

Town of Rico Memorandum

Date: July 11, 2024

TO: Town of Rico Board of Trustees
FROM: Chauncey McCarthy, Rico Town Manager
SUBJECT: July Board of Trustees Regular Meeting

Rico Geothermal Coalition update

Teal Stetson-Lee to provide an update on the Rico Geothermal Coalition.

Appointment of vacant Planning Commission seats (PG. 15)

Included in this packet is a letter of interest for an open seat on the Planning Commission. The planning commission has three open positions: one regular, and two alternate seats. This term would expire January 2025.

Authorization to proceed with MMOF grant application for CDOT sidewalk project (PG. 16)

Montezuma County has not been able to expend all their MMOF funds and has asked to return this money to the Southwest Transportation Planning Organization (SWTPR). These funds are tied to American Rescue Plan requirements (ARPA) and must be committed by the end of this year and spent by the end of 2026. The money being returned by Montezuma County has been made available to members of the SWTPR through a competitive grant application.

CDOT is currently in the planning stage to install sidewalks and pedestrian features in Town. They are considering installing additional sidewalks to connect the core of town to the gas station, along with a mid-block crossing by the Rico Hotel, bump outs at Mantz and Glasgow, and additional sidewalks to the north of the core. This would be part of a larger regional project including the following municipalities: Norwood, Sawpit, Placerville, and Rico. (CDOT fact sheet has been included in the packet.)

Staff would like to apply for a \$150,000 of MMOF funds to offset the design phase of this project which would free up an equal amount to go towards construction of the overall multimodal project. If awarded CDOT staff would prepare an IGA or other passthrough agreement to release the funds over to the project. CDOT and their contractors will complete all aspects of the project including planning, design, engineering, and construction.

Consideration of waiver or reduction of water bill account 152, Craig and Sandy Spillman (PG. 17)

Included in the packet is a letter from Craig and Sandy Spillman requesting a reduction in their water bill due to a drain line being left open for an extended period of time.

Rico Water Rules and Regulations Section 8.8 Waiver: The Board of Trustees may waive any water fee due, or portion thereof, after holding a public hearing thereon, if the Board of Trustees finds that such waiver promotes the overall intent and purpose of this Ordinance and relieves undue hardship. Reasons to allow waiver of fees include, but are not limited to, reasonable failure to detect a leak causing excessive usage and water usage to flush lines of debris and sediment.

Consideration of septic variance application Lot 1 Bedrock Subdivision, BRD LLC, applicant. (PG. 18-28)

Included in the packet is a variance request to the Rico Board of Public Health for a setback reduction of the soil treatment area (STA) of an on-site wastewater treatment system (OWTS) for Lot 1 Bedrock Subdivision. The variance procedures for all OWTS are governed by Colorado Regulation 43 section N, which has been included in the packet. The materials provided by the applicant satisfy all the requirements of Regulation 43.

I spoke with Chuck Cousino OWTS Coordinator for the CDPHE water quality control division and he said “There is no issue in granting the variance to the forest service property line. However, they may want to look into burying and encasing the forcemain that crosses the utility easement. If large machinery is driven in that area for maintenance of the powerlines, a shallow pipe may be damaged.”

Paved roads analysis; update of Work Plan (PG. 29-33)

Included in the packet is an Analysis of Road Paving and Maintenance Costs in the Town of Rico for the board’s review.

Voluntary lead soils clean up (“VCUP”) status

Mayor Pieterse to provide an update on the Voluntary lead soils clean up status.

Quarter 2 financial update (PG. 34-47)

Included in the packet are comparative income statement to budget for each fund. All funds closed out quarter 2 higher than they started. In general, revenue for each fund tracked higher than budget, and expenditures lower than what was budgeted. Staff can discuss any aspect of each fund during the meeting.

Town project updates

- Silver Creek Water System

The State Revolving Fund has awarded the Town of Rico a \$10,000 planning grant to complete a Project Needs Assessment for the reactivation of Silver Creek. The grant was awarded on July 1, 2024 and the Town has one year to expend the funds. The required match is 20%. I am working with the EPA water technical assistance group to finalize the Town’s RFP for engineering services. Once the RFP has been completed the project will go out for solicitation.

- Town Shop Construction

The issues with the new Town Shop are close to being resolved. Per the geotechnical engineer, cobble was piled in the foundation dig above the water table and spring. The contractor placed a geotextile fabric above the cobble and placed pit run above that. Class 6 will be compacted on top of the pit run and concrete work will begin soon. A dumpster and shipping container have been delivered to the site and staff have been cleaning out the old building.

- Parks and Recreation Improvements

The pavilion steel structure and playground structures have been ordered. The lead time for the pavilion is roughly 8 – 12 weeks. The pavilion site has been cleared and concrete work should start within the next 6 weeks. Once the delivery date of the steel structure has been confirmed staff will start coordinating the community build. Summit Recreation will be in Town the week of August 19 to install the playground structures. Staff tried to find a community that needed a play structure but was unsuccessful. There is a local family that would take the playground if the Board is agreeable to that.

RICO TOWN BOARD MEETING MINUTES

Date: June 19, 2024
Call to Order 7:02PM

Trustees Present: Mayor Pro Tem Patrick Fallon (moderating)
Mayor Nicole Pieterse (zoom)
Trustee Benn Vernadakis
Trustee Cristal Hibbard
Trustee Chris Condon
Trustee Joe Dillsworth (arrival 7:05)

Trustees Absent: None

Staff Present. Chauncey McCarthy, Anna Wolf (zoom)

Approval of the Agenda

Motion

To approve the agenda.

Moved by Trustee Chris Condon, seconded by Mayor Nicole Pieterse. No one opposed.

Approval of the Minutes

Motion

To approve the minutes.

Moved by Trustee Benn Vernadakis, seconded by Trustee Chris Condon. No one opposed.

Consent Agenda

Payment of the Bills

Mayor Nicole Pieterse inquired regarding Fischer consulting check.

Motion

To approve the payment of the bills.

Moved by Trustee Cristal Hibbard, seconded by Trustee Benn Vernadakis. No one opposed.

Public Comment:

Skip Zeller: town wide clean up update. To be forthcoming in the upcoming months.

Action Items:

Appointment of vacant Board of Trustees seat

Seat not appointed as the applicant was not present.

Consideration of 2023 Financial Audit

Chauncey McCarthy gives introduction. Andrew Wendt with Atlas CPA gives summary. Board discussion was had.

Motion

Move to approve the auditor's report with the amendment.

Moved by Trustee Cristal Hibbard, seconded by Trustee Benn Vernadakis.

Vote. A roll call vote was taken and the motion was approved, 6-0.

Consideration of 2024 – 2026 audit engagement letter, Atlas CPA & Advisors PLLC
Chauncey McCarthy summary. Andrew Wendt gives presentation of engagement letter.
Board has discussion.

Motion

Move to approve the engagement letter with Atlas CPA

Moved by Trustee Benn Vernadakis, seconded by Mayor Nicole Pieterse.

Vote. A roll call vote was taken and the motion was approved, 6-0.

Consideration of change order for historic commercial building permit at 26 N Glasgow, Craig and Sarah Lyons applicant

Chauncey McCarthy gives summary of change order.

Applicants explained change.

Board asks questions and has discussion.

Motion

To approve change order for historic commercial building permit at 26 N Glasgow,

Moved by Trustee Chris Condon, seconded by Trustee Joe Dillsworth.

Vote. A roll call vote was taken and the motion was approved, 6-0.

Consideration of cash donation request to the Rico Fire Protection District for the support of the Tri-state Firefighter Convention

Mayor Pro Tem Pat Fallon and Benn Vernadakis recuse themselves.

Chauncey McCarthy gives Summary.

David Kunz gives summary.

Board has discussion.

Public Comment: Florence Ezell

Motion

To approve \$3000 donation to the Rico Fire Protection District to match the Dolores County donation.

Moved by Mayor Nicole Pieterse, seconded by Trustee Chris Condon.

Vote. A roll call vote was taken and the motion was approved, 4-0.

Mayor Pro Tem Pat Fallon and Benn Vernadakis recuse themselves therefore did not vote.

Consideration of Special Event Permit, Rico Roundup Car Show, Erich Arnette applicant

Town Manager Chauncey McCarthy gives introduction. Mark Allen gives summary.

Board discussion was had.

Public comment was taken from Skip Zeller

Motion

To provide a support letter for Rico Roundup Car Show

Moved by Trustee Benn Vernadakis, seconded by Trustee Chris Condon

Vote. A roll call vote was taken and the motion was approved, 6-0.

Consideration of contract amendment regarding professional services for preparation of environmental report, Town of Rico wastewater system project, Bohannan Huston

Town Manager Chauncey McCarthy gives summary.

Board Discussion was had.

Public comment was taken from Skip Zeller

Motion

To approve contract amendment regarding professional services for preparation of environmental report, Town of Rico wastewater system project, Bohannan Huston

Moved by Trustee Cristal Hibbard, seconded by Trustee Chris Condon.

Vote. A roll call vote was taken and the motion was approved, 6-0.

Consideration of second reading of Ordinance 2024-02 an Ordinance of the Town of Rico, Colorado extending the temporary moratorium on the acceptance of new land use applications for major or minor subdivisions, and residential or commercial planned unit developments

Board Discussion was had.

Motion

To approve second reading of Ordinance 2024-02

Moved by Trustee Benn Vernadakis, seconded by Mayor Nicole Pieterse.

Vote. A roll call vote was taken and the motion was approved, 6-0

Consideration of second reading of Ordinance 2024-03 an Ordinance of the Town of Rico, Colorado adopting Construction Rules and Regulations

Board Discussion was had.

Public comment was taken from Skip Zeller

Motion

To approve second reading of Ordinance 2024-03

Moved by Trustee Joe Dillsworth, seconded by Trustee Benn Vernadakis.

Vote. A roll call vote was taken and the motion was approved, 6-0

Violation of Ordinance 277 an Ordinance prohibiting nuisances within the Town of Rico, providing means for abating same, and providing penalties for violation there, 201 & 213 S Glasgow Ave, Camels Garden LLC owner.

Mayor Nicole Pieterse recuses herself because she has a client who is negotiating with the land owner on a different property.

Town Manager Chauncey McCarthy gives summary.

Board Discussion was had.

Public comment was taken from Skip Zeller

Motion

To direct the Town manager to send a notice that we are enforcing Ordinance 277 and the progressive steps that that ordinance provides for following the formal notice.

Moved by Trustee Chris Condon, seconded by Trustee Benn Vernadakis.

Board Discussion was had. The motion stands as written above.

Vote. A roll call vote was taken and the motion was approved, 5-0
Mayor Nicole Pieterse recuses herself so did not vote.

Staff Report

Clerk's report:

Has been taking on the watering flowers and the park.
Election update.

Manager's report

Dennis going through health issues. Projects on delay. Potential for extended leave in the future.
Van Winkle scanning to understand what needs to be done.
State Revolving Fund from the State coming up. Working with region 9.
FEMA floodplain manager exam passed.

Discussion Items

Voluntary lead soils clean up ("VCUP") update

Mayor Nicole Pieterse gives summary.

Columbia Tailings and Propatria corrective work update

Mayor Nicole Pieterse gives summary of work plan status for both sites, which will be available on Town's website once approved by Colo. Department of Health and Environment.

Electric utility updates

Allyn Svaboda gives update.

Town construction project updates

Town Manager gives update on Park and Town shop project.

Park and Recreation open position

Town Manager gives summary. Job description to go live within 1 week.

Motion

To go into Executive session Townwide Voluntary Cleanup financial assurance and funding agreement. Determination of positions relative to matters that may be subject to negotiations, Development of strategy for negotiations and instruction of negotiators § 24-6 402(4)(e) C.R.S

Moved by Trustee Benn Vernadakis, seconded by Trustee Je Dillsworth.

Vote. A roll call vote was taken and the motion was approved, 6-0

Motion to come out of executive session and adjourn at 10:15 pm by unanimous consent

Anna Wolf
Rico Town Clerk

Nicole Pieterse
Mayor

NEW Town of Rico - General Fund
Check Register
 For the Period From Jul 1, 2024 to Jul 31, 2024

Filter Criteria includes: Report order is by Date.

| Check # | Date | Payee | Cash Account | Amount |
|---------|---------|-----------------------------|--------------|------------------|
| 18140 | 7/2/24 | Rico Fire Protection | 10000 | 1,802.00 |
| 18141 | 7/10/24 | Orkin | 10000 | 126.99 |
| 18142 | 7/10/24 | Rico Telephone Company | 10000 | 250.00 |
| 18143 | 7/10/24 | Jon Kelly | 10000 | 375.00 |
| 18144 | 7/10/24 | Fraley Propane, LLC | 10000 | 485.00 |
| 18145 | 7/10/24 | Kaplan Kirsch Rockwell | 10000 | 3,123.20 |
| 18146 | 7/10/24 | Bighorn Consulting Engin | 10000 | 200.00 |
| 18147 | 7/10/24 | WM Corporate Services, I | 10000 | 111.87 |
| 18148 | 7/10/24 | Utility Notification Center | 10000 | 72.24 |
| 18149 | 7/10/24 | Century Link | 10000 | 156.65 |
| 18150 | 7/10/24 | San Miguel Power Associ | 10000 | 112.00 |
| 18151 | 7/10/24 | Nicole Pieterse | 10000 | 628.46 |
| 18152 | 7/10/24 | Safe Built | 10000 | 210.00 |
| 18153 | 7/10/24 | lepew Porta Johns | 10000 | 1,873.40 |
| 18154 | 7/10/24 | Karp Neu Hanlon, PC | 10000 | 2,575.00 |
| Total | | | | <u>12,101.81</u> |

NEW Town of Rico - Water Fund
Check Register
For the Period From Jul 1, 2024 to Jul 31, 2024

Filter Criteria includes: Report order is by Date.

| Check # | Date | Payee | Cash Account | Amount |
|---------|---------|--------------------------|--------------|-----------------|
| 4639 | 7/10/24 | Fralely Propane LLC | 10000 | 200.00 |
| 4640 | 7/10/24 | Rico Telephone Company | 10000 | 115.00 |
| 4641 | 7/10/24 | Green Analytical Lab | 10000 | 100.00 |
| 4642 | 7/10/24 | Ferguson Waterwork #1111 | 10000 | 809.89 |
| 4643 | 7/10/24 | San Miguel Power Associ | 10000 | 478.00 |
| 4644 | 7/10/24 | AT&T Mobility | 10000 | 222.64 |
| 4645 | 7/10/24 | La Plata County PH Dept | 10000 | 38.50 |
| 4646 | 7/10/24 | RVS Software | 10000 | 199.32 |
| Total | | | | <u>2,163.35</u> |

2018 NEW Town of Rico - Street Fund
Check Register
For the Period From Jul 1, 2024 to Jul 31, 2024

Filter Criteria includes: Report order is by Date.

| Check # | Date | Payee | Cash Account | Amount |
|---------|---------|--------------------------|--------------|---------------|
| 2943 | 7/10/24 | Rico Telephone Company | 10000 | 50.00 |
| 2944 | 7/10/24 | Slavens, Inc | 10000 | 239.47 |
| 2945 | 7/10/24 | San Miguel Power Associ | 10000 | 128.00 |
| 2946 | 7/10/24 | WM Corporate Services, I | 10000 | 163.51 |
| 2947 | 7/10/24 | the plumbing store | 10000 | 16.62 |
| Total | | | | <u>597.60</u> |

NEW Town of Rico - Open Park Fund
Check Register
For the Period From Jul 1, 2024 to Jul 31, 2024

Filter Criteria includes: Report order is by Date.

| Check # | Date | Payee | Cash Account | Amount |
|---------|---------|-------------------------|--------------|--------|
| 1772 | 7/10/24 | San Miguel Power Associ | 11000 | 27.00 |
| 1773 | 7/10/24 | LePew Porta-Johns, Inc | 11000 | 370.00 |
| Total | | | | 397.00 |

Dear Board of Trustees and Planning Commission members,

I'd like to provide some comments to the proposed RLUC revisions, using the June 12th planning commission meeting packet, and discussions of that June 12th meeting, as a basis for my comments.

Zoning and PUDs

This area of the land use code I feel could use some clarity and revisions. For disclosure I do own property zoned RPUD.

To start with it has taken me some time to understand the town zoning, PUD process, and how uses permitted by right and design regulations fit into this. When I think of a PUD I think of larger projects that create neighborhoods/communities, and a variety of zoning, such as Gunnison Rising (<https://gunnisonrising.com/masterplan/>). When I look at Dolores River Trail, that to me is a subdivision but not a PUD process. The purpose of PUD zoning in 302.1 states, "The Planned Unit Development Districts (PUD) are intended to permit the use of land with flexibility in design and without rigid application of zoning requirements applied to the platted portion of Town." And in section 302.2, "A mixture of Zone Districts is permitted in PUD applications to permit site specific application of appropriate zoning based on the Rico Regional Master Plan, the purposes of this RLUC, the purposes of PUD and subdivisions, and site-specific development opportunities and constraints." There is no land zoned as PUD though. RPUD and CPUD are essential PUD's that are pre-zoned and come with design regulations and uses by right no different than any other zoning. Without the knowledge of the original intent I am unsure what the acceptable realm of PUD applications would be. For example, is it acceptable to take property zoned as RPUD and propose nothing but commercial lots? Is there any chance of that getting approved? If it is acceptable then wouldn't changing the zone to PUD be more appropriate? Is the purpose of zoning it as RPUD to show the preference for residential and certainty for a developer that lots of a certain size, setback, building type, and square footage are essentially pre-approved? It's likely there was a certain intent with the PUD zoning but I think there is a way to clean the zoning and the process up a bit.

I think the first question to ask with regards to mining claims and tracts/parcels zoned as RPUD or CPUD is do we want to limit those lands to residential or commercial uses only, respectively? If so, I don't think they should be zoned as a PUD. Additional zoning can be created that is different from commercial and residential, such as "rural residential" that requires different setbacks, a different lot size, etc. The new zoning of rural residential or rural commercial could, if legally sound, carry a stipulation that all subdivisions of these properties follow the major subdivision process if that is the desire. If the desire is to allow flexibility of zoning and applications in all RPUD and CPUD applications, then I do think rezoning as PUD is more appropriate. And finally, the PUD process should never result in new tracts/lots, unless not part of the subdivision, that are zoned PUD. The subdivision process should result in rezoning of each new lot.

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With regards to “use permitted by right”, I think there is some work to clean that up as well. While the land use code functions, with 106.2 stating that where laws conflict, the one that imposes the greater restriction shall govern, it would be cleaner to eliminate contradictions. A use by right as stated in 270, should not require a public review process before that use can be realized. I think this leads into the discussion of whether some uses should be allowed on CPUD or RPUD zoned properties without going through a major subdivision process. I think for a landowner that isn’t looking to subdivide it is hard to understand the applicability of going through the major subdivision process or why other parts of the land use code that pertain to environmental concerns, excavation permits, and utilities don’t sufficiently scrutinize the development.

After describing some of the issues I see in the current zoning and process, I’ll give my proposal of how these issues should be dealt with in the new land use code. First, let me mention some of the values I have that help me form my decisions.

1. I believe in the “Preferred Scenario - Vision Statement” in the 2004 Rico Regional Master Plan as well as many of the Community Development guidelines.
2. I value the idea of providing certainty to landowners and dislike the idea of a change that feels like a rug pull. I’m more sympathetic to individuals than businesses.

And additionally:

1. I’m uncertain of why a few parcels were zoned CPUD and a few were zoned MU. It is not immediately clear to me those parcels should have different development guidelines from the overwhelming majority zoned RPUD.
2. I dislike the current state where all development activity on RPUD or CPUD zoned land requires going through the major subdivision process.

The following is my proposal:

1. Rezone all RPUD, CPUD, and MU to PUD. CPUD and RPUD zones are eliminated. I’m interested to hear the arguments against this. I haven’t mentioned much about the MU. I just don’t understand why it isn’t zoned RPUD or CPUD. This does result in fewer rights for the two mixed use owners. This creates no additional hardships for CPUD or RPUD owners.
2. Create a new zone called “rural residential”. This zone combines the RPUD and residential design regulations. From the residential side I’d take the 3250 maximum floor area. From the RPUD side I’d take the lot size, set backs, and uses permitted by right. From the June joint planning meeting it seemed the maximum number of accessory dwellings or tiny homes should be limited at two. I like this idea. Therefore, keeping the idea of three units, a triplex could have no adu/tiny homes, a duplex could have one, and a single family house could have two. I’m not set on this, but rural residential zoning could have the additional stipulation that all subdivisions must go through the major subdivision process.
3. All PUD properties could be rezoned “rural residential” at a basic admin level process. This proposal doesn’t take away any options for existing RPUD parcel owners. An existing RPUD owner could go through the PUD process and make their case - based

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on design, visibility, nearby housing size - for a home with a maximum floor area over 3250.

4. Create a new zone called "rural commercial". This would be similar to current CPUD use by right and design regulations. Commercial design regulations are more specific to being situated off 145 so this new zone is needed.
5. The result of these zoning and PUD recommendations is that all subdivisions and all residential condo/apartment/housing complexes greater 3 units or 3250 sq ft combined will need to go through a major subdivision process. All commercial development will also need to go through the major subdivision process.
6. The PUD process uses existing and newly created zoning (commercial, rural commercial, residential, rural residential, open space) as the preferred rezoning but accepts applications with other ideas or variances.

Driveway width

There isn't much detail to go off of here but I'll blow it up into a much bigger deal about the way I think about the environment, regulation, and how well Rico fits in with other towns. Please recognize the attempt at humor in my response.

The edits increased the driveway width to 12', and 16' if more serving more than one unit or other non residential uses, with the justification that this is common practice. I don't agree with this change for the following reasons:

1. Most other mountain towns in Colorado have become miserable, over-populated, over-taxed, over-regulated, and over-priced places to live, in other words, perfectly gentrified. I have little interest in seeing Rico follow in their footsteps so if something is "typical" and we choose to adopt it, I want to better understand why and how it serves Rico.
2. To create a change from the existing state you have to identify the current problem. Has the past and present been an unmitigated disaster with regards to driveway width? What problem currently exists with 10' driveways?
3. The language for driveways mandated at 16' applies to far too many properties including ADU and/or tiny homes, as I believe those each count as a dwelling unit. There is one reason a driveway should be wider than the current 10' and that is frequent two way traffic.
4. The town does not set a plowed 16' standard on all roads they maintain. Have navigating the 8-10' plowed alleys been a disaster? I think it's been fun and reinforces what mountain living is all about.
5. The width a driveway needs to be should be about site specific conditions as much as anything. Is the driveway flat or steep, straight or curving, at grade or above grade?
6. Colorado highways, including hwy 145 mostly have 12' lanes. If you can drive in and out of Rico at 65 mph on a 12' lane you can probably navigate a driveway at 10 mph with a

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narrower width and you definitely don't need 16'. How about getting over to West Rico on a bridge narrower than 16'? People somehow make it work in the end.

7. Space! Requiring 12' and 16' driveways takes space, and makes it harder to fit septic, house, and a driveway on two lots.
8. The most important reason not to mandate larger driveways is the environment. We live in a lush, verdant, recovering environment. Why mandate denuding properties and replacing vegetation with gravel?

What is the reason for this proposed change? I can't imagine it is legal. Is it because vehicles are getting larger? I'd admit that's true but do I need to design my driveway for the wishes of someone else? Do the needs and wishes of the future owner of my property, who could potentially be driving a vehicle with 3' longhorn mirrors, an 8' bed, dually axle, Texas Steakhouse Edition package - which comes stock from the factory with a 3" lift - come before the needs and wishes I have today? Nothing wrong with those vehicles but the largest vehicles shouldn't be setting the minimum driveway standards. We don't have minimum house size standards to ensure the house is suitable for the largest families and the same should go for driveways. Some will be steeper, some will be narrower, some will be short and wide like parking lots. My mom vowed never to buy a house with a steep driveway again, but that's her choice. No need to outlaw it. There is no one size fits all. If someone asks me the size I'd make my driveway, it's the size that's appropriate to the landscape, the usage, the slope, you know, 10', 11', 12' whatever it takes. <https://www.youtube.com/watch?v=II4-HnWRQK0>

I hope we can keep the 10' driveway width which only needs to be wider based on site specific extenuating circumstances or frequent two way traffic.

Thanks for considering these comments and I look forward to opining on further land use code articles.

Matt Schiff

Todd Gillman
Rico, CO 81332
June 6, 2024

Rico Town Manager, Chauncey McCarthy
1 N. Commercial St.
Rico, CO 81332

I am writing to express my interest in serving on Rico's Planning Commission for a minimum of one term.

Having lived in Rico as a full-time resident for longer than four years, I have established myself as an engaged participant in the local community, I have learned about how Rico approaches and resolves community issues through observation mostly as a curious bystander, and throughout, I have developed a sense of pride of ownership that calls for more active participation in the process. I spent the better part of two years building a residential property in town limits, and became familiar with many of Rico's building regulations and codes, as well as the process for working within the framework of the LUC. I have much to learn, but believe my interest in land use planning in general, and in Rico's continued evolution in particular, would make me a good addition to the Commission during a time when the town is experiencing more development interest and pressure than in previous years.

I would commit to always seeking first to understand issues and their complexities before seeking to be heard or understood, and will come to meetings prepared and having done the requisite amount of homework to help keep meetings efficient and effective.

Thanks so much for the work you and your team does on behalf of the community, and thank you for your consideration.

Todd Gillman
(970) 570-9545

Multimodal Improvements on CO 145

Location

CO 145 in Sawpit, Placerville, Norwood, and Rico

- San Miguel County
- Gunnison Valley Transportation Planning Region
- CDOT Region 5

Description

This project will provide multimodal improvements such as ADA ramps, curb and gutter, crosswalks, rectangular rapid flashing beacons (RRFBs), and restriping to improve the pedestrian and bicycling environment.

Project Cost

- \$3.38 Million, with \$0.68 Million in FY23-26 and \$2.70 Million in FY27+
- Priority project for FY23-26 and FY27+ of the 10-Year Strategic Project Pipeline
- Current Status: Rico multi-modal improvements constructed in 2021.

What We Heard

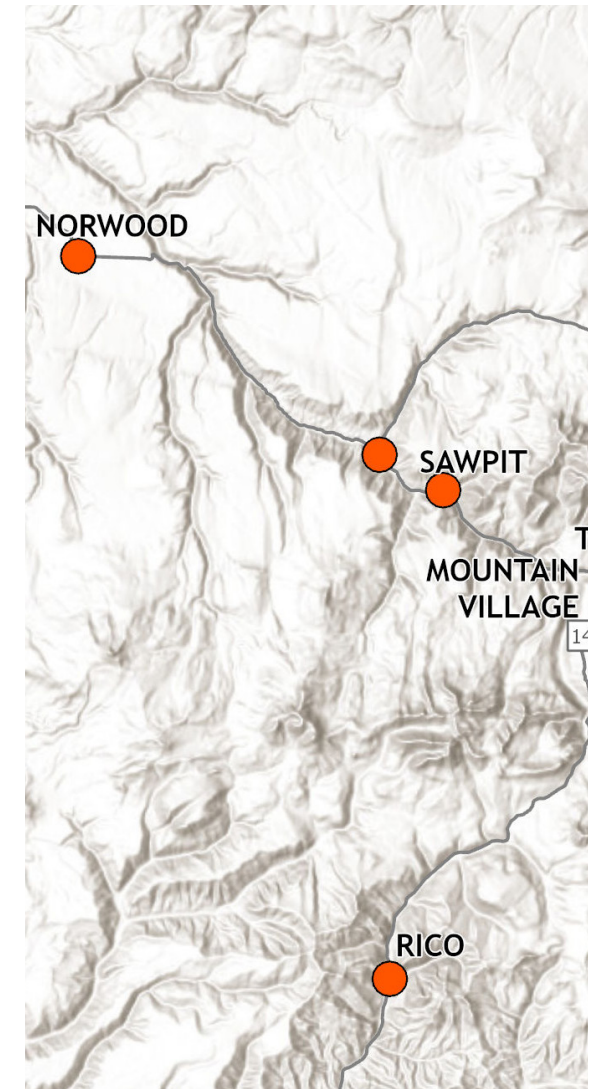
“Make this road (CO 145) more bicycle & pedestrian friendly.”

Urgent Need

- **Mobility:** State highways can function as a barrier for pedestrians and the disabled who are unable to safely cross CO 145 in many locations.
- **Safety:** CO 145 is main street in many communities and is active with cars, trucks, pedestrians, and cyclists interacting along the highway, which can create stressful, unsafe conditions for travelers.

Benefits If Funded

- **Mobility:** Pedestrians will have designated crossing facilities, increasing mobility and connectivity.
- **Safety:** Signed and marked pedestrian crossings will improve safety for all users, especially pedestrians and cyclists. Sidewalk improvements also ensure federal compliance of sidewalks along state highways.



To: Rico Board of Trustees

From: Craig and Sandy Spillman
313 N Piedmont St

Date: July 3, 2024

RE: Water Bill Waiver

We have been part-time residents at this address since 2008 and it has become our home-away-from-home. In recent years, due to Craig's health, we are in Rico less frequently as in the past. We typically turn off our water heater and drain all water systems in late fall to avoid possible freezing, then turn water back on in the spring. We are there regularly through the summer and fall months.

In late April, we closed the drain systems and turned the water heater on. Unfortunately, Craig did not remember the downstairs water line drain and it stayed open. 48 hrs later, to our dismay, we discovered that the water was still draining downstairs and immediately shut it off.

A few weeks later, we received a voice mail message from the Town Clerk office saying that our water use had been recorded at +51k gallons. Because it appeared that we could have a water leak/break, our water had been turned off as a courtesy.

We have made a \$100 partial payment on this current water bill and inquired about a possible waiver/forgiveness on this charge. We were told that we may request a waiver by submitting a letter to the Rico Board. This was clearly our fault and we do not expect anything other than to pay this bill in full. But, as Rico homeowners for 16 years and our consistent timely payment over the years, we hope that the Board may consider any sort of forgiveness. Please let us know if we need to provide any further information. We plan to be in Rico next week and understand that the next Board meeting will be July 17th.

Thank you very much for your consideration,
Craig and Sandy Spillman
928-925-9322



July 1, 2024

Mr. Chauncey McCarthy
Town Manager
Town of Rico
P.O. Box 9
Rico, CO 81332

Re: Lot 1 Bedrock Subdivision, Town of Rico, OWTS Setback
Variance (ALC Project #: 2024004)

Dear Mr. McCarthy:

This letter is in support of setback variance request by the Owners for the On-Site Wastewater Treatment System (OWTS) for a proposed residence on Lot 1 Bedrock Subdivision, Town of Rico. As required by Section 407.6 of the Town of Rico Land Use Code, adopted by ordinance no. 1999-7 (8.31.1999), codified January 18, 2023 (RLUC) and Regulation No. 43 - Onsite Wastewater Treatment System Regulation 5 CCR 1002-43, effective June 30, 2017, Colorado Water Quality Control Commission, Department of Public Health and Environment (Reg43).

Variations Requested:

1. Reduce the required 10' setback from Soil Treatment Area (STA) to property line.

Statement of Hardship:

The proposed single-family 2-bedroom home with a 1-bedroom ADU is proposed on Lot 1 Bedrock Subdivision. Due to the existing San Miguel Power Association (SMPA) overhead powerline easement and the existing soil conditions it would be impossible to construct a 2-bedroom home with the required OWTS on Lot 1. SMPA will not allow the Soil Treatment Area (STA), commonly called a leach field, to be located within the 20' overhead power line easement.

The minimum size OWTS, per Reg43, that must be sized for a 2 bedrooms, unless it is a tiny home with less than 400 square feet total, including lofts enclosed. With the existing powerline easement and soil conditions it is not

possible to construct a 2 bedroom home and the required OWTS on Lot 1.

As part of the STA is proposed outside the Town of Rico Boundary a Jurisdiction Letter from Dolores County has been issued that allows the Town of Rico to be the permitting agency for this OWTS. The letter is attached and has already been provided to the Town Manager.

Alternatives Explored:

Due to the size of this Lot and the existing overhead power line easement there is not an alternative OWTS that can be constructed withing the available Lot for a 2 bedroom home.

Technical Justification:

1. The proposed 3' separation from the proposed STA to the adjoining San Juan National Forest is less than the 10' required setback to a property line per Reg 43. As the adjoining property is the San Juan National Forest a home will never be allowed on the adjoining property. The 10' setback is to assure that adjoining OWTS STA will have a 20' setback but with no house being allowed there will never be an adjoining OWTS STA. Mr. Daniel Chavez, Realty Specialist, Forest Service, San Juan Nation Forest, issued an email that stated there is no setback guide lines other than "**do not trespass on forest lands with any type of development**". There is no proposed trespass planned on to the San Juan National Forest.

This variance is requested to establish a single family 2 bedroom residence with a 1 bedroom ADU. The ADU is allowed per the RLUC for a property of this size.

Based on Alpine Land Consulting's experience and the existing site/soil conditions, the variances requested as shown on the OWTS Variance Exhibit, prepared by Alpine Land Consulting (ALC), dated July 1, 2024, does not present a threat to human health or safety.

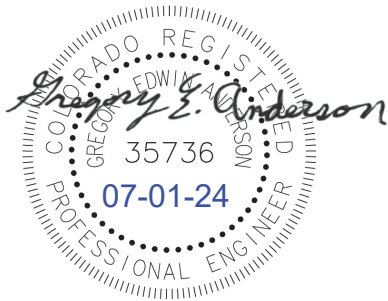
Alpine Land Consulting respectfully requests the variance be granted by the Town of Rico acting as the Board of Health.

Lot 1 Bedrock OWTS Variance

July 1, 2024

Page 3

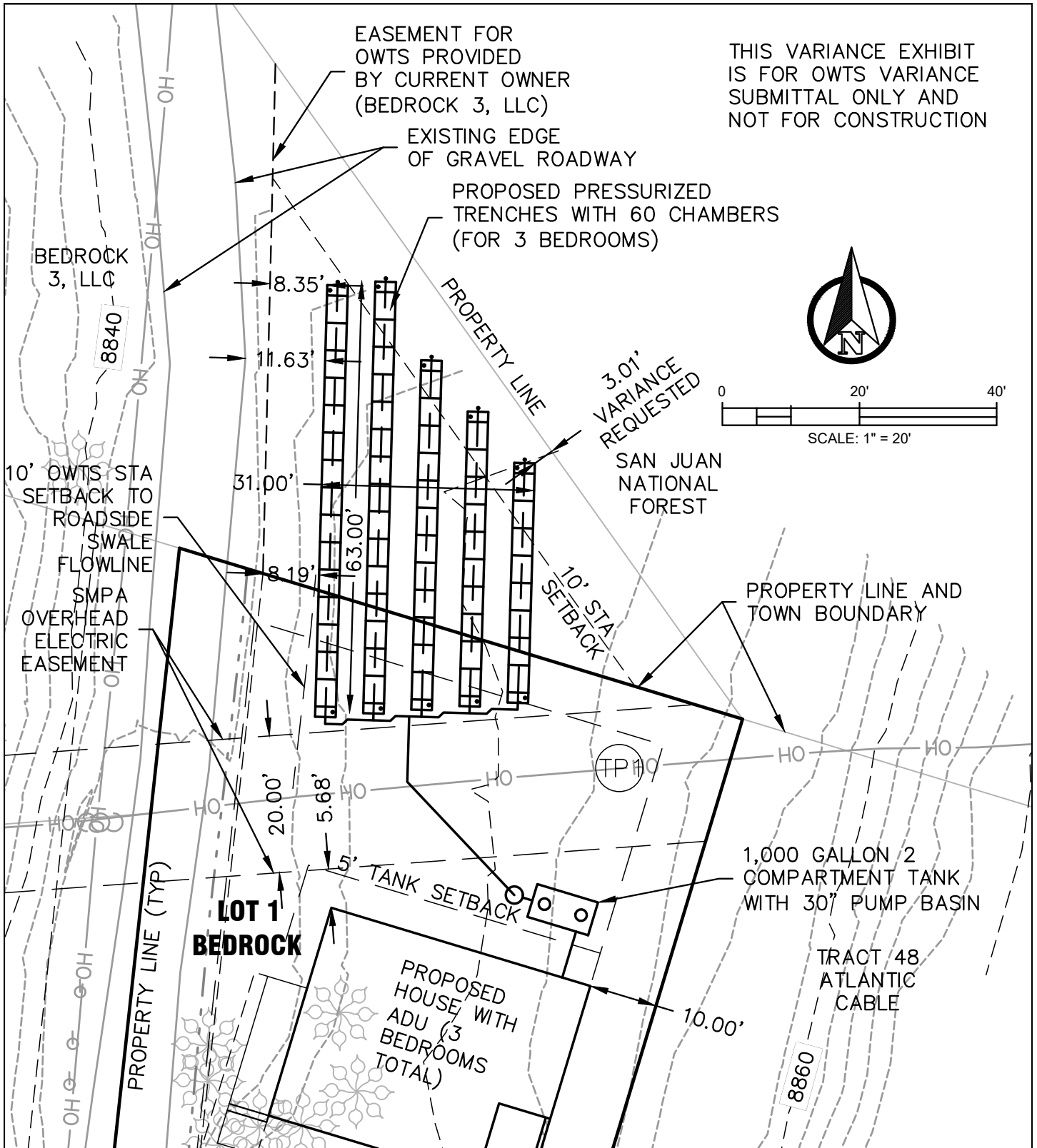
If you have any questions, please contact our office at 970-708-0326.



Respectfully Submitted,
Gregory E. Anderson, P.E.
President, Alpine Land Consulting, LLC
Colorado Registered Professional Engineer
Registration Number: 35736

Encl:

1. Lot 1 Bedrock Subdivision Variance Exhibit
2. USFS email
3. Rico OWTGS Jurisdiction Letter DCPH

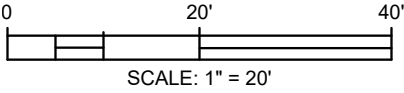


THIS VARIANCE EXHIBIT IS FOR OWTS VARIANCE SUBMITTAL ONLY AND NOT FOR CONSTRUCTION

EASEMENT FOR OWTS PROVIDED BY CURRENT OWNER (BEDROCK 3, LLC)

EXISTING EDGE OF GRAVEL ROADWAY

PROPOSED PRESSURIZED TRENCHES WITH 60 CHAMBERS (FOR 3 BEDROOMS)



3.01' VARIANCE REQUESTED

SAN JUAN NATIONAL FOREST

PROPERTY LINE AND TOWN BOUNDARY

1,000 GALLON 2 COMPARTMENT TANK WITH 30' PUMP BASIN

TRACT 48 ATLANTIC CABLE

LOT 1 BEDROCK SUBDIVISION
OWTS VARIANCE EXHIBIT



ALPINE LAND CONSULTING, LLC

P.O. BOX 234
RICO, COLORADO 81332
970-708-0326
GREGG@ALPINELANDCONSULTING.COM

PROJECT MANAGER: GEA DATE: JULY 1, 2024
DRAWN BY: GEA PROJECT #: 2024004

From: [Chavez, Daniel - FS, CO](#)
To: [Gregg Anderson](#)
Subject: Re: [External Email]FW: Lot 1 Bedrock OWTS
Date: Wednesday, May 29, 2024 10:30:21 AM

Good morning,

I checked and the Forest Service doesn't have any setback guidelines other than **do not trespass on forest lands with any type of development** however, it does default back to the county guidelines meaning you'll still need to check with and follow the county guidelines for property line setbacks on residential developments. I'm not sure what that is in Dolores County.

Best regards,

Daniel Chavez
Realty Specialist
Forest Service
San Juan National Forest

p: 970-882-6814
Daniel.Chavez2@usda.gov

29211 CO-184
Dolores CO, 81323
www.fs.usda.gov

Caring for the land and serving people

From: Gregg Anderson <Gregg@alpinelandconsulting.com>
Sent: Wednesday, May 29, 2024 10:05 AM
To: Chavez, Daniel - FS, CO <Daniel.Chavez2@usda.gov>
Subject: RE: [External Email]FW: Lot 1 Bedrock OWTS

Daniel-

Have you had a chance to review your code for the setback for a septic to the SJNF?
Please let me know if you have any questions.

Respectfully,

Gregory E. Anderson, P.E.
Alpine Land Consulting, LLC
P.O. Box 234
Rico, CO 81332
970-708-0326
www.alpinelandconsulting.com
gregg@alpinelandconsulting.com
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From: Chavez, Daniel - FS, CO <Daniel.Chavez2@usda.gov>
Sent: Tuesday, May 21, 2024 2:53 PM
To: Gregg Anderson <Gregg@alpinelandconsulting.com>
Subject: Re: [External Email]FW: Lot 1 Bedrock OWTS

Thanks,

Just wanted to make sure I understand your question, is it the house or Tank that is going to be near the boundary line? How many feet did? Also just asking so I don't forget when I'm looking up the regulations.

Daniel Chavez
Realty Specialist
Forest Service
San Juan National Forest
p: 970-882-6814
Daniel.Chavez2@usda.gov
29211 CO-184
Dolores CO, 81323
www.fs.usda.gov
Caring for the land and serving people

From: Gregg Anderson <Gregg@alpinelandconsulting.com>
Sent: Tuesday, May 21, 2024 2:31 PM
To: Chavez, Daniel - FS, CO <Daniel.Chavez2@usda.gov>
Subject: [External Email]FW: Lot 1 Bedrock OWTS

You don't often get email from gregg@alpinelandconsulting.com. [Learn why this is important](#)

[External Email]

If this message comes from an **unexpected sender** or references a **vague/unexpected topic**;
Use caution before clicking links or opening attachments.
Please send any concerns or suspicious messages to: Spam.Abuse@usda.gov

Sorry Daniel I sent the previous email from a different address and I wanted to make sure you have my work email address.

Respectfully,

Gregory E. Anderson, P.E.
Alpine Land Consulting, LLC
P.O. Box 234
Rico, CO 81332

970-708-0326

www.alpinelandconsulting.com

gregg@alpinelandconsulting.com

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From: gregganderson68@gmail.com <gregganderson68@gmail.com>

Sent: Tuesday, May 21, 2024 2:27 PM

To: daniel.chavez2@usda.gov

Subject: Lot 1 Bedrock OWTS

Daniel-

Thank you for taking the time to discuss this project with me today.

Attached is an exhibit that depicts our intention.

The adjoining property owner is a land surveyor who will establish the boundary when the property is purchased or there is an easement created.

I look forward to hearing back from you and thank you for your help.

If you have any questions please contact me at 970-708-0326 or simply reply to this email.

Respectfully,

Gregory E. Anderson, P.E.

Alpine Land Consulting, LLC

P.O. Box 234

Rico, CO 81332

970-708-0326

www.alpinelandconsulting.com

gregg@alpinelandconsulting.com

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29 May 2024

TO: Jason Soules OWTS Applicant, Gregg Anderson OWTS Engineer, Chancy McCarthy Town of Rico Manager

FROM: Dolores County Public Health/Environmental Health

Cc: Margret Daves Dolores County Administrator; Dennis Golbricht Dolores County Attorney

RE: Bedrock Subdivision Septic

The unique issue with this OWTS system is that 2/3 of the STA (Septic Treatment System) lies within Dolores County on private property and the other 1/3 including the septic tank is within the Town of Rico. The STA is private property, is not owned by Jason Soules and will require an easement from the property owner to allow the STA to be in place on his property. Upon visiting with all involved in this matter DCPH is not opposed to the Town of Rico being the permitting agency for this OWTS. Regulation 43 gives the Town of Rico this jurisdiction. Dolores County Public Health/Environmental Health would ask that an easement be attached to the permit and that DCPH Environmental Health will be allowed to inspect the system and take pictures before the system is covered.

We appreciate your inclusion on this matter and look forward to a continued working relationship between our entities.

Sincerely,

Julie R. Kibel

Julie R. Kibel

Dolores County Public Health/Environmental Health

dcjulie@fone.net

970-394-5817

- a. An "Operating permit" used for maintenance and inspections performed on an OWTS at regular intervals;
 - b. A "Use permit" used for transfer of title inspections; or
 - c. Other situations deemed necessary or useful by a local public health agency.
3. A local public health agency may determine the time frame for the permit either at equal time intervals or based on recurring events.
 4. A local public health agency may revoke the permit for non-compliance.
 5. A local public health agency may assess penalties for non-renewal of a permit as required, or non-compliance with the terms of a permit as allowed in this regulation.
- N. Variance Procedure
1. General
 - a. The purpose of this section is to provide a procedure for local public health agencies to consider variances from the design and/or siting requirements of the OWTS regulations. A local board of health may adopt these procedures or more stringent procedures, but is not required to adopt any variance procedure. Variances may only be included in permits issued by those local public health agencies which formally adopt and implement a state approved variance procedure.
 - b. The local board of health may set fees for processing an OWTS permit with a variance in accordance with section 25-10-107, C.R.S. This permit fee may be the standard OWTS permit fee or may be a separate fee based upon the cost of processing a permit with a variance.
 2. Requirements for Variance Consideration
 - a. To consider a variance request, the local board of health must adopt a procedure for issuing variances.
 - b. Where the local board of health adopts a variance procedure, the board must hear the variance request.
 - c. The local board of health will determine what type of variances will require public hearings. Prior to the rendering a decision on a variance request requiring a public hearing, a public hearing must be held. The hearing must be the subject of a public notice or notice must be sent via certified mail, with a minimum 20-day reply time from the date of mailing, to all adjacent property owners.
 - d. Variance requests must be accompanied by:
 - (1) Site-specific request identifying the specific criteria from which a variance is being requested;

- (2) Technical justification by a professional engineer or professional geologist, which indicates the specific conditions which exist and/or the measures which will be taken that support a finding that the variance will result in no greater risk than that associated with compliance with the requirements of the regulation. Examples of conditions which exist, or measures which might be taken, include but are not limited to the following: evidence of a natural or manmade physical barrier to the movement of effluent to or toward the feature from which the variance is requested; placement of a manmade physical barrier to the movement of effluent to or toward the feature from which the variance is requested; soil replacement with sand filter media to reduce the infiltration rate of the effluent such that the travel time of the effluent from the absorption field to the physical feature is no less than the travel time through the native soils at the prescribed setback and Treatment Level 2;
 - (3) A discussion of alternatives considered in lieu of the requested variance;
 - (4) Technical documentation for selected alternative, which may include a testing program, which confirms that the variance does not increase the risk to public health and to the environment; and
 - (5) A statement of the hardship that creates the necessity for the variance.
 - e. The applicant has the burden of proof to demonstrate that the variance is justified and will pose no greater risk to public health and the environment than would a system meeting the regulations.
3. The local board of health has the authority to impose site-specific requirements and conditions on any variance granted.
4. Outcome of the Variance Proceeding
 - a. The applicant must be notified, in writing, of the local board of health's decision regarding the request for a variance. The notice of a denial of a variance must include those reasons which form the basis for the denial. The notice of an approval of a variance must include any conditions of the approval. The variance, and any conditions thereof, must be recorded on the deed to the property and any expenses associated with that recording must be the responsibility of the party obtaining the variance.
5. Prohibitions on the Granting of Variance Requests
 - a. No variance shall be issued where the property can accommodate a conforming OWTS.
 - b. No variance shall be issued to mitigate an error in construction involving any element of property improvements.
 - c. No variance shall be allowed solely for economic gain.

- d. No variance shall be issued, if it will result in a setback reduction to an offsite physical feature that does not conform to the minimum setbacks defined in Table 7-1 of this regulation without the board of health considering any concerns of the owner of property containing said feature. Property lines are considered offsite features. The property owner containing said feature must be notified of the time and date of the hearing.
 - e. No variance shall be issued, if it reduces the separation to ground water or bedrock based on the level of treatment in Table 7-2.
 - f. No variance from the horizontal setback from a well shall be issued unless it also meets the variance requirements of the Board of Examiners of Water Well Construction and Pump Installation Contractors.
 - g. No variance shall be issued for the installation of a higher level treatment system based on sizing or separation reductions without the LPHA having a maintenance and oversight program as defined in section 43.14.D.
6. Variances for Repair of Failing Systems
- a. When a proposed variance for a system repair or upgrade would result in encroachment on minimum distances to physical features on neighboring properties required by the Division, the hearing procedures in 4.N.2, Requirements for Variance Consideration above must be followed.
 - b. For the repair of or upgrade to an existing system where the existing system does not meet the required separation distances and where conditions other than lot size precludes adherence to the required distances, a variance to the separation distances may be requested. The repairs or upgrade must be no closer to features requiring setbacks than the existing facilities. Variances requesting setbacks no closer than existing setbacks do not have to provide technical justification from a professional engineer or professional geologist.
7. Findings on Appeal
- a. A request for review must be made within 60 days after denial of an application by the local public health agency.
 - b. The applicant must bear the burden of supplying the local board of health with sufficient evidence to document that the denied system will be constructed and used in such a manner that will result in no greater risk than that associated with compliance with the requirements of the regulation, comply with the declaration and intent of this regulation, and comply with all applicable state and local regulations and required terms and conditions in any permit.
 - c. Such review must be conducted pursuant to the requirements of section 24-4-105, C.R.S.
- O. General Prohibitions; Section 25-10-112, C.R.S.
- 1. No city, county, or city and county shall issue to any person:
 - a. A permit to construct or remodel a building or structure that is not serviced by a sewage treatment works until the local public health agency has issued a permit for an OWTS.



TOWN OF RICO
INCORPORATED OCTOBER 11, 1879
2 North Commercial Street
Post Office Box 9
Rico, Colorado 81332
Office # 970.967.2861
Fax # 970.967.2862
www.ricocolorado.gov

RE: Analysis of Road Paving and Maintenance Costs in the Town of Rico

The Town of Rico is considering whether it can cost-effectively pave and maintain Town roads, whether independently or as part of the Voluntary Cleanup Program (VCUP) negotiated with Atlantic Richfield Company (AR).

PAVING AS AN ELEMENT OF THE VCUP AGREEMENT:

The VCUP is being funded by AR. From the outset, it's important to understand that remediation of the roads (and yards) under the VCUP has from its inception been offered by AR as a like/kind or replacement-in-kind clean-up. Accordingly, and as explained further below, AR has not agreed, and will not agree, to pave the road and alley segments to be remediated under the VCUP. The one additional improvement the Town has negotiated as part of the VCUP is financial assistance associated with the design and construction of portions of a Town-wide stormwater management system so that the clean road material placed during remediation does not wash away, defeating the remediation effort.

PAVING BY THE TOWN:

The figure below was provided in a Kentucky Transportation Center study titled "When to Pave a Gravel Road" that was published by the EPA in 2015.¹ Yearly gravel road maintenance is around \$1,400 per mile, with expenses higher in one year due to regravelling the surface in that year. The combined cost per mile of gravel road maintenance over a six-year period is \$18,065 per mile. Chip seal, the cheapest maintenance for paved roads, costs \$20,533 per mile to construct and has a 6-year life span. Estimated maintenance over that time could be \$4,300, making the total cost over six years \$24,833. It's important to remember that the Town currently maintains our gravel roads with Town public works staff and equipment. The paved road maintenance figures below do not factor in the cost of in-house labor/equipment vs. subcontracted labor/equipment.

¹ Source: https://www.epa.gov/sites/default/files/2015-10/documents/2003_07_24_nps_gravelroads_appd_0.pdf.

| YEAR | 1 | 2 | 3 | 4 | 5 | 6 | TOTALS |
|-----------------------------------|--------------|--------------|---------------|--------------|--------------|--------------|-----------------|
| GRADING | | | | | | | |
| Equipment | 270 | 280 | 290 | 300 | 310 | 320 | 1,770 |
| Labor | 90 | 100 | 110 | 120 | 130 | 140 | 690 |
| REGRAVEL | | | | | | | |
| Materials | - | - | 4,000 | - | - | - | 4,000 |
| Equipment | - | - | 2,500 | - | - | - | 2,500 |
| Labor | - | - | 2,300 | - | - | - | 2,300 |
| STABILIZATION/DUST CONTROL | | | | | | | |
| Materials | 800 | 900 | 1,200 | 920 | 950 | 975 | 5,745 |
| Equipment | 30 | 35 | 70 | 40 | 50 | 60 | 285 |
| Labor | 100 | 110 | 150 | 125 | 140 | 150 | 775 |
| Totals | 1,290 | 1,425 | 10,620 | 1,505 | 1,580 | 1,645 | \$18,065 |

Figure 16: Gravel Road Maintenance Cost Per Mile

Let's consider the cost of a double surface treatment operation and the projected cost of maintaining it before anything major has to be done to the pavement (end of pavement life). We see in Figure 17 that the estimated cost to double surface treat one mile of road is \$20,533. Estimated maintenance costs over a six-year period could be:

| | |
|------------------------------|--|
| Patching ... \$1,800 | Total maintenance \$4,300 |
| Striping \$500 | Construction <u>\$20,533</u> |
| Sealing <u>\$2,000</u> | Total cost over six years \$24,833 |
| | \$4,300 |

When we compare this cost to the cost of maintaining an average mile of gravel road over the same period of six years (\$18,065), we find a difference in dollar costs of \$6,768. It is not cost beneficial to pave in this hypothetical example, even without considering the costs of road preparation (#7).

This is not a foolproof method, but it does give us a handle on relative maintenance costs in relation to paving costs and pavement life. The more accurate the information, the more accurate the comparisons will be. The same method can be used in helping to make the decision to turn paved roads back to gravel.

| Option | Life | Cost Per Mile | Cost/Mile Per Year | Calculations | Maintenance Per Mile/Year |
|------------------------------------|---------|---------------|--------------------|--|---------------------------|
| Chip Seal-Double Surface Treatment | 6 yrs. | \$20,533 | \$3,422 | Based on price of \$1.75 per sy; 20 ft. wide x 5,280 ft. = 105,600 sf 105,600 sf ÷ 9 = 11,733 sy \$1.75 = \$20,533 | ? |
| Bituminous Concrete-Hot Mix | 12 yrs. | \$58,080 | \$4,840 | Based on estimated price of \$30 per ton; 1 sy of stone and hot mix/cold mix 1" thick weighs about 110 lbs. Therefore 3" = 330 lbs. per sy. 11,733 sy (1 mile of pavement) ÷ 330 lbs. = 3,871,890 lbs. 3,871,890 lbs. = 1936T x \$30 = \$58,080 | ? |
| Cold Mix | 8 yrs. | \$48,390 | \$6,048 | At \$30 per ton, using same formula as hot mix, 2 1/2" of cold mix equals 1,613T x \$30 = \$48,390 | ? |

*These costs must be determined before any conclusions can be reached regarding the most cost-effective pavement method. The thinner the pavement, the greater the maintenance cost. Traffic, weather conditions, proper preparation before paving and many other factors can affect maintenance costs. No Kentucky data exists upon which to base estimates of maintenance costs on low volume roads of these paving options; and, therefore, we offer no conclusion as to the "best" way to pave.

Figure 17: Paving Options (Costs and road life are estimates and may vary)

One thing to consider is that user cost is always greater for gravel roads as materials are harder on tires, suspension, engine wear due to dust, etc.²

² Source: <https://www.maine.gov/mdot/mlrc/docs/technical/WhenshouldIPaveaGravel%20Road.pdf>.

“Traffic volume and weight directly affect road longevity. Several agencies recommend that roads with less than 50 average daily traffic (ADT) be unpaved.”³ Asphalt Pavement Solutions LLC recommends paving a road if it is travelled by more than 100 ADT, as that is the threshold where gravel road maintenance generally costs more than paved road maintenance.⁴ The figure below from a University of New Hampshire tech memo shows that the cost of maintenance for gravel roads does not surpass the cost of asphalt (bituminous) until there are 100 ADT.⁵

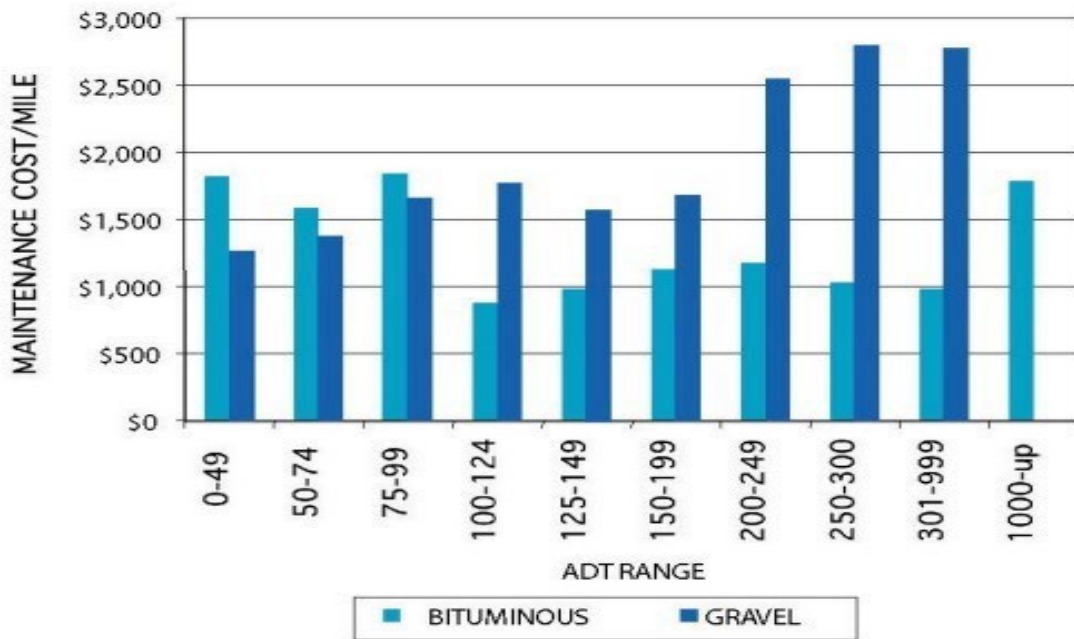


Figure 2. Maintenance Costs/Mile at Various Traffic Levels for One County

A traffic counter was installed at the intersection of Mantz and Commercial for a period of 10 days during the end of June. Average daily traffic at that intersection was 35.25 vehicles. An additional traffic counter was installed on Silver Street at the Silver Creek bridge crossing for a period of 10 days starting July 1, 2024. Average daily traffic on this section of Silver Street was 28 vehicles.

The Colona Montrose CDOT lane extension project is a similar distance to the amount of roads in Rico, approximately 6 miles excluding alleys. (The project was bid in 2022 and is a straight road with fewer intersections, slopes, etc., so these estimates are lower, and they are not at current market prices.) The Colona Montrose project was bid at \$25 per ton of class 2 fill/prep, \$27 per ton of class 6 fill/prep and \$280 per ton of asphalt installed.

³ Source: <https://www.maine.gov/mdot/mlrc/docs/technical/WhenshouldIPaveaGravel%20Road.pdf>.

⁴ Source: <https://www.asphaltpavementsolutions.com/to-pave-or-not-to-pave/>.

⁵ Source: <https://t2.unh.edu/sites/default/files/media/2022-11/to-pave-or-not-to-pave.pdf>.

After speaking with Williams Construction, a local road construction company, Rico would need to do a full depth reclamation of our roads. According to Willams, full depth reclamation/preparation for purposes of paving would require milling or excavating down the top 12 inches, replacing at least 6 inches with class 2 aggregate and then 3 inches with class 6 aggregate. Asphalt depth recommended is 6 inches minimum; the less depth, the more maintenance required.

The estimated tons calculations below were generated using United Companies online material calculators with the assumption that the Town has 6 miles of roads at an average of 24 feet in width of traveled way:

Class 2 aggregate = 21,150 tons
 Class 6 aggregate = 10,560 ton Asphalt =
 28,450 tons
 Class 2 aggregate installed = \$528,750 Class 6
 aggregate installed = \$285,130 Asphalt installed =
 \$7.95 million

Rough estimate cost based on actual 2022 bid numbers = 8.8 million. This price does not include the cost of milling or striping. The current cost for these materials being delivered to Rico is actually higher than United Companies' estimate. For example, Class 6 Aggregate in Rico currently costs up to \$55 per ton, increasing the cost of installed asphalt by almost \$300,000.

We have inquired as to whether in the lead soils remediation (VCUP) context, more of the existing road material can be left in place if the roads were to be paved. Paving the roads as part of remediation would still require removing and disposing of the top 9-12 inches of milled materials. We understand at this juncture that paving as part of remediation would not mean removal of less materials and in fact could result in additional excavation in order to correctly install paved roads. AR has also reminded us that paving is not within the scope of road remediation work included in or otherwise contemplated by the Rico Townsite VCUP Plan that has already been developed and approved by the State. As noted above, the VCUP remediation contemplates like/in-kind replacement of roads/yards to be remediated consistent with the existing infrastructure. Only 19% (approximately 6700 feet) of Rico's roads and alleys require remediation under the VCUP.

Additionally, paved roads would also require a more robust stormwater management system than that required for Rico's gravel roads. For the existing unpaved road system, the initial estimated cost for a stormwater management system in the Town's central area, which excludes outlying areas that are hydrologically separate, namely Piedmont, West Rico, and Silverglance, is approximately \$4 million. This number is not based on bids. Rico has negotiated for AR's financial assistance associated with the design and construction of portions of the stormwater management system, since Rico will be responsible for maintaining the remediated cap on the roads once the remediation work is done. To manage runoff from a paved road system, additional controls, to include larger drainage ditches and curbs/gutters may be required. This could increase stormwater system costs significantly.

Based on the above research, paving Rico's roads is not warranted at this time. ADT on Town roads is below the threshold at which gravel road maintenance generally costs more than paved road maintenance. The Town currently lacks funds for both installation and maintenance of paved roads, and no cost savings would be realized by paving the roads in conjunction with the VCUP. However, understanding that many Town residents are interested in paved roads, the Town Board may put road paving on its work plan to start moving in that direction, independent of the VCUP. Interim steps may include paving of some but not all

roads, road assessments to pay for initial paving of roads, and a mill levy increase to cover maintenance of roads.

NEW TOWN OF RICO - GENERAL FUND
BALANCE SHEET
JUNE 30, 2024

ASSETS

| | | |
|------------------------------|----|----------------------------|
| CURRENT ASSETS | | |
| CASH - CHECKING | \$ | 533,460.91 |
| C-SAFE | | 1,260,137.52 |
| CASH WITH TREASURER | | 374.95 |
| | | <hr/> |
| TOTAL CURRENT ASSETS | | 1,793,973.38 |
| PROPERTY AND EQUIPMENT | | |
| | | <hr/> |
| TOTAL PROPERTY AND EQUIPMENT | | 0.00 |
| OTHER ASSETS | | |
| | | <hr/> |
| TOTAL OTHER ASSETS | | 0.00 |
| | | <hr/> |
| TOTAL ASSETS | \$ | <u><u>1,793,973.38</u></u> |

LIABILITIES AND CAPITAL

| | | |
|-----------------------------|----|----------------------------|
| CURRENT LIABILITIES | | |
| FICA & FEDERAL W/H PAYABLE | \$ | 34,581.21 |
| STATE W/H PAYABLE | | 975.43 |
| COPFL | | 295.73 |
| EMPLOYEE PERA | | 12,166.55 |
| | | <hr/> |
| TOTAL CURRENT LIABILITIES | | 48,018.92 |
| LONG-TERM LIABILITIES | | |
| | | <hr/> |
| TOTAL LONG-TERM LIABILITIES | | 0.00 |
| | | <hr/> |
| TOTAL LIABILITIES | | 48,018.92 |
| CAPITAL | | |
| FUND BALANCE | | 1,669,527.10 |
| NET INCOME | | 76,427.36 |
| | | <hr/> |
| TOTAL CAPITAL | | 1,745,954.46 |
| | | <hr/> |
| TOTAL LIABILITIES & CAPITAL | \$ | <u><u>1,793,973.38</u></u> |

NEW Town of Rico - General Fund
Comparative Income Statement to Budget
For the Seven Months Ending July 31, 2024

| | YEAR TO DATE ACTUAL | ANNUAL BUDGET | YEAR to DATE VARIANCE | CURRENT MONTH | PERCENTAGE FAV (UNFAV) |
|-----------------------------------|------------------------|-------------------|--------------------------|------------------|---------------------------|
| Revenues - Operating | | | | | |
| Property Tax | \$ 96,250.18 | \$ 98,580.00 | (2,329.82) | 0.00 | 97.64 |
| Sales & Use Tax | 178,297.29 | 220,000.00 | (41,702.71) | 0.00 | 81.04 |
| SO Tax | 2,604.15 | 4,500.00 | (1,895.85) | 0.00 | 57.87 |
| Cigarette Tax | 120.22 | 180.00 | (59.78) | 0.00 | 66.79 |
| Del Tax & Interest | 1,047.99 | 1,000.00 | 47.99 | 0.00 | 104.80 |
| Payroll Transfer Funds | 79,048.75 | 175,690.00 | (96,641.25) | 0.00 | 44.99 |
| Building Permits | 720.00 | 11,000.00 | (10,280.00) | 0.00 | 6.55 |
| Development Applications | 2,000.00 | 2,500.00 | (500.00) | 0.00 | 80.00 |
| Business Licenses | 3,100.00 | 1,100.00 | 2,000.00 | 0.00 | 281.82 |
| Dog Licenses | 120.00 | 150.00 | (30.00) | 0.00 | 80.00 |
| Interest | 34,908.80 | 20,000.00 | 14,908.80 | 0.00 | 174.54 |
| Fines | 8,553.00 | 13,000.00 | (4,447.00) | 0.00 | 65.79 |
| Septic Permit | 0.00 | 800.00 | (800.00) | 0.00 | 0.00 |
| Lodging Tax | 3,763.55 | 8,000.00 | (4,236.45) | 0.00 | 47.04 |
| Attorney Pass Thru | 101,384.65 | 100,000.00 | 1,384.65 | 0.00 | 101.38 |
| SMPA Dividend Check | 557.55 | 400.00 | 157.55 | 0.00 | 139.39 |
| Total Revenues - Operating | 512,476.13 | 656,900.00 | (144,423.87) | 0.00 | 78.01 |
| Expenses - Operating | | | | | |
| Building Inspector | (400.00) | (4,000.00) | 3,600.00 | 0.00 | 10.00 |
| Town Administrator | (43,000.08) | (86,000.00) | 42,999.92 | 0.00 | 50.00 |
| Town Clerk | (25,190.04) | (50,380.00) | 25,189.96 | 0.00 | 50.00 |
| Payroll Taxes | (8,322.57) | (21,200.00) | 12,877.43 | 0.00 | 39.26 |
| Public Works | (26,250.00) | (52,250.00) | 26,000.00 | 0.00 | 50.24 |
| Employee Benefits - Health | (22,953.00) | (42,500.00) | 19,547.00 | 0.00 | 54.01 |
| FAMLI | 0.00 | (1,150.00) | 1,150.00 | 0.00 | 0.00 |
| Professional - Town Attorney | (22,547.96) | (30,000.00) | 7,452.04 | 0.00 | 75.16 |
| Town Planner | (4,389.75) | (4,000.00) | (389.75) | 0.00 | 109.74 |
| POST Maintenance/Ice | 0.00 | (8,000.00) | 8,000.00 | 0.00 | 0.00 |
| Professional - Auditor | (6,600.00) | (6,600.00) | 0.00 | 0.00 | 100.00 |
| Attorney Pass Thru | (110,409.02) | (100,000.00) | (10,409.02) | 0.00 | 110.41 |
| Municipal Court Judge | (2,250.00) | (4,500.00) | 2,250.00 | 0.00 | 50.00 |
| Town Marshall | (8,552.93) | (20,000.00) | 11,447.07 | 0.00 | 42.76 |
| POST - Groomer | (4,387.50) | (8,000.00) | 3,612.50 | 0.00 | 54.84 |
| Website Maintenance | 0.00 | (1,500.00) | 1,500.00 | 0.00 | 0.00 |
| Fuel | (706.33) | (3,000.00) | 2,293.67 | 0.00 | 23.54 |
| Advertisement/Agenda & Notice | 0.00 | (1,500.00) | 1,500.00 | 0.00 | 0.00 |
| Insurance | (10,281.33) | (9,400.00) | (881.33) | 0.00 | 109.38 |
| Supplies | (7,088.98) | (10,000.00) | 2,911.02 | 0.00 | 70.89 |

For Management Purposes Only

NEW Town of Rico - General Fund
Comparative Income Statement to Budget
For the Seven Months Ending July 31, 2024

| | YEAR TO DATE ACTUAL | ANNUAL BUDGET | YEAR to DATE VARIANCE | CURRENT MONTH | PERCENTAGE FAV (UNFAV) |
|---|------------------------|---------------------|--------------------------|-------------------|---------------------------|
| Community meetings | 0.00 | (1,000.00) | 1,000.00 | 0.00 | 0.00 |
| Town Vehicle | 0.00 | (2,500.00) | 2,500.00 | 0.00 | 0.00 |
| Electric | (723.00) | (1,800.00) | 1,077.00 | 0.00 | 40.17 |
| Propane | (4,103.00) | (7,500.00) | 3,397.00 | 0.00 | 54.71 |
| Employee Benefits - Life | 0.00 | (140.00) | 140.00 | 0.00 | 0.00 |
| Telephone | (1,801.12) | (3,600.00) | 1,798.88 | 0.00 | 50.03 |
| Utilities - Other | (321.47) | (1,000.00) | 678.53 | 0.00 | 32.15 |
| Employee Benefits - PERA | (12,795.09) | (27,900.00) | 15,104.91 | 0.00 | 45.86 |
| Treasurer Fees | (1,483.50) | (2,500.00) | 1,016.50 | 0.00 | 59.34 |
| Dues & Fees | (1,370.41) | (3,000.00) | 1,629.59 | 0.00 | 45.68 |
| Employees Consideration | 0.00 | (4,000.00) | 4,000.00 | 0.00 | 0.00 |
| Pass Thru/Rico Center | 0.00 | (13,000.00) | 13,000.00 | 0.00 | 0.00 |
| Facilities Maintenance | 0.00 | (5,000.00) | 5,000.00 | 0.00 | 0.00 |
| Travel/Conference Expenses | (3,001.51) | (7,500.00) | 4,498.49 | 0.00 | 40.02 |
| Miscellaneous | (3,525.00) | (1,000.00) | (2,525.00) | 0.00 | 352.50 |
| Sales & Use Tax | (35,646.44) | (44,000.00) | 8,353.56 | 0.00 | 81.01 |
| 4th of July | 0.00 | (2,000.00) | 2,000.00 | 0.00 | 0.00 |
| Water Technician | (775.00) | (4,000.00) | 3,225.00 | 0.00 | 19.38 |
| Elections | 0.00 | (2,000.00) | 2,000.00 | 0.00 | 0.00 |
| Part Time Maintenance | (12,528.75) | (35,000.00) | 22,471.25 | 0.00 | 35.80 |
| Lodging Tax | (752.72) | (2,000.00) | 1,247.28 | 0.00 | 37.64 |
| Total Expenses - Operating | (382,156.50) | (634,420.00) | 252,263.50 | 0.00 | 60.24 |
| Net Income - Operating | \$ 130,319.63 | \$ 22,480.00 | 107,839.63 | 0.00 | 579.71 |
| Revenues - Capital Improvement | | | | | |
| Lease Purchase Transfer | \$ 0.00 | \$ 20,000.00 | (20,000.00) | 0.00 | 0.00 |
| DOLA EIAF Town Shop Grant | 64,671.32 | 925,000.00 | (860,328.68) | 0.00 | 6.99 |
| Rico Center Grant - pass thru | 0.00 | 13,000.00 | (13,000.00) | 0.00 | 0.00 |
| Excise Tax | (4,198.62) | 2,500.00 | (6,698.62) | (1,802.00) | (167.94) |
| Total Revenues - Capital Improve | 60,472.70 | 960,500.00 | (900,027.30) | (1,802.00) | 6.30 |
| Expenses - Capital Improvement | | | | | |
| Town Shop Planning and Const | (101,691.16) | (1,900,000.00) | 1,798,308.84 | 0.00 | 5.35 |

For Management Purposes Only

NEW Town of Rico - General Fund
Comparative Income Statement to Budget
For the Seven Months Ending July 31, 2024

| | YEAR TO DATE ACTUAL | ANNUAL BUDGET | YEAR to DATE VARIANCE | CURRENT MONTH | PERCENTAGE FAV (UNFAV) |
|-----------------------------------|------------------------|------------------|--------------------------|------------------|---------------------------|
| Lease Purchase Payment | (13,277.50) | (42,000.00) | 28,722.50 | 0.00 | 31.61 |
| Total Expenses - Capital Improve | (114,968.66) | (1,942,000.00) | 1,827,031.34 | 0.00 | 5.92 |
| Net Income - Capital Improvement | \$ (54,495.96) | \$ (981,500.00) | 927,004.04 | (1,802.00) | 5.55 |
| Revenues - Special Projects | | | | | |
| Total Revenues - Special Projects | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Expenses - Special Projects | | | | | |
| Total Expenses - Special Projects | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Net Income - Special Projects | \$ 0.00 | \$ 0.00 | 0.00 | 0.00 | 0.00 |
| Revenues - Other | | | | | |
| Total Revenues - Other | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Expenses - Other | | | | | |
| Total Expenses - Other | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Net Income - Other | \$ 0.00 | \$ 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL NET INCOME | \$ 75,823.67 | \$ (959,020.00) | 1,034,843.67 | (1,802.00) | (7.91) |
| Beginning Fund Balance | 1,669,527.10 | 0.00 | | | |
| Ending Fund Balance | 1,745,350.77 | (959,020.00) | | | |

For Management Purposes Only

2018 NEW Town of Rico - Street Fund
Comparative Income Statement to Budget
For the Six Months Ending June 30, 2024

| | YEAR TO DATE ACTUAL | ANNUAL BUDGET | YEAR to DATE BALANCE | CURRENT MONTH | PERCENTAGE FAV (UNFAV) |
|-----------------------------------|------------------------|-----------------------|-------------------------|-------------------|---------------------------|
| Revenues - Operating | | | | | |
| Property Tax | \$ 10,115.03 | \$ 13,515.00 | (3,399.97) | 862.46 | 74.84 |
| Sales and Use Tax | 17,823.22 | 22,000.00 | (4,176.78) | 1,615.30 | 81.01 |
| Specific Ownership Tax | 357.03 | 500.00 | (142.97) | 75.90 | 71.41 |
| Del Tax and Intrest | 5.33 | 100.00 | (94.67) | 4.39 | 5.33 |
| Franchise Tax | 3,593.21 | 7,000.00 | (3,406.79) | 0.00 | 51.33 |
| Highway Users Tax | 10,495.78 | 15,000.00 | (4,504.22) | 1,848.85 | 69.97 |
| Lodging Tax | 376.36 | 1,000.00 | (623.64) | 0.00 | 37.64 |
| County R&B Reapportionment | 0.00 | 13,000.00 | (13,000.00) | 0.00 | 0.00 |
| Mineral Leasing | 0.00 | 5,000.00 | (5,000.00) | 0.00 | 0.00 |
| Interest | 254.61 | 300.00 | (45.39) | 40.24 | 84.87 |
| Excise Tax | 1,198.31 | 2,500.00 | (1,301.69) | 1,198.31 | 47.93 |
| Severance | 0.00 | 1,000.00 | (1,000.00) | 0.00 | 0.00 |
| Total Revenues - Operating | 44,218.88 | 80,915.00 | (36,696.12) | 5,645.45 | 54.65 |
| Expenses - Operating | | | | | |
| Payroll Transfer | (24,298.77) | (57,600.00) | 33,301.23 | (3,716.67) | 42.19 |
| Snow Removal | 0.00 | (5,000.00) | 5,000.00 | 0.00 | 0.00 |
| Fuel | (5,298.00) | (17,000.00) | 11,702.00 | (2,007.85) | 31.16 |
| Equipt Repairs & Maintenance | (2,359.78) | (7,500.00) | 5,140.22 | (401.52) | 31.46 |
| Insurance | (4,700.00) | (4,700.00) | 0.00 | 0.00 | 100.00 |
| Supplies | (2,461.53) | (2,500.00) | 38.47 | 0.00 | 98.46 |
| Electric | (1,211.00) | (2,000.00) | 789.00 | (72.00) | 60.55 |
| Street Lights | (534.00) | (1,000.00) | 466.00 | (89.00) | 53.40 |
| Utilities - Other | (1,361.02) | (2,500.00) | 1,138.98 | (383.34) | 54.44 |
| Treasurer Fees | (202.35) | (350.00) | 147.65 | (17.29) | 57.81 |
| Equipment Rental | 0.00 | (5,000.00) | 5,000.00 | 0.00 | 0.00 |
| Total Expenses - Operating | (42,426.45) | (105,150.00) | 62,723.55 | (6,687.67) | 40.35 |
| Net Income - Operating | \$ 1,792.43 | \$ (24,235.00) | 26,027.43 | (1,042.22) | (7.40) |
| Revenues - Capital Improvement | | | | | |

For Management Purposes Only

2018 NEW Town of Rico - Street Fund
Comparative Income Statement to Budget
For the Six Months Ending June 30, 2024

| | YEAR TO DATE ACTUAL | ANNUAL BUDGET | YEAR to DATE BALANCE | CURRENT MONTH | PERCENTAGE FAV (UNFAV) |
|--------------------------------------|------------------------|------------------|-------------------------|------------------|---------------------------|
| Total Revenues - Capital Improvement | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Expenses - Capital Improvement | | | | | |
| Gravel Project - Streets | \$ 0.00 | \$ (2,500.00) | 2,500.00 | 0.00 | 0.00 |
| Lease Purchase Transfer | 0.00 | (10,000.00) | 10,000.00 | 0.00 | 0.00 |
| Street Safety | 0.00 | (3,000.00) | 3,000.00 | 0.00 | 0.00 |
| Total Expenses - Capital Improvement | 0.00 | (15,500.00) | 15,500.00 | 0.00 | 0.00 |
| Net Income - Capital Improvement | \$ 0.00 | \$ (15,500.00) | 15,500.00 | 0.00 | 0.00 |
| Revenues - Other | | | | | |
| Total Revenues - Other | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Expenses - Other | | | | | |
| Total Expenses - Other | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Net Income - Other | \$ 0.00 | \$ 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL NET INCOME | \$ 1,792.43 | \$ (39,735.00) | 41,527.43 | (1,042.22) | (4.51) |
| Beginning Fund Balance | 169,032.78 | 0.00 | | | |
| Ending Fund Balance | 170,825.21 | (39,735.00) | | | |

NEW Town of Rico - Water Fund
Comparative Income Statement to Budget
For the Six Months Ending June 30, 2024

| | YEAR TO DATE ACTUAL | ANNUAL BUDGET | YEAR to DATE BALANCE | CURRENT MONTH | PERCENTAGE FAV (UNFAV) |
|---|------------------------|---------------------|-------------------------|--------------------|---------------------------|
| Revenues - Operating | | | | | |
| Water Revenue | \$ 76,113.44 | \$ 135,000.00 | (58,886.56) | 15,237.64 | 56.38 |
| Interest | 547.51 | 800.00 | (252.49) | 89.83 | 68.44 |
| Electric Reimbursement | 1,191.00 | 1,450.00 | (259.00) | 0.00 | 82.14 |
| Total Revenues - Operating | <u>77,851.95</u> | <u>137,250.00</u> | <u>(59,398.05)</u> | <u>15,327.47</u> | <u>56.72</u> |
| Expenses - Operating | | | | | |
| Payroll Transfer | (41,242.50) | (84,890.00) | 43,647.50 | (7,182.50) | 48.58 |
| Professional - Town Attorney | 0.00 | (1,000.00) | 1,000.00 | 0.00 | 0.00 |
| Professional - Auditor | (6,600.00) | (6,600.00) | 0.00 | (6,600.00) | 100.00 |
| Repairs/Maintenance | (5,042.59) | (5,000.00) | (42.59) | (847.69) | 100.85 |
| Insurance | (6,500.00) | (6,500.00) | 0.00 | 0.00 | 100.00 |
| Supplies | (5,352.60) | (5,000.00) | (352.60) | (3,209.90) | 107.05 |
| Water Samples | (189.00) | (2,000.00) | 1,811.00 | (38.50) | 9.45 |
| Electric | (2,889.00) | (6,000.00) | 3,111.00 | (464.00) | 48.15 |
| Telecommunication | (1,357.48) | (2,800.00) | 1,442.52 | (314.41) | 48.48 |
| Software | 0.00 | (7,900.00) | 7,900.00 | 0.00 | 0.00 |
| Propane | (2,214.00) | (5,000.00) | 2,786.00 | (200.00) | 44.28 |
| Dolores Water Conservation Dis | (3,000.05) | (2,700.00) | (300.05) | 0.00 | 111.11 |
| Miscellaneous | (419.55) | (500.00) | 80.45 | (119.55) | 83.91 |
| Total Expenses - Operating | <u>(74,806.77)</u> | <u>(135,890.00)</u> | <u>61,083.23</u> | <u>(18,976.55)</u> | <u>55.05</u> |
| Net Income - Operating | <u>\$ 3,045.18</u> | <u>\$ 1,360.00</u> | <u>1,685.18</u> | <u>(3,649.08)</u> | <u>223.91</u> |
| Revenues - Capital Improvement | | | | | |
| Water Tap | \$ 49,000.00 | \$ 37,500.00 | 11,500.00 | 0.00 | 130.67 |
| Total Revenues - Capital Improve | <u>49,000.00</u> | <u>37,500.00</u> | <u>11,500.00</u> | <u>0.00</u> | <u>130.67</u> |
| Expenses - Capital Improvement | | | | | |
| Tap Installation | (5,305.76) | (4,000.00) | (1,305.76) | 0.00 | 132.64 |
| Lease Purchase Transfer | 0.00 | (10,000.00) | 10,000.00 | 0.00 | 0.00 |

For Management Purposes Only

NEW Town of Rico - Water Fund
 Comparative Income Statement to Budget
 For the Six Months Ending June 30, 2024

| | YEAR TO DATE ACTUAL | ANNUAL BUDGET | YEAR to DATE BALANCE | CURRENT MONTH | PERCENTAGE FAV (UNFAV) |
|----------------------------------|------------------------|-----------------------|-------------------------|-------------------|---------------------------|
| Neptune AMR Gateway | 0.00 | (15,000.00) | 15,000.00 | 0.00 | 0.00 |
| GIS Development | 0.00 | (8,100.00) | 8,100.00 | 0.00 | 0.00 |
| Water Engineering Service | (18,333.29) | (20,000.00) | 1,666.71 | (6,056.45) | 91.67 |
| Total Expenses - Capital Improve | <u>(23,639.05)</u> | <u>(57,100.00)</u> | <u>33,460.95</u> | <u>(6,056.45)</u> | 41.40 |
| Net Income - Capital Improvement | \$ <u>25,360.95</u> | \$ <u>(19,600.00)</u> | <u>3</u> | <u>(6,056.45)</u> | (129.39) |
| Revenues - Other | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | 0.00 |
| Total Revenues - Other | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | 0.00 |
| Expenses - Other | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | 0.00 |
| Total Expenses - Other | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | 0.00 |
| Net Income - Other | \$ <u>0.00</u> | \$ <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | 0.00 |
| TOTAL NET INCOME | \$ <u>28,406.13</u> | \$ <u>(18,240.00)</u> | <u>46,646.13</u> | <u>(9,705.53)</u> | (155.74) |
| Beginning Fund Balance | <u>344,612.37</u> | <u>0.00</u> | | | |
| Ending Fund Balance | <u>400,873.17</u> | <u>(18,240.00)</u> | | | |

NEW Town of Rico - Sanitation Fund
Comparative Income Statement to Budget
For the Six Months Ending June 30, 2024

| | YEAR TO DATE ACTUAL | ANNUAL BUDGET | YEAR to DATE BALANCE | CURRENT MONTH | PERCENTAGE FAV (UNFAV) |
|---|------------------------|-----------------------|-------------------------|-------------------|---------------------------|
| Revenues - Operating | | | | | |
| Property Tax | \$ 22,321.05 | \$ 29,825.00 | (7,503.95) | 1,903.20 | 74.84 |
| Specific Ownership Tax | 787.85 | 950.00 | (162.15) | 167.48 | 82.93 |
| Del Tax and Interest | 11.77 | 50.00 | (38.23) | 9.69 | 23.54 |
| Interest | 314.58 | 500.00 | (185.42) | 50.54 | 62.92 |
| | <u>23,435.25</u> | <u>31,325.00</u> | <u>(7,889.75)</u> | <u>2,130.91</u> | <u>74.81</u> |
| Total Revenues - Operating | | | | | |
| Expenses - Operating | | | | | |
| Treasurers Fees | (446.54) | (750.00) | 303.46 | (38.16) | 59.54 |
| Miscellaneous/ Engineering | 0.00 | (25,000.00) | 25,000.00 | 0.00 | 0.00 |
| Payroll Transfer | (8,599.98) | (17,200.00) | 8,600.02 | (1,433.33) | 50.00 |
| | <u>(9,046.52)</u> | <u>(42,950.00)</u> | <u>33,903.48</u> | <u>(1,471.49)</u> | <u>21.06</u> |
| Total Expenses - Operating | | | | | |
| Net Income - Operating | \$ <u>14,388.73</u> | \$ <u>(11,625.00)</u> | <u>26,013.73</u> | <u>659.42</u> | <u>(123.77)</u> |
| Revenues - Capital Improve General | | | | | |
| Total Revenues - Capital Improve Gener | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> |
| Expenses - Capital Improve General | | | | | |
| Total Expenses - Capital Improve Gener | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> |
| Net Income - Capital Improve General | \$ <u>0.00</u> | \$ <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> |
| Revenues - Cap Improve - Dept Local Affairs | | | | | |
| Total Revenues - Cap Imp Dept Local A | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> |

For Management Purposes Only

NEW Town of Rico - Sanitation Fund
 Comparative Income Statement to Budget
 For the Six Months Ending June 30, 2024

| | YEAR TO DATE ACTUAL | ANNUAL BUDGET | YEAR to DATE BALANCE | CURRENT MONTH | PERCENTAGE FAV (UNFAV) |
|---|------------------------|------------------|-------------------------|------------------|---------------------------|
| Expenses - Cap Improve - Dept Local Affairs | | | | | |
| Total Expenses - Cap Imp Dept Local Af | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Net Income - Cap Imp Dept Local Aff | \$ 0.00 | \$ 0.00 | 0.00 | 0.00 | 0.00 |
| Revenues - Cap Improve - USDA Devel Loan | | | | | |
| Total Revenues - Capital Improvement | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Expenses - Cap Improve USDA Devel Loan | | | | | |
| Total Expenses - Cap Impr USDA Devel | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Net Income - Cap Impr USDA Devel Lo | \$ 0.00 | \$ 0.00 | 0.00 | 0.00 | 0.00 |
| Revenues - Cap Improve USDA Devel Grant | | | | | |
| Total Revenues - Cap Imp USDA Devel | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Expenses - Cap Improve USDA Devel Grant | | | | | |
| Total Expenses - Cap Imp USDA Devel | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Net Income - Capital Improvement | \$ 0.00 | \$ 0.00 | 0.00 | 0.00 | 0.00 |
| Revenues - Cap Improve - EPA Grant | | | | | |
| Total Revenues - Cap Improve EPA Gra | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Expenses - Cap Improve - EPA Grant | | | | | |

NEW Town of Rico - Sanitation Fund
 Comparative Income Statement to Budget
 For the Six Months Ending June 30, 2024

| | YEAR TO DATE ACTUAL | ANNUAL BUDGET | YEAR to DATE BALANCE | CURRENT MONTH | PERCENTAGE FAV (UNFAV) |
|--------------------------------------|------------------------|-----------------------|-------------------------|------------------|---------------------------|
| Total Expenses - Cap Improve EPA Gra | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Net Income - Cap Improve EPA Grant | \$ 0.00 | \$ 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL NET INCOME | \$ 14,388.73 | \$ (11,625.00) | 26,013.73 | 659.42 | (123.77) |
| Beginning Fund Balance | 204,460.26 | 0.00 | | | |
| Ending Fund Balance | 218,848.99 | (11,625.00) | | | |

NEW Town of Rico - Open Park Fund
Comparative Income Statement to Budget
For the Six Months Ending June 30, 2024

| | YEAR TO DATE ACTUAL | ANNUAL BUDGET | YEAR to DATE BALANCE | CURRENT MONTH | PERCENTAGE FAV (UNFAV) |
|---|------------------------|----------------------|-------------------------|---------------------|---------------------------|
| Revenues - Operating | | | | | |
| Sales & Use Tax | \$ 17,823.22 | \$ 22,000.00 | (4,176.78) | 1,615.30 | 81.01 |
| Lodging Tax | 376.36 | 1,000.00 | (623.64) | 0.00 | 37.64 |
| Interest | 196.69 | 150.00 | 46.69 | 65.09 | 131.13 |
| Miscellaneous | 15,000.00 | 0.00 | 15,000.00 | 0.00 | 0.00 |
| Excise Tax | 1,198.31 | 2,500.00 | (1,301.69) | 1,198.31 | 47.93 |
| Total Revenues - Operating | 34,594.58 | 25,650.00 | 8,944.58 | 2,878.70 | 134.87 |
| Expenses - Operating | | | | | |
| Flowers | (778.80) | (1,500.00) | 721.20 | (778.80) | 51.92 |
| Winter Festival | 0.00 | (1,500.00) | 1,500.00 | 0.00 | 0.00 |
| Grooming supplies | 0.00 | (1,500.00) | 1,500.00 | 0.00 | 0.00 |
| Winter Trail Grooming Payroll | (4,712.50) | (8,000.00) | 3,287.50 | 0.00 | 58.91 |
| Repairs & Maint. Equipment | 0.00 | (2,000.00) | 2,000.00 | 0.00 | 0.00 |
| Insurance | (2,500.00) | (2,500.00) | 0.00 | 0.00 | 100.00 |
| Supplies | (1,527.89) | (5,000.00) | 3,472.11 | (212.00) | 30.56 |
| Ice Rink & Park Maint. Payroll | (195.00) | (8,000.00) | 7,805.00 | (195.00) | 2.44 |
| Miscellaneous | (11,250.00) | (500.00) | (10,750.00) | 0.00 | 2,250.00 |
| Total Expenses - Operating | (20,964.19) | (30,500.00) | 9,535.81 | (1,185.80) | 68.74 |
| Net Income - Operating | \$ 13,630.39 | \$ (4,850.00) | 18,480.39 | 1,692.90 | (281.04) |
| Revenues - Capital Improvement | | | | | |
| GOCO Grant | \$ 439,540.00 | \$ 594,990.00 | (155,450.00) | 439,540.00 | 73.87 |
| Rico Center Grant | 0.00 | 40,000.00 | (40,000.00) | 0.00 | 0.00 |
| Total Revenues - Capital Improvement | 439,540.00 | 634,990.00 | (195,450.00) | 439,540.00 | 69.22 |
| Expenses - Capital Improvement | | | | | |
| Park Improvement | (439,540.00) | (670,000.00) | 230,460.00 | (439,540.00) | 65.60 |
| Total Expenses - Capital Improvement | (439,540.00) | (670,000.00) | 230,460.00 | (439,540.00) | 65.60 |

For Management Purposes Only

NEW Town of Rico - Open Park Fund
Comparative Income Statement to Budget
For the Six Months Ending June 30, 2024

| | YEAR TO DATE ACTUAL | ANNUAL BUDGET | YEAR to DATE BALANCE | CURRENT MONTH | PERCENTAGE FAV (UNFAV) |
|-----------------------------------|------------------------|------------------|-------------------------|------------------|---------------------------|
| Net Income - Capital Improvement | \$ 0.00 | \$ (35,010.00) | 35,010.00 | 0.00 | 0.00 |
| Revenues - Special Projects | | | | | |
| Total Revenues - Special Projects | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Expenses - Special Projects | | | | | |
| Total Expenses - Special Projects | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Net Income - Special Projects | \$ 0.00 | \$ 0.00 | 0.00 | 0.00 | 0.00 |
| Revenues - Other | | | | | |
| Total Revenues - Other | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Expenses - Other | | | | | |
| Total Expenses - Other | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Net Income - Other | \$ 0.00 | \$ 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL NET INCOME | \$ 13,630.39 | \$ (39,860.00) | 53,490.39 | 1,692.90 | (34.20) |
| Beginning Fund Balance | 104,746.52 | 0.00 | | | |
| Ending Fund Balance | 118,376.91 | (39,860.00) | | | |

NEW Conservation Trust Fund
Comparative Income Statement to Budget
For the Six Months Ending June 30, 2024

| | YEAR TO DATE ACTUAL | ANNUAL BUDGET | YEAR to DATE VARIANCE | CURRENT MONTH | PERCENTAGE FAV (UNFAV) |
|--------------------------------|------------------------|------------------|--------------------------|------------------|---------------------------|
| Revenues - Operating | | | | | |
| Total Revenues - Operating | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Expenses - Operating | | | | | |
| Total Expenses - Operating | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Net Income - Operating | \$ 0.00 | \$ 0.00 | 0.00 | 0.00 | 0.00 |
| | | | | | |
| Revenues - Other | | | | | |
| Interest | \$ 74.16 | \$ 0.00 | 74.16 | 11.61 | 0.00 |
| Lottery Proceeds | 2,114.15 | 2,500.00 | (385.85) | 1,007.26 | 84.57 |
| Total Revenues - Other | 2,188.31 | 2,500.00 | (311.69) | 1,018.87 | 87.53 |
| Expenses - Other | | | | | |
| FMP Capital Park Improvement G | 0.00 | (45,000.00) | 45,000.00 | 0.00 | 0.00 |
| Total Expenses - Other | 0.00 | (45,000.00) | 45,000.00 | 0.00 | 0.00 |
| Net Income - Other | \$ 2,188.31 | \$ (42,500.00) | 44,688.31 | 1,018.87 | (5.15) |
| TOTAL NET INCOME | \$ 2,188.31 | \$ (42,500.00) | 44,688.31 | 1,018.87 | (5.15) |
| Beginning Fund Balance | 48,973.13 | 0.00 | | | |
| Ending Fund Balance | 51,161.44 | (42,500.00) | | | |

For Management Purposes Only