73	35.86	27.43	153.09	218	70.2
10-41350-260 WORKERS COMPENSATION	.00	.00	.00	.00	1,666	.0
10-41350-340 PROFESSIONAL SERVICES- CPA	40,197.08	32,810.00	.00	26,296.25	55,000	47.8
10-41350-341 TRAINING	500.00	1,050.00	.00	.00	1,000	.0
10-41350-580 TRAVEL	.00	621.67	.00	.00	500	.0
10-41350-590 ORGANIZATIONAL DUES	.00	20.00	.00	.00	200	.0
10-41350-614 OPERATING SUPPLIES	.00	148.02	.00	.00	0	.0
10-41350-800 OTHER	.00	4.02	.00	.00	0	.0
TOTAL TOWN CLERK-TREASURER	129,180.76	125,772.66	18,697.21	130,076.56	207,199	62.8
<u>ELECTIONS</u>						
10-41400-340 TECH - ELECT JUDGES, ETC	.00	900.00	.00	.00	0	.0
10-41400-531 POSTAGE	.00	517.50	.00	.00	0	.0
10-41400-550 PRINTING & BINDING	1,254.46	1,547.05	.00	.00	0	.0
TOTAL ELECTIONS	1,254.46	2,964.55	.00	.00	0	.0
<u>FINANCIAL ADMINISTRATION</u>						
10-41500-332 SUPPORT AGREEMENT	4,636.00	5,051.00	641.00	5,329.00	6,600	80.7
10-41500-340 BANK CHARGES	7,515.88	7,448.33	1,274.38	8,611.99	12,200	70.6
10-41500-800 CASH OVER/SHORT	.00	19.74	.00	10.69	0	.0
TOTAL FINANCIAL ADMINISTRATION	12,151.88	12,519.07	1,915.38	13,951.68	18,800	74.2
<u>LEGAL SERVICES</u>						
10-41530-110 REGULAR EMPLOYEES	.00	.00	4,500.00	12,000.00	0	.0
10-41530-220 SOCIAL SECURITY CONTRIBUTIONS	.00	.00	344.25	918.00	0	.0
10-41530-250 UNEMPLOYMENT INSURANCE	.00	.00	9.00	24.00	0	.0
10-41530-340 CONTRACT SERVICES-LEGAL	24,780.91	21,069.00	1,624.50	3,478.00	49,000	7.1
TOTAL LEGAL SERVICES	24,780.91	21,069.00	6,477.75	16,420.00	49,000	33.5

TOWN OF SILVERTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACT	YTD ACTUAL	BUDGET	PCN
<u>COMMUNITY DEVELOPMENT</u>						
10-41915-110 REGULAR EMPLOYEES	32,046.24	43,200.00	15,276.93	91,661.58	70,000	131.0
10-41915-115 PART TIME EMPLOYEES	6,066.30	41,775.90	.00	.00	0	.0
10-41915-130 OVERTIME	263.01	2,688.75	.00	.00	0	.0
10-41915-211 HEALTH AND LIFE INSURANCE	7,860.20	17,152.37	3,498.87	19,509.53	13,361	146.0
10-41915-220 SOCIAL SECURITY CONTRIBUTIONS	2,915.83	6,706.35	1,168.69	7,012.09	6,370	110.1
10-41915-230 RETIREMENT CONTRIBUTIONS	.00	1,440.00	458.31	2,749.86	2,100	131.0
10-41915-250 UNEMPLOYMENT INSURANCE	31.06	36.59	30.54	183.24	269	68.1
10-41915-260 WORKERS COMPENSATION - GEN GOV	.00	.00	.00	.00	1,666	.0
10-41915-330 PROFESSIONAL SERVICES	70,727.75	78,926.90	.00	1,396.50	5,000	27.9
10-41915-341 TRAINING	525.00	269.95	1,200.00	3,024.95	1,000	302.5
10-41915-342 SPECIAL PROJECT FUNDS	.00	223.74	.00	.00	0	.0
10-41915-531 POSTAGE	.00	48.30	.00	.00	0	.0
10-41915-540 ADVERTISING	.00	2,784.24	.00	.00	1,000	.0
10-41915-550 PRINTING & BINDING	.00	.00	50.00	217.00	0	.0
10-41915-580 TRAVEL	859.93	927.09	.00	529.55	300	176.5
10-41915-610 OFFICE SUPPLIES	144.26	.00	.00	.00	0	.0
10-41915-640 BOOKS & PERIODICALS	.00	440.00	.00	.00	500	.0
TOTAL COMMUNITY DEVELOPMENT	121,439.58	196,620.18	21,683.34	126,284.30	101,566	124.3
<u>GENERAL GOVT OPERATIONS</u>						
10-41940-310 TREASURERS FEES	2,148.97	7,742.37	503.65	7,810.50	6,236	125.3
10-41940-321 AUDIT SERVICES	9,800.00	10,400.00	.00	10,400.00	10,500	99.1
10-41940-330 ENGINEER SERVICES	15,725.75	24,709.75	397.00	7,033.25	15,000	46.9
10-41940-331 SOFTWARE	.00	1,633.59	1,229.99	2,835.95	600	472.7
10-41940-340 PROFESSIONAL SERVICES - IT & M	12,300.57	14,775.41	1,335.89	17,291.77	20,000	86.5
10-41940-420 CLEANING SERVICES	.00	.00	.00	.00	4,300	.0
10-41940-430 REPAIRS & MAINTENANCE	305.75	.00	.00	.00	0	.0
10-41940-442 COPIER LEASE	6,153.06	5,098.77	867.47	4,438.27	7,000	63.4
10-41940-443 INTERNET - TOWN HALL	7,241.03	11,747.19	1,353.35	11,770.27	18,000	65.4
10-41940-520 INSURANCE - WC, PROP & LIA	52,745.27	68,553.47	.00	74,544.85	66,217	112.6
10-41940-521 INSURANCE-DEDUCTIBLE	.00	.00	.00	1,100.00	1,000	110.0
10-41940-531 POSTAGE	2,956.60	3,423.52	71.99	2,394.75	5,000	47.9
10-41940-532 TELEPHONE	5,159.63	9,197.14	753.37	7,142.24	8,900	80.3
10-41940-540 ADVERTISING	7,074.69	7,852.29	301.76	6,931.93	10,000	69.3
10-41940-610 OFFICE SUPPLIES	9,921.81	5,592.78	1,298.76	5,598.30	9,000	62.2
10-41940-614 OPERATING SUPPLIES	.00	1,247.99	.00	.00	0	.0
10-41940-741 MACHINERY	50.00	.00	.00	.00	2,000	.0
10-41940-743 FURNITURE & FIXTURES	.00	59.84	.00	155.97-	1,000	15.6-
10-41940-800 CITIZEN ENGAGEMENT	1,090.40	1,800.00	.00	450.00	2,000	22.5
TOTAL GENERAL GOVT OPERATIONS	132,673.53	173,834.11	8,113.23	159,586.11	186,753	85.5

TOWN OF SILVERTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACT	YTD ACTUAL	BUDGET	PCN
<u>VISTOR'S CENTER OPERATIONS</u>						
10-41942-420 CLEANING SERVICES	1,302.56	899.22	.00	142.72	3,590	4.0
10-41942-421 DISPOSAL	.00	.00	1,526.04	3,386.71	4,445	76.2
10-41942-423 CUSTODIAL	4,666.64	2,300.00	143.28	1,069.21	0	.0
10-41942-430 REPAIRS & MAINTENANCE	7,495.64	2,278.05	690.88	2,446.27	4,500	54.4
10-41942-614 OPERATING SUPPLIES	.00	4.72	.00	.00	0	.0
10-41942-620 ELECTRICITY	1,854.00	1,606.00	139.00	1,338.00	3,000	44.6
10-41942-622 PROPANE	11,566.60	7,937.18	.00	8,672.60	9,000	96.4
10-41942-801 CHAMBER CONTRACT	30,000.00	15,000.00	.00	30,000.00	30,000	100.0
TOTAL VISTOR'S CENTER OPERATIONS	56,885.44	30,025.17	2,499.20	47,055.51	54,535	86.3
<u>SENIOR CENTER</u>						
10-41943-304 GRANT EXPENDITURES SR CTR	.00	6,048.50	.00	.00	0	.0
10-41943-443 INTERNET	.00	300.00	120.00	840.00	600	140.0
10-41943-614 MODULAR OPERATING SUPPLIES	715.44	5,823.05	50.00	369.82	5,000	7.4
10-41943-620 MODULAR ELECTRICITY	1,197.57	4,211.93	104.89	918.48	5,500	16.7
10-41943-622 MODULAR PROPANE	2,592.47	2,162.76	135.31	2,253.33	4,000	56.3
TOTAL SENIOR CENTER	4,505.48	18,546.24	410.20	4,381.63	15,100	29.0
<u>TOWN HALL OPERATIONS</u>						
10-41944-330 OTHER PROFESSIONAL	.00	.00	.00	.00	600-	.0
10-41944-345 TESTING & INSPECTIONS	2,217.40	2,186.75	.00	1,574.10	3,000	52.5
10-41944-420 CLEANING SERVICES	1,869.22	1,726.47	581.16	3,222.67	3,500	92.1
10-41944-421 DISPOSAL	.00	.00	61.01	681.16	732	93.1
10-41944-423 CUSTODIAL	2,666.64	7,000.00	500.00	7,500.00	10,000	75.0
10-41944-430 REPAIRS & MAINTENANCE	5,067.00	8,997.71	115.00	1,936.82	10,000	19.4
10-41944-610 GENERAL SUPPLIES	.00	418.25	.00	.00	0	.0
10-41944-614 OPERATING SUPPLIES	325.58	2,594.84	85.43	947.80	500	189.6
10-41944-620 ELECTRICITY	1,283.00	1,158.00	151.00	1,128.00	2,244	50.3
10-41944-622 PROPANE	13,499.34	8,236.23	.00	9,658.17	14,800	65.3
10-41944-741 MACHINERY & EQUIPMENT	1,957.66	702.19	.00	200.00	1,000	20.0
10-41944-743 FURNITURE & FIXTURES	.00	900.00	.00	.00	500	.0
TOTAL TOWN HALL OPERATIONS	28,885.84	33,920.44	1,493.60	26,848.72	45,676	58.8
<u>FEDERAL GRANT EXPENDITURES</u>						
10-41945-100 GRANTS- FEDERAL	52,487.00	55,066.88	.00	.00	55,000	.0
10-41945-104 2022 BROWNFIELDS GRANT	.00	11,971.20	21,956.31	62,440.86	80,000	78.1
TOTAL FEDERAL GRANT EXPENDITURES	52,487.00	67,038.08	21,956.31	62,440.86	135,000	46.3

TOWN OF SILVERTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACT	YTD ACTUAL	BUDGET	PCN
<u>STATE GRANTS EXPENDITURES</u>							
10-41946-200	DOLA EIAF CODE REWRITE GRNT	.00	25,719.94	.00	.00	0	.0
10-41946-201	2021 DOLA IHOI GRANT	.00	.00	.00	11,310.00	15,000	75.4
10-41946-210	2023 SJDA DOLA REDI GRANT	.00	3,500.50	.00	24,497.03	0	.0
10-41946-212	2023 MAIN STREET GRANT	.00	.00	.00	8,602.98	0	.0
10-41946-214	ENGINEERING - MORE HSING NOW	.00	.00	.00	18,786.50	79,281	23.7
	TOTAL STATE GRANTS EXPENDITURES	.00	29,220.44	.00	63,196.51	94,281	67.0
<u>LAW ENFORCEMENT</u>							
10-42100-340	CONTRACT SERVICES	199,280.00	194,304.81	.00	216,852.33	378,189	57.3
	TOTAL LAW ENFORCEMENT	199,280.00	194,304.81	.00	216,852.33	378,189	57.3
<u>FIRE DEPARTMENT</u>							
10-42200-340	CONTRACT SERVICES	53,175.00	41,062.50	.00	43,312.50	57,750	75.0
	TOTAL FIRE DEPARTMENT	53,175.00	41,062.50	.00	43,312.50	57,750	75.0
<u>CARRIAGE HOUSE</u>							
10-42300-330	OTHER PROFESSIONAL-PHYSICIAN	.00	.00	.00	.00	400	.0
10-42300-345	TESTING & INSPECTIONS	.00	.00	.00	.00	350	.0
10-42300-423	CUSTODIAL	.00	.00	.00	.00	2,200	.0
10-42300-430	REPAIRS & MAINTENANCE	2,869.18	6,642.32	815.78	3,156.72	3,000	105.2
10-42300-615	MAINTENANCE SUPPLIES	277.68	1,358.48	.00	.00	1,500	.0
10-42300-620	ELECTRICITY	2,413.00	2,385.00	151.00	1,485.00	3,300	45.0
10-42300-622	PROPANE	7,760.79	5,685.11	.00	6,056.87	10,000	60.6
	TOTAL CARRIAGE HOUSE	13,320.65	16,070.91	966.78	10,698.59	20,750	51.6

TOWN OF SILVERTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACT	YTD ACTUAL	BUDGET	PCN
<u>BUILDING AND CODE OFFICER</u>						
10-42400-110 REGULAR EMPLOYEES	39,440.00	43,430.40	8,541.00	47,265.98	86,260	54.8
10-42400-115 PART-TIME/SEASONAL EMPLOYEES	13,457.50	14,315.00	.00	.00	0	.0
10-42400-211 HEALTH AND LIFE INSURANCE	7,861.89	8,913.23	1,765.38	9,845.12	13,361	73.7
10-42400-220 SOCIAL SECURITY CONTRIBUTIONS	4,046.67	4,417.48	653.37	3,615.85	7,848	46.1
10-42400-230 RETIREMENT CONTRIBUTIONS	278.40	1,375.22	256.23	1,418.03	1,988	71.3
10-42400-250 UNEMPLOYMENT INSURANCE	44.21	22.78	17.07	94.50	173	54.6
10-42400-260 WORKERS COMPENSATION	.00	.00	.00	.00	833	.0
10-42400-341 TRAINING	1,099.09	.00	.00	1,052.88	2,500	42.1
10-42400-580 TRAVEL	522.94	5.25	.00	91.73	500	18.4
10-42400-590 ORGANIZATIONAL DUES	175.00	.00	.00	.00	500	.0
10-42400-610 OFFICE SUPPLIES	.00	6,877.12	.00	.00	0	.0
10-42400-640 BOOKS & PERIODICALS	.00	.00	.00	.00	500	.0
TOTAL BUILDING AND CODE OFFICER	66,925.70	79,356.48	11,233.05	63,384.09	114,463	55.4
<u>PUBLIC WORKS PERSONNEL</u>						
10-43100-110 REGULAR EMPLOYEES	236,665.02	299,615.52	56,802.03	313,173.61	466,440	67.1
10-43100-130 OVERTIME	20,629.38	12,357.84	759.50	9,736.10	20,000	48.7
10-43100-200 PAY FOR PERFORMANCE	.00	.00	5,000.00	5,000.00	12,000	41.7
10-43100-211 HEALTH LIFE & DENTAL INSURANCE	41,976.89	50,587.78	9,788.19	57,560.23	89,048	64.6
10-43100-220 SOCIAL SECURITY CONTRIBUTIONS	19,773.57	23,815.71	4,395.09	24,663.54	42,446	58.1
10-43100-230 RETIREMENT	6,220.82	7,583.38	1,726.85	8,915.52	12,643	70.5
10-43100-250 UNEMPLOYMENT INSURANCE	278.98	158.50	114.90	644.80	933	69.1
10-43100-580 TRAVEL	.00	322.66	.00	.00	2,000	.0
TOTAL PUBLIC WORKS PERSONNEL	325,544.66	394,441.39	78,586.56	419,693.80	645,510	65.0

TOWN OF SILVERTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACT	YTD ACTUAL	BUDGET	PCN
<u>STREET MAINTENANCE</u>						
10-43120-320 PROFESSIONAL	325.00	.00	.00	.00	0	.0
10-43120-330 OTHER PROFESSIONAL	41,740.54	345.00	.00	295.00	1,500	19.7
10-43120-341 SAFETY & TRAINING	598.20	249.00	.00	236.50	516	45.8
10-43120-345 TESTING & INSPECTIONS	295.00	4,094.03	.00	175.00	3,191	5.5
10-43120-420 CLEANING SERVICES	3,609.08	3,065.88	532.14	4,469.27	3,924	113.9
10-43120-421 DISPOSAL	.00	.00	871.09	2,024.48	0	.0
10-43120-430 REPAIRS & MAINTENANCE	62,031.79	68,519.40	23,810.99	41,802.97	66,500	62.9
10-43120-442 RENTALS - EQUIPMENT & VEHICLES	.00	25,663.65	995.85	36,226.69	30,000	120.8
10-43120-520 INSURANCE	.00	.00	.00	.00	500	.0
10-43120-521 INSURANCE-DEDUCTIBLE	.00	.00	.00	.00	1,000	.0
10-43120-580 TRAVEL & MEALS	.00	14.58	.00	173.86	207	84.0
10-43120-611 DUST CONTROL	37,360.00	41,400.00	.00	.00	42,000	.0
10-43120-612 GRAVEL	14,162.50	36,964.50	.00	50,004.00	52,000	96.2
10-43120-613 SIGNS	.00	343.68	191.36	2,734.74	5,000	54.7
10-43120-614 OPERATING SUPPLIES	25,834.60	16,733.74	527.01	15,291.31	26,700	57.3
10-43120-615 MAINTENANCE SUPPLIES	.00	36.69	.00	.00	0	.0
10-43120-618 CLOTHING ALLOWANCE	539.96	1,394.52	.00	.00	1,500	.0
10-43120-620 ELECTRICITY	9,771.00	9,352.00	1,180.00	9,873.00	13,948	70.8
10-43120-626 FUEL	23,564.29	31,190.01	.00	16,391.13	35,650	46.0
10-43120-741 MACHINERY & EQUIPMENT	56,879.22	2,500.00	.00	.00	0	.0
TOTAL STREET MAINTENANCE	276,711.18	241,866.68	28,108.44	179,697.95	284,136	63.2
<u>FACILITIES AND PARK ADMIN</u>						
10-45110-110 REGULAR EMPLOYEES	134,016.44	115,496.36	22,397.38	121,262.81	159,383	76.1
10-45110-115 PART-TIME/SEASONAL EMPLOYEES	.00	22,713.57	2,975.00	28,983.25	50,000	58.0
10-45110-130 OVERTIME	5,118.40	5,299.59	238.97	2,871.27	5,000	57.4
10-45110-211 HEALTH AND LIFE INSURANCE	23,267.88	27,295.18	4,648.00	28,922.48	53,445	54.1
10-45110-220 SOCIAL SECURITY CONTRIBUTIONS	10,650.28	10,716.91	1,959.28	11,713.48	18,997	61.7
10-45110-230 RETIREMENT CONTRIBUTIONS	2,312.02	4,391.07	623.75	3,428.50	4,763	72.0
10-45110-250 UNEMPLOYMENT INSURANCE	172.48	66.92	51.22	306.23	418	73.3
10-45110-341 TRAINING	444.58	1,750.16	.00	3,111.31	2,000	155.6
10-45110-344 JULY 4 VOLUNTEERS	.00	92.82	.00	.00	0	.0
10-45110-618 CLOTHING ALLOWANCE	457.67	.00	.00	.00	0	.0
10-45110-801 RECREATION PROGRAMS	350.55	314.55	34.95	279.60	0	.0
TOTAL FACILITIES AND PARK ADMIN	176,790.30	188,137.13	32,928.55	200,878.93	294,006	68.3

TOWN OF SILVERTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACT	YTD ACTUAL	BUDGET	PCN
<u>PARK MAINTENANCE</u>						
10-45120-430 REPAIRS & MAINTENANCE	6,968.59	11,507.40	204.98	4,338.36	11,000	39.4
10-45120-531 POSTAGE	.00	24.20	.00	.00	0	.0
10-45120-614 OPERATING SUPPLIES	13,516.31	8,282.66	237.28	9,535.35	25,000	38.1
10-45120-616 SUPPLIES JULY 4TH CAMPGROUND	14,135.63	12,932.63	.00	14,156.54	14,700	96.3
10-45120-620 ELECTRICITY	8,739.35	520.26	195.77	2,207.77	2,000	110.4
10-45120-622 PROPANE	.00	.00	314.41	314.41	0	.0
10-45120-626 FUEL	14,409.92	288.11	.00	.00	1,000	.0
10-45120-701 COLUMBINE PARK	246,994.98	25,287.91	49.05	3,190.04	0	.0
10-45120-702 COLUMBINE PARK LOAN EXP	531,089.85	.00	.00	.00	0	.0
10-45120-730 CAPITAL IMPROVEMENT	.00	5,782.46	.00	.00	0	.0
TOTAL PARK MAINTENANCE	835,854.63	64,625.63	1,001.49	33,742.47	53,700	62.8
<u>KENDALL MOUNTAIN PARK</u>						
10-45121-330 TECHNICAL SERVICES	.00	1,822.01	.00	1,601.07	6,500	24.6
10-45121-340 SNOW GROOMING	1,679.40	5,410.21	667.80	1,594.10	9,000	17.7
10-45121-345 TESTING & INSPECTIONS	9,922.14	557.60	.00	3,548.81	6,000	59.2
10-45121-421 DISPOSAL	.00	.00	1,004.34	2,491.93	2,800	89.0
10-45121-423 CUSTODIAL	800.00	3,372.96	120.00	814.92	5,780	14.1
10-45121-430 REPAIRS & MAINTENANCE	18,500.03	8,492.06	30.97	2,803.28	12,000	23.4
10-45121-442 RENTALS	.00	792.69	.00	553.00	2,500	22.1
10-45121-614 OPERATING SUPPLIES	18,449.06	15,578.43	.00	2,477.02	18,000	13.8
10-45121-620 ELECTRICITY	3,562.83	2,553.16	372.63	3,992.41	11,600	34.4
10-45121-622 PROPANE	9,098.79	8,320.48	.00	7,216.46	11,000	65.6
10-45121-720 BUILDINGS	4,506.07	.00	.00	.00	0	.0
10-45121-730 OTHER CAPITAL IMPROVEMENT	.00	176,397.65	.00	7,597.90	10,000	76.0
TOTAL KENDALL MOUNTAIN PARK	66,518.32	223,297.25	2,195.74	34,690.90	95,180	36.5
<u>MEMORIAL PARK</u>						
10-45123-430 REPAIRS & MAINTENANCE	.00	.00	.00	645.50	2,500	25.8
TOTAL MEMORIAL PARK	.00	.00	.00	645.50	2,500	25.8

TOWN OF SILVERTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACT	YTD ACTUAL	BUDGET	PCN
<u>COMMUNICATIONS & EVENTS</u>						
10-46100-110 REGULAR EMPLOYEES	33,181.45	36,666.13	.00	10,862.30	51,524	21.1
10-46100-211 HEALTH & LIFE INSURANCE	8,291.22	2,070.26	.00	2,134.52	13,361	16.0
10-46100-220 SOCIAL SECURITY CONTRIBUTIONS	2,540.33	1,185.92	.00	830.96	4,689	17.7
10-46100-230 RETIREMENT	995.52	4,908.13	.00	237.80	1,546	15.4
10-46100-250 UNEMPLOYMENT INSURANCE	35.16	12.40	.00	21.72	104	20.9
10-46100-340 PROFESSIONAL SERVICES	.00	4,550.39	.00	1,000.00	1,000	100.0
10-46100-341 TRAINING	.00	843.53	.00	1,381.51	500	276.3
10-46100-347 ENTERTAINMENT/PERFORMERS	60.00	11,375.00	.00	.00	0	.0
10-46100-423 CUSTODIAL	5,992.57	287.01	193.88	7,254.87	4,000	181.4
10-46100-541 MARKETING	7,784.82	5,413.65	.00	3,507.21	6,500	54.0
10-46100-580 TRAVEL	.00	268.29	.00	.00	500	.0
10-46100-614 OPERATING SUPPLIES	3,672.37	3,085.72	230.00	4,209.12	3,500	120.3
10-46100-621 REPLACEABLE FURNITURE	.00	.00	.00	495.55	500	99.1
10-46100-801 FIREWORKS	4,500.00	4,650.00	.00	.00	0	.0
TOTAL COMMUNICATIONS & EVENTS	67,053.44	75,316.43	423.88	31,935.56	87,724	36.4
<u>LONG TERM DEBT PAYMENTS</u>						
10-47110-746 CATERPILLAR LEASES	11,984.90	8,849.22	.00	1,199.60	89,177	1.4
10-47110-747 GENIE BOOM LIFT LEASE	.00	.00	.00	.00	1,085	.0
10-47110-751 PRINOTH SNOW GROOMER	7,600.00	7,600.00	950.00	7,600.00	11,400	66.7
10-47110-752 TOWN VEHICLE	4,847.22	1,708.88	.00	.00	0	.0
10-47110-754 COLUMBINE PARK LEASE	15,430.41	13,897.65	.00	12,422.63	95,665	13.0
10-47110-755 2006 DUMP TRUCK	.00	55,412.50	.00	9,826.42	9,827	100.0
TOTAL LONG TERM DEBT PAYMENTS	39,862.53	87,468.25	950.00	31,048.65	207,154	15.0
<u>NON-DEPARTMENTAL</u>						
10-49110-850 SOLAR ENERGY PROJ COORDINATION	.00	.00	.00	15,000.00	0	.0
10-49110-960 TRANSFER TO REFUSE FUND	.00	70,716.66	.00	.00	0	.0
10-49110-980 TRANSFER TO LIBRARY FUND	62,500.00	86,666.66	9,166.66	73,333.28	110,000	66.7
10-49110-990 TRANSFER TO HOUSING AUTHORITY	.00	.00	2,479.67	19,837.36	29,756	66.7
TOTAL NON-DEPARTMENTAL	62,500.00	157,383.32	11,646.33	108,170.64	139,756	77.4
TOTAL FUND EXPENDITURES	2,946,333.25	2,693,124.06	276,691.74	2,181,065.91	3,474,372	62.8
NET REVENUE OVER EXPENDITURES	1,069,795.78-	636,526.93-	131,180.36	381,368.23	286,607	133.1

TOWN OF SILVERTON
BALANCE SHEET
AUGUST 31, 2025

LIBRARY FUND

ASSETS

11-10100000	CASH-POOLED	11,432.76	
	TOTAL ASSETS		11,432.76

LIABILITIES AND EQUITY

LIABILITIES

11-20200000	ACCOUNTS PAYABLE	1,723.09	
	TOTAL LIABILITIES		1,723.09

FUND EQUITY

11-27300000	FUND BAL RESERVED - LIBRARY	7,753.00	
11-27500000	COMMITTED TO FUTURE CAP OUTLAY	1,500.00	
	UNAPPROPRIATED FUND BALANCE:		
	FUND BALANCE UNRESERVED	5,806.99	
11-27900000	REVENUE OVER EXPENDITURES - YTD	(5,350.32)	
	BALANCE - CURRENT DATE	456.67	
	TOTAL FUND EQUITY		9,709.67
	TOTAL LIABILITIES AND EQUITY		11,432.76

TOWN OF SILVERTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

LIBRARY FUND

		YTD ACTUAL 2023-	YTD ACTUAL2024-	PERIOD ACT	YTD ACTUAL	BUDGET	PCN
<u>INTERGOVERNMENTAL REVENUES</u>							
11-33-132100	FEDERAL GRANT - USAC (UNIVRSL	.00	.00	.00	.00	7,018	.0
11-33-410010	GRANT REVENUE-2024 SCHOOL GRAN	.00	5,000.00	.00	.00	0	.0
11-33-493000	STATE GRANTS-LIBRARY	3,000.00	10,163.20	.00	5,471.06	9,000	60.8
	TOTAL INTERGOVERNMENTAL REVENUES	3,000.00	15,163.20	.00	5,471.06	16,018	34.2
<u>MISCELLANEOUS REVENUE</u>							
11-36-100000	INTEREST REVENUE	.00	6.83	8.14	30.70	0	.0
11-36-500000	CONTRIBUTIONS	9,379.22	.00	.00	.00	500	.0
	TOTAL MISCELLANEOUS REVENUE	9,379.22	6.83	8.14	30.70	500	6.1
<u>OTHER REVENUES</u>							
11-38-000000	OTHER REVENUES	824.90	.00	.00	.00	0	.0
11-38-200000	ALA GRANT 2025 LTC ACCESS	.00	.00	.00	20,000.00	0	.0
	TOTAL OTHER REVENUES	824.90	.00	.00	20,000.00	0	.0
<u>TRANSFERS</u>							
11-39-110000	TRANSFERS IN - GENERAL FUND	62,500.00	86,666.66	9,166.66	73,333.28	110,000	66.7
	TOTAL TRANSFERS	62,500.00	86,666.66	9,166.66	73,333.28	110,000	66.7
	TOTAL FUND REVENUE	75,704.12	101,836.69	9,174.80	98,835.04	126,518	78.1

TOWN OF SILVERTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

LIBRARY FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACT	YTD ACTUAL	BUDGET	PCN
<u>LIBRARY</u>						
11-45500-110 REGULAR EMPLOYEES	45,828.74	50,701.02	8,323.20	51,205.32	66,414	77.1
11-45500-115 PART-TIME/SEASONAL EMPLOYEES	7,126.52	11,509.52	2,784.64	15,344.15	23,459	65.4
11-45500-211 HEALTH AND LIFE INSURANCE	865.55	1,149.20	188.10	1,128.90	1,500	75.3
11-45500-220 SOCIAL SECURITY CONTRIBUTIONS	4,052.32	4,759.08	849.75	5,091.04	8,179	62.3
11-45500-230 RETIREMENT CONTRIBUTIONS	.00	1,413.60	229.89	1,379.34	1,992	69.2
11-45500-250 UNEMPLOYMENT INSURANCE	52.63	183.45	22.22	133.09	180	73.9
11-45500-260 WORKERS COMPENSATION	.00	.00	.00	.00	833	.0
11-45500-321 AUTOMATION	1,685.03	.00	.00	1,640.00	1,950	84.1
11-45500-341 TRAINING	1,025.44	1,887.71	.00	25.00	2,000	1.3
11-45500-420 CLEANING SERVICES	433.08	360.72	.00	60.12	430	14.0
11-45500-421 DISPOSAL	.00	.00	32.55	222.20	0	.0
11-45500-423 CUSTODIAL	.00	1,295.00	62.38	434.40	2,000	21.7
11-45500-430 REPAIRS & MAINTENANCE	18,169.49	1,434.45	.00	752.49	3,000	25.1
11-45500-441 PO BOX RENTAL	252.00	264.00	.00	266.00	264	100.8
11-45500-442 RICOH COPIER LEASE	942.04	.00	75.14	1,966.32	1,700	115.7
11-45500-443 INTERNET DSL	2,414.04	2,780.15	336.53	2,670.15	3,425	78.0
11-45500-531 POSTAGE	12.60	.00	.00	.00	100	.0
11-45500-532 TELEPHONE	352.64	422.25	66.53	448.05	1,200	37.3
11-45500-540 ADVERTISING	797.12	1,339.57	12.00	215.88	2,000	10.8
11-45500-580 TRAVEL & MEALS	1,755.19	796.77	1,586.66	1,829.32	3,000	61.0
11-45500-590 ORGANIZATIONAL DUES	105.00	488.00	.00	.00	1,000	.0
11-45500-610 GENERAL & OFFICE SUPPLIES	1,420.26	6,458.05	.00	1,444.66	5,000	28.9
11-45500-614 PROGRAMS	2,421.80	1,858.88	.00	3,186.24	3,000	106.2
11-45500-620 ELECTRICITY	849.00	761.00	79.00	752.00	1,500	50.1
11-45500-624 HEATING OIL	5,293.13	3,353.39	407.93	5,386.37	8,000	67.3
11-45500-641 COLLECTION	5,226.99	4,082.41	124.43	5,604.32	8,000	70.1
11-45500-650 STATE GRANT:EARLY LITERACY	10,926.61	.00	.00	3,000.00	0	.0
11-45500-651 2023 STATE GRNT-GROWING READER	.00	3,000.00	.00	.00	0	.0
TOTAL LIBRARY	112,007.22	100,298.22	15,180.95	104,185.36	150,126	69.4
TOTAL FUND EXPENDITURES	112,007.22	100,298.22	15,180.95	104,185.36	150,126	69.4
NET REVENUE OVER EXPENDITURES	36,303.10-	1,538.47	6,006.15-	5,350.32-	23,608-	22.7-

TOWN OF SILVERTON
BALANCE SHEET
AUGUST 31, 2025

ANVIL TOWNHOMES FUND

ASSETS

18-10100000	CASH - POOLED	11,628.97	
	TOTAL ASSETS		11,628.97

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
REVENUE OVER EXPENDITURES - YTD	11,628.97		
BALANCE - CURRENT DATE		11,628.97	
TOTAL FUND EQUITY			11,628.97
TOTAL LIABILITIES AND EQUITY			11,628.97

TOWN OF SILVERTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

ANVIL TOWNHOMES FUND

		YTD ACTUAL 2023-	YTD ACTUAL2024-	PERIOD ACT	YTD ACTUAL	BUDGET	PCN
	<u>INTERGOVERNMENTAL REVENUE</u>						
18-33-430301	COUNTY GRANTS	.00	.00	.00	.00	13,000	.0
	TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	.00	.00	13,000	.0
	<u>MISCELLANEOUS REVENUE</u>						
18-36-100000	INTEREST REVENUE	.00	.00	8.28	83.11-	0	.0
18-36-700000	SALE OF ANVIL PROPERTY	.00	.00	.00	.00	2,878,183	.0
	TOTAL MISCELLANEOUS REVENUE	.00	.00	8.28	83.11-	2,878,183	.0
	<u>OTHER REVENUES</u>						
18-38-200000	SHA PROP 123 DONATION	.00	.00	.00	.00	616,000	.0
18-38-210000	SHA CHF DONATION	.00	.00	.00	.00	450,000	.0
18-38-250000	SMPA REBATE	.00	.00	.00	.00	9,000	.0
18-38-320000	REGION9 LOAN PROCEEDS-DOWNPMT	.00	.00	.00	147,314.00	147,314	100.0
	TOTAL OTHER REVENUES	.00	.00	.00	147,314.00	1,222,314	12.1
	<u>SOURCE 39</u>						
18-39-190000	TRANSFERS FROM HSING AUTH FUND	.00	.00	.00	450,000.00	0	.0
	TOTAL SOURCE 39	.00	.00	.00	450,000.00	0	.0
	TOTAL FUND REVENUE	.00	.00	8.28	597,230.89	4,113,497	14.5

TOWN OF SILVERTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

ANVIL TOWNHOMES FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACT	YTD ACTUAL	BUDGET	PCN
	<u>CAPITAL OUTLAY</u>						
18-45350-700	TOWNHOME DOWNPAYMENT	.00	.00	.00	147,314.00	147,314	100.0
18-45350-720	ANVIL TOWNHOME CONSTRUCTION	.00	.00	.00	286,981.00	3,813,669	7.5
	TOTAL CAPITAL OUTLAY	.00	.00	.00	434,295.00	3,960,983	11.0
	<u>DEBT SERVICE</u>						
18-45370-751	REGION 9 LOAN INTEREST	.00	.00	.00	3,992.92	5,200	76.8
18-45370-753	REGION 9 LOAN PRINCIPAL PMT	.00	.00	.00	147,314.00	0	.0
	TOTAL DEBT SERVICE	.00	.00	.00	151,306.92	5,200	2909.
	TOTAL FUND EXPENDITURES	.00	.00	.00	585,601.92	3,966,183	14.8
	NET REVENUE OVER EXPENDITURES	.00	.00	8.28	11,628.97	147,314	7.9

TOWN OF SILVERTON
BALANCE SHEET
AUGUST 31, 2025

HOUSING AUTHORITY FUND

ASSETS

19-10100000	CASH - POOLED	13,185.35	
19-11500000	ACCOUNTS RECEIVABLE	19,338.00	
	TOTAL ASSETS		32,523.35

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
19-27900000	FUND BALANCE UNRESERVED	(19,494.87)	
	REVENUE OVER EXPENDITURES - YTD	52,018.22	
	BALANCE - CURRENT DATE	32,523.35	
	TOTAL FUND EQUITY		32,523.35
	TOTAL LIABILITIES AND EQUITY		32,523.35

TOWN OF SILVERTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

HOUSING AUTHORITY FUND

		YTD ACTUAL 2023-	YTD ACTUAL2024-	PERIOD ACT	YTD ACTUAL	BUDGET	PCN
<u>INTERGOVERNMENTAL REVENUE</u>							
19-33-430201	2021 DOLA IHOI GRANT	.00	.00	.00	12,966.00	35,531	36.5
19-33-430203	2024 MORE HSING NOW EIAF09807	.00	.00	.00	6,372.00	79,281	8.0
19-33-430204	2024 CHFA ADU GRANT	.00	.00	.00	.00	14,000	.0
19-33-430205	2024 DOH GAP GRANT	.00	.00	.00	.00	616,000	.0
19-33-430206	2025 CHF ANVIL GRANT	.00	.00	.00	450,000.00	450,000	100.0
19-33-430301	COUNTY GRANTS	.00	.00	.00	13,000.00	0	.0
	TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	.00	482,338.00	1,194,812	40.4
<u>SOURCE 34</u>							
19-34-150000	SHA FEES	.00	.00	.00	100.00	0	.0
	TOTAL SOURCE 34	.00	.00	.00	100.00	0	.0
<u>MISCELLANEOUS REVENUE</u>							
19-36-100000	INTEREST REVENUE	.00	.00	9.39	192.38	0	.0
	TOTAL MISCELLANEOUS REVENUE	.00	.00	9.39	192.38	0	.0
<u>CONTRIBUTIONS AND TRANSFERS</u>							
19-39-100000	TRANSFERS FROM GENERAL FUND	.00	.00	2,479.67	19,837.36	29,956	66.2
	TOTAL CONTRIBUTIONS AND TRANSFERS	.00	.00	2,479.67	19,837.36	29,956	66.2
	TOTAL FUND REVENUE	.00	.00	2,489.06	502,467.74	1,224,768	41.0

TOWN OF SILVERTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

HOUSING AUTHORITY FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACT	YTD ACTUAL	BUDGET	PCN
<u>HOUSING AUTHORITY OPERATIONS</u>							
19-45300-115	PART TIME EMPLOYEES	.00	.00	.00	.00	62,400	.0
19-45300-211	HEALTH AND LIFE INSURANCE	.00	.00	.00	.00	13,361	.0
19-45300-220	SOCIAL SECURITY CONTRIBUTIONS	.00	.00	.00	.00	5,635	.0
19-45300-230	RETIREMENT	.00	.00	.00	.00	1,860	.0
19-45300-330	ENGINEER SERVICES	.00	.00	.00	.00	10,000	.0
19-45300-331	LEGAL SERVICES	.00	.00	.00	.00	1,000	.0
19-45300-341	TRAINING	.00	.00	.00	337.54	1,000	33.8
19-45300-800	CITIZEN ENGAGEMENT	.00	.00	.00	111.98	1,500	7.5
	TOTAL HOUSING AUTHORITY OPERATIONS	.00	.00	.00	449.52	96,756	.5
<u>STATE GRANTS EXPENDITURES</u>							
19-45346-215	2024 CHFA ADU PLANNING	.00	.00	.00	.00	14,000	.0
	TOTAL STATE GRANTS EXPENDITURES	.00	.00	.00	.00	14,000	.0
<u>CAPITAL OUTLAY</u>							
19-45350-720	ANVIL TOWNHOME CONSTRUCTION	.00	.00	.00	450,000.00	0	.0
	TOTAL CAPITAL OUTLAY	.00	.00	.00	450,000.00	0	.0
	TOTAL FUND EXPENDITURES	.00	.00	.00	450,449.52	110,756	406.7
	NET REVENUE OVER EXPENDITURES	.00	.00	2,489.06	52,018.22	1,114,012	4.7

TOWN OF SILVERTON
BALANCE SHEET
AUGUST 31, 2025

CONSERVATION TRUST (PARKS)

ASSETS

20-10100000	CASH - POOLED	85,530.21	
	TOTAL ASSETS		85,530.21

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
20-27900000	FUND BALANCE UNRESERVED	81,005.37	
	REVENUE OVER EXPENDITURES - YTD	4,524.84	
	BALANCE - CURRENT DATE	85,530.21	
	TOTAL FUND EQUITY		85,530.21
	TOTAL LIABILITIES AND EQUITY		85,530.21

TOWN OF SILVERTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

CONSERVATION TRUST (PARKS)

		<u>YTD ACTUAL 2023-</u>	<u>YTD ACTUAL2024-</u>	<u>PERIOD ACT</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>PCN</u>
	<u>INTERGOVERNMENTAL REVENUE</u>						
20-33-780000	LOTTERY FUNDS	<u>4,819.60</u>	<u>4,736.77</u>	<u>.00</u>	<u>4,165.32</u>	<u>7,956</u>	<u>52.4</u>
	TOTAL INTERGOVERNMENTAL REVENUE	<u>4,819.60</u>	<u>4,736.77</u>	<u>.00</u>	<u>4,165.32</u>	<u>7,956</u>	<u>52.4</u>
	<u>MISCELLANEOUS REVENUE</u>						
20-36-100000	INTEREST REVENUE	<u>.00</u>	<u>7.03-</u>	<u>60.89</u>	<u>359.52</u>	<u>21</u>	<u>1712.</u>
	TOTAL MISCELLANEOUS REVENUE	<u>.00</u>	<u>7.03-</u>	<u>60.89</u>	<u>359.52</u>	<u>21</u>	<u>1712.</u>
	TOTAL FUND REVENUE	<u>4,819.60</u>	<u>4,729.74</u>	<u>60.89</u>	<u>4,524.84</u>	<u>7,977</u>	<u>56.7</u>
	NET REVENUE OVER EXPENDITURES	<u>4,819.60</u>	<u>4,729.74</u>	<u>60.89</u>	<u>4,524.84</u>	<u>7,977</u>	<u>56.7</u>

TOWN OF SILVERTON
BALANCE SHEET
AUGUST 31, 2025

MOLAS LAKE PARK FUND

ASSETS

21-10100000	CASH - POOLED	500,350.21	
	TOTAL ASSETS		500,350.21

LIABILITIES AND EQUITY

LIABILITIES

21-20200000	ACCOUNTS PAYABLE	6,765.22	
	TOTAL LIABILITIES		6,765.22

FUND EQUITY

21-27500000	COMMITTED TO FUTURE CAP OUTLAY	30,000.00	
	UNAPPROPRIATED FUND BALANCE:		
21-27900000	FUND BALANCE UNRESERVED	284,066.36	
	REVENUE OVER EXPENDITURES - YTD	179,518.63	
	BALANCE - CURRENT DATE	463,584.99	
	TOTAL FUND EQUITY		493,584.99
	TOTAL LIABILITIES AND EQUITY		500,350.21

TOWN OF SILVERTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

MOLAS LAKE PARK FUND

		<u>YTD ACTUAL 2023-</u>	<u>YTD ACTUAL2024-</u>	<u>PERIOD ACT</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>PCN</u>
	<u>USER FEES</u>						
21-34-741100	CAMPGROUND RESERVATIONS	176,239.08	175,203.83	33,571.46	288,336.87	220,000	131.1
21-34-743000	DOG SLED TOURS	.00	.00	.00	2,457.00	500	491.4
	TOTAL USER FEES	<u>176,239.08</u>	<u>175,203.83</u>	<u>33,571.46</u>	<u>290,793.87</u>	<u>220,500</u>	<u>131.9</u>
	<u>SOURCE 36</u>						
21-36-100000	INTEREST REVENUE	.00	1,419.10	356.20	1,986.76	0	.0
	TOTAL SOURCE 36	<u>.00</u>	<u>1,419.10</u>	<u>356.20</u>	<u>1,986.76</u>	<u>0</u>	<u>.0</u>
	TOTAL FUND REVENUE	<u>176,239.08</u>	<u>176,622.93</u>	<u>33,927.66</u>	<u>292,780.63</u>	<u>220,500</u>	<u>132.8</u>

TOWN OF SILVERTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

MOLAS LAKE PARK FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACT	YTD ACTUAL	BUDGET	PCN
<u>MOLAS LAKE PARK</u>						
21-45220-330 OTHER PROFESSIONAL SERVICES	14,107.64	9,849.36	860.50	7,489.70	8,000	93.6
21-45220-340 MANAGEMENT SERVICES	46,187.50	37,451.18	.00	32,250.00	53,250	60.6
21-45220-341 CREDIT CARD FEES	581.22	705.29	98.55	2,241.16	1,000	224.1
21-45220-350 ADMINISTRATIVE FEE	27,781.00	.00	6,394.58	51,156.64	76,735	66.7
21-45220-410 OPERATING EXPENSES	17,023.12	6,609.33	6,875.29	7,925.40	30,000	26.4
21-45220-421 REFUSE AND SEPTIC	.00	.00	4,305.42	6,705.86	4,056	165.3
21-45220-430 REPAIRS & MAINTENANCE	75.00	19,845.44	672.69	4,824.69	15,000	32.2
21-45220-540 ADVERTISING	1,761.67	.00	.00	.00	800	.0
21-45220-610 SUPPLIES	.00	240.00	.00	206.55	5,000	4.1
21-45220-620 ELECTRICITY	.00	1,473.00	.00	462.00	1,600	28.9
21-45220-741 MACHINERY AND EQUIPMENT	2,219.00	.00	.00	.00	0	.0
TOTAL MOLAS LAKE PARK	109,736.15	76,173.60	19,207.03	113,262.00	195,441	58.0
TOTAL FUND EXPENDITURES	109,736.15	76,173.60	19,207.03	113,262.00	195,441	58.0
NET REVENUE OVER EXPENDITURES	66,502.93	100,449.33	14,720.63	179,518.63	25,059	716.4

TOWN OF SILVERTON
BALANCE SHEET
AUGUST 31, 2025

CEMETERY FUND

<u>ASSETS</u>			
22-10100000	CASH - POOLED	60,807.47	
	TOTAL ASSETS		60,807.47
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
22-27900000	FUND BALANCE UNRESERVED	55,010.67	
	REVENUE OVER EXPENDITURES - YTD	5,796.80	
	BALANCE - CURRENT DATE	60,807.47	
	TOTAL FUND EQUITY		60,807.47
	TOTAL LIABILITIES AND EQUITY		60,807.47

TOWN OF SILVERTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

CEMETERY FUND

		<u>YTD ACTUAL 2023-</u>	<u>YTD ACTUAL2024-</u>	<u>PERIOD ACT</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>PCN</u>
	<u>MISCELLANEOUS REVENUE</u>						
22-36-100000	INTEREST REVENUE	.00	196.53	43.29	246.80	0	.0
22-36-510000	CEMETERY SITE FEES	1,750.00	2,650.00	2,250.00	5,550.00	6,000	92.5
	TOTAL MISCELLANEOUS REVENUE	1,750.00	2,846.53	2,293.29	5,796.80	6,000	96.6
	TOTAL FUND REVENUE	1,750.00	2,846.53	2,293.29	5,796.80	6,000	96.6

TOWN OF SILVERTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

CEMETERY FUND

		<u>YTD ACTUAL 2023-</u>	<u>YTD ACTUAL 2024-</u>	<u>PERIOD ACT</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>PCN</u>
	<u>HILLSIDE CEMETERY</u>						
22-44190-430	CONTRACTED SERVICES	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>5,000</u>	<u>.0</u>
	TOTAL HILLSIDE CEMETERY	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>5,000</u>	<u>.0</u>
	TOTAL FUND EXPENDITURES	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>5,000</u>	<u>.0</u>
	NET REVENUE OVER EXPENDITURES	<u>1,750.00</u>	<u>2,846.53</u>	<u>2,293.29</u>	<u>5,796.80</u>	<u>1,000</u>	<u>579.7</u>

TOWN OF SILVERTON
BALANCE SHEET
AUGUST 31, 2025

WATER FUND

ASSETS

51-10100000	CASH - POOLED	200,516.35	
51-11500000	ACCOUNTS RECEIVABLE	49,953.54	
51-14100000	INVENTORIES - MATERIAL & SUPPL	112,147.53	
51-16200000	BUILDINGS	222,775.00	
51-16300000	IMPROVEMENTS OTHER THAN BLDGS	2,167,227.21	
51-16310000	ACCUMULATED DEPRECIATION-OTHER	(1,423,502.60)	
51-16400000	MACHINERY & EQUIPMENT	253,060.99	
51-16410000	ACCUMULATED DEPRECIATION-MACH	(169,834.26)	
	TOTAL ASSETS		1,412,343.76

LIABILITIES AND EQUITY

LIABILITIES

51-20200000	ACCOUNTS PAYABLE	1,226.90	
51-22550000	CWRPDA#18F390 LOAN PAYABLE-LT	195,214.75	
51-22570000	CWRPDA#18F390 LOAN CURRENT POR	8,487.60	
	TOTAL LIABILITIES		204,929.25

FUND EQUITY

51-27500000	COMMITTED TO FUTURE CAP OUTLAY	323,276.33	
	UNAPPROPRIATED FUND BALANCE:		
51-27900000	RETAINED EARNINGS	901,894.02	
	REVENUE OVER EXPENDITURES - YTD	(17,755.84)	
	BALANCE - CURRENT DATE	884,138.18	
	TOTAL FUND EQUITY		1,207,414.51
	TOTAL LIABILITIES AND EQUITY		1,412,343.76

TOWN OF SILVERTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

WATER FUND

		YTD ACTUAL 2023-	YTD ACTUAL2024-	PERIOD ACT	YTD ACTUAL	BUDGET	PCN
51-32-170000	LODGING FEE	.00	.00	3,503.00	7,082.00	0	.0
	TOTAL SOURCE 32	.00	.00	3,503.00	7,082.00	0	.0
	<u>GRANT REVENUES</u>						
51-33-430400	GRANTS	772.00-	.00	.00	.00	0	.0
51-33-430401	SIPA GRANT 2024	.00	.00	.00	73,248.00	0	.0
	TOTAL GRANT REVENUES	772.00-	.00	.00	73,248.00	0	.0
	<u>CHARGES FOR SERVICES</u>						
51-34-410000	WATER FEES	176,697.88	260,846.60	.00	320,034.61	486,663	65.8
51-34-411000	WATER TAP CONNECTION FEES	1,653.00	3,152.00	.00	3,987.05	39,873	10.0
51-34-412000	PLANT INVESTMENT FEES	9,302.00	9,392.00	.00	5,348.65	58,835	9.1
51-34-413000	OPERATING ASSESSMENT	68,084.70	70,181.32	.00	60.42-	30,000	.2-
	TOTAL CHARGES FOR SERVICES	255,737.58	343,571.92	.00	329,309.89	615,371	53.5
	<u>MISCELLANEOUS REVENUE</u>						
51-36-100000	INTEREST REVENUE	.00	431.31	142.72	631.02	0	.0
	TOTAL MISCELLANEOUS REVENUE	.00	431.31	142.72	631.02	0	.0
	<u>OTHER REVENUES</u>						
51-38-000000	OTHER REVENUES	.00	40.00	.00	.00	200	.0
51-38-100000	WATER DISPENSER REVENUE	2,081.93	1,444.21	.00	.00	3,000	.0
51-38-150000	BACKFLOW TESTING	.00	6,266.00	.00	1,205.00	0	.0
	TOTAL OTHER REVENUES	2,081.93	7,750.21	.00	1,205.00	3,200	37.7
	TOTAL FUND REVENUE	257,047.51	351,753.44	3,645.72	411,475.91	618,571	66.5

TOWN OF SILVERTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

WATER FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACT	YTD ACTUAL	BUDGET	PCN
	<u>FIRE HYDRANT REPAIR SERVICES</u>						
51-42260-730	FIRE HYDRANTS	.00	.00	.00	.00	8,000	.0
	TOTAL FIRE HYDRANT REPAIR SERVICES	.00	.00	.00	.00	8,000	.0
	<u>DISTRIBUTION (INCL TANK)</u>						
51-43310-340	TECHNICAL	1,916.70	.00	648.00	648.00	2,582	25.1
51-43310-430	REPAIRS & MAINTENANCE	3,332.37	21,787.39	7,500.49	28,371.31	24,000	118.2
51-43310-450	WATERLINE PROJECT	.00	.00	6,168.97	7,602.02	17,000	44.7
51-43310-612	GRAVEL	5,418.75	6,763.75	.00	.00	9,100	.0
51-43310-614	OPERATING SUPPLIES	2,660.18	7,410.01	.00	1,735.85	12,392	14.0
51-43310-616	WATER METERS	.00	731.28	.00	.00	0	.0
51-43310-730	IMPROVEMENTS OTHER THAN BLDGS	.00	.00	561.00	2,399.92	10,000	24.0
	TOTAL DISTRIBUTION (INCL TANK)	13,328.00	36,692.43	14,878.46	40,757.10	75,074	54.3
	<u>TREATMENT</u>						
51-43320-330	OTHER PROFESSIONAL	.00	.00	1,906.00	9,242.00	15,000	61.6
51-43320-345	TESTING & INSPECTIONS	3,518.80	3,813.00	758.00	2,093.00	5,901	35.5
51-43320-346	PERMITS	1,120.00	1,105.00	250.00	250.00	4,576	5.5
51-43320-430	REPAIRS & MAINTENANCE	6,359.17	3,843.81	47.75	4,309.29	10,327	41.7
51-43320-614	OPERATING SUPPLIES	6,671.40	8,187.97	86.60	5,847.75	10,327	56.6
51-43320-620	ELECTRICITY	2,474.00	2,480.00	190.00	2,424.00	4,647	52.2
51-43320-622	PROPANE	5,563.93	4,059.86	786.41	5,539.47	8,024	69.0
	TOTAL TREATMENT	25,707.30	23,489.64	4,024.76	29,705.51	58,802	50.5
	<u>SOURCE/SUPPLY & TRANSMISSION</u>						
51-43330-430	REPAIRS & MAINTENANCE	10,670.00	.00	.00	2,894.51	10,327	28.0
51-43330-730	IMPROVEMENTS OTHER THAN BLDGS	3,305.02	4,557.00	.00	5,925.00	15,000	39.5
	TOTAL SOURCE/SUPPLY & TRANSMISSION	13,975.02	4,557.00	.00	8,819.51	25,327	34.8
	<u>GRANT EXPENDITURES</u>						
51-43331-401	LEAK DETECTION SYS-2024 GRANT	.00	.00	.00	89,520.00	0	.0
	TOTAL GRANT EXPENDITURES	.00	.00	.00	89,520.00	0	.0

TOWN OF SILVERTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

WATER FUND

		YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACT	YTD ACTUAL	BUDGET	PCN
	<u>ADMINISTRATION</u>						
51-43340-340	TECHNICAL	2,273.41	5,506.96	271.83	1,998.48	7,745	25.8
51-43340-341	TRAINING	.00	980.00	.00	.00	2,065	.0
51-43340-342	LEGAL FEES	.00	.00	.00	.00	1,000	.0
51-43340-350	ADMINISTRATIVE FEE	209,697.50	238,244.00	31,383.75	251,070.00	376,605	66.7
51-43340-580	TRAVEL & MEALS	721.93	1,557.09	.00	.00	1,033	.0
51-43340-590	ORGANIZATIONAL DUES	41.28	500.00	7.75	599.25	336	178.4
51-43340-626	FUEL	6,213.84	654.04	.00	2,518.10	6,713	37.5
	TOTAL ADMINISTRATION	218,947.96	247,442.09	31,663.33	256,185.83	395,497	64.8
	<u>DEBT SERVICE</u>						
51-47220-723	CWPDA SRF LOAN DEBT PRINCIPAL	4,243.80	4,243.80	.00	4,243.80	8,488	50.0
	TOTAL DEBT SERVICE	4,243.80	4,243.80	.00	4,243.80	8,488	50.0
	<u>DEBT SERVICE</u>						
51-47310-722	CWPDA SRF LOAN	2,874.21	.00	.00	.00	0	.0
	TOTAL DEBT SERVICE	2,874.21	.00	.00	.00	0	.0
	TOTAL FUND EXPENDITURES	279,076.29	316,424.96	50,566.55	429,231.75	571,188	75.2
	NET REVENUE OVER EXPENDITURES	22,028.78-	35,328.48	46,920.83-	17,755.84-	47,383	37.5-

TOWN OF SILVERTON
BALANCE SHEET
AUGUST 31, 2025

SEWER FUND

ASSETS

52-10100000	CASH - POOLED	156,905.48	
52-11500000	ACCOUNTS RECEIVABLE	50,054.16	
52-14100000	INVENTORIES - MATERIAL & SUPPL	7,275.65	
52-16100000	LAND	670.10	
52-16300000	IMPROVEMENTS OTHER THAN BLDGS	1,114,534.66	
52-16310000	ACCUMULATED DEPRECIATION-OTHER	(865,971.45)	
52-16400000	MACHINERY & EQUIPMENT	230,428.13	
52-16410000	ACCUMULATED DEPRECIATION-MACH	(134,939.09)	
52-16500000	CONSTRUCTION IN PROGRESS	97,513.01	
TOTAL ASSETS			656,470.65

LIABILITIES AND EQUITY

LIABILITIES

52-20200000	ACCOUNTS PAYABLE	1,878.00	
52-22560000	CO BANK TERM LOAN	78,950.00	
TOTAL LIABILITIES			80,828.00

FUND EQUITY

52-27500000	COMMITTED TO FUTURE CAP OUTLAY	66,343.41	
UNAPPROPRIATED FUND BALANCE:			
52-27900000	RETAINED EARNINGS	428,796.36	
	REVENUE OVER EXPENDITURES - YTD	80,502.88	
BALANCE - CURRENT DATE		509,299.24	
TOTAL FUND EQUITY			575,642.65
TOTAL LIABILITIES AND EQUITY			656,470.65

TOWN OF SILVERTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

SEWER FUND

		YTD ACTUAL 2023-	YTD ACTUAL2024-	PERIOD ACT	YTD ACTUAL	BUDGET	PCN
52-32-170000	LODGING FEE	.00	.00	3,503.00	7,082.00	0	.0
	TOTAL SOURCE 32	.00	.00	3,503.00	7,082.00	0	.0
	<u>GRANT REVENUE</u>						
52-33-131000	FEDERAL GRANT - CAPITAL	.00	.00	.00	.00	2,800,000	.0
52-33-430402	GRANT REVENUE	.00	.00	.00	10,000.00	75,000	13.3
	TOTAL GRANT REVENUE	.00	.00	.00	10,000.00	2,875,000	.4
	<u>CHARGES FOR SERVICES</u>						
52-34-420000	SEWER FEES	157,602.00	191,914.18	.00	222,519.54	337,461	65.9
52-34-421000	SEWER TAP CONNECTION FEES	6,682.00	6,304.00	.00	7,249.60	36,248	20.0
52-34-422000	PLANT INVESTMENT FEES	5,548.00	2,774.00	1,663.80	8,682.02	31,901	27.2
52-34-423000	COMMITTED FOR FUTURE CAP ACQ	13,293.05	13,674.37	.00	11.84-	30,000	.0
	TOTAL CHARGES FOR SERVICES	183,125.05	214,666.55	1,663.80	238,439.32	435,610	54.7
	<u>PROCEEDS</u>						
52-35-440101	INTERIM LOAN PROCEEDS	.00	.00	569,183.68	1,162,222.32	0	.0
	TOTAL PROCEEDS	.00	.00	569,183.68	1,162,222.32	0	.0
	<u>MISCELLANEOUS REVENUE</u>						
52-36-100000	INTEREST REVENUE	.00	420.69	111.78	540.50	0	.0
	TOTAL MISCELLANEOUS REVENUE	.00	420.69	111.78	540.50	0	.0
	TOTAL FUND REVENUE	183,125.05	215,087.24	574,462.26	1,418,284.14	3,310,610	42.8

TOWN OF SILVERTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

SEWER FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACT	YTD ACTUAL	BUDGET	PCN
<u>SANITARY SEWER MAINTENANCE</u>						
52-43252-430	REPAIRS & MAINTENANCE	882.00	5,381.43	.00	7,530.33	9,910 76.0
52-43252-612	GRAVEL	5,418.75	7,221.75	.00	.00	9,256 .0
52-43252-614	OPERATING SUPPLIES	290.04	222.97	.00	142.10	0 .0
52-43252-730	IMPROVEMENTS OTHER THAN BLDGS	.00	.00	.00	276.73	28,657 1.0
52-43252-761	COLLECTION SYSTEM IMPR PROJECT	.00	.00	535,973.66	535,973.66	2,870,000 18.7
	TOTAL SANITARY SEWER MAINTENANCE	6,590.79	12,826.15	535,973.66	543,922.82	2,917,823 18.6
<u>TREATMENT PLANT</u>						
52-43256-320	PROFESSIONAL	.00	.00	.00	.00	15,000 .0
52-43256-330	ENGINEERING	10,275.00	8,227.07	420.00	12,985.00	13,900 93.4
52-43256-345	TESTING & INSPECTIONS	4,616.00	4,181.20	377.00	3,638.10	5,164 70.5
52-43256-346	PERMITS	1,593.00	1,593.00	1,501.00	1,501.00	1,645 91.3
52-43256-430	REPAIRS & MAINTENANCE	9,136.12	1,084.49	511.75	6,455.76	9,191 70.2
52-43256-614	OPERATING SUPPLIES	2,102.01	1,584.13	.00	1,053.92	6,608 16.0
52-43256-620	ELECTRICITY	19,699.00	20,871.00	4,051.00	21,808.00	40,000 54.5
52-43256-622	PROPANE	682.30	371.53	.00	.00	1,549 .0
52-43256-750	GRANTS - TREATMENT PLANT	1,158.00	5,595.00	.00	.00	0 .0
	TOTAL TREATMENT PLANT	49,261.43	43,507.42	6,860.75	47,441.78	93,057 51.0
<u>SEWER ADMINISTRATION</u>						
52-43257-340	TECHNICAL	1,703.81	3,448.32	203.87	1,498.84	2,065 72.6
52-43257-341	TRAINING	.00	255.00	.00	279.00	1,033 27.0
52-43257-350	ADMINISTRATIVE FEE	136,228.25	126,134.34	18,628.33	149,026.64	223,540 66.7
52-43257-580	TRAVEL & MEALS	.00	270.00	.00	.00	516 .0
52-43257-626	FUEL	6,213.84	593.09	.00	2,518.09	6,196 40.6
	TOTAL SEWER ADMINISTRATION	144,145.90	130,700.75	18,832.20	153,322.57	233,350 65.7
<u>DEBT PRINCIPAL</u>						
52-47120-751	SEWER FUND-PRINCIPAL ON NOTES	.00	.00	33,210.02	586,126.15	0 .0
	TOTAL DEBT PRINCIPAL	.00	.00	33,210.02	586,126.15	0 .0
<u>DEBT INTEREST</u>						
52-47220-751	SEWER FUND-INTEREST ON NOTES	.00	.00	3,268.68	6,967.94	0 .0
	TOTAL DEBT INTEREST	.00	.00	3,268.68	6,967.94	0 .0

TOWN OF SILVERTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

SEWER FUND

	YTD ACTUAL 2023-	YTD ACTUAL 2024-	PERIOD ACT	YTD ACTUAL	BUDGET	PCN
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL FUND EXPENDITURES	199,998.12	187,034.32	598,145.31	1,337,781.26	3,244,230	41.2
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
NET REVENUE OVER EXPENDITURES	16,873.07-	28,052.92	23,683.05-	80,502.88	66,380	121.3
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

TOWN OF SILVERTON
BALANCE SHEET
AUGUST 31, 2025

REFUSE FUND

ASSETS

53-10100000	CASH - POOLED	(97,380.72)	
53-11500000	ACCOUNTS RECEIVABLE		38,035.98	
53-16400000	MACHINERY & EQUIPMENT		17,638.00	
53-16410000	ACCUMULATED DEPR - MACH/EQUIP	(17,638.00)	
TOTAL ASSETS			(59,344.74)

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
53-27900000	RETAINED EARNINGS	(22,893.49)	
	REVENUE OVER EXPENDITURES - YTD	(36,451.25)	
BALANCE - CURRENT DATE			(59,344.74)
TOTAL FUND EQUITY			(59,344.74)
TOTAL LIABILITIES AND EQUITY			(59,344.74)

TOWN OF SILVERTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

REFUSE FUND

		YTD ACTUAL 2023-	YTD ACTUAL2024-	PERIOD ACT	YTD ACTUAL	BUDGET	PCN
	<u>INTERGOVERNMENTAL REVENUE</u>						
53-33-800000	RECYCLING REBATES - STATE	8,326.31	.00	.00	.00	6,200	.0
	TOTAL INTERGOVERNMENTAL REVENUE	8,326.31	.00	.00	.00	6,200	.0
	<u>CHARGES FOR SERVICES</u>						
53-34-430000	REFUSE FEES	139,484.53	166,779.48	.00	130,387.41	276,453	47.2
	TOTAL CHARGES FOR SERVICES	139,484.53	166,779.48	.00	130,387.41	276,453	47.2
	<u>MISCELLANEOUS REVENUE</u>						
53-36-100000	INTEREST REVENUE	.00	263.79-	69.32-	346.34-	0	.0
	TOTAL MISCELLANEOUS REVENUE	.00	263.79-	69.32-	346.34-	0	.0
	<u>OTHER REVENUES</u>						
53-38-000000	BEAR AWARE DONATIONS	325.00	15.00	.00	105.00	6,000	1.8
	TOTAL OTHER REVENUES	325.00	15.00	.00	105.00	6,000	1.8
	<u>CONTRIBUTIONS AND TRANSFERS</u>						
53-39-110000	TRANSFERS IN FROM GENERAL FUND	.00	70,716.66	.00	.00	46,726	.0
	TOTAL CONTRIBUTIONS AND TRANSFERS	.00	70,716.66	.00	.00	46,726	.0
	TOTAL FUND REVENUE	148,135.84	237,247.35	69.32-	130,146.07	335,379	38.8

TOWN OF SILVERTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

REFUSE FUND

		<u>YTD ACTUAL 2023-</u>	<u>YTD ACTUAL 2024-</u>	<u>PERIOD ACT</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>PCN</u>
	<u>SANITATION</u>						
53-43200-330	PROF SERVICES	2,403.81	2,504.51	903.86	2,898.79	4,000	72.5
53-43200-340	CONTRACT SERVICES	150,717.36	188,531.65	34,483.02	143,613.17	275,643	52.1
53-43200-350	ADMINISTRATIVE FEE	13,789.00	15,785.34	2,510.67	20,085.36	30,128	66.7
	TOTAL SANITATION	<u>166,910.17</u>	<u>206,821.50</u>	<u>37,897.55</u>	<u>166,597.32</u>	<u>309,771</u>	<u>53.8</u>
	TOTAL FUND EXPENDITURES	<u>166,910.17</u>	<u>206,821.50</u>	<u>37,897.55</u>	<u>166,597.32</u>	<u>309,771</u>	<u>53.8</u>
	NET REVENUE OVER EXPENDITURES	<u><u>18,774.33-</u></u>	<u><u>30,425.85</u></u>	<u><u>37,966.87-</u></u>	<u><u>36,451.25-</u></u>	<u><u>25,608</u></u>	<u><u>142.3</u></u>

Complete

Yes

Town of Silverton 5% Total Sales Tax Collection

2 months in the rear

Row Labels	Column Labels								Change from year prior								Change from year prior (%)							
	Combined sales tax receipts								2018	2019	2020	2021	2022	2023	2024	2025	2018	2019	2020	2021	2022	2023	2024	2025
Complete r	\$510,122	\$672,432	\$586,226	\$967,645	\$986,433	\$1,050,412	\$1,070,219	\$1,129,671	\$162,310	-\$86,206	\$381,419	\$18,788	\$63,979	\$19,807	\$59,453	32%	-13%	65%	2%	6%	2%	6%		
1	\$21,571	\$22,639	\$34,825	\$51,466	\$59,049	\$52,640	\$57,203	\$60,633	\$1,068	\$12,186	\$16,641	\$7,583	-\$6,410	\$4,564	\$3,429	5%	54%	48%	15%	-11%	9%	6%		
2	\$29,552	\$31,685	\$47,673	\$54,916	\$69,617	\$60,289	\$62,813	\$92,771	\$2,133	\$15,988	\$7,243	\$14,701	-\$9,328	\$2,524	\$29,958	7%	50%	15%	27%	-13%	4%	48%		
3	\$27,249	\$41,082	\$42,112	\$56,087	\$100,503	\$66,074	\$67,962	\$71,101	\$13,833	\$1,031	\$13,974	\$44,416	-\$34,429	\$1,889	\$3,138	51%	3%	33%	79%	-34%	3%	5%		
4	\$30,782	\$95,301	\$45,547	\$56,689	\$73,587	\$70,373	\$80,987	\$66,248	\$64,519	-\$49,754	\$11,142	\$16,898	-\$3,214	\$10,614	-\$14,739	210%	-52%	24%	30%	-4%	15%	-18%		
5	\$26,325	\$39,113	\$30,192	\$74,733	\$72,096	\$79,287	\$86,738	\$79,801	\$12,788	-\$8,921	\$44,541	-\$2,637	\$7,191	\$7,451	-\$6,937	49%	-23%	148%	-4%	10%	9%	-8%		
6	\$20,876	\$26,150	\$26,612	\$53,071	\$50,652	\$118,620	\$55,031	\$60,227	\$5,274	\$463	\$26,459	-\$2,418	\$67,968	-\$63,589	\$5,196	25%	2%	99%	-5%	134%	-54%	9%		
7	\$65,849	\$62,039	\$35,471	\$91,726	\$88,207	\$53,803	\$114,400	\$121,664	-\$3,810	-\$26,568	\$56,255	-\$3,519	-\$34,404	\$60,598	\$7,264	-6%	-43%	159%	-4%	-39%	113%	6%		
8	\$99,552	\$131,639	\$111,567	\$238,529	\$202,941	\$230,955	\$229,211	\$233,183	\$32,087	-\$20,072	\$126,962	-\$35,588	\$28,014	-\$1,744	\$3,973	32%	-15%	114%	-15%	14%	-1%	2%		
9	\$188,368	\$222,786	\$212,227	\$290,429	\$269,781	\$318,372	\$315,873	\$344,043	\$34,418	-\$10,559	\$78,202	-\$20,648	\$48,591	-\$2,499	\$28,170	18%	-5%	37%	-7%	18%	-1%	9%		
Incomplete	\$376,089	\$450,742	\$486,086	\$635,932	\$610,574	\$746,341	\$736,744		\$74,653	\$35,344	\$149,845	-\$25,358	\$135,767	-\$9,597	-\$736,744	20%	8%	31%	-4%	22%	-1%	#NULL!		
10	\$151,055	\$188,565	\$192,949	\$240,614	\$239,549	\$297,609	\$291,920		\$37,510	\$4,384	\$47,665	-\$1,065	\$58,060	-\$5,689	-\$291,920	25%	2%	25%	0%	24%	-2%	#NULL!		
11	\$163,255	\$182,168	\$190,968	\$234,204	\$226,111	\$293,745	\$284,825		\$18,913	\$8,800	\$43,236	-\$8,093	\$67,634	-\$8,921	-\$284,825	12%	5%	23%	-3%	30%	-3%	#NULL!		
12	\$61,779	\$80,009	\$102,170	\$161,114	\$144,914	\$154,987	\$160,000		\$18,230	\$22,161	\$58,944	-\$16,200	\$10,073	\$5,013	-\$160,000	30%	28%	58%	-10%	7%	3%	#NULL!		
Grand Total	\$886,211	\$1,123,174	\$1,072,313	\$1,603,577	\$1,597,007	\$1,796,753	\$1,806,963	\$1,129,671	\$236,963	-\$50,861	\$531,264	-\$6,570	\$199,746	\$10,210	-\$677,291	27%	-5%	50%	0%	13%	1%	-37%		



RESOLUTION NO. 2025-26

A RESOLUTION OF THE TOWN OF SILVERTON TO ALLOCATE AN UNBUDGETED \$40,000 TO THE SILVERTON FAMILY LEARNING CENTER FROM THE GENERAL FUND IN THE 2025 FISCAL YEAR

WHEREAS, the Town of Silverton, in the County of San Juan and State of Colorado (the “Town”) is a municipal corporation duly organized and existing under the laws of the State of Colorado; and

WHEREAS, the Silverton Family Learning Center (“SFLC”) is a vital institution in the Town of Silverton, providing essential early childhood education and family support services to residents of the community; and

WHEREAS, the SFLC plays a critical role in supporting working families, promoting early childhood development, and contributing to the overall well-being and economic stability of the town; and

WHEREAS, the SFLC has recently experienced significant funding cuts that jeopardize its ability to maintain operations at current levels; and

WHEREAS, the Town of Silverton recognizes the importance of supporting local nonprofit organizations that serve essential community functions, especially in times of financial hardship; and

WHEREAS, allocating \$40,000 from the General Fund’s unreserved balance will help alleviate the financial burden of SLFC to continue operating for 2026; and

WHEREAS, the Town Board of Trustees finds that it is in the best interest of the Town and its residents to support the SFLC through this temporary measure.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILVERTON, COLORADO THAT:

Section 1. The Town of Silverton hereby allocates \$40,000 to the Silverton Family Learning Center in payments made on a monthly basis starting September 23, 2025, and ending December 31, 2025.

Section 2. An invoice from SLFC shall be submitted to the Town Clerk each month to receive payment.

THIS RESOLUTION was approved and adopted the _____ day of September 2025 by the Board of Trustees of the Town of Silverton, Colorado.

TOWN OF SILVERTON, COLORADO

Dayna Kranker, Mayor

ATTEST:

Melina Marks, Town Clerk



1360 Greene Street
Silverton, CO 81433
970.387.5522

September 22, 2025

International Dark-Sky Association
Dark Sky International
5049 East Broadway Blvd #105
Tucson, AZ 85711 U.S.A.

Re: Letter of Support for Silverton's Dark Sky Place Designation

Dear International Dark-Sky Association,

On behalf of the Town of Silverton, I am writing to express our full support for Silverton's designation as a recognized Dark Sky Place. This designation represents an important step in preserving the unique character of our community and strengthening our long-term vision for sustainability, livability, and economic vitality. Silverton is fortunate to be located in a region of exceptional natural beauty, where the night sky has long been an integral part of our identity and our residents' connection to the landscape. Protecting this resource will:

- **Preserve our night skies** for current and future generations to enjoy, ensuring that Silverton's distinct sense of place remains intact.
- **Increase the quality of life for our residents** by reducing light pollution, enhancing health and well-being, and fostering community pride in our environment.
- **Protect migratory birds and local wildlife** that depend on dark skies for safe navigation and natural cycles, aligning with our community's commitment to stewardship of the surrounding ecosystem.
- **Strengthen Silverton's economy** by expanding opportunities for sustainable tourism. Dark-sky tourism is a growing sector, and this designation will draw visitors seeking an authentic, environmentally responsible experience in the San Juan Mountains.

The Town of Silverton is committed to working collaboratively with community partners, residents, and local organizations to implement best practices in outdoor lighting and to educate the public about the importance of preserving dark skies. This designation will not only protect a vital natural resource but will also enrich the cultural, environmental, and economic fabric of our community.

We appreciate your consideration of this application and strongly urge the approval of Silverton's designation as a Dark Sky Place.

Sincerely,

Dayna Kraker, Mayor
Town of Silverton



Town of Silverton

Lucy Mulvihill
Community Development Director
lmulvihill@silverton.co.us

September 8, 2025

Benson West LLC
PO BOX 80128
Charleston, SC

Email: KCavanaugh@sterlingtechgroup.com; azenchante@aol.com

Re: Temporary Use Permit Approval – [25-21 TUP 136 W 13th St](#)

Dear Mr. Cavanaugh,

The Town of Silverton has reviewed your application for a Temporary Use Permit to place a Temporary Portable Storage Unit at 136 W 13th St. In accordance with Chapter 15 of the Town of Silverton Municipal Code (Land Use Code), your application has been approved.

Next Steps:

1. Permit Expiration – This Temporary Use Permit is valid through November 30, 2025. If continued operation is desired beyond this date, a new application must be submitted.

If you have any questions regarding this decision or the next steps, please feel free to reach out.

Thank you for your cooperation throughout the land use review process.

Best,

Lucy Mulvihill
Community Development Director
Town of Silverton
Planning@silverton.co.us
970.946.9408



Town of Silverton

Lucy Mulvihill
Community Development Director
lmulvihill@silverton.co.us

September 5, 2025

Alan Andres Sanchez De Anda
Tiffany Dekay and Travis Shepard
P.O. BOX 105 Silverton.
Silverton, CO 81433

Email: alan_akasmake@hotmail.com; info@tellerhouse.com;

Re: Temporary Use Permit Approval – [25-19 TUP Blk 30 Lots 1-3](#)

Dear Mr. Sanchez De Anda,

The Town of Silverton has reviewed your application for a Temporary Use Permit to operate a food truck at Block 30, Lots 1–3. In accordance with Chapter 15 of the Town of Silverton Municipal Code (Land Use Code), your application has been approved.

Next Steps:

1. Business License – A valid Town of Silverton Business License is required. Please contact Town Clerk Melina Marks for more information and to apply.
2. Regulatory Compliance – Food truck operations must comply with all applicable town, state, and federal requirements, including but not limited to the required licensing, health inspections, wildlife safe refuse containers, and the Town's Noise Ordinance.
3. Permit Expiration – This Temporary Use Permit is valid through November 1, 2025. If continued operation is desired beyond this date, a new application must be submitted.

If you have any questions regarding this decision or the next steps, please feel free to reach out.

Thank you for your cooperation throughout the land use review process.

Best,

Lucy Mulvihill
Community Development Director
Town of Silverton
Planning@silverton.co.us
970.946.9408

September 22, 2025

5. Staff Reports

Staff submits a department report to the Trustees that covers projects updates, meetings, grants, and items for immediate consideration. If a Trustee desires to know more about the report, the Staff is typically available to answer their question, or the Town Administrator will research the question and report back to the Board of Trustees. Staff submits a report once a month and are currently able to pick which meeting depending on their workload.

Town of Silverton Staff Report

Department: Administration
Head of Department: Gloria Kaasch-Buerger
Date of Trustee Meeting: September 22, 2025

For immediate Trustee consideration:

I will be on vacation from September 22-October 8th spending down my large PTO balance. Melina will be interim administrator during my absence.

Regular Meetings & Communication:

8.29 Call with potential interim administrator
 8.29 Meeting with Willy Tookey on grants for affordable housing
 9.2 Cleaning Contract Review
 9.4 CCCMA Board Meeting
 9.5 Farmers Market Budgeting Outreach
 9.9 State of the Town Presentation to the Community
 Budget meetings with department heads
 9.10 HBC Grant Award Call
 9.10 DOH Audit
 9.10 CCCMA Managers Budget Planning
 9.15 Finance Committee Meeting and Work Session
 9.17 NRDs Site Visit Prep meeting
 9.17 DOLA information call
 9.17 Team GOLD

Top on the TO DO list:

2026 Budget
 Collection System Project
 Assist with Affordable Housing Project
 Town Bulletin
 Compensation Study Finalization
 WWTP Funding strategy

Grants (applications, updates, awards):

Awarded:

Brownfields Grant	\$800,000
CDOT Transportation Alternatives	\$1,043,958
CDOT MMOF	\$260,990
USDA WW System Rehab	\$2,764,000 Grant
(\$2,165,000 Loan)	
Local Planning Capacity Grant	\$170,000
More Housing Now Grant	\$79,281
Transfer Station Upgrades	\$74,735
CPW Code Enforcement Officer	\$21,000
TOTAL:	\$5,213,964

Pending

Internet and Security at Transfer Station	\$25,000
WWTP Lagoon Augmentation Pond	\$3,074,776
Animas River Corridor Project	\$1,720,000

Upcoming Issues:

Rewrite Development Standards
 CDOT Shed relocation
 Power Redundancy/Micro Grid
 Signs/Parking around town
 Entrance Monument (SJDA fully funded)
 Snow Route Code Rewrite
 Municipal Court Code Rewrite

Notable completed tasks:

Town Hall Community Update Night completed

Learning/ Professional Development:

Town Administrator List of Outstanding Projects and Staff Coverage

Project	Duties	Status	Responsible:
C3 Grant Administration	Grant Administration	In Contract Drafting Stage	Valerie Coniff
NRDs	Grant Administration	Awaiting Award	Steve Mead and Lucy Mulvihill
Congressionally Directed Spending	Grant Administration	Awaiting Award	Valerie Coniff
WWTP	Design, Apply for funding	Deciding on scope and scale	John Zarkis
Collection System Project	Coordinating Draw Down requests	Will be finished by end of October	Valerie Coniff
Team GOLD	Coordination of group meetings, communication with Team and Board.	Finishing up spending down the remaining DOE funds	Lindsey Halvorson
Budget	Compile and Submit to State	Final adoption on December 9th	Melina Marks
Meetings and Agendas	Setting agenda with Mayor, Setting Meetings, compiling stories and updates, translating to Spanish, and sending the first week of the month	ongoing	Melina Marks
Town Bulletin	finalizing alignment, starting the project	ongoing	Derik Edwards
Perimeter Trail		engineering plans complete	Steve Mead and Lucy Mulvihill
Silverton Square Litigation	Town Representative	In Litigation	Bevan Harris
CPW Grant	Grant Administration	In Contract Drafting Stage	Melina Marks
Bruin Contract	Managing the contract and ensuring they are compliant	ongoing	John Zarkis
IGA reconciliation	work with Willy on final 2024 numbers		Melina Marks
Groomer Purchase and Financing		Quoted, but waiting to sell the current groomer	Valerie Coniff /John Zarkis
Boards			Responsible:
Region 9	Quarterly meetings		Dayna Kranker
Library Board			vacant until new administrator
SJDA			vacant until new administrator
Sneffels Energy Board			Lindsey Halvorson
Finance Committee	3rd Monday at 9am		Melina Marks
Personnel and Ordinance Committee	As needed		Lucy Mulvihill and Melina Marks
Utility Committee	As needed		Valerie Coniff and John Zarkis
SWCCOG Executive Committee			No handoff, a new election will be held

Town of Silverton Staff Report

Department: Community Development Head of Department: Lucy Mulvihill Date of Trustee meeting: 8.25.2025	
For immediate Trustee consideration: N/A	
Regular Meetings & Communication: Biweekly Meeting with Ramboll Planning Commission	Top on the TO DO list: Anvil Mtn Sub PUD Amendment Community Engagement Planning Remedial Action Plan for Boxcar Apts site Planning Inquiries Application Processing Brownfields Reporting Animas River Corridor Project Perimeter Trail Project Phase I RPP Wetland Delineations
Grants (applications, updates, awards): Brownfields- Update given during meeting Box Car Apt Site Phase I: Completed Lackawanna Site Phase I Completed Box Car Apt Site Phase II: Completed Lackawanna Site Phase II: Completed Lackawanna Structural Assessment: Completed Website Development: August Update Live Remedial Action plan for Box Car in process	Upcoming Issues: Silverton Municipal Code reorganization Avalanche Study Land Use Applications Vehicle Rental Parking LUC building season 1 review
Notable completed tasks: Application Reviews Short-term rental Training Program Completed	Ongoing Project Update Anvil Mtn Subdivision Community Engagement – planned for January Animas River Corridor – Meet with NRDs Trustees, Ramboll, MSI for site visit RPP Phase I – contractor secured. Wetland Delineation- Contractor secured. Work begins this month Address Animas Street Constraints with PW- going into next Development Standards Update Making small updates and fixes to LUC Brownfields

	<p>Box Car Apt Site Phase I: Completed</p> <p>Lackawanna Site Phase I Completed</p> <p>Box Car Apt Site Phase II: In process</p> <p>Lackawanna Site Phase II: In process</p> <p>Website Development: In process</p> <p>Build Out Analysis- on Pause until after LUC update</p> <p>Code Update- Completed</p> <p>CLG- awaiting information from History Colorado and National Parks Service</p> <p>Anvil: Simple Subdivision Approved for Town Home Project</p> <p>Boxcar Apartment Site: Moving forward with Remedial action Plan</p>
<p>Applications in Process:</p> <p>0</p> <p>Pre-Applications in Process:</p> <p>3</p>	<p>Professional Development:</p> <p>Lincoln Vibrant Communities Fellowship in process</p> <p>Short-Term Rental Training in Progress</p>

Town of Silverton

Department: Public Works Head of Department: John Zarkis Meeting Date: 9-22-2025	
For immediate Trustee consideration:	
Regular Meetings & Communication:	Top on the TO DO list: Complete installation of Water and sewer on Anvil. Grading street before winter
Grants (applications, updates, awards):	Upcoming Issues:
Notable completed tasks: Completed Live tap on 1132 Greene Street. Replaced broken curb valve on Cement St	Ongoing Project Update:
Learning/ Professional Development:	Other:

Town of Silverton

Department: Facilities Parks and Recreation
Head of Department: , Mead
Meeting Date: 9/22/25

For immediate Trustee consideration: Cleaning services contract

Regular Meetings & Communication:
Daily Crew Meetings with PW
Weekly Town Staff Meetings
Monthly Blair St Sidewalk meetings
Passing this off on Oct 8

Top on the TO DO list:
Transitioning into roll as FPR director

RFQ Blair st awarded and passed on
communications with PST to PWD

Kendall water right diligence Submitted all that is
needed

Support for Paulette Church on ADA pursuits
Don't have time for this currently and have Misti
and Keri involved with keeping up with Paulette

Continuing assessment of Town buildings

Kendall Rec keeping things in line for winter
opps prep

Janitorial services coordination and
implementation

Growing understanding of perimeter trail and
Animas River corridor project

Winterizing sprinkler systems

Winterizing Bathroom Trailer

Winterizing Bulk water station

Addressing TH roof leak

Senior Center furnace replacement 9/24

Cover Generator at senior center that is under
snow shed

Coordinate with public works on Carriage house
drain

Trouble shoot, Kendall Fire pit

<p>Grants (applications, updates, awards): SIPA Q3 report due Sept 6 submitted and having issues with uploading had to let this slip.</p> <p>Hope to complete submittal this week , now looks to be next week</p> <p>Working with Tommy at CDOT to unlock funds from TAP and MMOF for design work This has been transitioned</p>	<p>Upcoming Issues:</p> <p>Town Hall roof is pretty bad a lot worse than just fixing the spot that is filling buckets. Kendall Roof is a great example for kids on how glaciers work Carriage house entry way is falling off the building. Visitor center roof flashing puts water behind the siding And we want more</p> <p>My relationship with my carrying capacity fully maxed out!!! 110 hour pay period is not enough time. Thank you Misti for stepping in with Paulette and Library Thank you Keri for stepping in with Paulette on VC Thank you Val Thank you crew. Thank you Lucy for being involved in Perimeter trail and Animas River Corridor project, Thank you Taylor and Emily for jumping on board</p>
<p>Notable completed tasks: Got through RFQ for Blair St</p>	<p>Ongoing Project Update: See to do list</p>
<p>Learning/ Professional Development:</p>	<p>Other:</p>



State of the Town

Presented by:

Town Administrator, Gloria Kaasch-Buerger

September 9, 2025

What we will cover:

- Overview of Operations
- Department Successes, Challenges and Opportunities
- Intro to the Budget
- How to get involved



Trustee Priorities

2024 Citizen Survey and Master Plan as Guiding Documents
Staff was included in the first retreat to help set priorities

1. Invest and Prioritize Infrastructure
2. Promote Open and Accessible Communications and Access to Services
3. Support Affordable Workforce Housing
4. Financial Sustainability



Master Plan Progress

- **58** Action items “In Progress”
- **29** Action items “Completed”
- **9** Action items “On Hold”
- **22** Action items “Not Started”
- **22** Action items “No Update”



Board of Trustees

Successes:

- Adopted New Land Use Code
- Moved Meeting time to 5:30pm
- Adjusted the Agenda to hear all public hearings first
- Acting as the Silverton Housing Authority Board
- Adopted code amendments to protect wildlife

Challenge/Opportunity:

- Hiring a new Town Administrator



Town Staff

- ❖ 17 Full-Time Employees
- ❖ 4 Part-Time/Seasonal Employees
- ❖ 7 Trustees

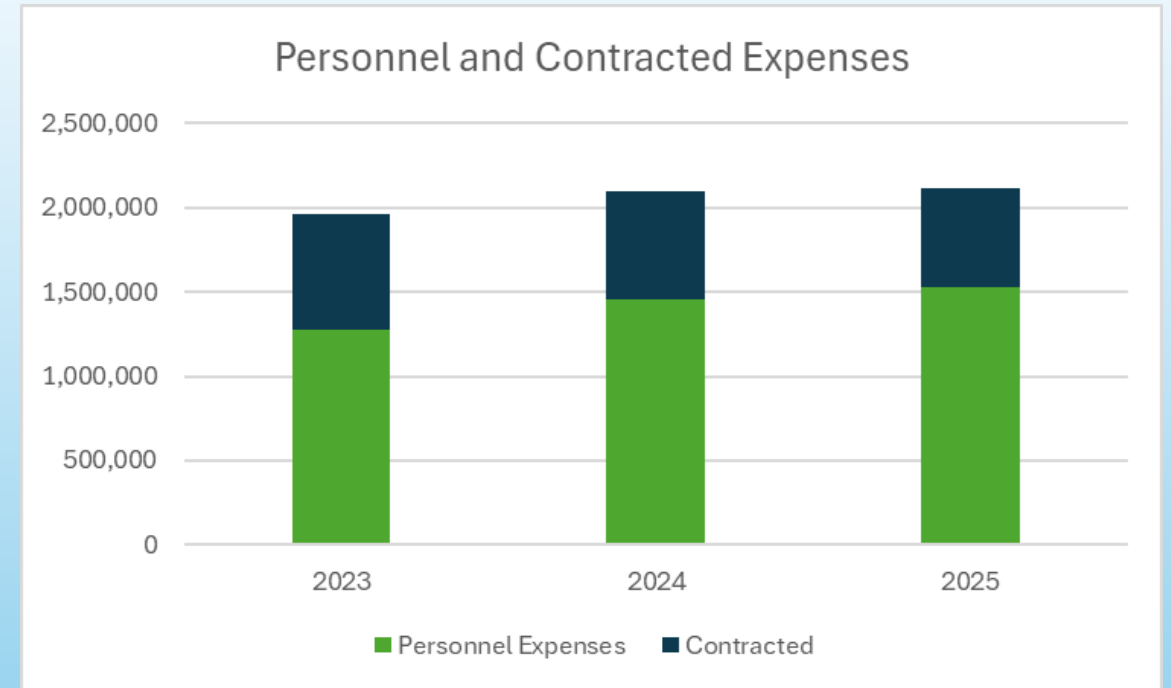
Staff Changes:

- Public Works Director: **John Zarkis**
- Facilities, Parks and Recreation Director: **Steve Mead**
- Public Works Administrative Coordinator: **Valerie Coniff**
- Deputy Clerk: **TBD**
- Contracted Events Coordinator: **TBD**

Industry standard is 40% of General Fund revenue allocated to personnel

2023- 38%

2024- 39%



Clerk

Successes:

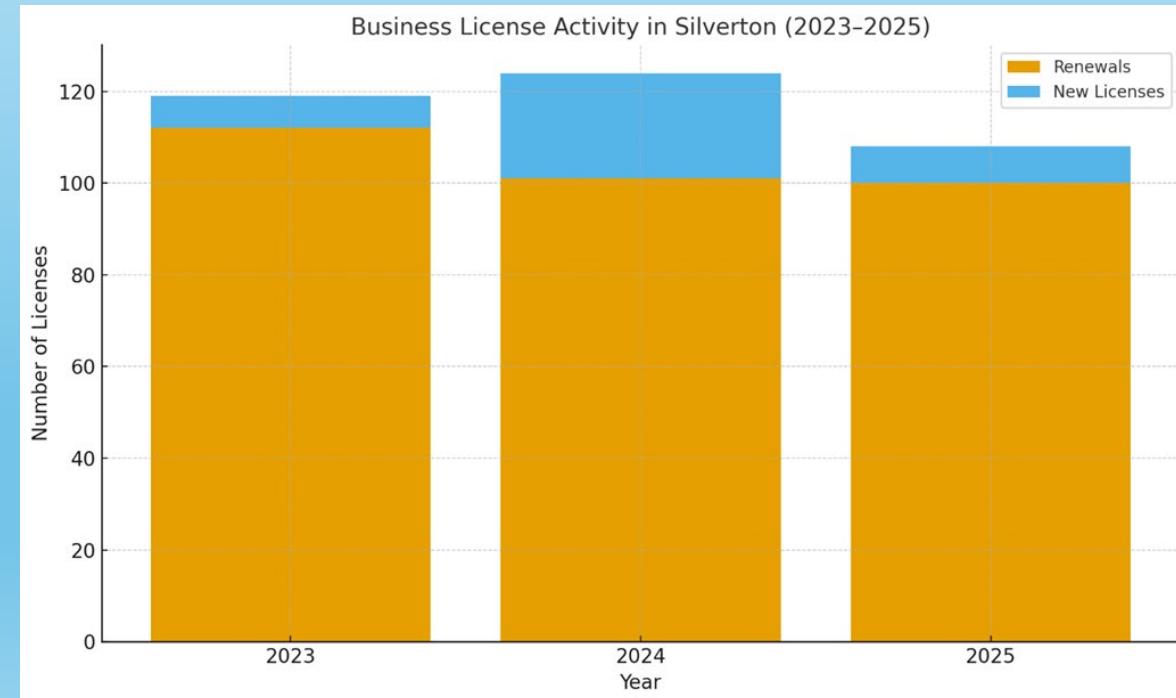
- Transfer station visitor payment system
- Manages Text-to-Report
- Earliest completed audit EVER

Challenges:

- Municipal Code Organization

Upcoming:

- Cemetery committee formation and guidelines



Public Works

Successes:

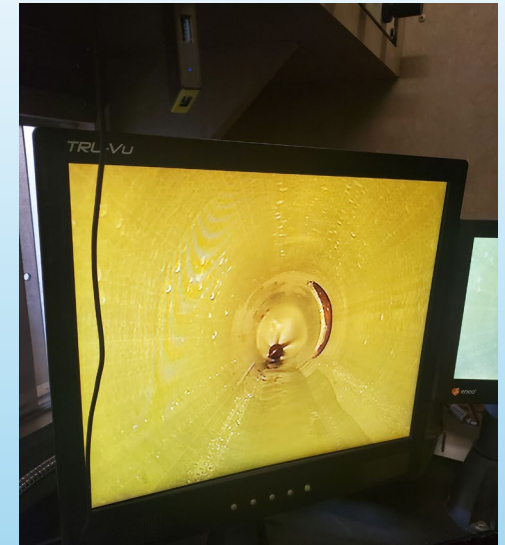
- Collection System Project- relining and replacing all our sewer lines in town
- Included improving pump stations
- Hired new Public Works Director
- Transportation Impact Fee collected \$189,455 in 2024 dedicated to capital improvements on streets

Challenges

- EQR and rates to address our infrastructure needs
- Water and Sewer Fund Sustainability
- Rising costs

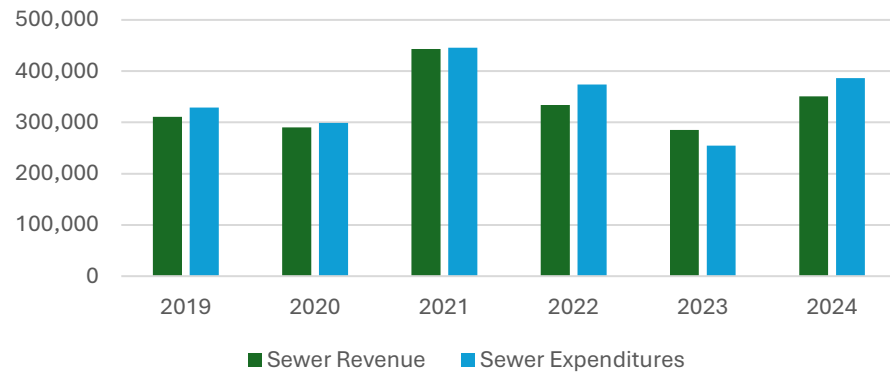
Opportunities

- Water Meters

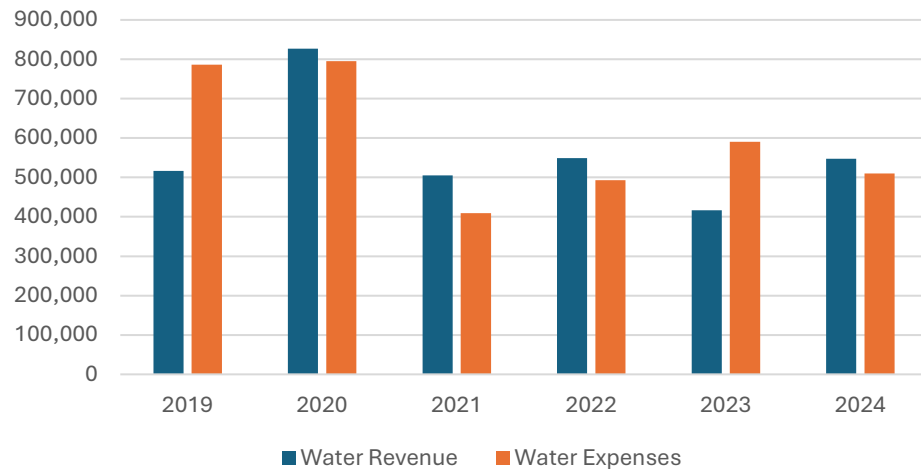


Water and Sewer Funds

Sewer Fund Revenues and Expenses



Water Revenue vs. Expenses



- In 2025 the water and sewer funds are going to be operating in the black!
- Meters are planned for next year!

Waste Management

Successes

- Received \$21,000 for a Code Enforcement Officer with CPW
- Received \$74,735 for a Waste Manager Position, a used truck, recycling bins for downtown, and transfer station upgrades including internet, security cameras and a point-of-sale system.

Challenges

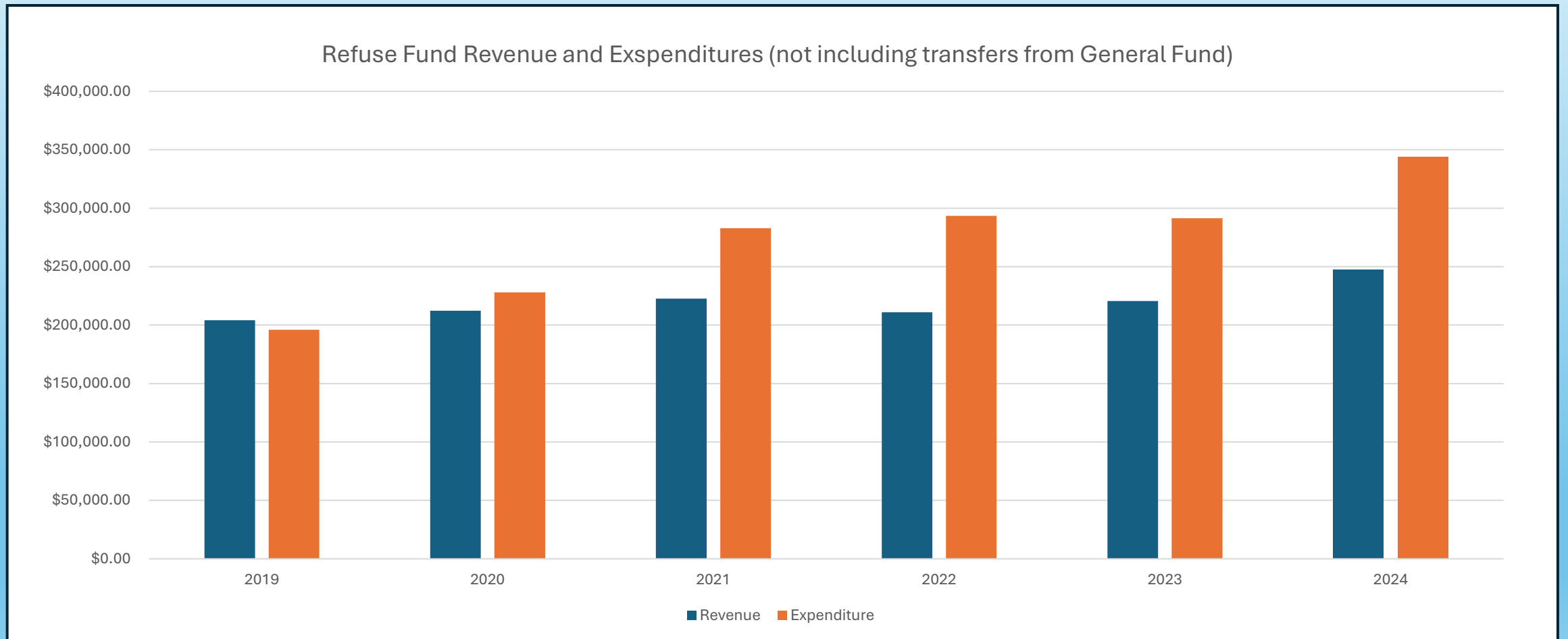
- Retrofitting trash cans to be more user friendly, while deterring wildlife
- Accommodating guest trash
- Refuse Fund Sustainability

Opportunities

- Composting provided by Bruin is planned for summer 2026
- Negotiating an additional day open at transfer station from May-October



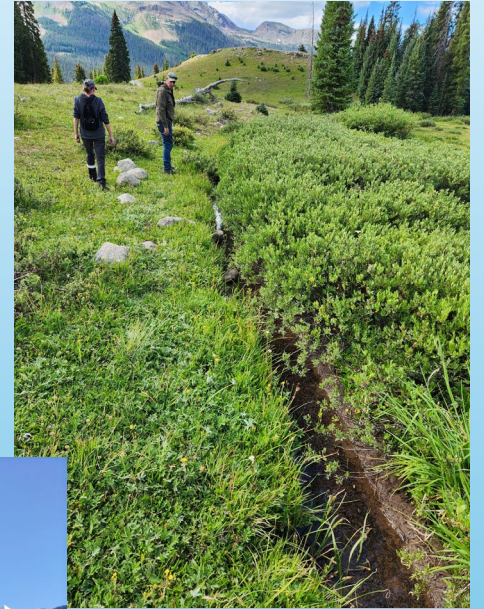
Refuse Fund



Facilities, Parks and Recreation

Successes

- Increase in non-local facility rental fees
- Increase in Molas Campground Fees
- Addressing deferred maintenance
- In 2024 FPR rentals, special events, and ski area brought in \$156,647
- Managed downtown trash receptacles without Bruin all summer



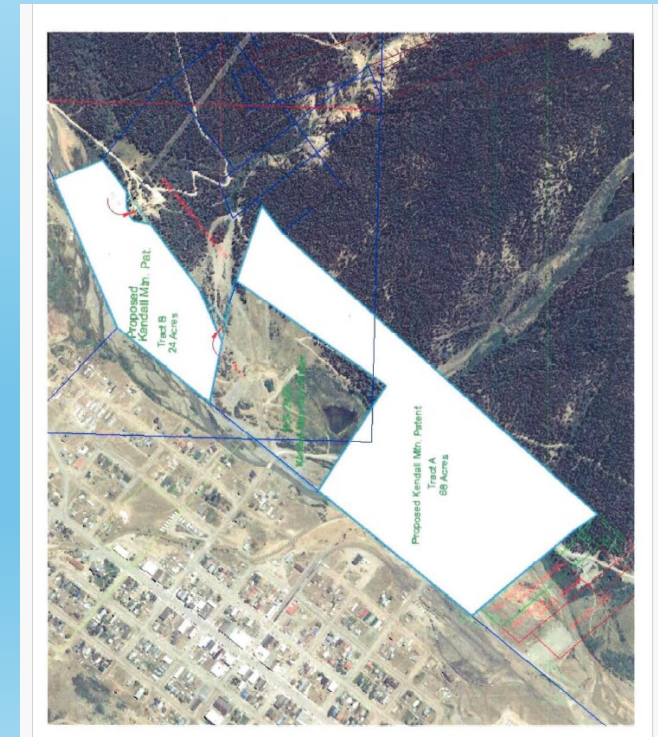
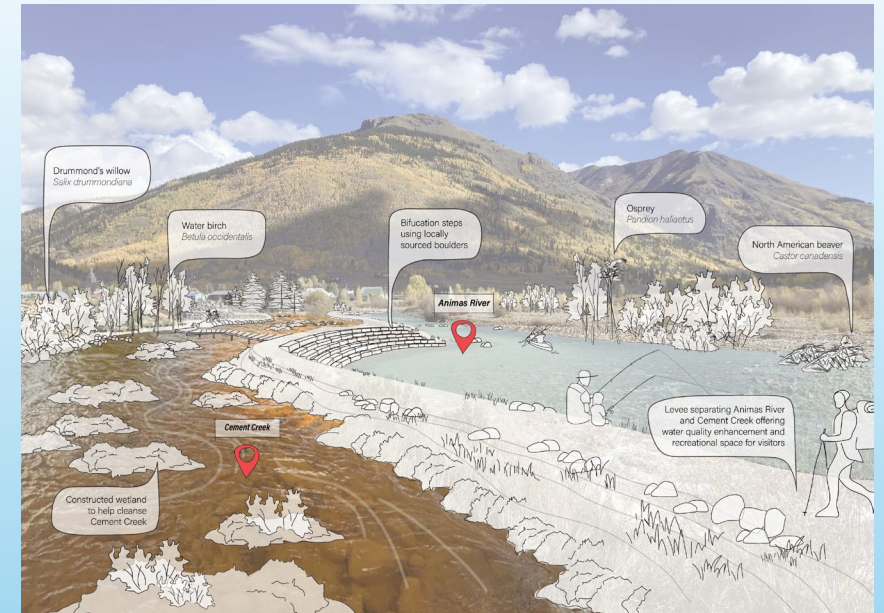
Facilities, Parks and Recreation

Challenges

- Molas Lake Water Intake Issues
- Ongoing Kendall Lift Fixes
- Backlog of maintenance

Opportunities

- Prioritizing the R&PP Land Transfer
- Applied for grants for perimeter trail



Community Development

Successes:

- Adoption of the Land Use Code.
- 100% of planning reviews completed in-house, resulting in significant cost savings for the Town.
- Submission of the Certified Local Government (CLG) application.
- Adoption of the Dark Sky Code, moving the Town closer to Dark Sky Community certification.
- Updated code is fully compliant with Proposition 123; it is now being used as a model code, highlighted at the DOLA Peer Exchange.
- Overlay maps on County Assessor map search



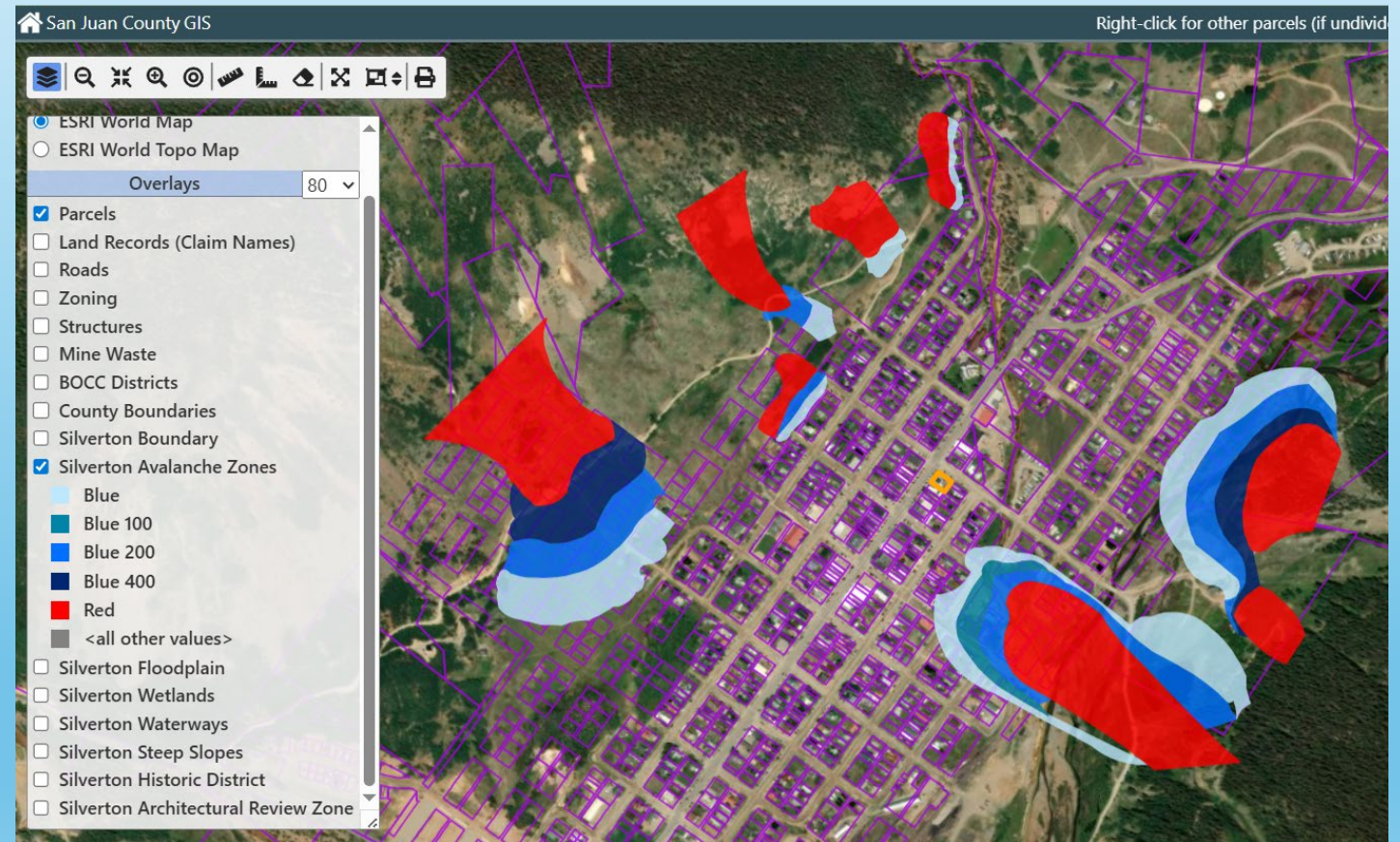
Community Development

Challenges

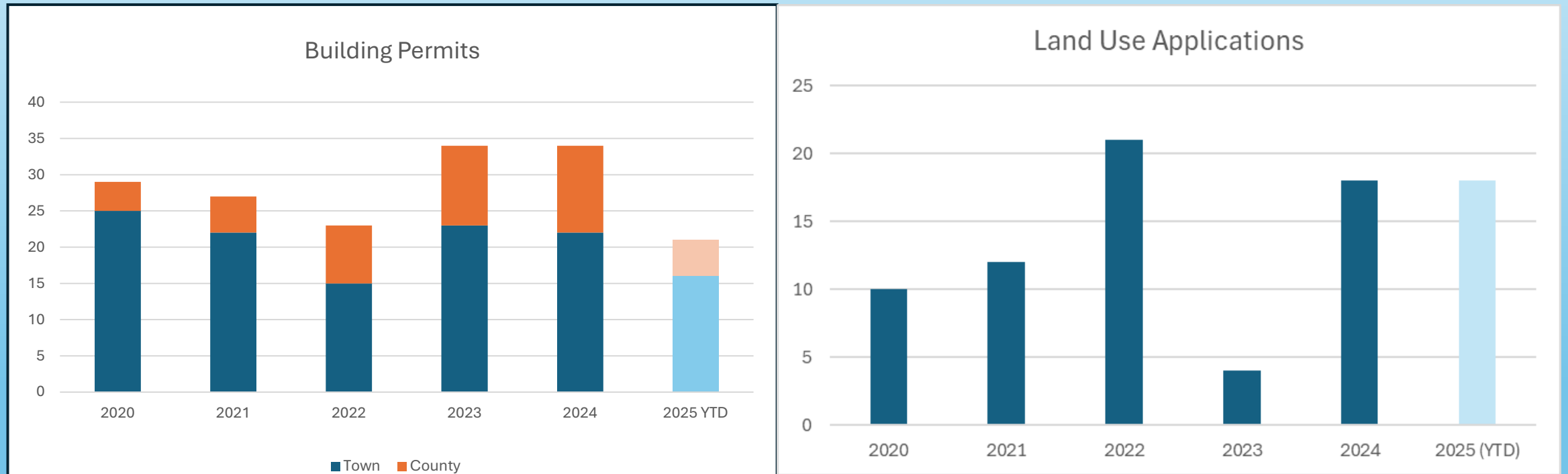
- On going review and Re-evaluation of the new Land Use Code to ensure clarity, consistency, and alignment with established community goals.

Opportunities

- Re-evaluation of Anvil Mountain Development Guide
- Brownfields Grant Expenditures



Building Permits and Land Use Applications



Code Enforcement

In March 2025 we implemented the Text-to-Report system. Common issues include:

- Restroom and Showers
- Trash and Dumpster
- Wildlife Interaction
- Plowing and Road Debris
- Lost and Found

March: 4 texts

April: 4 texts

May: 8 texts

June: 17 texts

July: 25 texts

August: 5 texts



Affordable Housing

Success

- Fully Funded Anvil Townhomes Development Project \$1,097,000 million in grant funding. 9 new affordable for-sale units coming to market soon.
- First Successful Waitlist Drawing Process
- First SHA covenant on affordability on a property using the newly adopted guidelines

Challenges

- Sustainable funding for the Director position (currently grant funded)

Opportunities

- Bonus funding for Director Position through prop123 based on the affordable housing expedited review land use code updates.



Library

Successes

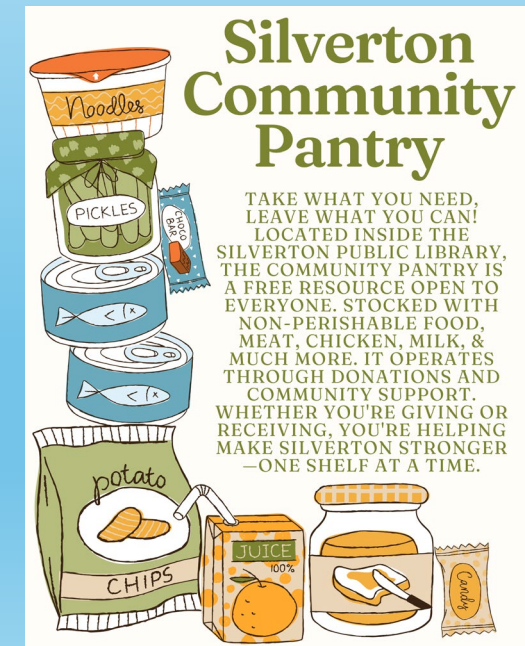
- Awarded \$37,250 in grants this year!
American Library Association Grant, El Pomar Foundation grant
- Silverton Community Pantry grant
- Guadalajara International Book Fair for Spanish language books

Challenges

- Age of building and rising costs of programming
- Accessibility

Opportunities

- Spanish and ESL classes and expanding the pantry



Grants- In Progress

Grant	Award	Spent YTD	Expires
Brownfields Grant	\$800,000	\$178,156.33	2027
CDOT Transportation Alternatives	\$1,043,958	\$0	Go to bid by 2027
CDOT MMOF	\$260,990	\$0	2027
USDA WW System Rehab	\$2,764,000 Grant (\$2,165,000 Loan)	\$665,429.14	12/31/25
Local Planning Capacity Grant	\$170,000	\$14,607.05	9/30/26
More Housing Now Grant	\$79,281	\$40,696	5/31/26
C3 Communities Transfer Station Upgrades	\$74,735	Just Awarded	Waiting on Contract
CPW Code Enforcement Officer	\$21,000	Just Awarded	Waiting on Contract
TOTAL	\$5,213,964		

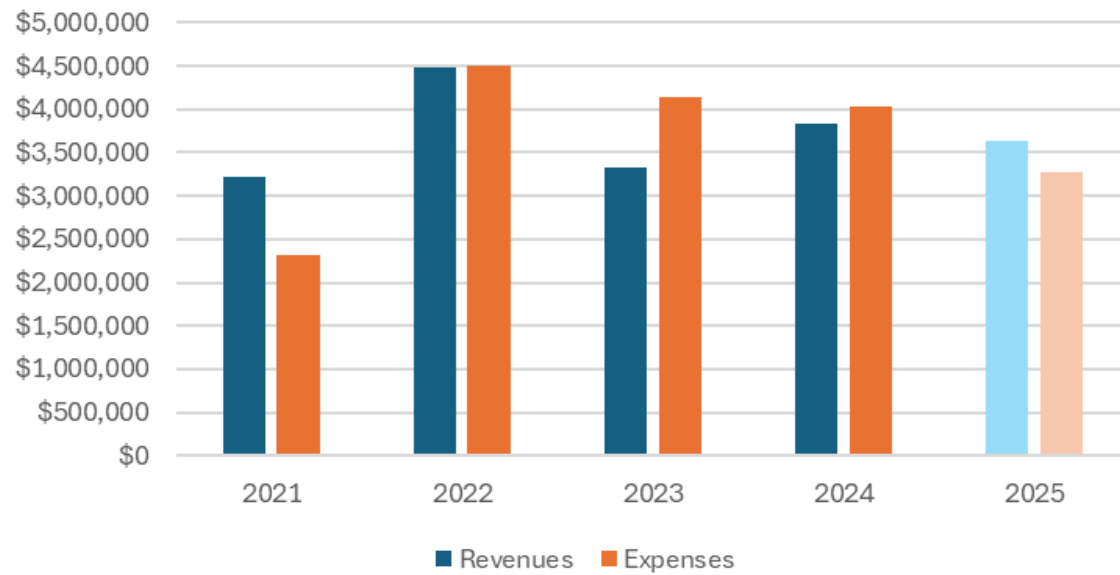
Pending Grants/Closed Grants

PENDING Grant	Purpose	Requested	Apply Date	Anticipated Award Date
CDS	WWTP Lagoon Augmentation Pond	\$3,074,776	March	December
NRDS	Animas River Corridor Project	\$1,720,000	May	August/Sep
TOTAL PENDING:		\$4,794,776		

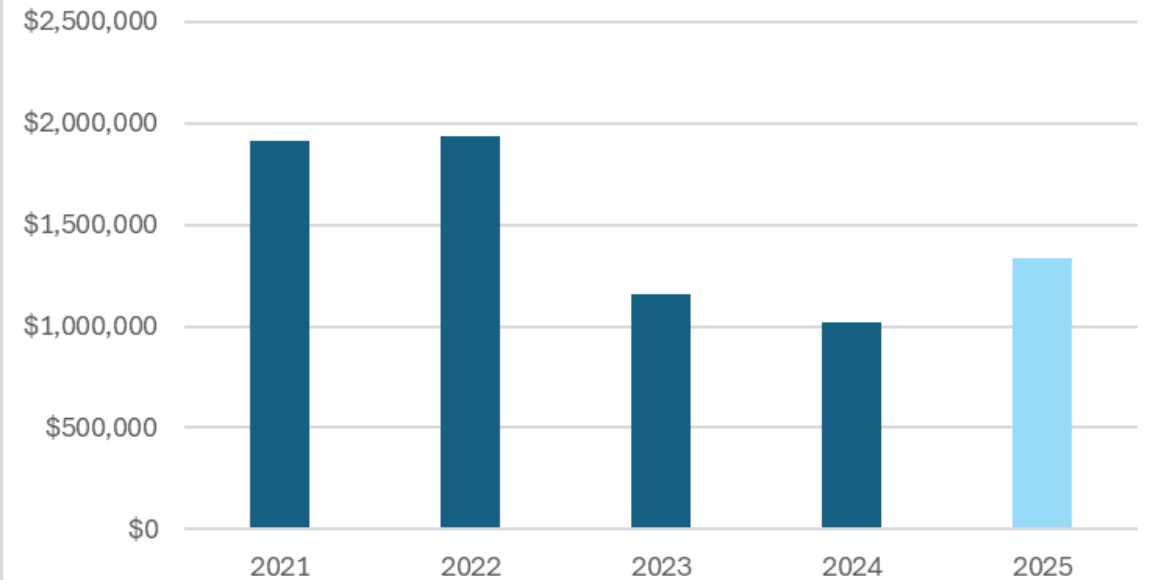
2025 CLOSED Grant	Purpose	Total
DOLA- IHOI	Zanoni Land Purchase and Housing Authority Start Up Funds	\$395,020
REDI	Sustainability and Project Coordinator for SJDA	\$75,000
Energize Rural Communities Grant #2	Solar Project Planning, Microgrid and Beneficial Electric Planning/grant program	\$200,000
DOLA EIAF Tier 1 Technical Assistant	Code Rewrite	\$75,000
SIPA Gov Grant	Leak detection	\$110,000
SJC Tourism Board	Marketing	\$2,645
TOTAL		\$857,665

GENERAL FUND

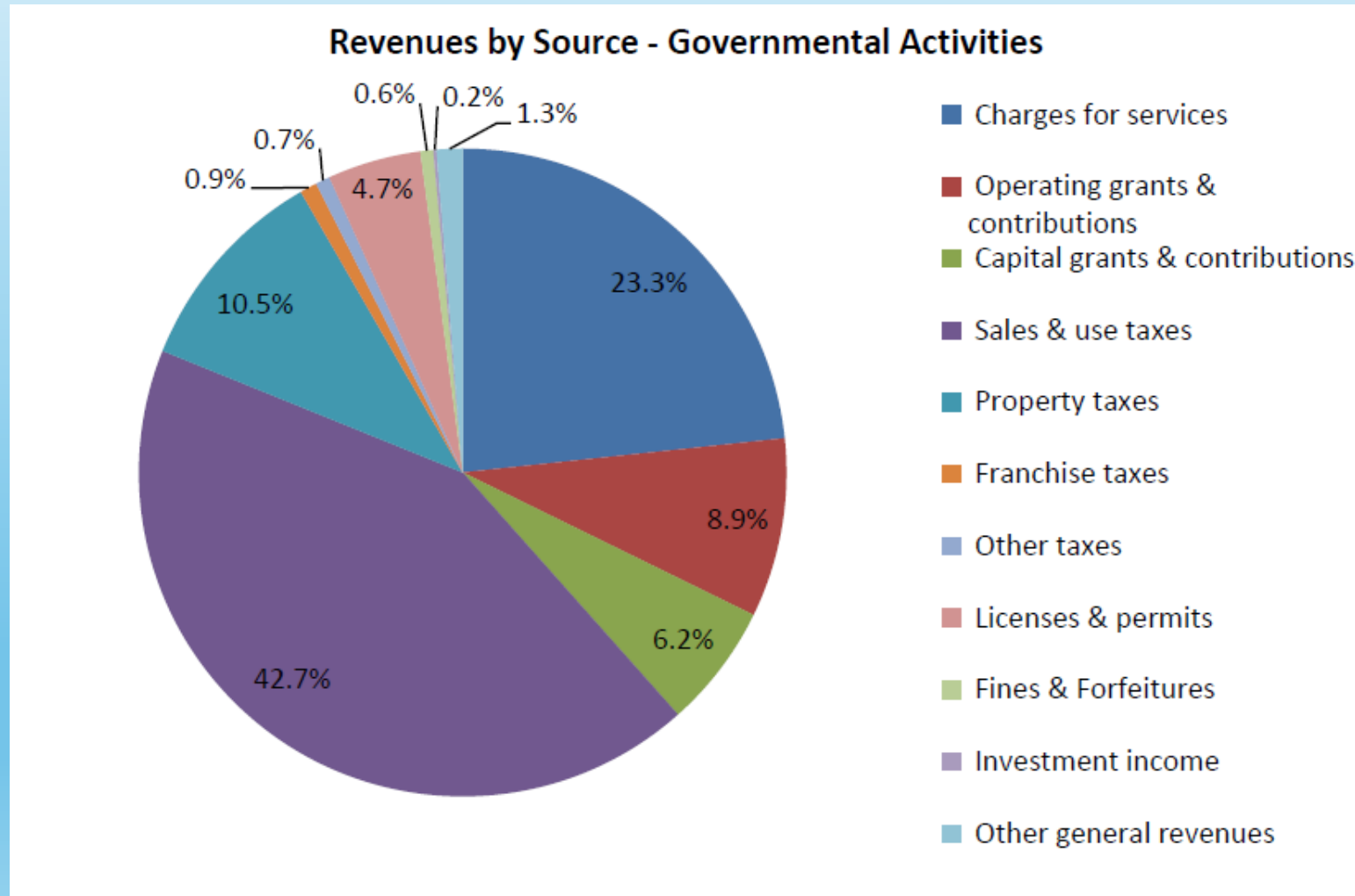
General Fund Revenues and Expenses



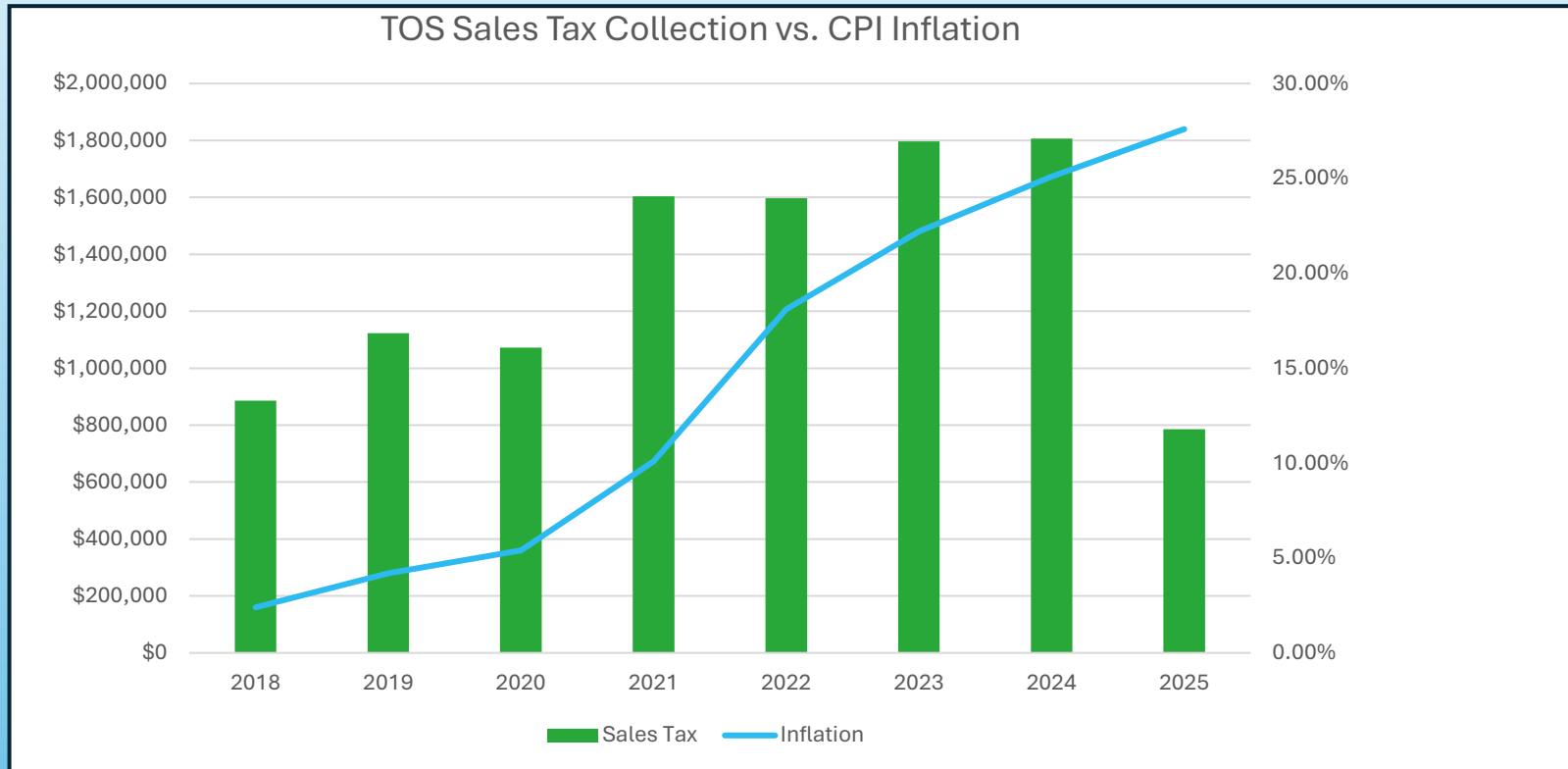
General Fund Ending Fund Balance



GENERAL FUND REVENUE



Sales Tax vs. Inflation



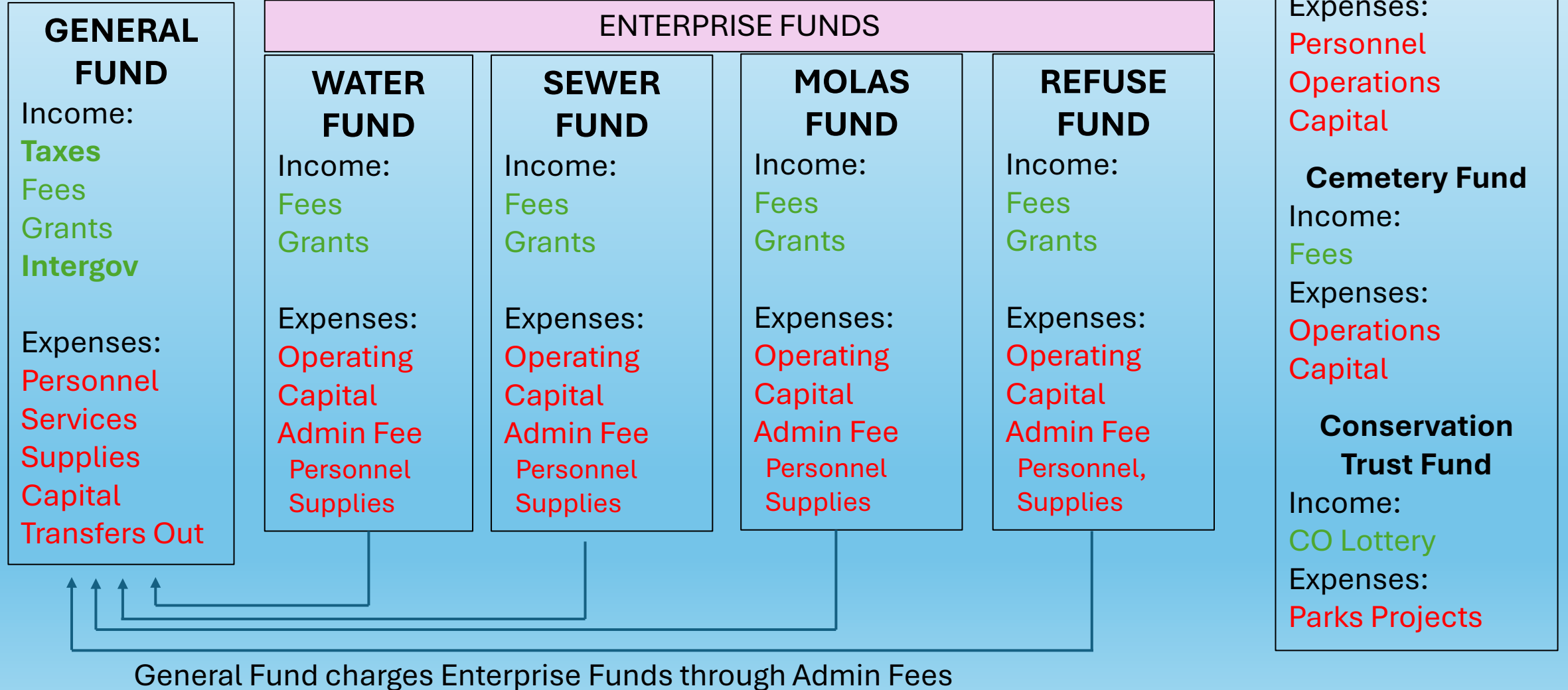
While inflation has increased sales tax, businesses are not seeing the same increase as their costs have increased, and their profit margin has decreased.

2024 Sales Tax = 47.92% of General Fund Revenue

2024 Property Tax = 11.8%

	2018	2019	2020	2021	2022	2023	2024	2025
Sales Tax	\$886,211	\$1,123,174	\$1,072,313	\$1,603,577	\$1,597,007	\$1,796,753	\$1,806,963	\$785,628
Inflation	2.40%	4.20%	5.40%	10.10%	18.10%	22.20%	25.10%	27.60%
CPI	2.40%	1.80%	1.20%	4.70%	8.00%	4.10%	2.90%	2.50%

Town Funds



Budget Timeline

September 9th	State of the Town/Open Town Hall
August-September	Budget Basics Campaign Summer Sounds Booth on September 12 th , Farmers Market September 19 th
Sept 15th	Finance Committee Meeting- Review of 2026 Draft Budget
Sept 15th	Work Session Draft 2026 Budget with Staff Requests
October	Hold Town and County joint budget meeting for shared services (fire, sheriff, and IGA)
October 13th	Regular Meeting- DRAFT 2026 Budget is presented to BOT
October 15th	Budget officer must submit proposed budget to the governing body (CRS 29-1-105) Governing Body must publish “Notice of Budget” upon receiving proposed budget
October 20th	Finance Committee Meeting
October 27th	Regular Meeting
November 3rd	Work Session Outstanding Budget Items
November 10th	Regular Meeting- Public Hearing on Budget
December 8th	Adoption of 2026 Budget
January 31, 2026	2026 Budget Due to the State



MOLAS LAKE INTAKE VOLUNTEER DAY

**Saturday, September 27th
10am-3pm**

**Meet at the Colorado Trail Parking Lot above Molas
Lake (where the snowcats park in the winter)**

Lunch and Shovels Provided

**We will be mucking out the intake line that feeds
Molas Lake.**

**Questions? Contact John Zarkis at
jzarkis@silverton.co.us or 970-946-6839**

**SCAN THE QR CODE BELOW FOR THE
SEPTEMBER 2025 TOWN BULLETIN**



**ESCANEA EL CÓDIGO QR DE ARRIBA PARA VER
EL BOLETÍN MUNICIPAL DE SEPTIEMBRE DE 2025**

SILVERTON HOUSING AUTHORITY EVENTS:

- October 4th at the Silverton School Homebuyer Education Class in English
- October 18th at Kendall Homebuyer Education Class in Spanish

All details are on

<https://silvertonhousingauthority.colorado.gov/>

Committee Meetings

- Finance Committee Meeting (3rd Monday at 9am)
- Personnel and Ordinance Committee Meetings (As needed)
- Utility Committee Meeting (As needed)
- Historic Preservation Committee (2nd Tuesday at 4pm if there is an agenda item)
- Facilities, Parks and Recreation Committee Meeting (As needed)
- Public Safety Committee Meeting (As needed)



FOR IMMEDIATE RELEASE
9_12_2025

PUBLIC NOTICE:

San Juan County and Town of Silverton Rescind All Fire Restrictions

San Juan County, Colorado: Following recent widespread precipitation, cooler temperatures, and improved fuel moisture levels, wildfire danger in San Juan County has been significantly reduced. After consultation with federal, state, and local fire management partners, San Juan County Sheriff Bruce Conrad, who under C.R.S. § 30-10-512 serves as the Fire Warden for non-federal lands, and has determined that fire restrictions are no longer necessary at this time.

Effective at 12:00 PM September 12, 2025 all fire restrictions are rescinded for San Juan County, including the Town of Silverton.

This rescission lifts all Stage 1 restrictions. Campfires, stoves, and other lawful uses of fire are again permitted, provided they are conducted safely and in compliance with applicable permits and regulations.

The Sheriff reminds the public that conditions in the San Juan Mountains can change quickly, and fire restrictions may be reinstated if hot, dry, or windy conditions return. Please stay alert to local fire danger, practice safe fire use, and always remember: **When in doubt—DON'T BURN.**

For more information, please contact:

San Juan County Sheriff's Office

Phone: 970-387-553, Website: <https://sanjuancounty.colorado.gov/fire>

ORDERED BY:

A handwritten signature in black ink, appearing to read "B. Conrad", is written over a horizontal line.

San Juan County Sheriff Bruce Conrad
San Juan County, Colorado

September 22, 2025

6. Presentations and Proclamations

Presentations can be scheduled with the board on a variety of topics that usually relate to board direction or goals. The Town Administrator schedules these presentations and works with the presenter to keep their presentation in 10 minutes or less including an anticipated questions and answer period with the Trustees.

Proclamations can be used to declare an emergency (SMC 2-7-30) or recognize a community member or organization for their service. Trustees can request a proclamation during the Trustee Updates agenda item.

September 22, 2025

7. Business Items

Includes all new and continued business items requiring formal Board action. All public hearings will be conducted first, including second readings.

Per Silverton Municipal Code 2-2-110 (5 & 6):



BOARD AGENDA MEMO

SUBJECT: EQR Resolution 2025-22

STAFF CONTACT: Gloria Kaasch-Buerger, Steve Mead, John Zarkis

MEETING DATE: September 22, 2025

Overview:

On December 9, 2024, the Board of Trustees passed [Resolution 2024-29](#) converting the water and sewer base rates to an EQR (equivalent to residential rate) system to ensure that businesses and multi family units paid into the water and sewer funds at a fair base rate while we fix our meter system. Businesses are charged 75% of the EQR applied to their establishment based on a host of factors that include chairs, beds, and sq footage. The first billing cycle for the EQRs was in January/February.

At the [May 5th Trustee Work Session](#), staff presented issues that have arisen with the implementation of the EQR rates for water and sewer. From that work session, staff was directed to address vacant land and ADUs in [Resolution 2025-13](#):

Staff was also directed to schedule the [July 23rd Utility Committee meeting](#) to discuss the nuances to business EQR calculations regarding square footage vs. bathrooms or water usage:

- Commercial and Public Building up to 2,000 sq feet is 1 EQR
- For each additional 2,000 sq feet for fraction there of is .6
- Does not specify that any sq footage associated with the business is included (is storage space is included).
- Staff suggested breaking this down: Commercial or Public Buildings up to 1,000 is .7 EQR, 2,000 1 EQR, 3,000 1.5 EQR
- Staff suggested defining these footage to only include retail space vs. detached storage space without water

The included Resolution addresses the EQR rate for Public and Commercial Buildings was recommended by the Utility Committee.

The Public Hearing was noticed in the Silverton Standard on August 14th in accordance with C.R.S 40-3.5-104 for rate change notice that requires publication in the newspaper at least 30 days and no more than 60 days prior to the Public Hearing.

Budget Impact:

Not determined at this time.

Staff Recommendation:

Staff recommends keeping with the current EQRs and focusing solely on meter replacement with the target to replace 200 meters in 2026.

Master Plan or Trustee Priority:

MP-Building Community Trust and Improving Governance: Strategy E, Action Item 4: Ensure that the Town's budget adequately covers the costs of public services that are provided by the Town. Proactively plan to ensure that adequate funding can be maintained over the long-term and can keep pace with future cost increases.



BOARD AGENDA MEMO

SUBJECT: EQR Resolution 2025-22

STAFF CONTACT: Gloria Kaasch-Buerger, Steve Mead, John Zarkis

MEETING DATE: September 22, 2025

TP-1.1 (a) Continue to evaluate and address charges for services

Suggested Direction:

Motion to adopt Resolution 2025-22 A Resolution of the Town of Silverton to Amend the Equivalent to Residential Rates (EQR) for Water and Sewer Rates Defining the EQR Multiplier for Commercial and Public Buildings.



RESOLUTION 2025-22

A RESOLUTION OF THE TOWN OF SILVERTON TO AMEND THE EQUIVELANT TO RESIDENTIAL RATES (EQR) FOR WATER AND SEWER RATES DEFINING THE EQR MUTIPLIER FOR COMMERICAL AND PUBLIC BUILDINGS.

WHEREAS, the Town of Silverton, in the County of San Juan and State of Colorado (the “Town”) is a municipal corporation duly organized and existing under the laws of the State of Colorado, and;

WHEREAS, the Water and Sewer Funds, for accounting purposes, are enterprise funds receiving the bulk of the revenue from user fees, and;

WHEREAS, the implementation of the proposed EQR rates in adopted Resolution 2024-29 outlined the specific rates applied to residential and commercial customers and;

WHEREAS, it has been observed that Commercial and Public Building’s EQR is too broad up to 2,000 square feet and;

WHEREAS, it has been recommended by the Utility Committee in their meeting on July 23, 2025 that the EQR rate for Commercial and Public Buildings be broken down into smaller square footage categories;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILVERTON, COLORADO THAT:

SECTION 1: Commercial and Public Buildings Defined:

- a. Square footage measurement only includes retail space and not detached storage space without access to water.

SECTION 2: Commercial or Public Buildings EQR:

- a. Up to 1,000 square feet is an EQR of .7
- b. 1,000 square feet to 3,000 square feet is an EQR of 1
- c. 3,000 square feet or more is an EQR of 1.5

SECTION 3: This resolution shall go into effect on the next billing cycle covering September and October 2025.

THIS RESOLUTION was approved and adopted on this ____ day of _____ 2025, by the Board of Trustees of the Town of Silverton, Colorado.

TOWN OF SILVERTON, COLORADO

Dayna Kranker, Mayor

ATTEST:

Melina Marks, Town Clerk

MEMORANDUM FOR: Silverton Planning Department, August 26, 2025

SUBJECT: Municipal Code Sections 11-2-70 & 13-1-90 (Infrastructure Reimbursement)

1. Purpose. This memorandum is regarding the form and function of infrastructure reimbursement language found in the Town of Silverton Municipal Code ("Code") Section 11-2-70. - Reimbursement for street extensions and system improvements and Code Section 13-1-90. - Reimbursement for main extensions and system improvements.
2. Issue. There are multiple conflicts between the infrastructure reimbursement policy in Code Section 11-2-70 and Code Section 13-1-90. The reimbursement of developer(s) and/or owner(s) for providing street and utility extensions to the benefit of future private users is inconsistent between the Code Sections and requires significant administrative burden on Town staff without any delineated process or structure.
3. Rule. The existing language for infrastructure reimbursements is found in Code Section 11-2-70 and 13-1-90 as follows:

Code Section 11-2-70. - Reimbursement for street extensions and system improvements.

"In the event a developer constructs water main, sewer main, Town street, and public infrastructure improvements through an un-serviced area of the Town and subsequent development of property abutting these improvements occurs, the Town shall collect a charge per foot of property frontage from any subsequent property owners prior to issuance of a building permit. The original developer is responsible for keeping and maintaining records of development expenses and they should also be kept on file with Town Bond documents to determine the reimbursable amount. The cost of the original bond will be used to determine the reimbursable amount. If such a charge is collected, the Town shall reimburse the developer to the extent of the collection; however, in no event shall the total reimbursements exceed the total actual cost of the system improvements. The reimbursement fee shall be figured as follows: the total actual construction cost of the street extension or improvement divided by the total footage thereof (which equals the cost per front foot) times the number of linear feet of arterial street property frontage being developed, computed in full-lot increments, and not less than the minimum lot area requirements of the Town zoning regulations. Corner lots shall be assessed for costs of both arterial and collector street construction, regardless of which street the dwelling or structure faces or uses for access. Property with no viable access via arterial street will be assessed the reimbursement fee based on the number of linear feet of alley property frontage being developed. Property shall be considered to be developed at such time as a dwelling, building, structure or portion thereof is constructed on a particular lot. Such reimbursements shall only be made for a period of 25 years following the date of completion (release of bond) and initial approval of the improvements."

Code Section 13-1-90. - Reimbursement for main extensions and system improvements. *In the event a developer constructs water and sewer improvements through an un-serviced area of the Town and subsequent service lines are connected to the new water or sewer lines as property abutting these lines is developed, the Town may collect a charge per foot of property frontage from the property owner prior to connection to the main. If such a charge is collected, the Town shall reimburse the developer to the extent of the collection; however, in no event shall the total reimbursements exceed the total cost of the system improvements. The reimbursement fee shall be figured as follows: the total original construction cost of the extension of the main distribution or collection line divided by the total footage thereof (which equals the cost per front foot) times the number of linear feet of property frontage being developed, computed in full lot increments, and not less than the minimum lot area requirements of the Town zoning regulations. Property shall be considered to be developed at such time as a dwelling, building, occupied structure or portion thereof is constructed on a particular lot. Such reimbursement shall only be made for a period of ten years following the date of completion and initial acceptance of the improvements.*

4. Analysis. The Code Sections are similar in that they contemplate reimbursement to developers for public infrastructure improvements on a cost per foot of frontage basis, but there are substantive conflicts between the Sections. Further, the recording, managing, verifying, holding, distributing, and resolution processes regarding the reimbursements falls on Town Staff to administrate (including Bonding in 11-2-70) without any directive language on the administrative process and structure.

- a. Code Sections Inconsistent. It appears that both Sections of the Code were originally identical and codified by Ordinance No. 2016-07, but Section 13-1-90 46rgfgvbh
 - i. Section 11-2-70 assumes Town Bonding for the development while Section 13-1-90 has no mention of the funding or security mechanism in enforcing reimbursements for a given development.
 - ii. Section 11-2-70 attempts to differentiate arterial and collector streets in full lot increments between standard and corner lots, where Section 13-1-90 seems to only consider standard lots with no mention of arterial or collector street access issues.
 - iii. Section 11-2-70 allows for reimbursement up to 25 years following the date of completion and initial approval of improvements, where Section 13-1-90 only allows for a 10-year reimbursement period after completion and initial acceptance of the improvements.
 - iv. Section 11-2-70 says the Town “shall” collect a charge, where Section 13-1-90 states the Town “may” collect a charge

- b. Administrative Burden without Structure. In both Sections of the Code, the Town is ultimately responsible for collection and reimbursement of the costs, which involves substantial administrative burden depending on the size of the project for no less than 25 years, at least according to Section 11-2-70. Without a structure or process in place, it is uncertain who, how, and what other requirements would be needed to effectively monitor, record, administer, and enforce the many policy matters that will surely come up during the reimbursement period. As an example, if the developer requests the actual cost reimbursement increase at the rate of inflation, there is no policy for staff to rely on in making that decision. Such request would be reasonable, but arguably against the plain language of the Code and create possible liability for the Town in policing the reimbursements between the developer and the benefiting user.

5. Conclusion.

- a. Code amendments are necessary to deconflict the current language. There is nothing specific in the Code that differentiates application of one Section over the other, which would allow developers to pick which Section best suits their private development. Note: While Section 11-2-70 states the Town “shall” collect, there is no other language in the Code that enables a developer to force the Town to issue Bonds for a private development. Thus, Section 11-2-70 may be obsolete. Regardless, if kept, the Code Sections should either be mirrored, or one deleted, and with additional policy information added to give administrative direction to staff.
- b. It is inadvisable to create such broad responsibility for the Town to administer the proposed reimbursements. At a minimum, the BOT should promulgate additional policies to provide administrative direction for staff on implementation of the reimbursement programs contemplated.

6. Recommendation. Today’s development projects typically require specific consideration of proposed plans and details, which are better suited for a contractual rather than a legislative resolution. By requiring a contract/development agreement with the person/developer desiring the extension, the Town is not pigeonholed into a single policy for reimbursement, and the Town could limit responsibility to the withholding/issuance of building permits for future users. See example language as follows:

The Town may provide for extension of infrastructure, including water and sewer mains, in accordance with its subdivision regulations or by contract with any person/developer desiring an extension of water main, sewer main, Town street, and/or public infrastructure improvements through an un-serviced area of the Town. Such contract/development agreement shall be on the terms approved by the Board of Trustees and may provide for the size of mains to be extended, the apportionment of the costs, reimbursement provisions for subsequent taps onto such extensions, prepayment of tap fees, and such other provisions as the Board of Trustees deems in the public’s interest. Such extensions will ordinarily be at the cost of the parties desiring the extension, and in no event shall the Town be liable for failing to ensure the reimbursement or for the actual reimbursement.



CLAYTON M. BUCHNER
Town Attorney
Silverton, Colorado

7. Recommendation Cont'd. As the Code exists, the Town risks abstract application without any direction for administration and enforcement. Requiring a contract/development agreement for parties seeking repayment by future users of an extension ensures that the terms, conditions, and details for any reimbursement arrangement are outlined for all parties. This will allow flexibility in administration and enforcement of reimbursements to individual builders, specific developments, and future users. For example, the Town could condition the issuance of subsequent permits to tap onto the extension on the payment of a pro rata share of those costs or by some other equitable means.

8. POC for this memorandum is the undersigned at cbuchner@silverton.co.us.

Very Respectfully,

A handwritten signature in black ink, appearing to read "C.M. Buchner", written in a cursive style.

Clayton M. Buchner, J.D.
Town Attorney
Silverton, Colorado



**TOWN OF SILVERTON COLORADO ORDINANCE
2025-XX**

AN ORDINANCE OF THE TOWN OF SILVERTON AMENDING CHAPTER 13, ARTICLE 1, SECTION 13-1-90, AND AMENDING CHAPTER 11, ARTICLE 2, SECTION 11-2-70, OF THE SILVERTON MUNICIPAL CODE REGARDING THE REIMBURSEMENT FOR MAIN EXTENSIONS AND SYSTEM IMPROVEMENTS.

WHEREAS, the Town of Silverton (“Town”), Colorado is a statutory town incorporated and duly organized under the laws of the state of Colorado; and

WHEREAS, the Town has the authority to enact laws to regulate sewer and water systems for the public’s health, safety, and welfare pursuant to Colorado Revised Statutes (C.R.S.) Section 31-35-402; and

WHEREAS, the Board of Trustees of the Town of Silverton hereby finds and determines that amending Town Code Sections 13-1-90 and 11-2-70 is appropriate and necessary to the function and operation of the Town; and

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

- I. **Amendment to Chapter 13, Article 1, Section 13-1-90 of the Municipal Code.** Chapter 13, Article 1, Section 13-1-90 of the Municipal Code is hereby repealed in its entirety and replaced with the new title and paragraph as follows:

Sec. 13-1-90. – Infrastructure Reimbursement

The Town may provide for extension of infrastructure, including water and sewer mains, in accordance with its subdivision regulations or by contract with any person/developer desiring an extension of water main, sewer main, Town street, and/or public infrastructure improvements through an un-serviced area of the Town. Such contract/development agreement shall be on the terms approved by the Board of Trustees and may provide for the size of mains to be extended, the apportionment of the costs, reimbursement provisions for subsequent taps onto such extensions, prepayment of tap fees, and such other provisions as the Board of Trustees deems in the public’s interest. Such extensions will ordinarily be at the cost of the parties desiring the extension, and in no event shall the Town be liable for failing to ensure the payment for reimbursement or for the actual reimbursement.

- II. **Amendment to Chapter 11, Article 2, Section 11-2-70 of the Municipal Code.** Chapter 11, Article 2, Section 11-2-70 of the Municipal Code is hereby repealed in its entirety and replaced with the new title and paragraph as follows:

Sec. 11-2-70. – Infrastructure Reimbursement

The Town may provide for extension of infrastructure, including water and sewer mains, in accordance with its subdivision regulations or by contract with any person/developer desiring an extension of water main, sewer main, Town street, and/or public infrastructure improvements through an un-served area of the Town. Such contract/development agreement shall be on the terms approved by the Board of Trustees and may provide for the size of mains to be extended, the apportionment of the costs, reimbursement provisions for subsequent taps onto such extensions, prepayment of tap fees, and such other provisions as the Board of Trustees deems in the public's interest. Such extensions will ordinarily be at the cost of the parties desiring the extension, and in no event shall the Town be liable for failing to ensure the payment for reimbursement or for the actual reimbursement.

- III. **Incorporation of Recitals.** The recitals set forth above are incorporated and ordained hereby as if set forth hereafter in full.
- IV. **Public Inspection.** The full text of this Ordinance, with any amendments, is available for public inspection at the office of the Town Clerk.
- V. **Severability.** If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.
- VI. **Posting, Publication and Effective Date.** Following the passage of this Ordinance on second reading, the Town Clerk shall publish this Ordinance in full in a newspaper published within the limits of the Town. This Ordinance shall take effect 30 days after such publication.

INTRODUCED, READ, AND ORDERED FOR SECOND READING BY THE BOARD OF TRUSTEES OF THE TOWN OF SILVERTON, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF SILVERTON, ON THE ____ DAY OF _____, 2025.

TOWN OF SILVERTON

By: _____
Dayna Kranker, Mayor

ATTEST:

Melina Marks, Town Clerk

FINALLY PASSED, ADOPTED AND APPROVED ON SECOND AND FINAL READING AND ORDERED POSTED AND PUBLISHED IN THE MANNER PROVIDED IN SECTION VII HEREOF BY THE BOARD OF TRUSTEES OF THE TOWN OF SILVERTON, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN HALL ON THE ____ DAY OF _____, 2025, BY A VOTE OF THIS ORDINANCE AS IS ON FILE IN THE TOWN CLERK'S OFFICE FOR PUBLIC INSPECTION.

TOWN OF SILVERTON

By: _____
Dayna Kranker, Mayor

ATTEST:

Melina Marks, Town Clerk



AGENDA MEMO

SUBJECT: GMS Alternative Preliminary Engineering Report Quote
STAFF CONTACT: John Zarkis, Gloria Kaasch-Buerger
MEETING DATE: September 22, 2025

Overview:

In 2024, the Town engaged Element Engineering (now Bowman Engineering) to develop a Preliminary Engineering Report (PER) for the Wastewater Treatment Plant (WWTP) replacement project. The PER is a critical first step in pursuing grant funding, as it outlines the project's scope, scale, and estimated costs. Bowman Engineering presented the completed report to the Utility Committee during its July 23, 2025 meeting. The total estimated cost of the WWTP replacement project is \$18,785,040. Even under optimistic grant funding scenarios, the projected impact on utility rates is estimated to be an increase of \$10 to \$12 per month. However, it's important to note that grant availability has declined in recent years, so these projections should be viewed with cautious optimism.

Element recommended pausing the submittal of the project to USDA until the new discharge permit is issued to the town. They estimated it to take 4 months, but John Zarkis has experience that these permits take longer than 4 months.

In the interim, while the Town awaits issuance of the new discharge permit, staff is requesting authorization to engage GMS Consulting Engineers to prepare an independent Preliminary Engineering Report (PER). The purpose of this additional PER is to evaluate whether the estimated \$18 million project cost can be reduced. During preliminary discussions, GMS expressed concern that the \$18 million estimate may be excessive and indicated they may be able to design a replacement plant or lagoon system at a lower cost. This request was recommended by the Utility Committee in their September 10th meeting.

Budget Impact:

We spent \$40,000 on the Element Engineering PER with a DOLA grant covering \$20,000.

We would not be eligible for a second DOLA grant for this project and would be responsible for the full \$40,000.

GMS has confirmed that they can wait to bill until 2026.

Staff Recommendation:

Staff would like to engage with GMS for an alternative PER to compare.

Master Plan or Trustee Priority:

TP: Invest and Prioritize Infrastructure- Wastewater Treatment Plant Replacement

Attachments:

- Element Preliminary Engineering Report (PER) Summary
- GMS Proposal

Suggested Motion or Direction:

Motion to engage with GMS for a Preliminary Engineering Report for the Wastewater Treatment Plant Replacement Project.

PRELIMINARY ENGINEERING REPORT (PER) SUMMARY

PROJECT TITLE: Wastewater Treatment Plant Improvements
ELEMENT JOB No.: 00149.0001
CLIENT: Town of Silverton

PROJECT PURPOSE AND NEED

The Town of Silverton (Town) owns and operates a lagoon wastewater treatment plant (WWTP). The WWTP is a facultative aerated lagoon-based process that was designed and constructed between 1989 and 1990. Aging infrastructure at the WWTF, which includes pond liners, submerged air diffusers, mechanical and electrical equipment, is approaching the end of their design life. Some are at the end of their service life.

The facility is rated at a hydraulic capacity of 0.42 MGD and an organic capacity of 560 lbs BOD/day under Site Approval 3922. The Town of Silverton's WWTP is authorized to discharge under Colorado Discharge Permit System (CDPS) Permit Number CO0020311. The permit expired on June 30th, 2024. The facility is currently operating under an administrative extension, issued March 6, 2024.

Silverton's WWTF was constructed in 1990. The 29-year-old facility has many components that have reached end of the useful life. Twenty-nine years of organic and inorganic sludge has built up in the bottom of the lagoons. Mechanical and electrical equipment has a useful life of between 15 and 20 years. The humid corrosive conditions encountered in a wastewater treatment facility environment further reduces the useful life of electrical and mechanical equipment. Many components of the facility have been underwater for the past 29 years in a corrosive environment. Because of the lack of redundancy and the need to always be in compliance with discharge permits, ponds have not been taken offline and drained to inspect and replace equipment.

These ageing infrastructure issues are leading to exceedance of discharge permit parameter concentrations, seasonal odors, and operations and maintenance difficulties. Historic data shows that the existing facility is not able to consistently meet all effluent limits. Additionally, the facility is not appropriately permitted for influent organic loading as the limit has been exceeded. Both system and permit modifications are required for future compliance.

Alternatives were assessed to complete necessary improvements to bring the wastewater treatment plant into compliance with discharge regulations and design criteria. The chosen alternative is a sequencing batch reactor. The system will replace the existing aging lagoon system with a new sequencing batch reactor plant that will be capable of meeting existing and projected future effluent limits, as well as organically re-rate the facility as appropriate based on the service area conditions and existing loading.



PROPOSED PROJECT

The proposed project includes the decommissioning of the existing lagoon facility and the complete replacement of the WWTP with a sequencing batch reactor (SBR) plant and all associated processes. This project includes the construction/installation of the following items:

1. Automatic Influent Screen with Manually Raked Bypass
2. Grit Processing System
3. Influent & Effluent Parshall Flumes
4. Alkalinity Feed System
5. SBR system (basins, valves, diffusers, blowers, controls) with Cover
6. Lift Station
7. UV Disinfection System
8. Headworks Building
9. Treatment Building (lab/office, restroom, blowers, disinfection)
10. Sludge Dewatering
11. Emergency Generator (Diesel)
12. Potable Water and Non-Potable Water Service

Additionally, this project includes bio-solids removal and decommissioning of the existing lagoons, electrical site work, and yard piping. As a future project, the existing lagoons could potentially be used as an augmentation impoundment for water rights (funding for this potential project is being sought separate from this WWTP Improvements Project).

COST ESTIMATE

Below is the engineer's cost estimate for the design and construction of the project.

Cost Items			Estimated Costs
CONSTRUCTION			\$ 13,951,400
CONTINGENCIES			\$ 1,395,140
BASIC SERVICES			\$ 1,199,500
	PER & ER	\$ 37,500	
	Engineering, Permitting, and Bidding	\$ 698,000	
	Survey and Geotechnical	\$ 45,000	
	Construction	\$ 419,000	
RESIDENT PROJECT REPRESENTATIVE SERVICES			\$ 515,000
OWNER EXPENSES			\$ 1,714,000
	Legal - General & Bond Counsel	\$ 100,000	
	Design Interim Financing Interest	\$ 83,000	
	Construction Interim Financing Interest	\$ 1,531,000	
ADDITIONAL SERVICES			\$ 10,000
Total Project Cost			\$ 18,785,040



PROJECT FUNDING

The two main sources of funding for a project of this type and magnitude are the CDPHE State Revolving Fund or the United States Department of Agriculture (USDA) Rural Development program. The town has solicited an analysis of these funding options by McLiney and Company. McLiney and Company concluded that USDA is the better funding option for this project.

McLiney and Company's draft analysis of the rate increase that will be required to cover the cost of the project based on varying USDA grant scenarios and loan rates is shown below.

40% Grants					
<i>Interest Rate Category</i>	<i>Rates</i>	<i>Years</i>	<i>Payment</i>	<i>Monthly Increase Per EU</i>	<i>Bi-Monthly Increase Per EQR</i>
Poverty	3.125%	40	\$495,260.65	\$ 69.36	\$ 138.73
Intermediate	4.250%	40	\$588,134.32	\$ 82.37	\$ 164.74
Market	5.250%	40	\$676,413.05	\$ 94.74	\$ 189.47

50% Grants					
<i>Interest Rate Category</i>	<i>Rates</i>	<i>Years</i>	<i>Payment</i>	<i>Monthly Increase Per EU</i>	<i>Bi-Monthly Increase Per EQR</i>
Poverty	3.125%	40	\$412,717.21	\$ 57.80	\$ 115.61
Intermediate	4.250%	40	\$490,111.93	\$ 68.64	\$ 137.29
Market	5.250%	40	\$563,677.54	\$ 78.95	\$ 157.89

60% Grants					
<i>Interest Rate Category</i>	<i>Rates</i>	<i>Years</i>	<i>Payment</i>	<i>Monthly Increase Per EU</i>	<i>Bi-Monthly Increase Per EQR</i>
Poverty	3.125%	40	\$330,173.77	\$ 46.24	\$ 92.49
Intermediate	4.250%	40	\$392,089.55	\$ 54.91	\$ 109.83
Market	5.250%	40	\$450,942.03	\$ 63.16	\$ 126.31

The estimated rate increase presented by McLiney and Company only considers the capital cost of the loan and the required bond coverage. An additional \$75,000 - \$85,000 annual revenue will be required to fund the increase to operations and maintenance costs associated with this project. With the existing 596 users, this is estimated to add \$10 to \$12 to the required monthly increase.



NEAR-TERM LAGOON IMPROVEMENTS PROJECT

If the town does not elect to complete the project as currently conceived, the town may elect to complete a near term lagoon improvements project. This would only address the immediate concerns at the WWTP, but would not address long-term compliance.

The near-term lagoon improvements project **would** address the following immediate needs of the WWTP:

- Influent lift station replacement - The pump station located at the plant is a self-priming package pump station that has been in service for 29 years and has exceeded the useful life of mechanical/electrical equipment of 15 to 20 years. The failure of the lift station would cause raw sewage to discharge to the Animas River and Mineral Creek, unless a standby pump station or temporary pumping could be installed on a moment's notice, and therefore is a critical piece of equipment that lacks redundancy.
- Pond liners - A synthetic liner was installed with the original construction to prevent untreated wastewater from impacting ground and surface water. Synthetic liners have lifetimes and perform well for a period of 20 to 40 years. Liners are susceptible to long term chronic wear and tear from exposure to prolonged sunlight/UV light and ice buildup. Silverton's liner is showing age and some tears in the liner at the water air interface. In 2021, CDPHE CEI inspectors determined that the liners would be critical to repair within the next three years.
- Step feed pipe replacement - In 2017 the underwater 12-inch pipe rusted and broke apart where it enters the pond. Silverton attempted to repair the step feed pipe with underwater divers. The divers were not successful.
- Submerged air diffusers - Aeration for the Silverton Lagoons is provided by positive displacement blowers and coarse bubble underwater diffused aerators. Diffusers have been placed in a grid pattern on the bottom of the pond. A visual inspection of the pond surface aeration patterns has shown that diffusers are not uniformly dispersing dissolved oxygen throughout the ponds. In several locations it appeared that diffusers have been broken, cracked or are missing because discrete large bubbles of air are visible on the surface.

In 2021, an aeration improvements project was completed to add surface aerators to Cell 1 to supplement aeration. However, the system has still seen recent exceedances (2023) of effluent BOD.

- Replacement of all mechanical and electrical equipment - Mechanical and electrical equipment has a useful life of between 15 and 20 years. The humid corrosive conditions encountered in a wastewater treatment facility environment further reduces the useful life of electrical and mechanical equipment.
- Short circuiting of lagoons – The existing lagoons are known to short circuit. Baffles should be installed to reduce short circuiting and increase treatment.
- Biosolids removal



The near-term lagoon improvements project **would not** address the following:

- Would not increase the organic rating of the facility, leading to likely continued violations of influent organic loading.
- Will not significantly improve treatment to allow for treatment of ammonia, total inorganic nitrogen, or total nitrogen.
 - **It is expected that when the next permit is issued, ammonia limits will be reduced from the existing limits – this will likely lead to permit violations.**
- Will not significantly improve treatment to allow for potential future need for metals treatment.
- Would not include improved headworks screening
- Would not convert disinfection system to UV.

The total estimated project cost for this near-term lagoon improvements project is \$7M.

RECOMMENDED NEXT STEPS

Element recommends that we pause submittal of the project to USDA until a new permit is issued to the town. It is expected that a new permit will be issued in the next 4 months. It is possible that the near-term lagoon improvements project will not meet the limits outlined in the new permit. The project scope should be re-evaluated and finalized after issuance of the new discharge permit. The new permit will include compliance schedules for new and more stringent limits.

GMS, INC.
CONSULTING ENGINEERS
611 NORTH WEBER, SUITE 300
COLORADO SPRINGS, COLORADO 80903-1074

TELEPHONE (719) 475-2935
TELEFAX (719) 475-2938

EDWARD D. MEYER, P.E.
ROGER J. SAMS, P.E.
JASON D. MEYER, P.E.
DAVID R. FRISCH, P.L.S.

THOMAS A. McCLENNAN, P.E.
MARK A. MORTON, P.E.
KEN L. WHITE, P.L.S.

September 3, 2025

Town of Silverton
Attn: Ms. Gloria Kaasch-Buerger
1360 Green Street
PO Box 250
Silverton, CO 81433

Via Email to: townadministrator@silverton.co.us
No Hard Copy to Follow

RE: Request for Proposal
Wastewater Treatment System Improvements

Dear Ms. Gloria Kaasch-Buerger:

GMS, Inc. is pleased to respond to the Town of Silverton's (Town) Request for Qualifications seeking an engineer for their Wastewater Treatment System Improvements project. We welcome the opportunity and look forward to serving the Town.

Our organization has over 46 years of extensive experience working with small communities in Colorado, helping them with their water and wastewater needs. We assist these communities at every project stage, from planning and funding support, to design and construction oversight.

GMS, Inc. offers an outstanding team of engineering professionals and support staff with extensive experience evaluating wastewater systems, including various treatment technologies, designing wastewater treatment facilities, and lift stations. We work directly with the Colorado Department of Public Health and Environment (CDPHE) regarding the State's regulations and compliance requirements, funding assistance, and construction oversight.

To provide you with exceptional engineering services, I will lead the GMS, Inc. team of professional staff who collectively have over 286 years of combined experience to collaborate, service, and achieve the goals and vision of the Town. This team of professionals has the capability and knowledge to provide the technical assistance needed to ensure compliance with local, State, and Federal policies, rules, and regulations related to wastewater systems. GMS, Inc. may be relied upon for timely and quality work solutions that achieve the goals expressed to us. Included with this letter is firm information which provides general information about GMS, with our staff profile, our experience as it relates to wastewater, our project approach, and some wastewater

treatment facility projects that are completed or underway.

Additionally, we have provided a cost proposal for completing the Preliminary Engineering Report (PER) for the Wastewater Treatment Facility. This is a lump sum fee and the cost will not exceed this amount for the completion of the PER. Also included is our current rate structure, should you request any engineering services outside the scope of work for the PER.

Lastly, we included the description of the service for the Preliminary Engineering Report. This was developed based on our phone conversation, a brief review of the Town's discharge permit, and our past experience with what is required for a WWTF PER to help the Town move forward toward compliance.

I will be your primary point of contact should you have any questions. My contact information is as follows:

Dannah M. Koeniger, P.E.
GMS, Inc., Consulting Engineers
611 N. Weber Street, Suite 300
Colorado Springs, CO 80903
Telephone: (719) 475-2935
Fax: (719) 475-2938.
Email: dmkoeniger@gmsengr.com

We are confident you will find GMS, Inc. exceptionally qualified to perform engineering services for the Town of Silverton. We have provided references for you to contact in our proposal. There are other references available if additional ones are needed.

Please feel free to contact us if you require any additional information or documentation. We look forward to hearing back from you.

Sincerely,



Dannah M. Koeniger, P.E.

DMK/cg
Enclosure

Company Profile

GMS, Inc., Consulting Engineers (Meyer & Sams, Inc., dba GMS, Inc.) is a civil engineering company providing planning, design, funding, and construction services to clients throughout Colorado since 1978. We primarily focus on servicing local governments (Counties, Municipalities, Special Districts, etc.) and non-profit utility providers with populations ranging from 50 to 50,000 people, addressing their water, wastewater, stormwater, drainage, and transportation infrastructure needs. We thoroughly understand the operation, maintenance, needs, and overall performance of facilities for rural communities. Based on this service, GMS, Inc. also recognizes the necessity of fostering a close relationship with our clients and their staff. This relationship is developed and maintained through a welcoming, inviting, and team-oriented approach with our clients.

GMS, Inc., Consulting Engineers is a single-office engineering firm in downtown Colorado Springs. All GMS, Inc. staff work from this office, with occasional work from home. The official name and address of the organization are:

Meyer & Sams, Inc., dba GMS, Inc.
611 North Weber Street, Ste 300
Colorado Springs, CO 80903
Phone: 719-475-2935
Fax: 719-475-2938
Email: jmeyer@gmsengr.com

There are two principals within the organization. Our projects are assigned to one of the principals, who actively participates with our project team during its planning, execution, and quality assurance. GMS, Inc.'s key staff members lead projects and supervise the company's disciplines. The tenure of these staff members at GMS, Inc. is detailed in the table below.

The staff at GMS, Inc. is an exceptionally qualified team of professionals, equipped with the skills and integrated design knowledge to deliver project excellence. GMS, Inc. is made up of 29 individuals, including the following:

- Nine licensed professional engineers
- One licensed professional land surveyor
- One land surveyor technician
- Five staff engineers
- One staff surveyor
- Three design technicians
- Five design technicians/resident project representatives
- Four administrative support staff

Our experienced staff makes our firm exceptionally unique compared to other firms of similar size and background. The breadth and depth of our knowledge and expertise, combined with over 47 years of business longevity, make us an outstanding partner for innovative and complex projects. Particular attention should be given to our key professional staff's years with GMS, Inc., demonstrating our commitment to serving our clients.

Name	No. of Yrs. With GMS, Inc.	Total Years of Experience	CO Prof. License No.
Roger J. Sams, P.E.	47 years	53 years	11884
Thomas A. McClernan, P.E.	30 years	43 years	24170
Mark A. Morton, P.E.	28 years	28 years	35820
Jason D. Meyer, P.E.	23 years	27 years	40767
Mark A. Leasure, L.S.I.	18 years	18 years	N/A
Dannah M. Koeniger, P.E.	8 years	27 years	37106
Samual Wood, P.E.	7 years	16 years	60152
Jason N. Wood, P.E.	1 year	27 years	39432
Ken L. Keil, P.E.	1 year	51 years	24236
Kevin J. Meador, P.E.	1 year	46 years	22007
Erica Countryman, E.I.	5 years	5 years	N/A
Jonny Stephens, E.I.	3 years	3 years	N/A
Jacob Summers, E.I.	1 year	5 years	N/A
Jake Price, E.I.	2 years	3 years	N/A
Jackson Mendenhall, Staff Engineer	2 years	2 years	N/A

Experience

GMS, Inc. has extensive experience with wastewater projects. As the Town of Silverton is seeking an engineer to assist with the planning services to improve the Town's wastewater treatment plant and sewer improvements, we focus your attention on our related experience.

1. Wastewater System Projects

GMS, Inc. is involved in numerous wastewater projects throughout the year. These projects include reviewing and replacing existing collection systems, lift stations, wastewater treatment facilities, and biosolids facilities, and planning and designing new collection systems, lift stations, and wastewater treatment facilities. These initiatives also encompass addressing issues related to local permitting and zoning, obtaining permits through various state and federal agencies, managing discharge permits, compliance schedules, Enforcement Orders, Cease-and-Desist Orders, Notices of Violation, and Discharger Specific Variances. Wastewater management facilities include total retention with no discharge, secondary treatment with discharge to groundwater, secondary treatment with surface water discharge, and advanced secondary or tertiary treatment for discharge. GMS, Inc. has also participated in designing systems for recycling treated wastewater in non-contact landscape irrigation systems. GMS, Inc. focuses on what best meets the needs of collection, conveyance, treatment, and discharge for the client's desires, needs, and affordability.

In addition, GMS, Inc. has extensive experience providing the following services to its clients as needed.

- Water System Projects
- Engineer of Record
- Transportation Projects
- Drainage System Projects
- Bridge Design
- Preliminary Engineering Reports
- Surveying and Aerial Mapping
- Geographic Information System (GIS)
- Funding Assistance
- Permitting, Easements, and Environmental Reviews
- Construction Management and Inspection Services

Approach

Listen

Our goal is to cultivate long-term relationships with our clients, founded on a deep and thorough understanding of their needs and priorities. Many of our clients have partnered with us for decades and can attest to the care with which we handle each project. We regard the components of each project as if we were to maintain and operate them in the future.

Create

Attention to detail is paramount in our preparation of plans and specifications. GMS, Inc. develops designs that exceed the "standard of care" in the civil, municipal, and environmental engineering industry. This approach results in designs that meet our clients' needs, with very few costly change orders during construction. Contractors recognize and appreciate the thoroughness of our documents.

Implement

From surveying, permitting, and approvals to engineering, bid administration, construction observation, and facility start-up and testing, GMS, Inc. manages projects for clients from start to finish. We handle the heavy lifting throughout the project, providing our clients with the information they need to make informed decisions.

Wastewater Projects with References

Town of La Veta New Mechanical WWTF

Owner: Town of La Veta
Contact: Mr. Doug Brgoch, Mayor
Ms. Heather Hills, Town Clerk - (719) 742-3631
Location: WWTF Site
Description: Design and construction of a new SBR mechanical wastewater treatment facility with a total hydraulic capacity of 0.866 MGD and a total organic capacity of 234 pounds of BOD5/day. Specific design parameters include 1.0 mg/l for effluent ammonia and 5.0 mg/l for effluent total inorganic nitrogen.
Project Status: Completed 2023
Cost: \$4,637,707
Project Team: Jason D. Meyer, P.E., Principal-in-Charge; Mark Morton, P.E. Project Manager and Lead Designer; Josh Armstrong, P.E., Project Engineer; Mark A. Leasure, L.S.I., Field Representative in charge of all surveying.

Security Sanitation District WWTF Improvements Project

Owner: Security Sanitation District
Contact: Mr. Roy Heald, General Manager – (719) 392-3475
Location: WWTF Site
Description: The District undertook an improvement project to enhance nutrient treatment and replace outdated treatment processes and equipment. The project was completed under a Construction Manager At Risk (CMAR) delivery method with a guaranteed maximum price (GMP) contract. It involved close collaboration with the Contractor and District staff to accomplish the improvements while maintaining full treatment capabilities to meet required effluent limitations throughout construction. The project included the demolition of primary clarifiers, biotower/trickling filter units, activated sludge secondary treatment systems, secondary clarifiers and UV disinfection equipment. New treatment systems included the expansion of the Headworks facilities with new fine screening, grit removal and handling, and flow measurement equipment, a three-train Integrated Fixed-Film Activated Sludge (IFAS) treatment system, internal mixed liquor recycle pumping system, blower building with high-speed turbo blower equipment, secondary clarifiers, UV disinfection system, non-potable water filtration and supply system, biosolids handling and dewatering facilities with rotary drum sludge thickening and screw press dewatering systems, dewatered biosolids cake handling and storage, and upgrading sludge pumping equipment for the anaerobic digestion process.
Project Status: Completed 2023
Cost: CMAR GMP Contract Amount: \$37,299,093; Final Contractor payments: \$35,936,091
Project Team: Jason D. Meyer, P.E., Principal-in-Charge; Roger Sams, P.E. Project Manager, Mark Morton, P.E. Project Engineer, Sam Wood, P.E., Project Engineer

Town of Manzanola - Wastewater Treatment Facility Improvements

Owner: Town of Manzanola
Contact: Kris Baylor, Town Clerk – (719) 462-5544
Location: WWTF Site
Description: The Town is constructing a new WWTF to replace its aerated lagoon treatment system. The existing system needed improvements to address lagoon seepage issues and potential future effluent limitations on certain constituents that could be lower than what is found in background potable water concentrations. The Town is pursuing a stabilization lagoon system with an evaporative cell for effluent disposal. The stabilization lagoons will eliminate the aeration equipment and its electrical power costs. The change from a surface water discharge to evaporation of effluent will result in a discharge permit no longer being required the facility. The new WWTF will have two stabilization cells followed by the evaporative cell, all having synthetic liners to preclude seepage issues.
Cost: The contract amount is \$3,165,086, construction to be undertaken in Fall 2025.
Project Team: Jason D. Meyer, P.E., Principal-in-Charge; Mark Morton, P.E. Project Manager, Sam Wood, P.E., Project Engineer

Round Mountain Demonstration Project

Owner: Round Mountain Water & Sanitation District
Contact: Dave Schneider, General Manager – (719) 371-8615
Location: WWTF Site
Description: The District is pursuing a Demonstration Project to evaluate the viability of alternative treatment processes and technologies in a wastewater lagoon system to enhance nutrient treatment and metals removal due to stringent surface water discharge effluent limitations. A Demonstration Project Plan report was prepared for, and approved by, CDPHE for several components to be incorporated into the project. The design of the project will include lagoon baffling; lagoon mixing equipment; mechanical aeration system with blower building, blower equipment and diffused aeration system; nitrified recycle pump station; biological aeration system with micro-algae cultivation facilities and feed system; electro-coagulation system; effluent clarifier, and filtration systems for effluent polishing.
Report Cost: Budget: \$26,000; Initial Contract: \$26,000; Final Cost: \$26,000
Project Team: Jason D. Meyer, P.E., Principal-in-Charge; Mark Morton, P.E. Project Manager, Sam Wood, P.E., Project Engineer

Cost Proposal

GMS, Inc., Consulting Engineers

Engineering Proposal for Wastewater Treatment System Improvements for the Town of Silverton

	Amount
Development of a Preliminary Engineering Report for the Town of Silverton, Wastewater Treatment Facility	\$40,000

Please see the attached sheet for the description of services and other assumptions.

Following is our hourly rate structure for the calendar year 2025.

Hourly Rates	
Principal	\$236.00
Senior Professional Engineer	\$206.00
Professional Engineer 2	\$183.00
Professional Engineer 1	\$163.00
Staff Engineer	\$147.00
Senior Design Technician	\$192.00
Professional Land Surveyor	\$151.00
Design Technician	\$125.00
Senior Resident Project Representative	\$134.00
Resident Project Representative	\$117.00
Executive Assistant	\$103.00
Administrative Assistant	\$86.00
Expenses - Cost plus 10%	

Description of Services

Preliminary Engineering Report

This proposal is for the completion of a Preliminary Engineering Report (PER) for the Town of Silverton's Wastewater Treatment Facility (WWTF).

The Town's WWTF discharges under the Colorado Discharge Permit (Permit No. CO0020311) issued on May 31, 2019, which has specific effluent limitations, monitoring requirements, and compliance schedules that must be incorporated into the WWTF planning effort. The permit sets limits for parameters such as BOD₅, TSS, pH, ammonia, E. coli, oil and grease, and various metals. In addition, the permit included a compliance schedule requiring facility evaluations, implementation measures, and attainment of final limits for parameters such as dissolved copper, lead, and total recoverable iron by 2025. Addressing this permit within the PER will ensure that the Town's WWTF upgrades resolve current deficiencies and proactively align with regulatory requirements, prevent compliance violations, provide phasing to future requirements and growth, and provide a path for future flexibility in meeting evolving water quality standards.

GMS, Inc. will utilize all information provided by the Town, including influent and effluent water quality and hydraulic data, original design documents, past engineering reports and/or studies, and information regarding the effort to maintain the discharge permit compliance since its issuance in 2019.

The Town's planning area will be defined in terms of location and size, utilizing available base mapping to establish existing roadways and the general layout of the service area. System mapping will be completed with the development of an exhibit that illustrates the general location and configuration of the WWTF key components. Any current and future growth projections that the Town knows or anticipates will be incorporated into the PER. If there are no growth projections, GMS, Inc. will work with the Town, typically using the State Demographers' projections, for future growth impacts to the WWTF.

The description of the existing facilities will include a detailed definition of the nature, size, and configuration of the WWTF, with an evaluation based on current CDPHE design criteria. Historical data on operation and maintenance practices will be gathered from Town representatives to assess facility performance and identify operational challenges. Current hydraulic and organic loadings on the WWTF will be analyzed, with future loadings projected, and present operation and maintenance practices will be documented to complete the assessment of the existing facility.

An evaluation of the WWTF will be performed against CDPHE's current design criteria. This evaluation will determine the treatment capacity of the facility and consider treatment alternatives that can satisfy design criteria, permit conditions, and current and future hydraulic and organic loading requirements. Alternatives will be analyzed for both capital and operating costs, with present worth assessments conducted to compare long-term expenditures. Detailed cost estimates will accompany the recommended improvements, along with an implementation plan

to guide the Town in carrying out the upgrades, in a phased approach as applicable. Preliminary engineering will be completed to define the location, size, type, and general configuration of proposed improvements.

An additional element of uncertainty in evaluating and planning improvements for the Town's WWTF is the evolving nature of Colorado's Regulation 85 and future permitting requirements. Regulation 85 establishes nutrient monitoring and control requirements for wastewater dischargers. While current standards primarily emphasize monitoring and basic nutrient removal, more stringent effluent limits for nitrogen and phosphorus are anticipated in future permit cycles. This creates uncertainty in long-term planning, as treatment alternatives considered today may need to be further modified or expanded to meet future regulatory thresholds. The study will account for this uncertainty by evaluating options that provide flexibility and scalability, ensuring that recommended improvements not only address the Town's immediate compliance obligations but also position the WWTF to adapt to potential future nutrient limits and evolving CDPHE permitting requirements.

The financial implications of the recommended improvements will be evaluated, including the Town's revenue sources and their ability to support the upgrades. This will include basic analysis of rate structures, connection charges, bonded indebtedness, and mill levies, as well as a review of potential state and federal funding opportunities. Financial data relating to the sewer fund will also be collected, including information on users, expenditures, debt, rate structure, and revenues. The resulting financial plan will identify possible funding programs, including grants and loans. It is understood that the Town has an outside financial consultant who has provided input regarding this project, and this portion of the report will not supersede their advice. GMS, Inc. will provide funding information and affordability based on the firm's funding expertise and knowledge of various programs that can facilitate this type of project.

Finally, a comprehensive plan of action will be developed to guide the Town in implementing the recommended WWTF improvements. This plan will outline the scope of construction, funding requirements, and follow-up actions necessary to achieve compliance and operational goals.

Deliverables

The Town will receive nine bound copies of the final report. A draft report will be prepared within approximately 180 days from authorization to proceed. This draft will be provided to the Town for review and comment; a presentation will be made to the Town Staff and Board to present the findings and recommendations presented in the PER. The Town would then provide feedback, and the report would be revised into a final bound document.

September 22, 2025

8. Discussion/ Direction Items

For items requiring staff direction but not formal action.



AGENDA MEMO

SUBJECT: Noise Ordinance Definition and Options

STAFF CONTACT: Clayton Buchner, Gloria Kaasch-Buerger, Bevan Harris

MEETING DATE: September 22, 2025

Overview:

At the September 9th Regular Meeting the Staff was directed to research and give an analysis of our noise ordinance by the Board.

Current Town of [Silverton Municipal Code](#) (follow state statues since as a statutory town we cannot be less strict than the state):

Sec. 10-9-10. - Unreasonable noise.

No person shall make, continue or cause to be made or continued any unreasonable noise; and no person shall knowingly permit such noise upon any premises owned or possessed by such person or under such person's control. For purposes of this Section, members of the Sheriff's Department are empowered to make a prima facie determination as to whether a noise is unreasonable.

(Ord. No. 2016-07, § 1, 6-13-2016)

Sec. 10-9-20. - Animals.

It is unlawful for any person to own, keep, have in his or her possession or harbor any domesticated animal which, by frequent or habitual howling, barking, meowing, squawking or otherwise, cause annoyance or disturbance to persons in the neighborhood; provided that the provisions of this Section shall not apply to hospitals licensed for the treatment of small animals or to premises occupied or used by any animal shelter.

(Prior code, § 6-8-1; Ord. No. 2016-07, § 1, 6-13-2016)

Sec. 10-9-30. - Sirens, whistles, gongs and red lights.

It is unlawful for any person to carry or use upon any vehicle, other than Sheriff's Department or Fire Department vehicles or emergency vehicles for public use, any gong, siren, whistle or red light similar to that used on ambulances or vehicles of the Sheriff Department and Fire Department.

(Prior code, § 6-8-1; Ord. No. 2016-07, § 1, 6-13-2016)

Sec. 10-9-40. - Unnecessary noise.

(a) *Noises generally prohibited.* The making of unnecessary noise upon, near or adjacent to the streets, highways and other public places in the Town is hereby declared to be a public nuisance. The enumeration of the particular offenses hereinafter particularly defined shall be construed as limiting the generality of this Section or limiting the offenses hereunder to the particular offenses hereinafter enumerated. **It is unlawful for any person to make, continue or cause to be made or continued any unnecessary or unusual noise between the hours of 7:00 a.m. and 7:00 p.m.,** which either annoys, injures or endangers the comfort, repose, health or safety of others, or to make, continue to cause or be made or continue between the hours of 7:00 p.m. and 7:00 a.m., whether in the operation of any machine or the exercise of any trade or calling or otherwise any noise which annoys, injures or endangers the comfort, repose, health or safety of others, unless the making and continuing of the same is necessary for the protection or preservation of property or health, safety, life or limb of some person.

(b) *Loudspeakers - limitations.* It is unlawful to play, operate or use any device known as a sound track, loudspeaker or sound amplifier, radio or phonograph with a loudspeaker or sound amplifier, or any instrument of any kind or character which emits loud and raucous noise and is attached to and upon any vehicle or in any public places, unless such person in charge of such vehicle or public place has first applied to and received permission from the Mayor or Town Administrator to operate any such vehicle or building so equipped.



AGENDA MEMO

SUBJECT: Noise Ordinance Definition and Options

STAFF CONTACT: Clayton Buchner, Gloria Kaasch-Buerger, Bevan Harris

MEETING DATE: September 22, 2025

(c) *Mufflers*. It is unlawful for any person to operate a motor vehicle which is not at all times equipped with a muffler upon the exhaust thereof in good working order and in constant operation to prevent excessive or unusual noises; and it is unlawful for any person operating any motor vehicle to use a cut-out, bypass or similar muffler elimination appliance.

(Prior code, § 6-8-1; Ord. No. 2016-07, § 1, 6-13-2016)

Current Colorado State Statutes (since we are a statutory town we cannot enforce rules less strict than state law):

[C.R.S. 25-12-101](#)

Please see attached overview.

The Graph below is from the State Statutes limits and is measured 25' or more from the property line:

Zone	Maximum Sound Level dB(A)	
	7 am to 7 pm	7pm to 7 am
Residential	55	50
Commercial	60	55
Light Industrial	70	65
Industrial	80	75

Exemption for Cultural and Entertainment Events (C.R.S. § 25-12-103(11)):

The state's Noise Abatement Act does not apply to the "use of property by this state, any political subdivision of this state, or any other entity not organized for profit, including, but not limited to, nonprofit organizations, or any of their lessees, licensees, or permittees, for the purpose of promoting, producing, or holding cultural, entertainment, athletic, or patriotic events, including, but not limited to, concerts, music festivals, and fireworks displays." This is how we can allow Summer Sounds and Special Events sponsored by a nonprofit to exceed noise levels and times.

Can the municipality as a subdivision of the state issue a form of noise permits for for-profit entities?

No. In a very recent Colorado Supreme Court Case, Hobbs vs. City of Salida regarding the City issuing noise permits to a private party, the Supreme Court overturned the District Court ruling in favor of the plaintiff stating that the city unlawfully issued amplified sound permits. The case explicitly limits the Town's ability to issue noise permits to anyone other than a primary or subordinate entity for qualifying purposes.

More information on this case can be found at: <https://www.coloradojudicial.gov/system/files/opinions-2025-09/24SC216.pdf>

Can we have a specific amplified noise permit for non-profit special events or use our current special event permit for non-profits to amplify noise?

Noise permits may still be issued to governmental and non-profit actors for cultural, entertainment, athletic, or patriotic events. Future noise permit applications should be reviewed on a case-by-case basis by the Town attorney.

Attorney's Analysis:

Please see attached Memo for Record from Clayton Buchner.



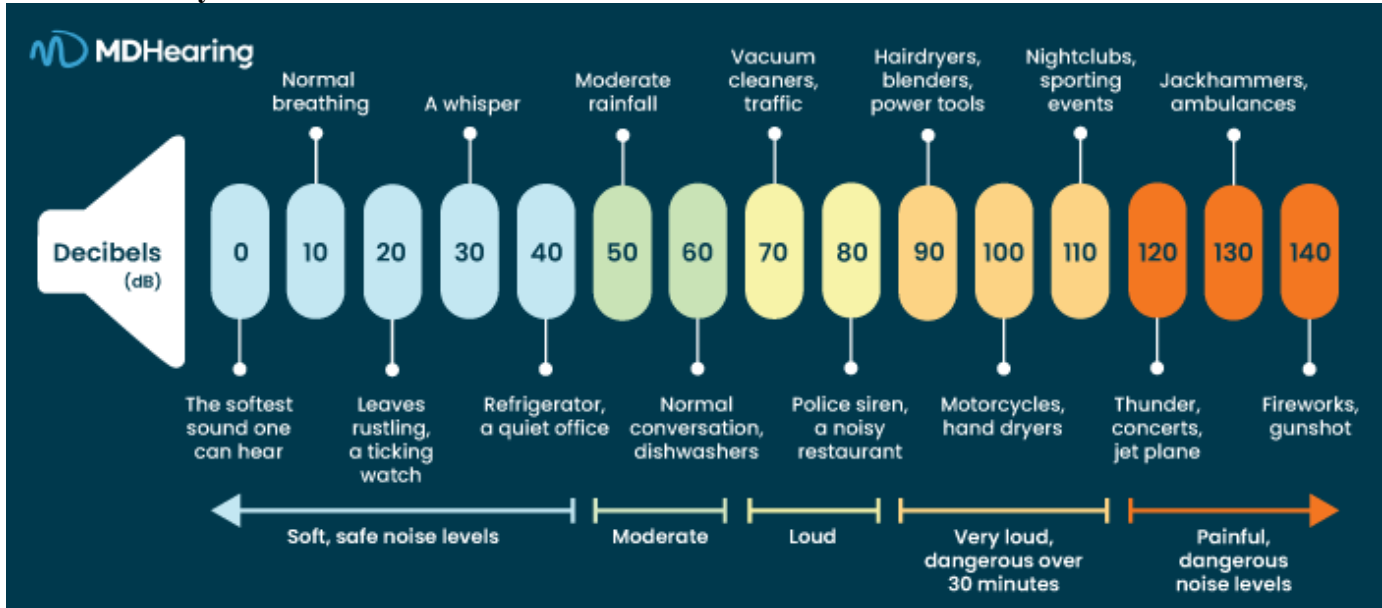
AGENDA MEMO

SUBJECT: Noise Ordinance Definition and Options

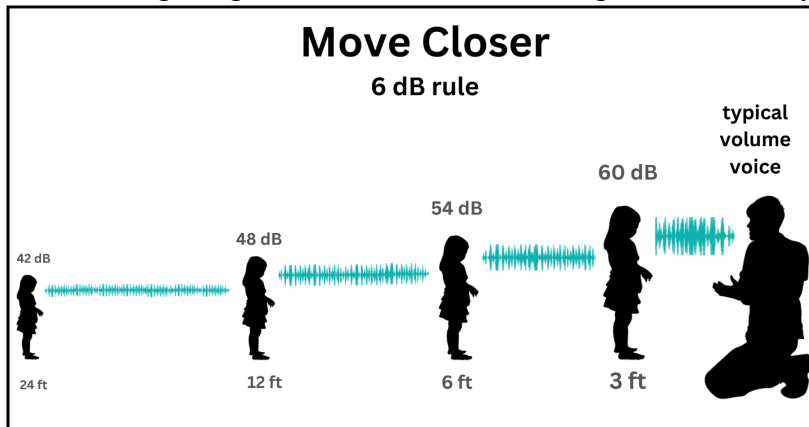
STAFF CONTACT: Clayton Buchner, Gloria Kaasch-Buerger, Bevan Harris

MEETING DATE: September 22, 2025

Decibel Levels and Distance Analysis:



The following image demonstrates the lessening of the sound by distance:



Google: The formula for decibel level change with distance, derived from the [inverse square law](#), is $L_2 = L_1 - 20 \cdot \log(d_2/d_1)$, where L_1 is the initial sound level at distance d_1 , L_2 is the final sound level at distance d_2 , and "log" is the base-10 logarithm. This means that for every doubling of distance, the sound level decreases by approximately 6 dB.

Using this for nightclub volume of 110 dB (above), the $L_2 = 110 - 20 \cdot \log(25)$ The noise level would be at 82 dB 25' away.

Decibel Readings from Summer Sounds on 9/12/25

At stage (2 feet back): 75 decibels

In front of stage 25': 85 decibels

Behind stage 25': 65 decibels



AGENDA MEMO

SUBJECT: Noise Ordinance Definition and Options

STAFF CONTACT: Clayton Buchner, Gloria Kaasch-Buerger, Bevan Harris

MEETING DATE: September 22, 2025

Attachments:

- Overview of Colorado Noise Related Statues
- Code Enforcement- Noise Ordinance

No suggested motion or direction at this time.

Colorado Noise Related Statutes

8-3-108 IIC What are unfair labor practices

"Peaceable picketing" means simply, tranquil conduct, conduct devoid of **noise** or tumult, the absence of a quarrelsome demeanor, a course of conduct that does not violate or disturb the public peace.

8-3-109 What are not unfair labor practices

However, picketing must be "peaceful", and "peaceful picketing" means simply, tranquil conduct, conduct devoid of **noise** or tumult, the absence of a quarrelsome demeanor, a course of conduct that does not violate or disturb the public peace. As a necessary corollary, boisterous conduct, the use of vile language, bellicose demeanor, threats, violence, coercion, intimidation, shouting and interference with the use of premises or impeding a public highway, as by mass picketing, which is the use of a large number of pickets, is not peaceable picketing, but is illegal picketing.

12-47-301 Licensing in general

Denial of a license because of speculative reasons such as possible vandalism, **noise**, or disturbances, where it is obvious that these factors alone and not the required factors were the basis for the denial, is without legal justification.

18-9-106 Disorderly conduct

c) Makes unreasonable **noise** in a public place or near a private residence that he has no right to occupy; or

24-65.1-202 Criteria for administration of areas of state interest

(a) Areas around airports shall be administered so as to:

(I) Encourage land use patterns for housing and other local government needs that will separate uncontrollable **noise** sources from residential and other **noise**-sensitive areas; and

25-12-101 Legislative declaration

The general assembly finds and declares that **noise** is a major source of environmental pollution which represents a threat to the serenity and quality of life in the state of Colorado. Excess noise often has an adverse physiological and psychological effect on human beings, thus contributing to an economic loss to the community. Accordingly, it is the policy of the general assembly to establish statewide standards for **noise** level limits for various time periods and areas. **Noise** in excess of the limits provided in this article constitutes a public nuisance.

25-12-102 Definitions

As used in this article, unless the context otherwise requires

(1) "Commercial zone" means:

- (a) An area where offices, clinics, and the facilities needed to serve them are located;
- (b) An area with local shopping and service establishments located within walking distances of the residents served;
- (c) A tourist-oriented area where hotels, motels, and gasoline stations are located;

- (d) A large integrated regional shopping center;
 - (e) A business strip along a main street containing offices, retail businesses, and commercial enterprises;
 - (f) A central business district; or
 - (g) A commercially dominated area with multiple-unit dwellings.
- (2) "db(A)" means sound levels in decibels measured on the "A" scale of a standard sound level meter having characteristics defined by the American national standards institute, publication S1.4 - 1971.
- (3) "Decibel" is a unit used to express the magnitude of a change in sound level. The difference in decibels between two sound pressure levels is twenty times the common logarithm of their ratio. In sound pressure measurements sound levels are defined as twenty times the common logarithm of the ratio of that sound pressure level to a reference level of 2×10^{-5} N/m² (Newton's/meter squared). As an example of the effect of the formula, a three-decibel change is a one hundred percent increase or decrease in the sound level, and a ten-decibel change is a one thousand percent increase or decrease in the sound level
- (4)
- (a) "Industrial zone" means an area in which noise restrictions on industry are necessary to protect the value of adjacent properties for other economic activity but shall not include agricultural, horticultural, or floricultural operations
 - (b) Nothing in paragraph (a) of this subsection (4), as amended by House Bill 05-1180, as enacted at the first regular session of the sixty-fifth general assembly, shall be construed as changing the property tax classification of property owned by a horticultural or floricultural operation.
- (5) "Light industrial and commercial zone" means:
- (a) An area containing clean and quiet research laboratories;
 - (b) An area containing light industrial activities which are clean and quiet;
 - (c) An area containing warehousing; or
 - (d) An area in which other activities are conducted where the general environment is free from concentrated industrial activity
- (5.2) "Motorcycle" means a self-propelled vehicle with not more than three wheels in contact with the ground that is designed primarily for use on the public highways
- (5.4) "Motor vehicle" means a self-propelled vehicle with at least four wheels in contact with the ground that is designed primarily for use on the public highways
- (5.6) "Off-highway vehicle" means a self-propelled vehicle with wheels or tracks in contact with the ground that is designed primarily for use off the public highways. "Off-highway vehicle" shall not include the following
- (a) Military vehicles;
 - (b) Golf carts;
 - (c) Snowmobiles
 - (d) Vehicles designed and used to carry persons with disabilities; and
 - (e) Vehicles designed and used specifically for agricultural, logging, firefighting, or mining purposes.
- (6) "Residential zone" means an area of single-family or multifamily dwellings where businesses may or may not be conducted in such dwellings. The zone includes areas where multiple-unit dwellings, high-rise apartment districts, and redevelopment districts are located. A residential zone may include areas containing accommodations for transients such as motels and hotels and

residential areas with limited office development, but it may not include retail shopping facilities. "Residential zone" includes hospitals, nursing homes, and similar institutional facilities

(7) "SAE J1287" means the J1287 stationary sound test or any successor test published by SAE international or any successor organization

(8) "SAE J2567" means the J2567 stationary sound test or any successor test published by SAE international or any successor organization

(9) "Snowmobile" means a self-propelled vehicle primarily designed or altered for travel on snow or ice when supported in part by skis, belts, or cleats and designed primarily for use off the public highways. "Snowmobile" shall not include machinery used strictly for the grooming of snowmobile trails or ski slopes

25-12-103 Maximum permissible noise levels

(1) Every activity to which this article is applicable shall be conducted in a manner so that any noise produced is not objectionable due to intermittence, beat frequency, or shrillness. Sound levels of noise radiating from a property line at a distance of twenty-five feet or more therefrom in excess of the db(A) established for the following time periods and zones shall constitute prima facie evidence that such noise is a public nuisance:

Zone	Maximum Sound Level dB(A)	
	7 am to 7 pm	7pm to 7 am
Residential	55	50
Commercial	60	55
Light Industrial	70	65
Industrial	80	75

(2) In the hours between 7:00 a.m. and the next 7:00 p.m., the noise levels permitted in subsection (1) of this section may be increased by ten db(A) for a period of not to exceed fifteen minutes in any one-hour period.

(3) Periodic, impulsive, or shrill **noises** shall be considered a public nuisance when such noises are at a sound level of five db(A) less than those listed in subsection (1) of this section.

(4) This article is not intended to apply to the operation of aircraft or to other activities which are subject to federal law with respect to **noise** control.

(5) Construction projects shall be subject to the maximum permissible **noise** levels specified for industrial zones for the period within which construction is to be completed pursuant to any applicable construction permit issued by proper authority or, if no time limitation is imposed, for a reasonable period of time for completion of project.

(6) All railroad rights-of-way shall be considered as industrial zones for the purposes of this article, and the operation of trains shall be subject to the maximum permissible **noise** levels specified for such zone.

(7) This article is not applicable to the use of property for purposes of conducting speed or endurance events involving motor or other vehicles, but such exception is effective only during the specific period of time within which such use of the property is authorized by the political subdivision or governmental agency having lawful jurisdiction to authorize such use.

(8) For the purposes of this article, measurements with sound level meters shall be made when the wind velocity at the time and place of such measurement is not more than five miles per hour.

(9) In all sound level measurements, consideration shall be given to the effect of the ambient noise level created by the encompassing **noise** of the environment from all sources at the time and place of such **sound level** measurement.

(10) This article is not applicable to the use of property for the purpose of manufacturing, maintaining, or grooming machine-made snow. This subsection (10) shall not be construed to preempt or limit the authority of any political subdivision having jurisdiction to regulate **noise** abatement.

(11) This article is not applicable to the use of property by this state, any political subdivision of this state, or any other entity not organized for profit, including, but not limited to, nonprofit corporations, or any of their lessees, licensees, or permittees, for the purpose of promoting, producing, or holding cultural, entertainment, athletic, or patriotic events, including, but not limited to, concerts, music festivals, and fireworks displays. This subsection (11) shall not be construed to preempt or limit the authority of any political subdivision having jurisdiction to regulate **noise** abatement.

(12)

(a) Notwithstanding subsection (1) of this section, the public utilities commission may determine, while reviewing utility applications for certificates of public convenience and necessity for electric transmission facilities, whether projected noise levels for electric transmission facilities are reasonable. Such determination shall take into account concerns raised by participants in the commission proceeding and the alternatives available to a utility to meet the need for electric transmission facilities. When applying, the utility shall provide notice of its application to all municipalities and counties where the proposed electric transmission facilities will be located. The public utilities commission shall afford the public an opportunity to participate in all proceedings in which permissible noise levels are established according to the "Public Utilities Law", articles 1 to 7 of title 40, C.R.S.

(b) Because of the statewide need for reliable electric service and the public benefit provided by electric transmission facilities, notwithstanding any other provision of law, no municipality or county may adopt an ordinance or resolution setting noise standards for electric transmission facilities that are more restrictive than this subsection (12). The owner or operator of an electric transmission facility shall not be liable in a civil action based upon noise emitted by electric transmission facilities that comply with this subsection (12).

(c) For the purposes of this section:

(I) "Electric transmission facility" means a power line or other facility that transmits electrical current and operates at a voltage level greater than or equal to 44 kilovolts.

(II) "Rights-of-way for electric transmission facilities" means all property rights and interests obtained by the owner or operator of an electric transmission facility for the purpose of constructing, maintaining, or operating the electric transmission facility.

25-12-104 Action to abate

Whenever there is reason to believe that a nuisance exists, as defined in section 25-12-103, any county or resident of the state may maintain an action in equity in the district court of the judicial district in which the alleged nuisance exists to abate and prevent such nuisance and to perpetually enjoin the person conducting or maintaining the same and the owner, lessee, or agent of the building or place in or upon which such nuisance exists from directly or indirectly maintaining or permitting such nuisance. Notwithstanding any other provision of this section, a county shall not maintain an action pursuant to this section if the alleged nuisance involves a

mining operation or the development, extraction, or transportation of construction materials, as those terms are defined in section 34-32.5-103, C.R.S., a commercial activity, the commercial use of property, avalanche control activities, a farming or ranching activity, an activity of a utility, or a mining or oil and gas operation. When proceedings by injunction are instituted, such proceedings shall be conducted under the Colorado rules of civil procedure. The court may stay the effect of any order issued under this section for such time as is reasonably necessary for the compliance with the provisions of this article

25-12-105 Violation for injunction - penalty

Any violation or disobedience of any injunction or order expressly provided for by section 25-12-104 shall be punished as a contempt of court by a fine of not less than one hundred dollars nor more than two thousand dollars. Each day in which an individual is in violation of the injunction established by the court shall constitute a separate offense. The court shall give consideration in any such case to the practical difficulties involved with respect to effecting compliance with the requirements of any order issued by the court.

25-12-106 Noise restrictions – sale of new vehicles

(1) Except for such vehicles as are designed exclusively for racing purposes, no person shall sell or offer for sale a new motor vehicle that produces a maximum noise exceeding the following noise limits, at a distance of fifty feet from the center of the lane of travel, under test procedures established by the department of revenue:

- (a) Any motorcycle manufactured on or after July 1, 1971, and before January 1, 1973 88 dB(A);
- (b) Any motorcycle manufactured on or after January 1, 1973 86 dB(A);
- (c) Any motor vehicle with a gross vehicle weight rating of six thousand pounds or more manufactured on or after July 1, 1971, and before January 1, 1973 88 dB(A);
- (d) Any motor vehicle with a gross vehicle weight rating of six thousand pounds or more manufactured on or after January 1, 1973 86 dB(A);
- (e) Any other motor vehicle manufactured on or after January 1, 1968, and before January 1, 1973 86 dB(A);
- (f) Any other motor vehicle manufactured after January 1, 1973 84 dB(A);
- (g) Deleted

(2) Test procedures for compliance with this section shall be established by the department, taking into consideration the test procedures of the society of automotive engineers.

(3) Any person selling or offering for sale a motor vehicle or other vehicle in violation of this section is guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not less than fifty dollars nor more than three hundred dollars

25-12-107 Powers of local authorities

(1) Counties or municipalities may adopt resolutions or ordinances prohibiting the operation of motor vehicles within their respective jurisdictions that produce **noise** in excess of the sound levels in decibels, measured on the "A" scale on a standard sound level meter having characteristics established by the American national standards institute, publication S1.4 - 1971, and measured at a distance of fifty feet from the center of the lane of travel and within the speed limits specified in this section:

a) Any motor vehicle with a manufacturer's gross vehicle weight rating of six thousand pounds or more, any combination of vehicles towed by such motor vehicle, and any motorcycle other than a low-power scooter:	Speed Limit of 35 mph or less	Speed limit of more than 35 mph but less than 55 mph
Before January 1, 1973	88 dB(A)	90 dB(A)
After January 1, 1973	86 dB(A)	90 dB(A)

(2) The governing board shall adopt resolutions establishing any test procedures deemed necessary.

(3) This section applies to the total noise from a vehicle or combination of vehicles.

(4) For the purpose of this section, a truck, truck tractor, or bus that is not equipped with an identification plate or marking bearing the manufacturer's name and manufacturer's gross vehicle weight rating shall be considered as having a manufacturer's gross vehicle weight rating of six thousand pounds or more if the unladen weight is more than five thousand pounds

25-12-108 Preemption

Except as provided in sections 25-12-103 (12) and 25-12-110, this article shall not be construed to preempt or limit the authority of any municipality or county to adopt standards that are no less restrictive than the provisions of this article.

25-12-109 Exception – sport shooting ranges – legislative declaration – definitions

(1) The general assembly hereby finds, determines, and declares that the imposition of inconsistent, outdated, and unnecessary **noise** restrictions on qualifying sport shooting ranges that meet specific, designated qualifications work to the detriment of the public health, welfare, and morale as well as to the detriment of the economic well-being of the state. The general assembly further finds, determines, and declares that a need exists for statewide uniformity with respect to exempting qualifying shooting ranges from the enforcement of laws, ordinances, rules, and orders regulating **noise**. As the gain associated with having a uniform statewide exemption for qualifying sport shooting ranges outweighs any gains associated with enforcing noise regulations against such ranges, the general assembly further declares that the provisions of this section, as enacted, are a matter of statewide concern and preempt any provisions of any law, ordinance, rule, or order to the contrary.

(2) As used in this section, unless the context otherwise requires

(a) "Local government" means any county, city, city and county, town, or any governmental entity, board, council, or committee operating under the authority of any county, city, city and county, or town.

(b) "Local government official" means any elected, appointed, or employed individual or group of individuals acting on behalf of or exercising the authority of any local government.

(c) "Person" means an individual, proprietorship, partnership, corporation, club, or other legal entity.

(d) "Qualifying sport shooting range" or "qualifying range" means any public or private establishment, whether operating for profit or not for profit, that operates an area for the discharge or other use of firearms or other equipment for silhouette, skeet, trap, black powder, target, self-defense, recreational or competitive shooting, or professional training.

(3) Notwithstanding any other law or municipal or county ordinance, rule, or order regulating noise to the contrary

(a) A local governmental official may not commence a civil action nor seek a criminal penalty against a qualifying sport shooting range or its owners or operators on the grounds of **noise** emanating from such range that results from the normal operation or use of the qualifying shooting range except upon a written complaint from a resident of the jurisdiction in which the range is located. The complaint shall state the name and address of the complainant, how long the complainant has resided at the address indicated, the times and dates on which the alleged excessive **noise** occurred, and such other information as the local government may require. The local government shall not proceed to seek a criminal penalty or pursue a civil action against a qualifying sport shooting range on the basis of such a **noise** complaint if the complainant established residence within the jurisdiction after January 1, 1985

(b) No person may bring any suit in law or equity or any other claim for relief against a qualifying sport shooting range located in the vicinity of the person's property or against the owners or operators of such range on the grounds of **noise** emanating from the range if

(I) The qualifying range was established before the person acquired the property;

(II) The qualifying range complies with all laws, ordinances, rules, or orders regulating noise that applied to the range and its operation at the time of its construction or initial operation.

(III) No law, ordinance, rule, or order regulating noise applied to the qualifying range at the time of its construction or initial operation.

25-12-110 Off highway vehicles

(1) An off-highway vehicle operated within the state shall not emit more than the following level of sound when measured using SAE J1287

(a) If manufactured before January 1, 1998 99 db(A);

(b) If manufactured on or after January 1, 1998 96 db(A).

(2) A snowmobile shall not emit more than the following level of sound when measured using SAE J2567:

(a) If manufactured on or after July 1, 1972, and before July 2, 1975 90 db(A);

(b) If manufactured on or after July 2, 1975 88 db(A).

(3)

(a) A person shall not sell or offer to sell a new off-highway vehicle that emits a level of sound in excess of that prohibited by subsection (1) of this section unless the off-highway vehicle complies with federal noise emission standards. A person shall not sell or offer to sell a new snowmobile that emits a level of sound in excess of that prohibited by subsection (2) of this section unless the snowmobile complies with federal noise emission standards.

(b) For the purposes of this section, a "new" snowmobile or off-highway vehicle means a snowmobile or off-highway vehicle that has not been transferred on a manufacturer's statement of origin and for which an ownership registration card has not been submitted by the original owner to the manufacturer.

(4) This section shall not apply to the following

(a) A vehicle designed or modified for and used in closed-circuit, off-highway vehicle competition facilities.

- (b) An off-highway vehicle used in an emergency to search for or rescue a person; and
- c) An off-highway vehicle while in use for agricultural purposes.
- (5) A person who violates this section commits a class 2 petty offense and, upon conviction thereof, shall be punished by a fine of not more than one hundred dollars
- (6) No municipality or county may adopt an ordinance or resolution setting noise standards for off-highway vehicles or snowmobiles that are more restrictive than this section.
- (7)
 - (a) Nothing in this section shall be construed to modify the authority granted in section 25-12-103.
 - (b) Nothing in this section shall be construed to authorize the test to produce a less restrictive standard than the J1287 stationary sound test or the J2567 stationary sound test published by SAE international or any successor organization.
- (8) The following shall be an affirmative defense to a violation under this section if the off-highway vehicle or snowmobile:
 - (a) Was manufactured before January 1, 2005;
 - (b) Complied with federal and state law when purchased;
 - (c) Has not been modified from the manufacturer's original equipment specifications or to exceed the sound limits imposed by subsection (1) or (2) of this section; and
 - (d) Does not have a malfunctioning exhaust system.

29-1-1203 Applicability to other local laws

This part 12 shall not be construed to affect the enactment or enforcement of laws generally regulating traffic, parking, excessive **noise**, or other adverse conditions affecting the health, welfare, and safety of citizens of a local government.

29-20-105.6 Notification to military installations by local governments of land use change – legislative declaration – definitions

- (1) The general assembly hereby finds, determines, and declares that it is desirable for local governments in the state to cooperate with military installations located within the state in order to encourage compatible land use, help prevent incompatible urban encroachment upon military installations, and facilitate the continued presence of major military installations within the state
- (2) - (3)
- (4) Upon submission of the information required to be provided pursuant to subsection (3) of this section, the military installation shall have fourteen business days within which to review the information and submit comments to the local government on the impact the proposed changes may have on the mission of the military installation. Such comments may include:
 - (a) If the military installation has an airfield, whether the proposed changes will be compatible with the safety and **noise** standards contained in the air installation compatible use zone recommended by United States department of defense instruction 4165.57 for that airfield;
 - (b) Whether the proposed changes are compatible with the installation environmental **noise** management program of the military installation;
- 5) – (6)

30-11-104 County buildings – acquisition of land or buildings by eminent domain authorized

(1)

(a) Each county, at its own expense, shall provide a suitable courthouse, a sufficient jail, and other necessary county buildings and keep them in repair.

(b) For any penal institution that begins operations on or after August 30, 1999, that is operated by or under contract with a county, the county may establish standards relating to space requirements, furnishing requirements, required special use areas or special management housing, and environmental condition requirements, including but not limited to standards pertaining to light, ventilation, temperature, and **noise** level. If a county does not adopt standards pursuant to this paragraph (b), the penal institution operated by or under contract with the county shall be subject to the standards adopted by the department of public health and environment pursuant to section 25-1.5-101 (1) (i), C.R.S. In establishing such standards, the county is strongly encouraged to consult with national associations that specialize in policies relating to correctional institutions

30-15-401 General regulations

(1) In addition to those powers granted by sections 30-11-101 and 30-11-107 and by parts 1, 2, and 3 of this article, the board of county commissioners has the power to adopt ordinances for control or licensing of those matters of purely local concern which are described in the following enumerated powers:

(a) – (l)

(m)

(I) In addition to the authority given counties in article 12 of title 25, C.R.S., to enact ordinances which regulate **noise** on public and private property except as provided in subparagraph (II) of this paragraph (m); prohibit the operation of any vehicle that is not equipped with a **muffler** in constant operation and is not properly maintained to prevent an increase in the noise emitted by the vehicle above the noise emitted when the muffler was originally installed; and prohibit the operation of any vehicle having a muffler that has been equipped or modified with a cutoff and bypass or any similar device or modification. For the purposes of this paragraph (m), "vehicle" shall have the same meaning as that set forth in section 42-1-102 (112), C.R.S

(II) Ordinances enacted to regulate noise on public and private property pursuant to subparagraph (I) of this paragraph (m) shall not apply to:

(A) Property used for purposes which are exempt, pursuant to section 25-12-103, C.R.S., from **noise** abatement; and

(B) Property used for: Manufacturing, industrial, or commercial business purposes; public utilities regulated pursuant to title 40, C.R.S.; and oil and gas production subject to the provisions of article 60 of title 34, C.R.S.

33-13-108 Prohibited vessel operations

(1) (a) No person shall operate or give permission for the operation of a vessel:

(II) Which emits **noise** in excess of the permissible level established in standards promulgated by the board in accordance with article 4 of title 24, C.R.S

42-1-302 Legislative declaration

(1) The general assembly hereby finds and declares that:

(a) – (b)

(c) Long-duration idling of truck engines annually consumes over one billion gallons of diesel fuel and annually emits eleven million tons of carbon dioxide, two hundred thousand tons of oxides of nitrogen, and five thousand tons of particulate matter into the air. Idling can increase engine maintenance costs, shorten engine life, adversely affect driver well-being, and create elevated **noise** levels

42-4-213 Audible and visual signals on emergency vehicles

(1) Except as otherwise provided in this section or in section 42-4-222 in the case of volunteer fire vehicles and volunteer ambulances, every authorized emergency vehicle shall, in addition to any other equipment and distinctive markings required by this article, be equipped as a minimum with a **siren and a horn**. Such devices shall be capable of emitting a sound audible under normal conditions from a distance of not less than five hundred feet

42-4-224 Horns or warning devices

(1) Every motor vehicle, when operated upon a highway, shall be equipped with a horn in good working order and capable of emitting sound audible under normal conditions from a distance of not less than two hundred feet, but no horn or other warning device shall emit an **unreasonably loud or harsh sound**, except as provided in section 42-4-213 (1) in the case of authorized emergency vehicles or as provided in section 42-4-222. The driver of a motor vehicle, when reasonably necessary to ensure safe operation, shall give audible warning with the horn but shall not otherwise use such horn when upon a highway

(2) No vehicle shall be equipped with nor shall any person use upon a vehicle any audible device except as otherwise permitted in this section. It is permissible but not required that any vehicle be equipped with a theft alarm signal device which is so arranged that it cannot be used by the driver as a warning signal unless the alarm device is a required part of the vehicle. Nothing in this section is meant to preclude the use of audible warning devices that are activated when the vehicle is backing. Any authorized emergency vehicle may be equipped with an audible signal device under section 42-4-213 (1), but such device shall not be used except when such vehicle is operated in response to an emergency call or in the actual pursuit of a suspected violator of the law or for other special purposes, including, but not limited to, funerals, parades, and the escorting of dignitaries. Such device shall not be used for such special purposes unless the circumstances would not lead a reasonable person to believe that such vehicle is responding to an actual emergency.

(3) No bicycle, electrical assisted bicycle, or low-power scooter shall be equipped with nor shall any person use upon such vehicle a **siren or whistle**.

42-4-225 Mufflers – prevention of noise

(1) Every motor vehicle subject to registration and operated on a highway shall at all times be equipped with an adequate muffler in constant operation and properly maintained to prevent any excessive or unusual noise, and no such muffler or exhaust system shall be equipped with a cut-off, bypass, or similar device. No person shall modify the exhaust system of a motor vehicle in a manner which will amplify or increase the noise emitted by the motor of such vehicle above that

emitted by the muffler originally installed on the vehicle, and such original muffler shall comply with all of the requirements of this section.

(1.5) Any commercial vehicle, as defined in section 42-4-235 (1) (a), subject to registration and operated on a highway, that is equipped with an engine compression brake device is required to have a muffler

(2) A muffler is a device consisting of a series of chamber or baffle plates or other mechanical design for the purpose of receiving exhaust gas from an internal combustion engine and effective in reducing noise

(3) Any person who violates subsection (1) of this section commits a class B traffic infraction. Any person who violates subsection (1.5) of this section shall, upon conviction, be punished by a fine of five hundred dollars. Fifty percent of any fine for a violation of subsection (1.5) of this section occurring within the corporate limits of a city or town, or within the unincorporated area of a county, shall be transmitted to the treasurer or chief financial officer of said city, town, or county, and the remaining fifty percent shall be transmitted to the state treasurer, credited to the highway users tax fund, and allocated and expended as specified in section 43-4-205 (5.5) (a), C.R.S.

(4) This section shall not apply to electric motor vehicles.



CLAYTON M. BUCHNER
Town Attorney
Silverton, Colorado

MEMORANDUM FOR: Silverton Board of Trustees (“BOT”)


SUBJECT: Code Enforcement – Noise Ordinance

1. This memorandum is regarding the enforcement of the Noise Ordinance and the treatment of alleged violations within the Town of Silverton.
2. Authority for enforcement of maximum permissible noise levels is granted by and through C.R.S. 25-12-103 et seq. The enforcement of noise violations is enforced by the Sheriff’s Department, as outlined in Silverton Municipal Code (“Code”) Section 10-9-10. The Sheriff’s Department makes a prima facie determination, accepted as correct until proven otherwise, based on specifically outlined decibel levels with A-weighting [“db(A)”] according to zoning and time of day. A decibel reader is used at least 25 feet from property emanating the suspected unreasonable noise. See chart below for allowable decibel levels.

<u>ZONE</u>	<u>7:00am to 7:00pm</u>	<u>7:00pm to 7:00am</u>
Residential	55 db(A)	50 db(A)
Commercial	60 db(A)	55 db(A)
Light industrial	70 db(A)	65 db(A)
Industrial	80 db(A)	75 db(A)

3. There are many exceptions outlined in the statute to include but not limited to 10 db(A) increases for 15 minutes out of every hour, permitted special events, car races, etc... These exceptions are outlined in the statute but not contained in the Town Code. As a statutory town, Silverton may pass noise ordinance and abatement laws that conform or are more restrictive than the statute, but may not typically pass a less restrictive noise ordinance, e.g. increasing the allowable db(A) in a particular zone or increasing the time period for higher level allowable db(A) noise.
4. It is the responsibility of local law enforcement to investigate unreasonable noise violations, typically accomplished on a complaint-based or officer-observed basis. In general, if a noise emanating 25 feet from a property line is not above the db(A) for the time period, there is no noise violation.
5. Please feel free to contact me with any questions/concerns or to clarify if any facts or assumptions in this memorandum are in error.

Very Respectfully,


Clayton M. Buchner, J.D.
Town Attorney
Silverton, Colorado

September 22, 2025

9. Committee Reports

Trustees will report on their respective committees if they have met. A list of the committees can be found at <https://townofsilverton.colorado.gov/government/boards-commissions>

September 22, 2025

10. Open Discussion/ Future Agenda Items

Allows Trustees to discuss matters with staff and collectively determine future agenda items.

September 22, 2025

11. Public Comment

The closing Public Comment is intended for a to comment only on agenda items that have been presented.

The Mayor or Pro Tem will call out the public to comment as well as time the comment and let the public know when they have run out of time. This has been limited to 3 minutes even though it has not stated this on the agenda.

It is not encouraged for Trustees to engage in a dialogue on a public comment, but Trustees can direct staff to follow up with the citizen.

Comments that are submitted via email about an agenda item will be accepted up until the agenda packet is constructed on noon on Wednesday before the Regular Meeting. Comments that are received after this deadline will be emailed to the trustees and not included in the packet. Comments that are emailed are not considered “official public comment” unless they are presented at the meeting or submitted for a Public Hearing before the Wednesday deadline.

Public Comments specific to a Public Hearing on the agenda should be encouraged to take place during the public hearing and not during the opening Public Comment, so that their comments can be recorded with the hearing.

Closing Public Comment is not addressed in the Silverton Municipal Code.