



CITY COUNCIL REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201
June 04, 2024 - 6:00 PM

AGENDA

Please register for Regular City Council Meeting

<https://attendee.gotowebinar.com/register/3742005742374996822>. After registering, you will receive a confirmation email containing information about joining the webinar.

To watch live meetings: <http://www.youtube.com/@cityofsalidacolorado>

CALL TO ORDER

Pledge of Allegiance

Roll Call

Civility Invocation

1. Civility Invocation

CONSENT AGENDA

2. Approve Agenda

3. Approve May 21, 2024 Minutes

4. Approval of an Airport Ground Lease

5. Approval of Grace Church Street Closure request for June 21, 2024

6. Approval of Elks Lodge #808 Special Event Liquor License

7. Revenue Reduction Response Policy

CITIZEN COMMENT—Three (3) Minute Time Limit

PROCLAMATIONS

8. LGBTQ+ Pride Month

UNFINISHED BUSINESS / ACTION ITEMS

NEW BUSINESS / ACTION ITEMS

9. Approve 2023 Annual Comprehensive Financial Report

10. **RESOLUTION 2024-35** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO SUPPORTING THE CITY'S ADOPTION OF THE MODEL ELECTRIC PREFERRED AMENDMENTS TO THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE ("IECC") AND THEREBY URGING CHAFFEE COUNTY AND ITS BUILDING DEPARTMENT TO FORMALLY ADOPT THE SAME

11. **RESOLUTION 2024-37** A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO TO ALLOW OVERNIGHT CAMPING IN MARVIN PARK FROM JUNE 11 THROUGH JUNE 17, FOR THE FIBARK EVENT

12. **RESOLUTION 2024-38** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, APPROVING CITIZEN APPOINTMENTS TO THE PLANNING COMMISSION PURSUANT TO SECTION 2-7-10 OF THE SALIDA MUNICIPAL CODE

13. 1st and D Apartments Creative Space Options

COUNCILORS, MAYOR AND CITY TREASURER REPORTS

Council Reports

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph. 719-530-2630 at least 48 hours in advance.

- Critelli, Fontana, Martin, Naccarato, Pappenfort, Stephens

Treasurer Report

Mayor Report

Attorney Report

Department Updates

EXECUTIVE SESSION

- 14. EXECUTIVE SESSION** For the purpose of determining positions relative to matters that may be subject to negotiation, developing strategy for negotiations, and/or instructing negotiators under C.R.S. Section 24-6-402(4)(e), and for the purpose of the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property of interest under C.R.S. Section 24-6-402(4)(a) and the following additional details are provided for identification purposes: **Potential purchase of real property within Salida for operational purposes.**

RESOLUTION 2024-36

- 15. RESOLUTION 2024-36** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO AUTHORIZING THE PURCHASE OF REAL PROPERTY AND APPROVING A PURCHASE AND SALE AGREEMENT

ADJOURN



City Clerk | Deputy City Clerk

Mayor Dan Shore



CIVILITY INVOCATION

We are here working together to create a thriving community. It is the intention of the Salida City Council to promote civil communication by adopting the following guidelines for speaking to the public in the City Council Chambers. It is our hope that by acting in this manner we can help create a safe space for people to share their perspectives and opinions:

- We honor the opportunity to be engaged in the process of governance for the benefit of our community.
- We acknowledge that each of us brings a unique perspective to this conversation and that our perspectives may differ.
- We challenge ourselves to value varying points of view and hold all contributions as equally important.
- We understand and accept that while we may sometimes disagree, we can always be courteous and kind.
- We commit to respectful language, avoiding rumor, harsh criticism or personal accusation, even when feeling emotionally charged.
- We will, to best of our ability, speak thoughtfully and listen with attention, respect, and curiosity.
- We are confident that there may be even better solutions than any of us have thought of, which may be discovered through civil conversations.
- We affirm our support for women's rights, including equal pay, equal treatment under the law and in the workplace, and the right to determine choices that impact the direction and personal values of one's life, including all individuals' reproductive health choices.
- We commit to the City of Salida being a hate-free zone and declare and affirm a policy of non-discrimination on the basis of a person's race, color, religion, ancestry, national origin, age, sexual orientation, gender, gender identity, marital status, military or veteran status, socio-economic class, medical condition, or physical or mental disability.



CITY COUNCIL REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201

May 21, 2024 - 6:00 PM

MINUTES

Please register for Regular City Council Meeting

<https://attendee.gotowebinar.com/register/3742005742374996822>.

After registering, you will receive a confirmation email containing information about joining the webinar.

To watch live meetings: <http://www.youtube.com/@cityofsalidacolorado>

CALL TO ORDER

Pledge of Allegiance

Roll Call

PRESENT

Council Member Suzanne Fontana

Council Member Dominique Naccarato

Council Member Justin Critelli

Council Member Aaron Stephens

Council Member Alisa Pappenfort

Council Member Wayles Martin

Mayor Dan Shore

Treasurer Ben Gilling

Civility Invocation

CONSENT AGENDA

Motion made by Council Member Pappenfort, Seconded by Council Member Critelli.

Voting Yea: Council Member Fontana, Council Member Naccarato, Council Member Critelli, Council Member Stephens, Council Member Pappenfort, Council Member Martin

Approve Agenda

Approve May 7, 2024 Minutes

Approve City of Salida/FIBArk contract

Approve Farmers' Market

Approve Street Closure for FIBArk Pancake Breakfast

Approve Summer Concert Series

Approve 4th of July Event

Approve Chalk Festival

Approve Conditional Award of a Construction Contract for the Oak Street Reconstruction Project and Conditional Budget Amendment for the Street Fund

MOTION PASSED

CITIZEN COMMENT—Three (3) Minute Time Limit

Citizen Comment - Vince Phillips

Citizen Comment - Vince Phillips

Hannah Michaels and Jim Miller spoke during Public Comment

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph. 719-530-2630 at least 48 hours in advance.

LIQUOR LICENSING AUTHORITY

New Tavern Liquor License request for Coffee by Topo, Ltd., DBA Coffee by Topo at 211 F Street.
Mayor Shore opened the Public Hearing. Clerk Kristi Jefferson presented the Liquor License request.
The applicant, Mary Kathryn Blanton, asked Council to approve the request.
Hearing no other comment, the Mayor closed the Public Hearing.

Council Member Critelli moved to approve the new Tavern Liquor License, Seconded by Council Member Naccarato.

Voting Yea: Council Member Fontana, Council Member Naccarato, Council Member Critelli, Council Member Stephens, Council Member Pappenfort, Council Member Martin

MOTION PASSED

UNFINISHED BUSINESS / ACTION ITEMS

NEW BUSINESS / ACTION ITEMS

COUNCILORS, MAYOR AND CITY TREASURER REPORTS

Council Reports

Reports were given.

Mayor Report

Report was given.

Treasurer Report

Report was given.

Attorney Report

Department Updates

Department Updates were given.

EXECUTIVE SESSION

For the purpose of conferencing with the City Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S Section 24-6-402(4)(b), and for the purpose of determining positions relative to matters that may be subject to negotiation, developing strategy for negotiations, and/or instructing negotiators under C.R.S. Section 24-6-402(4)(e), and the following additional details are provided for identification purposes: **Legal advice regarding lawsuit brought by the Town of Poncha Springs, Tailwind Group LLC and Full Views Matter, LLC against the City of Salida and related negotiations, information, discussions and next steps.**

Motion made by Council Member Pappenfort, Seconded by Council Member Critelli.

Voting Yea: Council Member Fontana, Council Member Naccarato, Council Member Critelli, Council Member Stephens, Council Member Pappenfort

MOTION PASSED

Council entered into Executive Session at 6:58pm and returned to the Regular Meeting at 7:59pm.

ADJOURN

Adjourned at 8:01pm



City Clerk | Deputy City Clerk

Mayor Dan Shore



Lessee (name): Bruce A Gross and Dorie M Gross	Lessee's mailing address: 7711 Vista Circle Salida, CO 81201
Lessee's email: Bgross54@yahoo.com	Lessee's phone: 719 239-0838
Date of Agreement:	Hangar: P2

Note to Lessee: As this Agreement requires approval from both the City of Salida and Chaffee County, please note that any revisions or modifications to this Ground Lease by the Lessee may result in significant delays.

GROUND LEASE

This Ground Lease ("Lease") is entered into by and between the City of Salida, Colorado, a municipal corporation, and Chaffee County Colorado/the Board of Commissioners of Chaffee County (collectively "Lessors"), and Lessee (identified above), as of this 15 day of May, 2004.

RECITALS

- A. Lessors are the owners of land known as the Salida/Chaffee County Airport, also known as Harriet Alexander Field (hereinafter "Airport") located at 9255 County Road 140, Salida, Colorado, 81201;
- B. Lessee desires to lease from Lessors a portion of the Airport for the purpose of constructing and/or occupying an aircraft hangar as more particularly described below; and
- C. Lessors are willing to lease to Lessee the below described portion of Airport pursuant to the terms and conditions also set forth below.

AGREEMENT

In consideration of the terms, conditions and promises as set forth herein, the parties incorporate the above recitals by reference and agree as follows:

1. **Leased Premises.** Lessors hereby lease to Lessee that portion of the Airport property described on the attached Exhibit A (the "Leased Premises"). THE LEASED PREMISES CONSIST OF THE FOOTPRINT OF THE BUILDING ALREADY CONSTRUCTED OR TO BE CONSTRUCTED BY THE LESSEE PLUS A MAINTENANCE/ACCESS EASEMENT OF FIVE FEET AROUND SAID FOOTPRINT.

2. **Hangar and Improvements - requirements.** Structures on the Leased Premises must conform to all current and future FAA regulations and to the current commercial building, fire, mechanical, electrical,

plumbing and any other applicable codes and airport architectural standards. Improvements or modifications to the Leased Premises must also be in compliance with the same regulations. Any construction, improvements or modifications to the Leased Premises must be approved in writing in advance by the Lessors, acting through their designated agent, the Airport Manager.

3. Breach. If Lessee breaches any provision of this Lease, including without limitation failure to comply with all applicable laws, rules and regulations, Lessor shall provide a written notice of default to the Lessee with a 10 calendar day notice to cure unless the Lessor otherwise agrees in writing to extend the 10 day cure period. Lessee shall be solely responsible for remedying the breach to the reasonable satisfaction of the Airport and at Lessee's sole cost. A Lease may be terminated by the Lessor immediately and without notice in the event Lessee's use of the Leased Premises or conduct at the Airport constitutes an emergency or substantial threat to the safe and lawful operations of the Airport. Lessor will not be responsible for any costs, damages or penalties to the Lessee in the event a Lease is terminated.

4. No Improvements by Lessor. Lessors have no obligation to provide Lessee any improvements, services, fixtures or utilities to the Leased Premises, except as expressly provided in this Ground Lease or as subsequently needed in order for the Lessors to comply with existing laws or regulations.

5. Use of the Leased Premises.

(a) Lessee shall use the Leased Premises solely for the parking, storage and maintenance of Lessee's personal private aircraft as identified here: Commander 4656w. (VIN, make model etc.,). "Maintenance" shall not include welding, open flame operations, or the use of Class I or Class II liquids as defined in the most recent edition of the Chaffee County Uniform Building Code.

(b) Lessee shall not operate or allow commercial or business operations of any kind to be performed on the Leased Premises absent Lessors' express written consent and with such additional documentation as may be required by Lessor. By way of example only, commercial flying operations would require execution of a Commercial Operator's Agreement by the Lessee.

(c) Lessee shall install and properly maintain not less than one fire extinguisher and shall comply with all applicable fire code regulations.

(d) Lessee may not store any fuel, gasoline or other hazardous or dangerous substances on the Leased Premises with the following exceptions:

- i. Fuel present in the aircraft identified above
- ii. Lessee may store up to five gallons of aviation fuel or gasoline on the Leased Premises in an OSHA or UL approved container.

(e) Lessee may install antennae not exceeding six feet in height above the highest point on any hangar or structure constructed or placed on the premises by Lessee, with the prior written approval of the Airport Manager and so long as such antennae comply in all respects with Federal Aviation Administration ("FAA") regulations and applicable building and zoning codes and do not create an obstruction or threat to air navigation.

(f) The Leased Premises may not be used for short term rentals or any overnight use (other than as contemplated by an approved flight plan).

4. Maintenance of Leased Premises. Lessee shall at all times maintain the Leased Premises and all improvements to the Leased Premises in good condition and state of repair and shall not allow fire hazards, ice and snow, weeds, trash, debris or other unsightly objects to accumulate or be stored on or around the Leased Premises or otherwise interfere with the safe and lawful operation of the Airport. Vehicles and trailers may be stored outside the Lease Premises only upon payment of an applicable fee. No other outside storage is allowed, including equipment and vehicles.

5. **Signs.** Lessee shall not place any signs, logos or emblems on the Leased Premises or on any improvements to the Leased Premises, except for a sign not larger than four square feet in size that identifies Lessee as the occupant of the Leased Premises. All signs shall be installed in compliance with the building and/or sign regulations of Chaffee County and/or other governing jurisdiction.

6. Term and Option to Renew.

(a) Subject to earlier termination as provided for in this Lease, the initial term of this Lease shall begin on _____ and terminate on _____.

(b) Provided Lessee is not in violation or breach of any terms or conditions of this Lease and provided the Lease complies with the then current Airport master plan, Lessee may renew and extend this Lease for up to an additional twenty years (the "Option Term") upon written notice to Lessor submitted at least 120 calendar days prior to the expiration of the initial term. The Option Term shall be subject to the same terms and conditions as set forth in this Lease, except that the rent for the first year of the Option Term shall be adjusted to the prevailing rates, based upon the most recently executed ground lease, adjusted for the then current CPI-U (defined below). The rent for subsequent years of the Option Term shall be adjusted as provided below. In the event Lessee remains in possession of the Leased Premises for any period after the expiration of the 20-year initial lease term, without a written agreement between the parties for an Option Term, a new month-to-month tenancy shall be created subject to the same terms and conditions of this Lease at a monthly rental rate to be determined as provided below, unless otherwise agreed by the parties in writing. Such month-to-month tenancy shall be terminable on thirty (30) days' notice by either party or on longer notice if required by law.

7. **Reversion.** Should Lessee fail or refuse to exercise the option to extend the Lease, or if the Lease is terminated for any reason, then the title and ownership of the Leased Premises, including all improvements, fixtures and personal property thereon, shall revert back to the Lessors.

8. Rent.

(a) Lessee shall pay to Lessors total annual rent of \$1411.2 for a total of 4900 sq. ft. As of May 1, 2023, the lease rate was \$0.2888 per square foot, which is adjusted annually as of May 1. Beginning April 30th, and every year thereafter for the lease term, the rate adjusts in accordance with subparagraph (b), below. The CPI adjusted rate effective May 1 each year. Lessee shall pay the rent annually, in advance, without notice or demand, with the first payment due on the first day of the lease term, except that for the first year of this Ground Lease, rent shall be prorated, if necessary, from the beginning date of this Ground Lease through the following April 30, 2024. For subsequent years, rent shall be due on May 1.

(b) Rent shall be adjusted annually in accordance with any increase in the United States Bureau of Labor Statistics Consumer Price Index for all items and urban consumers (the CPI-U) for the Denver-Boulder area. The adjustment shall reflect any increase in the CPI-U for the annual period beginning from the time rent was last set or adjusted. Should the United States Bureau of Labor Statistics cease publication of the CPI-U for the Denver-Boulder area, then future rent adjustments shall be based upon and correspond to the rate of "local growth" for the annual period as defined in Article X, § 20(2)(g) of the Colorado Constitution and determined by the Chaffee County Assessor pursuant to C.R.S. § 39-5-121(2)(b). In no event shall the rental rate be reduced absent the prior written consent of Lessors, regardless as to any decrease in the CPI-U or local growth rate from the time rent was last set or adjusted. Lessors shall use their best efforts to advise Lessee of the adjusted rent amount at least one month prior to the rent payment due date, but failure of Lessors to notify Lessee shall not relieve Lessee of its obligation to pay the increased rent.

(c) Lessee shall make and/or direct all rent payments to the location and/or to the person or entity designated by the Airport Manager in writing. If no such designation is made, rent shall be paid to: Chaffee County Airport Fund, c/o Chaffee County, Attention Finance Department, P. O. Box 699, Salida Colorado 81201.

(d) Interest shall accrue on any past due rent payment at the rate of 1.5% per month or 18% per annum. Such interest shall in no event constitute a waiver of Lessee's default with respect to such overdue amount, nor prevent Lessors from exercising any of the other rights and remedies under this Ground Lease.

9. Common Airport Facilities/ CLOSURES. Lessee is granted in common with other lessees, or persons similarly authorized, the non-exclusive use of all common Airport facilities including, but not limited to, the landing field, runways and taxiways (inclusive of any future enlargement or extensions thereof), roadways, aprons, fueling facilities, flood lights, landing lights, beacons, radio aids, and such other airport facilities as may exist and are available for use by the general aviation public. LESSEE ACKNOWLEDGES THAT REPAIRS OR IMPROVEMENTS TO RUNWAYS OR OTHER AIRPORT FACILITIES OR STATE OR FEDERAL MANDATES MAY REQUIRE THE CLOSURE OF THE AIRPORT OR THE TEMPORARY OR PERMANENT RESTRICTION OF ITS USE. SUCH ACTIVITIES SHALL NOT CAUSE ANY REDUCTION IN THE RENT DUE HEREUNDER. LESSEE FURTHER ACKNOWLEDGES THAT THIS LEASE IS SUBJECT TO THE LESSORS CONTINUING TO OPERATE THE AIRPORT FACILITIES IN THEIR CURRENT LOCATION AND LESSORS MAY TERMINATE THIS LEASE, WITHOUT RECOURSE TO LESSORS, IF LESSORS, FOR WHATEVER REASON NO LONGER OPERATE THE AIRPORT IN ITS CURRENT LOCATION.

10. Right of Ingress and Egress. Lessee shall at all times have a right of reasonable ingress to and egress from the Leased Premises, which right shall extend to Lessee's guests and other invitees. Such right shall also extend to persons or businesses supplying materials or services to Lessee, and shall include access and egress for vehicles, machinery and equipment reasonably required by Lessee and those persons or entities specified in this paragraph. Lessee shall provide license plate numbers for all vehicles to be used at the Leased Premises and notify the Airport Manager in writing in advance with this information for all guests/invitees. THE RIGHT OF INGRESS AND EGRESS SHALL NOT BE EXERCISED IN A WAY THAT INTERFERES WITH THE USE OF THE AIRPORT BY OTHERS OR THAT IS IN VIOLATION OF ANY FAA RULES/REGULATION, DULY ADOPTED AIRPORT RULES OR POLICIES. LESSEE ACKNOWLEDGES SUCH RIGHT MAY NOT INCLUDE VEHICLE ACCESS TO HANGARS, AS DETERMINED BY THE AIRPORT MANAGER.

11. Hangar Construction and Improvements.

(a) If there are no improvements on the Leased Premises, Lessee shall be required to install, improvements on the Leased Premises, such improvements to be limited to one aircraft storage hangar and any accessory hard surfaces (ramp/access taxiway), and/or such other structures as specifically authorized in writing in advance by the Airport Manager and approved by the Lessors. The design and materials to be used in the construction repair, other than routine maintenance, or restoration of any hangar, structure or hard surface shall be approved in advance in writing by Lessors. Within thirty days from the beginning of this Ground Lease, Lessee shall submit a detailed description, inclusive of engineered drawings/plans, to Lessors together with a cost estimate for all structures or other improvements Lessee desires to install, repair or rebuild on the Leased Premises. No installation or construction shall occur on the Leased Premises or upon common Airport property until the Airport Manager has specifically approved same in writing and all necessary third-party permits have been issued, including local building permits and such permits or approvals as may be necessary from the Federal Aviation Administration (e.g., FAA Form 7460, Notice of Proposed Construction). All improvements must be completed per building and zoning permitting timeframes. Airport Manager has the final authority to determine that as-built construction conforms to drawings and plans prepared by a professional engineer. Any variances or corrections needed shall be borne solely by the Lessee.

(b) The installation/construction of all structures and hard surfaces shall comply with the then-current Commercial Building Code, Airport Master Plan, the Minimum Standards for Hangar Construction and the Airport Storm Water Management Plan then in effect for the Airport. No structure shall be constructed within five feet of the perimeter boundary of the Leased Premises. Lessee shall maintain the Leased

Premises in a safe and orderly condition during any and all construction/installation activities, and shall not allow construction materials, activities or debris to invade or impinge upon common Airport facilities (e.g., ramps, taxiways or roadways) or other leased premises. The Airport Manager may, upon request by Lessee and/or in order to minimize the disruption of normal Airport operations, allow or direct the temporary use by Lessee of non-leased Airport property for construction staging and/or material storage during any period of construction/installation. Lessee's installation or extension of any utility lines or services (i.e., water, sewer, electricity or gas) as part of any construction or improvement must be approved in advance and in writing by Lessors.

(c) Lessee shall affirmatively notify all persons or entities undertaking any work on the Leased Premises, including persons engaged in planning, design, construction or repair, and/or persons supplying any labor, materials or equipment pursuant to such work, that as publicly-owned property, the Leased Premises are not subject to lien for a failure to pay for such work, labor or materials, and Lessee shall, in accordance with C.R.S. § 38-22-105(2), post and keep posted a written notice to the same effect in some conspicuous place upon the Leased Premises during any and all such work.

(d) Except as otherwise provided for in this Ground Lease, all hangars, buildings, fixtures, structures or other improvements bought, installed, erected, constructed or placed on the Leased Premises by Lessee shall be deemed to be personal property for purposes of this lease and shall remain the property of Lessee; and Lessee shall, unless otherwise authorized in writing in advance by Lessors, remove such property upon the expiration or termination of the lease, subject to Lessee's obligation to repair all damage, if any, resulting to the Leased Premises or Lessors' property by such removal. Lessee shall be allowed up to sixty days after the expiration or termination of the lease to remove any and all such property, during which time Lessee shall be obliged to continue to pay rent on a prorated basis until such removal is completed. In the discretion of the Lessors, any and all property, inclusive of hangars, buildings and fixtures, not removed by Lessee within the time allotted for same may become part of the Leased Premises and title to such property shall automatically vest in Lessors, individually or jointly, to the extent that Lessors individually or jointly own the land underlying such property. If Lessee abandons any improvement or property on the Leased Premises or fails to remove such improvement or property as required, above, Lessors may, in its sole discretion, take title to or remove the same, at any time Lessors may determine, at Lessee's cost.

(e) Any aircraft hangar constructed by Lessee may be used for the temporary storage of motor vehicles while Lessee's aircraft is in use. Lessee may also allow other aircraft owners to temporarily occupy Lessee's hangar while performing maintenance or repairs on their personal aircraft. Collection of rental or sublease fees shall constitute a commercial operation and require a commercial operators agreement.

12. Utilities. Lessee shall timely and fully pay for all utility services installed and used on the Leased Premises. In no event shall a septic system be installed or used on the Leased Premises absent Lessors' written consent and the issuance of all necessary permits. Lessors may require Lessee, at Lessee's cost, to connect any water-using facility on the Leased Premises to a sanitary sewer system if a sanitary sewer main line becomes available within 400 feet of the Leased Premises and to remove any leach fields

13. Taxes and Assessments. Lessee shall timely pay all real and personal property taxes and assessments, including without limitation possessory interest assessments, levied or imposed against the Leased Premises as the result of Lessee's occupancy and/or use of same, and upon any improvements installed and owned by Lessee thereon.

14. No Assignment Subletting, Sale or Conveyance. Lessee may not assign, sublet, sell or otherwise convey any area, space, structure or interest on the Leased Premises to any third party, including an entity controlled in whole or part by Lessee, without the prior written consent of Lessors, which consent may be granted or withheld solely within the reasonable discretion of Lessors. If Lessors grants an assignment, sublet, conveyance or sale of the Leased Premises to a third-party will require the third-party to execute a separate Ground Lease. Any assignment, subletting or conveyance in violation of this section shall be null and void and constitute grounds for termination of this Lease.

15. Compliance with Laws and Regulations.

(a) Lessee shall faithfully and timely comply with all laws and governmental orders, rules and regulations, including future amendments thereto, that control or in any manner affect the use, operations or maintenance of the Airport or the Leased Premises. This includes, without limitation FAA orders and regulations, local ordinances, the Airport Manual or its Rules and Regulations and instructions or requests issued by the Airport Manager for the safe and lawful operation of the Airport.

(c) Lessee does hereby covenant and agree that: (1) no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of the Leased Premises and/or improvements to the Leased Premises, (2) that in the construction of any improvements on, over, or under the Leased Premises and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that the Lessee shall use the Leased Premises and improvements on the Leased Premises in compliance with all other requirements imposed by or pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and as said regulations may be amended.

(d) Lessee shall not discriminate against any persons or businesses on the grounds of race, color, national original (including limited English Proficiency), creed, sex (including sexual orientation and gender identity), age, or disability regarding any activity arising from or related to this Ground Lease or Lessee's use of the Leased Premises.

16. Insurance.

(a) Lessee shall at its sole cost and expense procure and maintain in force insurance policies insuring the Leased Premises against loss or injury to any person or property arising from Lessee's use and/or occupancy of the Leased Premises and any improvements thereon. Such insurance policy shall be issued by a company authorized to do business in Colorado. Required insurance:

- i. Premises Liability insurance of \$1,000,000.00 per occurrence and \$2,000,000.00 aggregate.
- ii. Automobile CSL insurance of \$1,000,000 per occurrence and \$2,000,000 aggregate

The City of Salida and Chaffee County, at Lessee's sole expense, shall be named co-insureds or additional insureds on all insurance policies required under this lease, and such insurance shall act as primary insurance with respect to all claims, injuries or casualties occurring on or to, or arising from, the Lessee's occupancy and/or use of the Leased Premises. Insurance requirements may increase from time to time at the discretion of the Lessor but no more than bi-annually unless otherwise required by law. Lessors' failure to inform Lessee of any increased coverage requirements shall not affect Lessee's obligation.

(b) Lessee shall annually furnish the Airport Manager with certificates of insurance evidencing required coverage, from companies authorized to do business in Colorado. Such certificates shall contain a provision requiring notification to the Lessors in writing 30 calendar days in advance of any amendment or cancellation of such policy or policies.

17. Release and Indemnification. Lessee forever releases, waives and discharges Lessors and all persons acting on Lessors' behalf from all claims, suits and causes of action relating to any injury or loss Lessee or its invitees may sustain in any way connected with the Leased Premises, including personal injuries, death or property damage, or injury or loss in connection with Lessee's presence on the Leased Premises, common Airport facilities or other Airport facilities or property. Lessee shall indemnify and hold harmless Lessors and all persons acting on Lessors' behalf against all claims and losses (including interest and attorneys' fees and expenses) resulting from Lessee's use or occupancy of the Airport facilities or property or the Leased Premises; Lessee agrees that if the Lessors, without any fault on their part, shall be

made a party to any litigation commenced by or against the Lessee arising from Lessee's use or occupancy of the Airport facilities or property or the Leased Premises, then Lessee shall pay and/or advance all costs in connection with such litigation, including reasonable attorney fees and litigation costs paid by either Lessor.

18. Damage to Leased Premises. If the Leased Premises or any improvements thereon are damaged or destroyed, in whole or in part, Lessee shall, within sixty days of the damage or destruction, perform one of the following:

- repair, restore or rebuild same to their condition and operational status as existed prior to such damage or destruction; OR
- furnish a performance and payment bond, in an amount at least equal to the cost of removing all damaged or destroyed improvements and any other debris and restoring the Leased Premises to the conditions existing at the time Lessee first entered onto the Leased Premises, as security for the faithful performance and payment of Lessee's obligations under this Ground Lease.

Rent shall not be reduced or abated during any period in which the Leased Premises or any improvements, or parts of same, are not available for use by Lessee.

19. Right to Mortgage. Lessee may mortgage or otherwise encumber all or any portion of its owned improvements and its leasehold interests under this Ground Lease. Lessors, upon request, may subordinate their interests herein to any lending or financing agency for the term of the lease, provided such subordination cannot and shall not have the effect of permitting a mortgagee or trustee to own or claim an ownership interest in the Leased Premises, and that such mortgagee or trustee is approved in writing in advance by Lessors, which approval shall not be unreasonably withheld. IF, DUE TO FORECLOSURE OR OTHER DEFAULT UNDER THE TERMS OF SUCH MORTGAGE, ANY MORTGAGEE BECOMES THE OWNER OF THE IMPROVEMENTS CONSTRUCTED HEREUNDER, SUCH MORTGAGEE SHALL BE SUBJECT TO THE TERMS AND OBLIGATIONS OF THE LESSEE HEREUNDER.

20. Lessors' Reserved Rights. Lessors, on behalf of themselves and the Federal Aviation Administration, reserve the right and privilege during the term of this agreement to place on the Airport, inclusive of the Leased Premises, whatever instruments and/or equipment they or the FAA may determine are necessary or convenient to the safe and efficient operation of the Airport, so long as said instruments or equipment do not substantially interfere with Lessee's use of the Leased Premises or reduce the structural integrity of Lessee's hangar or such other building as Lessee may have constructed on the Leased Premises. Lessors additionally reserve the right to further develop and otherwise change or improve the Airport, inclusive of all landing areas, taxiways, or access ways, as it deems necessary, and to take such other actions with respect to the Airport as Lessors see fit without hindrance or interference from Lessee, provided all of such developments or improvements are required by law, federal regulation, and/or are approved by the FAA. Lessors further reserve the right to from time to time temporarily or permanently close the Airport, or parts thereof, for any reason, including without limitation maintenance, construction or public safety purposes, immediately prior to which Lessors will make reasonable efforts to notify Lessee in advance thereof.

21. Subordination. This Ground Lease shall be subordinate to the provisions of any existing or future agreement between Lessors and the United States and/or the State of Colorado for the funding, operation or maintenance of the Airport.

22. Inspection. Lessors or their duly authorized representative shall have the right to inspect the Leased Premises and any improvements at all reasonable times upon reasonable prior notification to Lessee. Lessors shall also be entitled to enter the Leased Premises and any improvements, without prior notice, to make emergency repairs or to take emergency action necessary to protect or preserve human life or the property of the Airport.

23. Notices. In every case where notice is required or permitted in this lease, notice shall be deemed sufficient if (1) personally delivered or (2) mailed by certified mail, postage prepaid, properly addressed to the address contained herein, or such other address as shall be given in writing by one party to the other according to the provisions hereof.

If to Lessors: Chaffee County Commissioners
P.O. Box 699
Salida, CO 81201

With copy to:

Chaffee County Attorney
P.O. Box 699
Salida, CO 81201

If to Lessee, to the person and address listed at the beginning of this Lease.

Notices shall be deemed to be given on the date of receipt, except that if delivery is refused, such notice shall be deemed given on the fifth day after it is sent.

24. Liens. Lessee shall not allow liens of any kind or duration to be asserted or maintained on the Leased Premises. The existence of any lien on the Leased Premises shall constitute grounds for termination of this Lease for breach under Section 3, above..

25. Attorney Fees. If either party brings an action to enforce the terms of this Lease or declare rights under this Lease, the prevailing party in such action shall be entitled to its reasonable attorney fees and costs against the non-prevailing party.

26. Binding Effect. This Lease shall bind and benefit the parties hereto and their representatives, successors, and permitted assigns.

27. Venue and Severability. This Lease shall be construed under the laws of the State of Colorado. Venue for any legal action between the parties brought to interpret or enforce the provisions of this agreement shall be the Colorado District Court in and for Chaffee County. Any covenant, condition, or provision herein which is held to be invalid by any court of competent jurisdiction shall be considered deleted from the lease, but such deletion shall in no way affect any other covenant, condition, or provision herein so long as such deletion does not materially prejudice Lessors or Lessee in their respective rights and obligations contained in the valid covenants, conditions, or provisions of the lease,

28. Waivers. One or more waivers by Lessors of any term or condition of this agreement, or of Lessee's breach or violation thereof, shall not be construed or have the effect as a forgiveness or waiver of any other term or condition, or of any future or different breach or violation of the agreement by Lessee.

29. Entire Agreement and Amendments. This Lease reflects and contains the entire agreement of the parties and supersedes all previous agreements entered into or contemplated by the parties with regard to the Airport. No negotiations, understandings, agreement or promises, verbal or otherwise, exist or are enforceable between the parties except as expressly set forth in this agreement, the provisions of which may only be amended, modified, or superseded by written agreement signed by both parties.

30. Counterpart and Electronic Signature Pages. This Lease may be executed in two or more counterparts, each of which when so executed shall be deemed to be an original and all of which when taken together shall constitute one and the same instrument. This Lease may also be signed by the parties electronically and such signatures shall have the same legal

effect, validity and enforceability as a manually executed signature or use of a paper-based record-keeping system to the fullest extent permitted by applicable law.;

LESSEE: Bruce A Gross Dorie McGross

By: Bruce A Gross Dorie McGross Date: 5-14-24
 Name:
 Title:

LESSORS:

CHAFFEE COUNTY COLORADO.
 acting by and through the Board of County Commissioners:

 P.T. Wood, Board Chair Date: _____

CITY OF SALIDA, COLORADO

 Mayor Date: _____

Grace Church is requesting a street closure on the south side of Grace Church to the intersection of 13th and D street on 06/21/2024 from 10am to 3pm. This closure is for a party after sports camp that Grace Church has in the summer. Please see the map below.



Imagery ©2023 Maxar Technologies, Map data ©2023 20 ft



Item 5.

Email address kids@gracechurchsalida.com Cell phone: 703-909-0639

[illegible]



SALIDA CO. ELKS LODGE #808

148 E. Second Street

PO Box 967
Salida, Co. 81201-0967

Phone 719-539-6976
Email bpoe808@gmail.com

May 14th, 2024

To whom it may concern

RE: Salida Elks Lodge Special Events Permit for Open House during Fib-ark 2024

Salida Elks Lodge #808 Officers and members approved having an Open House on June 14th & 15th 2024, Friday and Saturday, during Fib-ark.

We are requesting a Special Events Permit for our Open House.

We would like to be open to the public to share in celebrating Fib-ark and our town. This event is during a time when people who live here, people who used to live here along with visitors come to visit and enjoy the celebration. The lodge would like to share our space with them and show them around our historic building.

We will serve food & beverages on the lawn area and in the club and have some music.

The event coordinator for the Open House is William (Will) Morris, our Exalter Ruler 2024-25.

This event was approved by our Board of Directors and Members at our last lodge meeting.

Respectfully submitted for Salida Elks Lodge 808 by,

James DeLuca PER/Salida Elks Lodge 808 Secretary

James DeLuca PER date 5-14-24

William (Will) Morris Salida Elks Lodge 808 Exalted Ruler

William Morris date 5-14-24

Application for a Special Events Permit

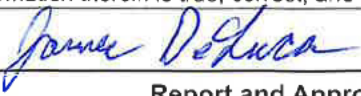
Departmental Use Only

Item 6.

☐ State Only Permit/State Property

In order to qualify for a Special Events Permit, You Must Be a Qualifying Organization Per 44-5-102 C.R.S. and One of the Following (See back for details.)

- | | | |
|---|---|---|
| ☐ Social | ☐ Athletic | ☐ Philanthropic Institution |
| ☒ Fraternal | ☐ Chartered Branch, Lodge or Chapter | ☐ Political Candidate |
| ☐ Patriotic | ☐ National Organization or Society | ☐ Municipality Owned Arts Facilities |
| ☐ Political | ☐ Religious Institution | |

LIAB		Type of Special Event Applicant is Applying for:		DO NOT WRITE IN THIS SPACE	
2110	☐ Malt, Vinous And Spirituous Liquor	\$25.00 Per Day	Liquor Permit Number		
2170	☐ Fermented Malt Beverage	\$10.00 Per Day			
1. Name of Applicant Organization or Political Candidate BPOE Salida Elks Lodge 808				State Sales Tax Number (Required) 00502443-0000	
2. Mailing Address of Organization or Political Candidate (include street, city/town and ZIP) 148 E 2nd St PO Box 967 Salida, Co 81201			3. Address of Place to Have Special Event (include street, city/town and ZIP) 148 E 2nd St Salida, Co 81201		
4. Authorized Representative of Qualifying Organization or Political Candidate James DeLuca Secretary				Date of Birth	Phone Number
Authorized Representative's Mailing Address (if different than address provided in Question 2.)					
5. Event Manager William Morris ER				Date of Birth	Phone Number
Event Manager Home Address (Street, City, State, ZIP) 613 Maxwell St., Salida, Co. 81201				Email Address of Event Manager bpoe808@gmail.com	
6. Has Applicant Organization or Political Candidate been Issued a Special Event Permit this Calendar Year? ☐ No ☒ Yes How many days? 1			7. Is the premises for which your event is to be held currently licensed under the Colorado Liquor or Beer codes? ☐ No ☒ Yes License Number 10-7348-0000		
8. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed? ☒ Yes ☐ No					
List Below the Exact Date(s) for Which Application is Being Made for Permit					
Date 06/14/24 Hours From 11a.m. To midnight.m.	Date 06/15/24 Hours From 9a.m. To midnight.m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.
Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.
Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.
Oath of Applicant I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.					
Signature 		Title Salida Elks Lodge Secretary		Date 05/14/24	
Report and Approval of Local Licensing Authority (City or County) The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S., as amended. THEREFORE, THIS APPLICATION IS APPROVED.					
Local Licensing Authority (City or County)		☐ City ☐ County		Telephone Number of City/County Clerk	
Signature		Title		Date	
DO NOT WRITE IN THIS SPACE - FOR DEPARTMENT OF REVENUE USE ONLY					
Liability Information					
License Account Number	Liability Date	State	Total		
		-750 (999)	\$.		

(Instructions on Reverse Side)

Application Information and Checklist

The following supporting documents must be attached to this application for a permit to be issued:

- ☒ Appropriate fee.
- ☒ Diagram of the area to be licensed (not larger than 8 1/2" X 11" reflecting bars, walls, partitions, ingress, egress and dimensions. **Note:** If the event is to be held outside, please submit evidence of intended control, i.e., fencing, ropes, barriers, etc.
- ☐ Copy of deed, lease, or written permission of owner for use of the premises.
- ☒ Certificate of good corporate standing (NONPROFIT) issued by Secretary of State within last two years; **or**
- ☐ If not incorporated, a NONPROFIT charter; **or**
- ☐ If a political Candidate, attach copies of reports and statements that were filed with the Secretary of State.

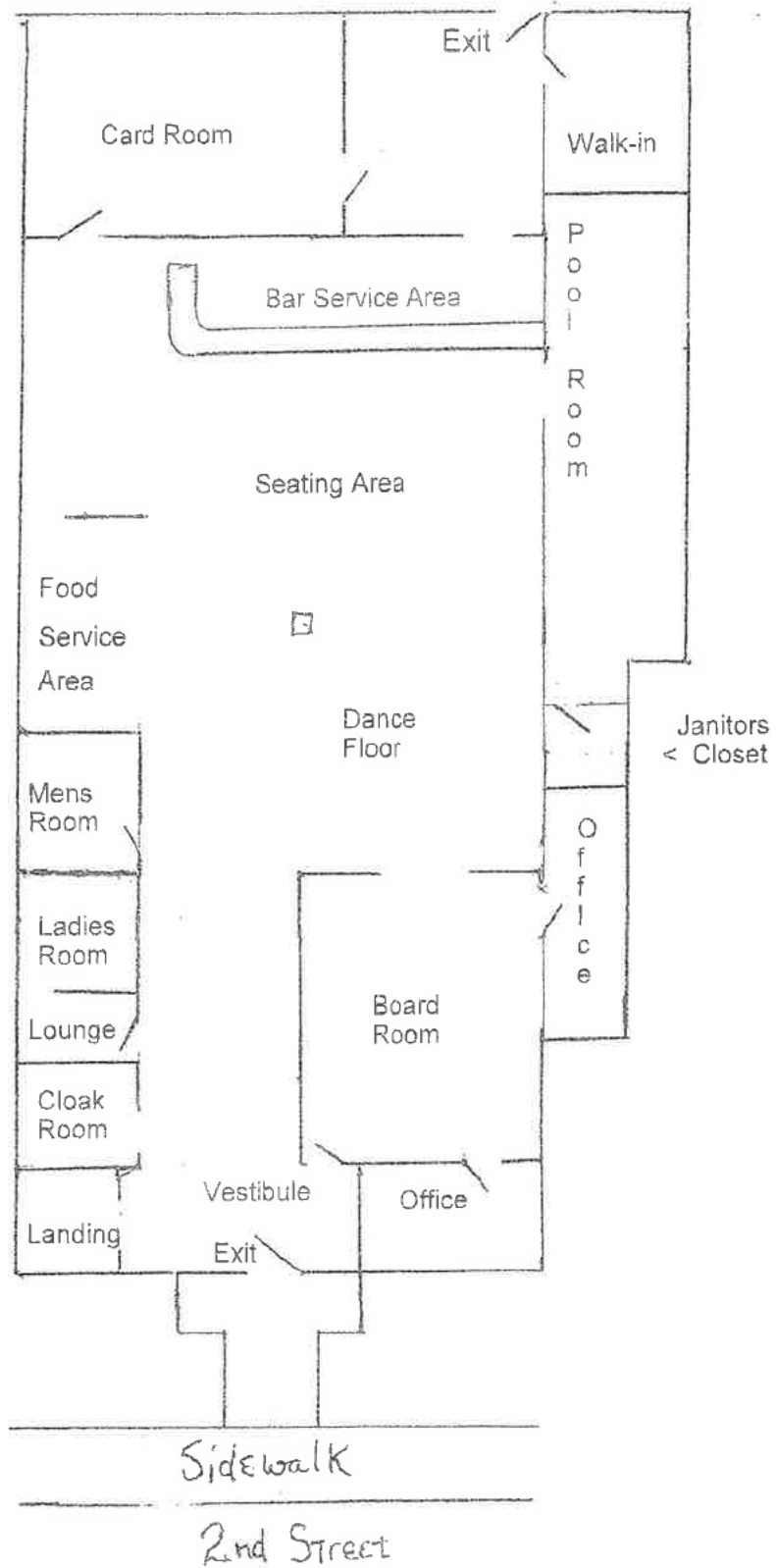
- ☐ Application must first be submitted to the Local Licensing Authority (city or county) at least thirty (30) days prior to the event.
- ☐ Public notice of the proposed event and procedure for protesting issuance of the permit shall be conspicuously posted at the proposed location for at least (10) days before approval of the permit by Local Licensing Authority. (44-5-106 C.R.S.)
- ☐ State Licensing Authority must be notified of approved applications by Local Licensing Authorities within ten (10) days of approval.
- ☐ Check payable to the Colorado Department Of Revenue

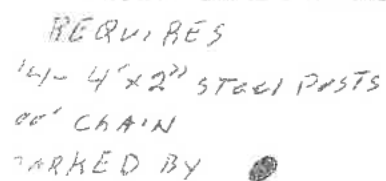
Qualifications for Special Events Permit

(44-5-102 C.R.S.)

A Special Event Permit issued under this article may be issued to an organization, whether or not presently licensed under Articles 4 and 3 of this title, which has been incorporated under the laws of this state for the purpose of a social, fraternal, patriotic, political or athletic nature, and not for pecuniary gain or which is a regularly chartered branch, lodge or chapter of a national organization or society organized for such purposes and being non profit in nature, or which is a regularly established religious or philanthropic institution, and to any political candidate who has filed the necessary reports and statements with the Secretary of State pursuant to Article 45 of Title 1, C.R.S. A Special Event permit may be issued to any municipality owning arts facilities at which productions or performances of an artistic or cultural nature are presented for use at such facilities.

Salida Elks Lodge #808





N

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,
SALIDA LODGE NO. 808 OF THE BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE
UNITED STATES OF AMERICA

is a

Nonprofit Corporation

formed or registered on 10/03/1991 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 19911079196 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 05/10/2024 that have been posted, and by documents delivered to this office electronically through 05/14/2024 @ 14:04:19 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 05/14/2024 @ 14:04:19 in accordance with applicable law. This certificate is assigned Confirmation Number 16035648 .



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****
Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."



VALID ONLY FOR THIS ORGANIZATION AT THIS LOCATION

Salida Elks Lodge #808
148 E. Second Street
Salida, CO 81201

SPECIAL EVENTS PERMIT MALT, VINOUS AND SPIRITUOUS LIQUOR

FROM	Date	Hour		Date	Hour
	06/14/24	11:00am to 12:00am		06/15/24	9:00am to 12:00am

This permit is issued subject to the laws of the State of Colorado and especially under the provisions of Article 3, 4 & 5 of Title 44, Colorado Revised Statutes, as amended and the Ordinances of the City of Salida, insofar as the same may be applicable.

This permit is non-transferable. It is issued only for the specific location described above and must be conspicuously posted at that location.

In testimony whereof, The City Council has hereunto subscribed its name by its officers duly authorized this 4th day of June, 2024.

ATTEST:

The City of Salida

City Clerk/Deputy City Clerk

City Administrator



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Finance	Aimee Tihonovich - Finance Director	June 4, 2024

ITEM

Consent Agenda - Revenue Reduction Response Policy

BACKGROUND

Approval is being sought for a new policy designed to provide a structured approach to managing decreases in revenue, ensuring that we maintain essential services and fiscal responsibility in the face of potential economic challenges. The goal of this policy is to proactively establish a framework that allows us to respond swiftly and effectively to any significant revenue shortfalls, minimizing disruption to city operations and services. Your approval of this policy will empower us to navigate future financial uncertainties with confidence and clarity.

FISCAL NOTE

There is no fiscal impact.

STAFF RECOMMENDATION

Staff recommends that Council adopt the policy..

SUGGESTED MOTION

A Council person should make a motion to “combine and approve the items on the consent agenda”.

DRAFT

REVENUE REDUCTION RESPONSE POLICY

INTRODUCTION

The City desires to have a framework for effective financial planning, risk management, and decision-making in the face of unforeseen challenges or economic uncertainties. By proactively addressing revenue shortfalls and developing strategies to maintain fiscal stability, the City can better protect the well-being and resilience of the community.

PURPOSE

The purpose of this Revenue Reduction Response Policy is to establish guidelines and procedures for managing budget shortfalls resulting from a reduction in revenue within the City. This policy aims to ensure prudent financial management, prioritize essential services, and maintain fiscal stability during challenging economic conditions.

SCOPE

This policy applies to all departments, officials, and employees of the municipality responsible for budget planning, expenditure management, and revenue generation.

POLICY STATEMENT

Assessment of Revenue Reduction:

1. The Finance Department, in collaboration with the City Administrator, Finance Committee and relevant departments, shall monitor revenue streams and economic indicators to identify reductions in revenue.
2. Upon identification of a revenue reduction, the Finance Department shall conduct a comprehensive analysis to determine the extent of the shortfall and its impact on the municipality's budgetary requirements.

Budgetary Adjustments:

1. The Finance Department shall develop recommendations for budgetary adjustments to address the revenue reduction while maintaining essential services and programs. In developing these recommendations, advice will be sought from all stakeholders.
2. Budget adjustments may include but are not limited to:

- a. Implementing spending freezes or reductions in non-essential areas.
 - b. Deferring discretionary expenditures or capital projects.
 - c. Exploring opportunities for cost-saving measures, such as renegotiating contracts or consolidating services.
 - d. Utilizing reserve funds or contingency reserves to mitigate the impact of revenue shortfalls.
 - e. Evaluating revenue enhancement strategies, such as fee adjustments or seeking alternative funding sources.
3. It is not necessary to adopt formal budget amendments before downward spending adjustments are enforced. A formal amendment can follow the spending cut directives if the City Administrator and Council feel it would be helpful in achieving transparent and clear communication.

General Guidelines for Developing Budget Reduction Plans

1. A comprehensive assessment of the City's financial situation to include current revenue projections, expenditure trends, reserve levels and debt obligations will be performed.
2. Essential services that must be protected from severe cuts should be identified. Spending reductions will be prioritized based on their impact on public safety, service delivery, and long-term fiscal sustainability.
3. Generally, the focus shall be on maintaining police, fire, infrastructure maintenance and water and sewer services at the highest possible levels.
4. Performance metrics and data-driven analysis will be implemented to evaluate the effectiveness and efficiency of programs and services. This information will be used to identify opportunities for streamlining operations and reducing waste.
5. Revenue enhancements strategies such as fees, charges for service and pursuing grants or partnerships will be explored.
6. Reserve spending will be explored to maintain services in the near term if the revenue shortfall is expected to be temporary. The City will consider that it is an economic driver and may help keep the economy going by not making drastic cuts initially when considering reserve spending measures.

Communication and Transparency:

1. The Finance Department shall communicate regularly with department heads, elected officials, and other stakeholders to provide updates on the financial status of the municipality and any proposed budgetary adjustments.
2. Transparent communication with the public shall be maintained through the dissemination of relevant information regarding the revenue reduction, its implications, and the measures being taken to address the shortfall.

TABOR Emergency Reserve Fund

1. The City maintains an emergency fund as required by the Taxpayer's Bill of Rights (TABOR). The definition of "emergency" under this statute excludes economic conditions, revenue shortfalls, and salary or fringe benefit increases.
2. TABOR emergency funds can only be used for declared emergencies such as natural disasters or public health pandemics and any use of the funds must be repaid in the following year.
3. Any plan to spend TABOR reserves would need a full legal review prior to implementation.

Monitoring the Effectiveness of Budget Adjustments:

1. The Finance Department shall conduct regular reviews and evaluations of the effectiveness of budgetary adjustments implemented in response to revenue reductions.
2. Adjustments to the budget will continue based on lessons learned, or identification of further fiscal challenges.

RESPONSIBILITIES

This policy is approved by the City Council and will be implemented by the City Administrator when a revenue shortfall is identified.

All staff with spending authority shall comply with the guidelines communicated by the City Administrator. Communication of the adjusted spending plan takes precedence over the approved budget. Failure to comply with the spending limits can result in disciplinary action.

MONITORING AND REVIEW

This policy shall take effect upon approval and will be adjusted as necessary. For any inquiries or clarifications regarding this policy, contact the City Administrator or Finance Director.

Approved and adopted by:

Mayor

Date Approved

This policy shall be subject to review on _____, or more frequently if necessary, by the Finance Office.



Proclamation

DECLARING JUNE 2024 LGBTQ+ PRIDE MONTH

Whereas, the City of Salida supports the rights of every citizen to experience equality and freedom from discrimination; and

Whereas, the Lesbian, Gay, Bisexual, Transgender and Queer (LGBTQ+) communities contribute to the cultural, civic and economic successes of our city; and

Whereas, while we as a society at large are slowly embracing new definitions of sexuality and gender we must also acknowledge that the need for education and awareness remains vital to end discrimination and prejudice; and

Whereas, the City of Salida is committed to supporting visibility, dignity and equality for LGBTQ++ people in our diverse community; and

Whereas, this nation was founded on the principle that every individual has infinite dignity and worth, the Salida City Council calls upon the people of this city to embrace this principle and work to eliminate prejudice everywhere it exists; and

Whereas, celebrating Pride Month influences awareness and provides support and advocacy for Salida's LGBTQ+ community, and is an opportunity to take action and engage in dialogue to strengthen alliances, build acceptance and advance equal rights.

Now, therefore, the City of Salida does hereby proclaim June 2024, as LGBTQ+ PRIDE MONTH in the City of Salida.

Dan Shore, Mayor

Date



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Finance	Aimee Tihonovich - Finance Director	June 4, 2024

ITEM

City of Salida 2023 *Annual Comprehensive Financial Report* (ACFR)

BACKGROUND

We are pleased to present the results of the auditor review of our Annual Comprehensive Financial Report (ACFR). This presentation is an important component of our commitment to transparency, accountability, and effective financial stewardship. The independent audit was conducted by McMahan and Associates, LLC with Matthew Miller, CPA and Lillian Marcion, CPA as the leads. McMahan and Associates, LLC is a reputable firm with extensive experience in public sector auditing.

The purpose of this audit is to provide an objective evaluation of our financial statements, ensuring that they accurately reflect the city's financial position and comply with all relevant accounting standards and regulations.

Auditors will attend the meeting virtually to present their findings, highlight key aspects of the financial report, and address questions or concerns from the council members. Council will be asked to approve the ACFR so it can be finalized and filed with appropriate agencies as required.

FISCAL NOTE

There is no fiscal impact.

STAFF RECOMMENDATION

Staff recommends approval of the ACFR

SUGGESTED MOTION

A Council person should make a motion to "approve the Annual Comprehensive Financial Report as presented".



ANNUAL COMPREHENSIVE FINANCIAL REPORT

For the fiscal year ended
December 31, 2023

CITY OF SALIDA, COLORADO



Email: finance@CityofSalida.com

Website: CityofSalida.com

448 E. 1st Street, Ste. # 112

Salida, CO 81201



**City of Salida, Colorado
Annual Comprehensive Financial Report
For the year ended December 31, 2023**

**City of Salida, Colorado
Annual Comprehensive Financial Report
December 31, 2023**

Table of Contents

	Page
Introductory Section:	
Transmittal Letter	i – v
Certificate of Achievement for Excellence in Financial Reporting	vi
Organizational Chart	vii
List of Elected and Appointed Officials	viii
Financial Section:	
Independent Auditor’s Report	A1 – A3
Management’s Discussion and Analysis	B1 – B14
Basic Financial Statements:	
Government-wide Financial Statements:	
Statement of Net Position	C1
Statement of Activities	C2
Fund Financial Statements:	
Balance Sheet - Governmental Funds	C3
Reconciliation of the Balance Sheet of Governmental Funds To the Statement of Net Position	C4
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	C5
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	C6
Statement of Net Position - Proprietary Funds	C7
Statement of Revenues, Expenses and Changes in Fund Net Position - Proprietary Funds	C8
Statement of Cash Flows - Proprietary Funds	C9
Notes to the Financial Statements	D1 – D33
Required Supplementary Information:	
Schedule of Revenues, Expenditures and Changes in Fund Balance Budget and Actual – General Fund	E1 – E2
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual – Street Fund	E3
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual – Economic Development Fund	E4
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual – Lodging Tax Fund	E5
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual – Conservation Trust Fund	E6

**City of Salida, Colorado
Annual Comprehensive Financial Report
December 31, 2023**

**Table of Contents
(Continued)**

	Page
Required Supplementary Information (continued):	
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual – Housing Fund	E7
Schedule of City's Proportionate Share of Net Pension Asset/Liability – FPPA Defined Benefit Plan	E8
Schedule of City's Contributions – FPPA Defined Benefit Plan	E9
Schedule of Changes in Net Pension Asset/Liability – Fire "Old Hire" Plan	E10
Schedule of Changes in Net Pension Asset/Liability – Police "Old Hire" Plan	E11
Schedule of City's Contributions – "Old Hire" Plan	E12
Notes to Required Supplementary Information	E13 – E15
Supplementary Information:	
Schedule of Revenues and Expenditures – Budget (Non-GAAP Basis) and Actual with Reconciliation to GAAP Basis – Capital Improvement Fund	F1
Schedule of Revenues and Expenditures - Budget (Non-GAAP Basis) and Actual with Reconciliation to GAAP Basis – Water Fund	F2 – F3
Schedule of Revenues and Expenditures - Budget (Non-GAAP Basis) and Actual with Reconciliation to GAAP Basis – Wastewater Fund	F4 – F5
Local Highway Finance Report	F6 – F7
Statistical Information:	
Financial Trends:	
Net Position by Component	G1
Changes in Net Position	G2 – G3
Fund Balances of Governmental Funds	G4
Changes in Fund Balances of Governmental Funds	G5
Revenue Capacity:	
Tax Revenues by Source – Governmental Funds	G6
Assessed Value and Estimated Actual Value of Taxable Property	G7
District and Overlapping Sales Tax Rates	G8
Taxable Sales and Sales Tax Collections by Category	G9
Portion of Sales Taxes Provided by Principal Taxpayers	G10
Debt Capacity:	
Ratios of Outstanding Debt by Type	G11
Ratios of Net General Bonded Debt Outstanding	G12
District and Overlapping Governmental Activities Debt	G13
Legal Debt Margin Information	G14
Demographic and Economic Data:	
Demographic and Economic Statistics	G15
Principal Employers	G16
Operating Information:	
Operating Information – Full-time Equivalent Employees by Function	G17
Operating Indicators by Function	G18
Capital Asset Statistics by Function	G19

**City of Salida, Colorado
Annual Comprehensive Financial Report
December 31, 2023**

**Table of Contents
(Continued)**

	Page
Statutory Report Section:	
Single Audit Reports and Schedules:	
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	H1 – H2
Independent Auditor's Report on Compliance for Each Major Federal Program and on Internal Control over Compliance Required by the Uniform Guidance	H3 – H5
Schedule of Findings and Questioned Costs	H6
Schedule of Prior Audit Findings and Questioned Costs	H7
Schedule of Expenditures of Federal Awards	H8



June 4, 2024

To the Honorable Mayor, Members of the City Council and Citizens of the City of Salida:

State law requires that every general-purpose local government publish a complete set of audited financial statements. This report is published to fulfill that requirement for the fiscal year ended December 31, 2023.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

McMahan and Associates, LLC, a firm of licensed Certified Public Accountants, have issued an unmodified ("clean") opinion on the City of Salida's financial statements for the year ended December 31, 2023. The independent auditor's report is located at the front of the financial section of this report.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complements this letter of transmittal and should be read in conjunction with it.

Profile of the government

The City of Salida, incorporated in 1880, is known as the "Heart of the Rockies." Salida is located approximately two to three hours from the more densely populated urban "front range" communities of Colorado, such as Colorado Springs, Denver and Boulder. Salida is the county seat of Chaffee County and its largest city, with a population of approximately 5,809. The City is the service, supply, and tourism center for the Upper Arkansas River Valley in central Colorado. Although flanked by majestic 14,000-foot snow-capped peaks, at just over 7,000 feet in elevation, Salida enjoys a surprisingly mild climate that some refer to as the Banana Belt. Salida has a relaxed pace and a small hometown feel along with world-class recreational opportunities.

The City limits currently occupy just over 2.2 square miles. The City of Salida is empowered to levy a property tax on real property located within its boundaries, but the tax was repealed in 2008. It relies primarily on sales tax revenue to provide government services. It also is

empowered by state statute to extend its corporate limits by annexation, which it has done from time to time.

Salida is organized as a statutory city under the constitution of the State of Colorado that follows the mayor-council form of government. The Mayor, the Treasurer and six Council members are directly elected. There are three wards in the City, and two Council members represent each ward. Policy-making and legislative authority are vested in the governing body consisting of the Mayor and six Council members. Council members serve four-year terms, with three members elected every two years. The Mayor is elected for a two-year term. According to Colorado statutes, officials elected to two-year terms are eligible for three terms. Council members and the Treasurer are elected to four-year terms and are limited to two terms. The City Council appoints the City Administrator, City Attorney and City Clerk. The City Administrator appoints department heads.

Services provided by municipalities vary widely. Although citizens have many of the same services available to them in any incorporated area, some may be served by a special district or other governmental entity. Therefore, one town or city may not be directly comparable to another. It is important that readers of the financial statements and budgets know what services the City provides in order to understand the reports. The broad services provided by Salida's employees across the various divisions (described below) include the following:

- Public safety –
 - 24/7 police protection including vehicle, bicycle and foot patrol, crime prevention and law enforcement; vehicle identification number inspections, school safety, special event support, DUI awareness programs, drug task force, regional preparedness, and E911 board representation. The Community Services Division extends safety and public service while protecting the welfare of domestic animals, as well as maintaining the integrity of the Salida City Code through education, citizen engagement and enforcement.
 - 24/7 professional fire response (structural and wildland), emergency medical services, hazardous material response, technical rescue (ice, swift water, confined space, high and low angles), installation of smoke detectors, inspection and plan reviews, code enforcement, fire prevention and CPR classes, fireworks displays, staffing for fire protection district, regional preparedness and various other education and civic activities.
- Public works – operation, maintenance and improvement of streets, alleys, walkways, parking lots, public structures, stormwater drainage systems, and other public infrastructure.
- Water and Wastewater plant operations – Treatment and distribution of municipal water; collection, treatment of and safe discharge of wastewater (including wastewater services for the Town of Poncha Springs); lab testing, acceptance and treatment of outside septage.
- Community development – land use and zoning, review of development plans, subdivisions, building and sign permits, long range and current planning, historic preservation, grant writing and reporting.
- Parks, recreation and maintenance – aquatic center, swimming lessons, fitness and recreation programs, and maintenance of park facilities, sports complexes, and trails.

- Arts and culture – services for event center activities and special events for community members of all ages, alliance with outside organizations (ex: Chamber of Commerce and the creative district).
- Administrative services – liquor, marijuana and arborists licensing, vendor and special event permitting, billing and collection of water and wastewater services, protection of water rights, municipal court, grant writing and reporting, intergovernmental facility management, payroll, accounts payable, accounts receivable, budgeting, financial reporting, human resources, legal, cash management / treasury, risk management, records management, public information, meeting coordination, and other general government and administrative services.

Water treatment and distribution and wastewater collection and treatment services are provided through an enterprise fund. See the MD&A for an explanation about different types of funds.

Annual budget process

City Council is required to adopt an initial budget for the fiscal year no later than December 31 preceding the beginning of the fiscal year on January 1. This annual budget serves as the foundation for the City of Salida's financial planning and control. The budget is prepared by fund, function or department (e.g., police). Department heads may transfer resources within a department as they see fit. Transfers between departments within the same fund, however, need approval from the Finance Director or City Administrator. Changes to a fund's bottom line must be done with an amendment by Council after publicly posting the amendment and holding a public hearing on it.

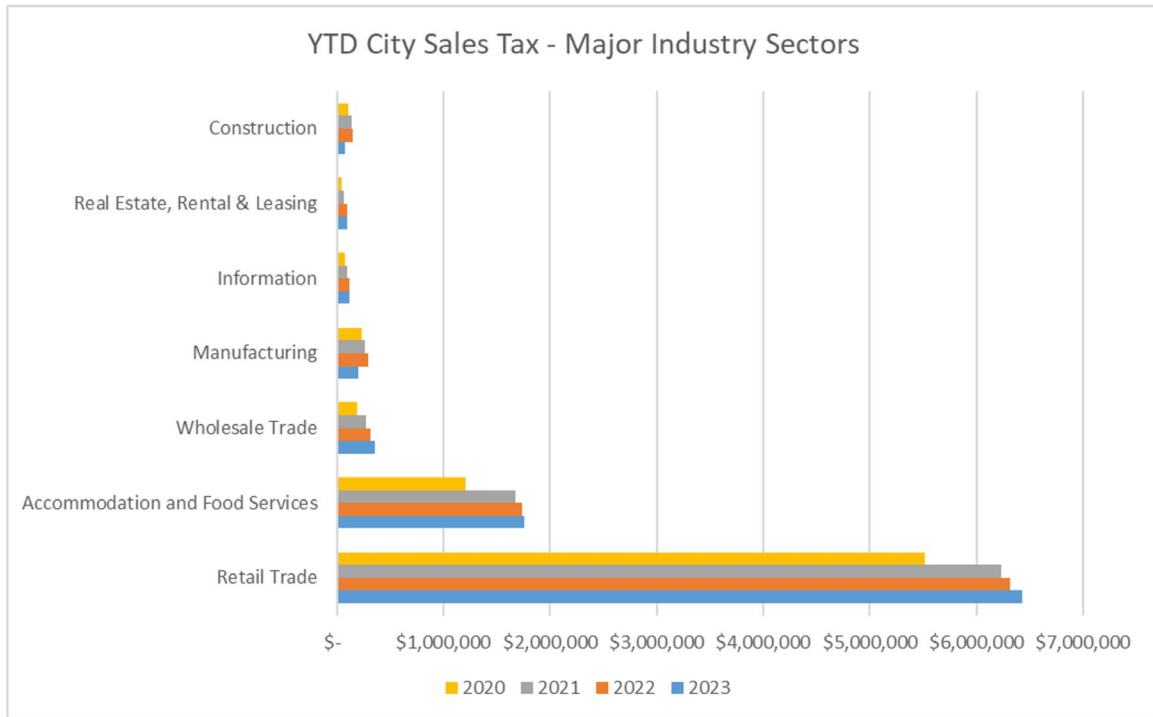
Each year, the budget development process kicks off with a strategic planning meeting with City Council, the City Treasurer and key City staff. Department heads set goals for the upcoming fiscal year and develop their requested budget based on the outcomes of the strategic planning meeting. The finance office reviews the budget for affordability, makes necessary adjustments and prepares a recommended budget for Council (this recommended budget is available for public inspection). A series of public meetings with Council are held to go over the budget and provide feedback. After making final adjustments as directed by Council, a public hearing is held prior to Council adoption. Typically, Council adopts the budget by mid-October.

Local economy

The City of Salida serves as a shopping hub for the surrounding small towns and rural areas. Tourism is a major contributor to the local economy. Sales tax revenue peaks in the "summer season" of June to September, with July being the strongest month. Salida is a short drive from the Monarch Ski area, which draws winter visitors to the area and contributes to the local economy. However, February, which falls in the middle of the "ski season" is the slowest month for collections. Increasingly, Salida is experiencing growth in sales tax collections during the "shoulder season" defined as April-May and October-November when the weather is typically suitable for many outdoor activities that attract visitors to the area.

Year-over-year sales tax revenue increases (to include County earned sales taxes shared with the City) have been strong, averaging 8.6% over the last ten years. In 2023, sales tax revenue was flat with the previous year. This is a slowing of the trend but interest in Salida

is high and construction of new housing is exploding. A total of 1,200 housing units are fully approved and waiting construction to begin. Existing household count is just under 3,000 units. This anticipation of explosive growth provided the impetus for budgeting 6% sales tax growth in the 2024 budget.. The below chart shows where sales tax is generated by industry with retail trade being the highest industry by far. This is typical of an economy that relies on tourism.



Reliable unemployment information solely for the City of Salida is unavailable, consequently Chaffee County unemployment data is utilized for monitoring purposes. Unemployment in Chaffee County ended the year at 3.2%, which is comparable to the state rate of 3.3%.

Long-term financial planning and major initiatives

Unrestricted fund balance in the general fund at year end was 44.9% of total general fund operating expenses. This amount is above policy guidelines set by Council for budgetary and planning purposes (25%). The strong fund balance coupled with continued growth projections provides the confidence to plan for significant projects in the future. The City has worked with a financial advisor to refine a long-term financial plan to help achieve capital goals such as a new fire station (financing secured in 2023 with construction expected to be completed in 2024), aquatic center soaking pools, hot water delivery line replacements, and fire equipment replacements.

The Street fund has high priority projects planned out through 2025 with estimated annual expenditures in the long-term plan thereafter. 32% of the City-generated sales tax is allocated to this fund and can predominantly support the anticipated expenditures complemented by grants.

The City Water and Wastewater funds underwent a rate study in 2020 resulting in recommended rate increases of 2.58% for water and 8.85% for wastewater each year for the 5 subsequent years. The City has stayed on schedule in implementing these rate increases with no undue hardship felt by the community. This will go a long way toward making these funds sustainable and keeping the City's water and wastewater activities operating at a high level.

The City provides wastewater service to the neighboring town of Poncha Springs. The wastewater interceptor line leading from Poncha Springs to the City of Salida is deemed to be at critical capacity based on the number of sewer extension agreements approved for connection and must be expanded before any new development projects can connect to the system. The City of Salida and Town of Poncha Springs have not yet agreed on a financing mechanism which will pay for this expensive project and meet the development needs of the Town of Poncha Springs.

Low-interest new debt financing in the amount of \$4.1 million was approved in 2021 and draws were made during 2022 and 2023 to accomplish a larger than normal replacement of major water lines and the replacement of the Pasquale Springs pump house and contact chamber. The projects were essentially completed in 2023.

Relevant financial policies

The City of Salida has adopted a comprehensive set of financial policies. Designed to maintain fiscal health is the Fund Balance Policy which requires a minimum level of unrestricted general fund reserves to be maintained at an amount no less than 25% of general fund operating expenses. Since the City is reliant on sales tax and sales tax has volatility, the 25% minimum level is deemed sufficient to keep the City operating effectively during economic downturns.

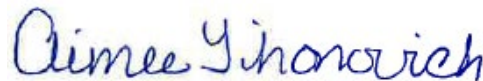
As a service organization, the City of Salida recognizes employees as the most important resource of the City. In order to maintain market pay rates, market pay studies are performed by an independent agency periodically and Cost of Living Adjustments (COLA) tied to the *Employers Cost Index* (CPI) are built into the budget. These measures have helped the City maintain a reasonable level of turnover.

The preparation of this report would not have been possible without the skill, effort, support and dedication across all levels of the City. We wish to thank all government departments for their assistance in providing the data necessary to prepare this report. Credit also is due to the Mayor, Council and Treasurer for their unfailing support for maintaining the highest standards of professionalism in the management of the City of Salida's finances.

Respectfully submitted,



Christy Doon
City Administrator



Aimee Tihonovich
Finance Director



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

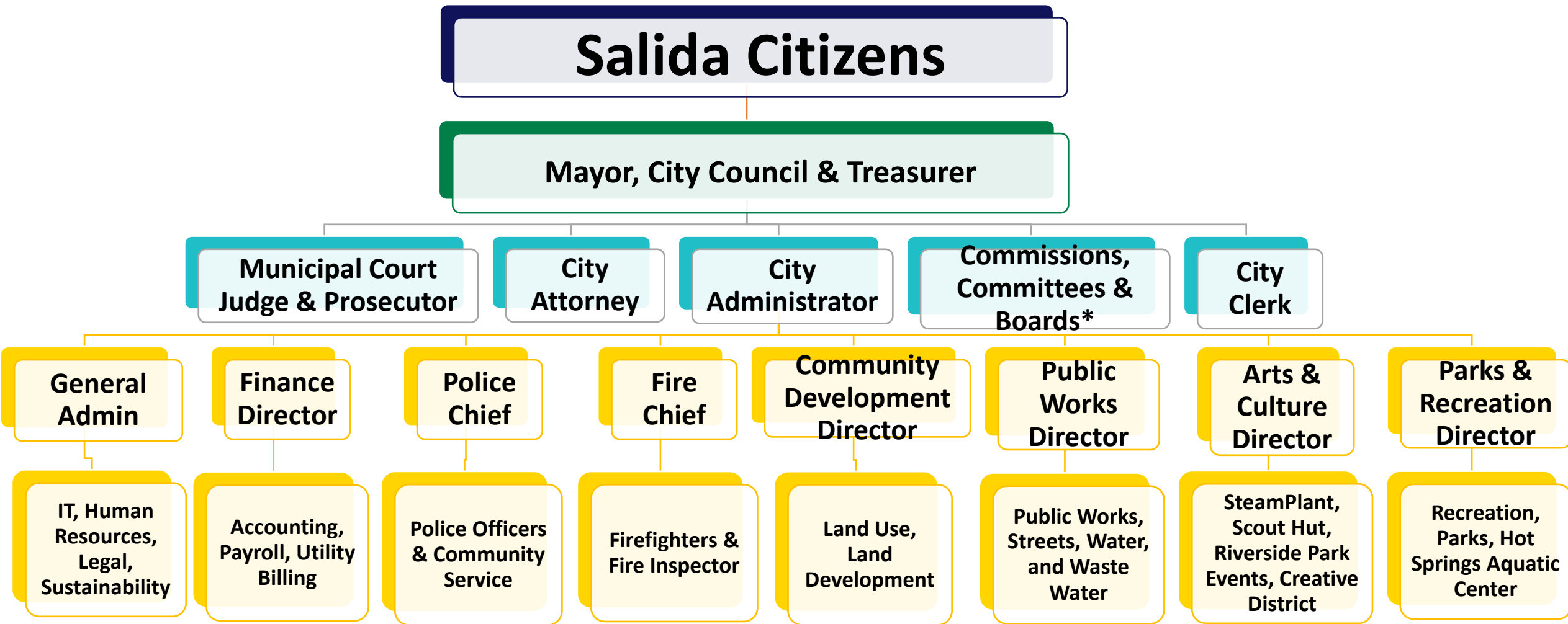
**City of Salida
Colorado**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2022

Christopher P. Morrell

Executive Director/CEO



CITY OF SALIDA, COLORADO
List of Elected and Appointed Officials
as of December 31, 2023

Elected Officials

Mayor

Council Member - Ward 1

Council Member - Ward 1

Council Member - Ward 2

Council Member - Ward 2

Council Member - Ward 3

Council Member - Ward 3

Treasurer

Dan Shore

Dominique Naccarato

Suzanne Fontana

Justin Critelli

Aaron Stephens

Harald Kasper

Alisa Pappenfort

Ben Gilling

Appointed Officials & Staff

Municipal Court Judge

Municipal Prosecutor

Planning Commission Chairperson

Recreation Advisory Board Chairperson

Historic Preservation Commission Chairperson

Tree Board President

Board of Adjustment Chairperson

City Administrator

City Attorney

City Clerk

Arts & Culture Director

Community Development Director

Finance Director

Fire Chief

Parks & Recreation Director

Police Chief

Public Works Director

Cheryl Hardy-Moore

Erica Romberg

Greg Follet

Jessica Downing

Keith Krebs

Marilyn Moore

Greg Follet

Christy Doon

Nina Williams

Erin Kelley

Michael Varnum

Bill Almquist

Aimee Tihonovich

Kathy Rohrich (Interim)

Mike (Diesel) Post

Russ Johnson

David Lady



MANAGEMENT'S DISCUSSION AND ANALYSIS



Management's Discussion and Analysis

As Management of the City of Salida, we offer readers of the City of Salida's financial statements this narrative overview and analysis of the financial activities of the City of Salida for the fiscal year ended December 31, 2023. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages i - v of this report.

Financial Highlights

- The assets and deferred outflows of resources of the City of Salida exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$68,547,766 (net position). Of this amount, \$14,249,228 represents unrestricted net position, which may be used to meet the government's ongoing obligations to citizens and creditors.
- The City of Salida's total net position increased by \$3,533,511 (5.4%) due to revenues increasing by a higher amount than spending.
- At the close of the current fiscal year, the City of Salida's governmental funds reported combined fund balances of \$22,648,378, an increase of \$14,056,164 (163.6%) in comparison with the prior year. The significant increase is due to issuing debt at year end in the amount \$16,850,000 to finance a fire station. The construction of the fire station will primarily occur in 2024. 95.9% of fund balances (\$21,711,216) is available for spending at the government's discretion (*unassigned & committed fund balance*).
- At the end of the current fiscal year, the unrestricted fund balance for the General Fund was \$5,740,288, or approximately 44.9% of total general fund expenditures.
- The City of Salida's total outstanding long-term debt increased by \$18,240,424 during the current fiscal year. The City issued Certificates of Participation (COPs) in the amount of \$16,850,000, (plus a sale premium of \$364,029) to finance the construction of a new fire station. In addition, the City made draws of \$1,800,147 under its 2021 Colorado Water Resources and Power Development Authority (CWRPDA) loan. In 2023, the City made all scheduled payments on existing debt.

Overview of the Financial Statements

The discussion and analysis provided here are intended to serve as an introduction to the City of Salida's basic financial statements. The City of Salida's basic financial statements consist of

three components: 1) government-wide financial statements, 2) fund financial statements, and 3) the notes to the financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements themselves.

Government-wide Financial Statements

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

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

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

Both of the government-wide financial statements distinguish functions of the City of Salida that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City of Salida include general government, public safety, public works/streets, arts and culture, parks and recreation. The business-type activities of the City of Salida include water and wastewater services.

The government-wide financial statements can be found on pages C1 to C2 of this report.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of Salida, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City of Salida can be divided into two categories: governmental and proprietary funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in assessing a government's near-term financing requirements.

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

The City of Salida maintains seven individual governmental funds: the General Fund, the Street Fund, the Capital Improvement Fund, the Economic Development Fund, the Lodging Tax Fund, the Conservation Trust Fund and the Housing Fund. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for all seven funds.

The basic governmental fund financial statements can be found on pages C3 to C6 of this report.

Proprietary Funds. The City of Salida maintains two proprietary funds, both are *enterprise funds*. Enterprise funds are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City of Salida uses enterprise funds to account for its water and wastewater operations.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail.

The basic proprietary fund financial statements can be found on pages C7 to C9 of this report.

Notes to the Financial Statements

The notes provide additional information that is necessary to acquire a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages D1 to D33 of this report.

Other Information

The City of Salida adopts an annual appropriated budget for its general fund and all other funds. A budgetary comparison statement for the governmental funds is provided in the *required supplementary information* section. The City of Salida also presents *required supplementary information* concerning the City of Salida's progress in funding its obligation to provide pension benefits to its fire and police employees. The required supplementary information can be found on pages E1 to E15.

Finally, budget comparison statements for proprietary funds are presented in the *supplementary information* section as well as the Local Highway Finance Report filed with the State of Colorado. This supplemental information can be found on pages F1 to F7 of this report.

Government-wide Overall Financial Analysis

As noted earlier, net position over time may serve as a useful indicator of a government's financial position. In the case of the City of Salida, assets and deferred outflows of resources exceeded liabilities by \$68,547,766.

City of Salida's Net Position

	Governmental Activities		Business-type activities		Total	
	2023	2022	2023	2022	2023	2022
Current and other assets	\$ 23,806,095	\$ 11,559,133	\$ 10,955,046	\$ 9,225,227	\$ 34,761,141	\$ 20,784,360
Capital Assets	36,282,798	31,562,403	31,589,883	30,711,109	67,872,681	62,273,512
Total Assets	60,088,893	43,121,536	42,544,929	39,936,336	102,633,822	83,057,872
Total Deferred outflows of resources	2,013,419	1,030,521	-	-	2,013,419	1,030,521
Long-term liabilities	19,265,538	1,911,763	15,103,424	13,955,383	34,368,962	15,867,146
Other liabilities	1,187,011	1,433,244	274,938	432,720	1,461,949	1,865,964
Total liabilities	20,452,549	3,345,007	15,378,362	14,388,103	35,830,911	17,733,110
Total Deferred inflows of resources	268,564	1,341,028	-	-	268,564	1,341,028
Net position:						
Net investment in capital assets	35,758,355	30,844,978	17,847,505	18,089,406	53,605,860	48,934,384
Restricted	692,678	2,131,786	-	-	692,678	2,131,786
Unrestricted	4,930,166	6,489,258	9,319,062	7,458,827	14,249,228	13,948,085
Total net position	\$ 41,381,199	\$ 39,466,022	\$ 27,166,567	\$ 25,548,233	\$ 68,547,766	\$ 65,014,255

Current and other assets increased in governmental activities by \$12,246,962 from the prior year due primarily to a \$16.1 million increase in restricted cash resulting from the issuance of certificates of participation (COPs) late in the year.

Other liabilities in governmental activities decreased by \$246,233 primarily due to having less accounts payable and unearned revenue at year-end. Fluctuations in these accounts vary depending on the billing and collection cycle of the City.

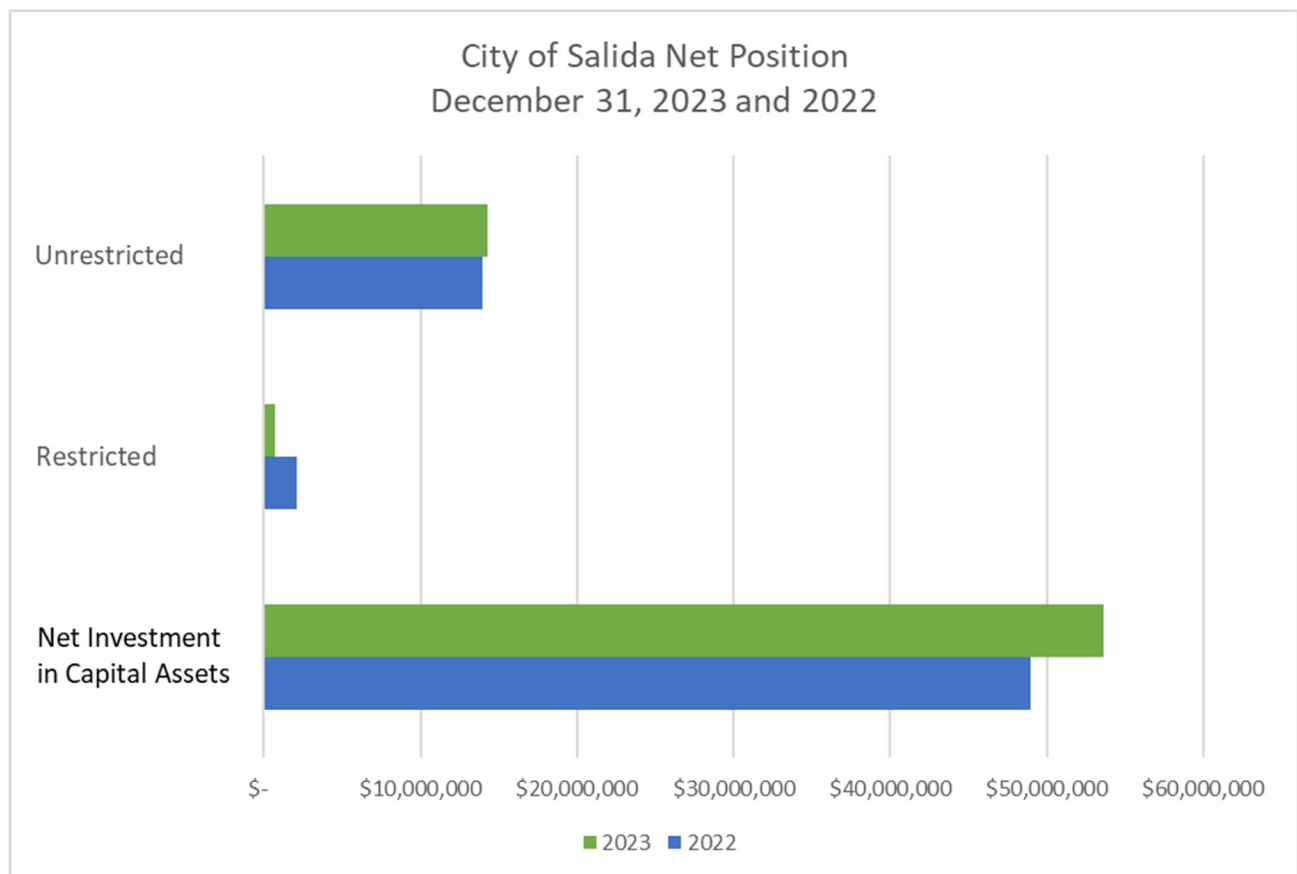
Long-term liabilities, which consist of certificates of participation, bonds, notes, leases, accrued compensated absences and pension liabilities increased by \$18,484,679 (116.6%) from the previous year for governmental and business-type activities combined due to the issuance of COPS for a new fire station and new draws under the Colorado Water Resources and Power Development Authority (CWRPDA) program.

By far, the largest portion of the City of Salida's net position (78.2%) reflects its investment in capital assets (e.g., land, buildings, machinery, equipment, vehicles, and infrastructure), less any related outstanding debt that was used to acquire those assets. The City of Salida uses these capital assets to provide a variety of services to its citizens. Accordingly, these assets are not available for future spending. Although the City of Salida's investment in capital assets is reported net of related debt, it should be noted that the resources used to repay this debt must

be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City of Salida's net position, \$692,678 (1.0%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of \$14,249,228 is unrestricted and may be used to meet the government's ongoing obligations to its citizens and creditors.

At the end of the current fiscal year, the City of Salida is able to report positive balances in all reported categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities. The same situation held true for the prior fiscal year.



The City of Salida's overall net position increased by \$3,533,511 from the prior fiscal year. The reasons for this overall increase are discussed in the following sections for governmental activities and business-type activities.

City of Salida's Changes in Net Position

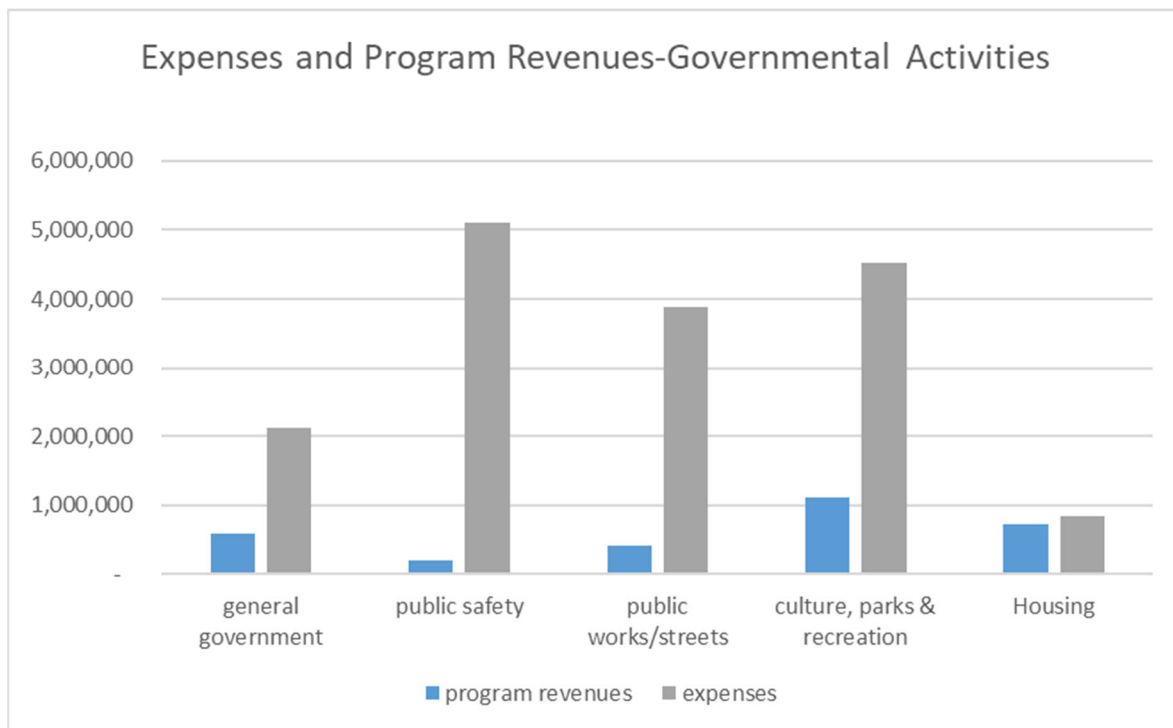
	<u>Governmental Activities</u>		<u>Business-type activities</u>		<u>Total</u>	
	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>
Revenues:						
Program revenues						
Charges for service	\$ 1,714,396	\$ 1,598,420	\$ 4,099,182	\$ 3,819,883	\$ 5,813,578	\$ 5,418,303
Operating grants and contributions	607,645	1,526,503	-	-	607,645	1,526,503
Capital grants and contributions	709,910	92,500	2,047,227	1,318,757	2,757,137	1,411,257
General revenues:						
Taxes	14,764,143	13,834,305	-	-	14,764,143	13,834,305
Unrestricted investment earnings (net market loss)	395,784	(209,573)	212,727	(215,361)	608,511	(424,934)
Other	249,978	126,159	-	-	249,978	126,159
Total revenues	18,441,856	16,968,314	6,359,136	4,923,279	24,800,992	21,891,593
Expenses:						
General government	2,127,499	2,045,463			2,127,499	2,045,463
Public safety	5,098,830	4,168,154			5,098,830	4,168,154
Public works/streets	3,891,917	3,755,062			3,891,917	3,755,062
Culture, parks and recreation	4,523,655	3,982,076			4,523,655	3,982,076
Housing	834,848	848,903			834,848	848,903
Interest on long term debt	49,930	28,340			49,930	28,340
Water			2,124,737	1,925,790	2,124,737	1,925,790
Sewer			2,616,065	2,765,478	2,616,065	2,765,478
Total expenses	16,526,679	14,827,998	4,740,802	4,691,268	21,267,481	19,519,266
Increase (decrease) in net position before transfers	1,915,177	2,140,316	1,618,334	232,011	3,533,511	2,372,327
Transfers	-	-	-	-	-	-
Increase (decrease) in net position	1,915,177	2,140,316	1,618,334	232,011	3,533,511	2,372,327
Net position-beginning	39,466,022	37,325,706	25,548,233	25,316,222	65,014,255	62,641,928
Net position-ending	\$ 41,381,199	\$ 39,466,022	\$ 27,166,567	\$ 25,548,233	\$ 68,547,766	\$ 65,014,255

Governmental Activities. During the current fiscal year, net position for governmental activities increased \$1,915,177 from the prior fiscal year for an ending balance of \$41,381,199. This increase can be attributed to a continuation of strong revenue trends related to increased tourism and overall growth in the city.

Revenue growth in taxes, investment earnings and charges for service outpaced a decline in grant and contribution revenue (combined operating and capital grants). Taxes (primarily sales and lodging) remain the largest source of revenue at \$14,535,543 for the year.

Expenses grew during the current year, increasing from \$14,827,998 in the prior year to \$16,526,679 in the current year, an increase of \$1,698,681. In 2023, increased spending for cleaning and maintaining parks and recreational facilities was necessary due to higher usage. There were also costs associated with issuing debt for the fire station and other planning costs associated with the fire station in the public safety category.

As shown in the chart below, direct revenues generated by the City of Salida's programs are not sufficient to cover the costs of these programs. The City of Salida relies on sales tax, lodging tax, and other general revenues to cover the costs associated with various programs.



Business-type Activities. For the City of Salida's business-type activities, net position increased to an ending balance of \$27,166,567. The total increase in net position for business-type activities (water and wastewater) was \$1,618,334 from the prior fiscal year and can primarily be explained by higher revenues, primarily system development fees collected on new development projects which are used to support the impact of growth on utility infrastructure in the community.

Financial Analysis of Governmental Funds

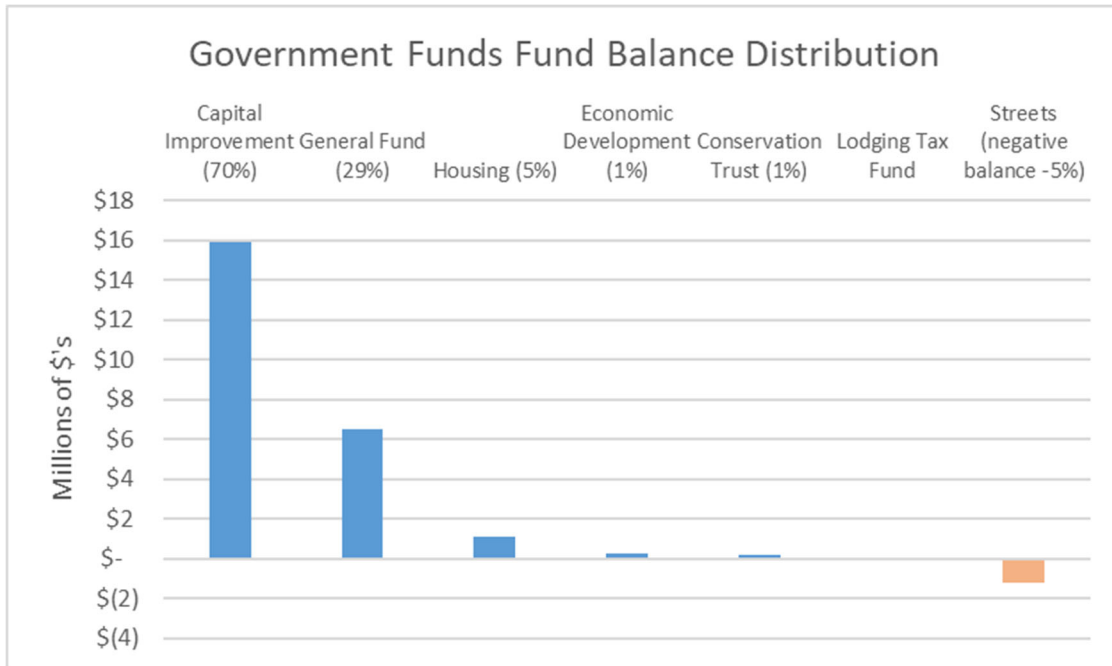
As noted earlier, the City of Salida uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds. The focus of the City of Salida's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City of Salida's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for discretionary use as it represents the portion of fund balance which has not yet been limited to use for a particular purpose by either an external party, the City of Salida itself, or a group or individual that has been delegated authority to assign resources for use for particular purposes by the Salida City Council.

At December 31, 2023, the City of Salida's governmental funds reported combined fund balances of \$22,648,378, an increase of \$14,056,164 in comparison with the prior year. Of this amount, \$21,711,216, or 95.9% constitutes *unassigned and committed fund balance*, which is available for spending at the government's discretion. The remainder of the fund balance is either *nonspendable or restricted* to indicate that it is 1) not in spendable form (\$244,484), 2) legally required to be maintained intact (\$525,000), or 3) restricted for particular purposes (\$167,678).

It should be noted that fund balance is unusually high at year-end due to issuing the previously discussed COPs which will be spent during 2024 on the construction of a new fire station. Unspent COP proceeds at year-end total \$16,131,227. Without these unspent proceeds (restricted cash), the City's governmental funds combined fund balances would be \$6,517,151, a decrease of \$2,075,063 from the previous year. The decrease can be primarily attributed to a planned use of resources on a large street project.

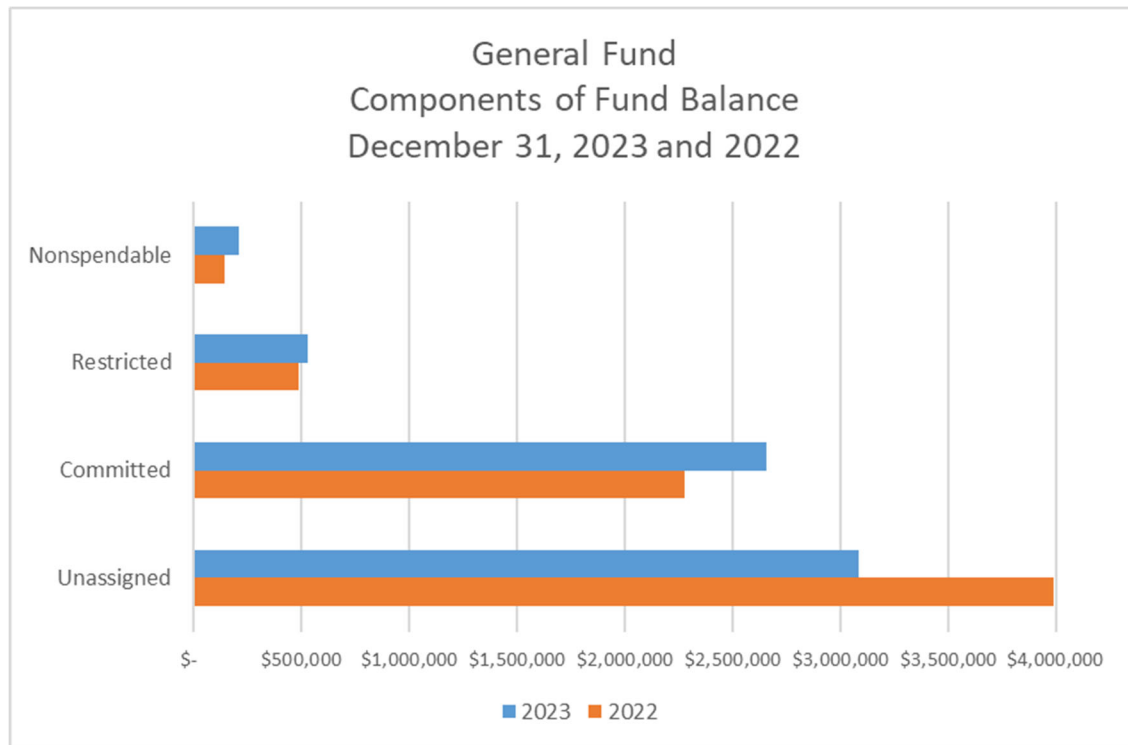
There are seven funds within the *governmental* funds presentation. The City considers all of its governmental funds to be *major* as various readers of financial reports have a diverse set of interests and prefer to see details of each fund. The distribution of the \$22,648,378 fund balance is as shown in the following chart.



Analysis of Individual Funds

The capital improvement fund accounts for capital improvements (other than streets). The primary revenue source is an allocation of sales tax revenues. In 2023 the COPs issued for the fire station inflated this fund to an unusually high year-end fund balance of \$15,904,648 which will be spent in 2024 on constructing the new fire station.

The general fund is the chief operating fund of the City of Salida. At the end of the current fiscal year, unassigned and committed fund balance of the general fund was \$5,740,288, while total fund balance decreased to \$6,475,626. As a measure of the general fund's liquidity, it may be useful to compare both unrestricted (combination of unassigned and committed) fund balance and total fund balance to total general fund expenditures. Unrestricted fund balance represents approximately 44.9% percent of total general fund expenditures, while total fund balance represents approximately 50.6% of that same amount.



The fund balance of the general fund decreased by \$415,232 during the current fiscal year. The decrease was the result of planned one-time spending on Airport infrastructure and planning for the South Arkansas Development project.

The Housing Fund is primarily funded with newly approved taxes on short term rentals in addition to inclusionary housing fees and grants. The Housing Fund balance increased by \$904,188 as a result of the new taxes bringing the ending fund balance to \$1,081,013.

The Economic Development Fund is also primarily funded with an allocation of sales tax revenues and ended 2023 with a fund balance of \$241,720, an increase of \$39,874.

The Conservation Trust Fund accounts for the City's share of state restricted lottery fund dollars. The fund balance at year end (all restricted) is \$167,678, an increase of \$55,567.

The Lodging Tax Fund accounts for the lodging tax revenues earned. These revenues are utilized to support the operations of the aquatic center and the SteamPlant event center and thus are transferred into the general fund where these activities are recorded. The fund balance at year-end is typically zero as a result of this transfer.

The Street Fund had a \$2,412,320 decrease in fund balance during the current fiscal year which put the overall fund balance at a negative balance of (\$1,222,307). The General Fund cash reserves covered this planned overage and will be paid back over the next 2 years. The Street fund had an opportunity to complete a multiphase road improvement project (Poncha

Boulevard) in one year which saved significant resources in the long run and minimized the disruption to the community. The primary revenue source for the Street Fund is an allocation of the local sales tax.

Proprietary Funds. The City of Salida's proprietary funds Statement of Net Position on page C7 provides the same type of information as found in the government-wide financial statements, but in more detail.

Unrestricted net position of the Water Fund at the end of 2023 was \$6,665,298, while the unrestricted net position of the Wastewater Fund at the end of 2023 was \$2,653,764. The total growth in net position for the Water and Wastewater funds was \$1,299,822 and \$318,512, respectively. The Pasquale Spring improvement project was primarily completed in 2023 within the Water Fund and financed by grants and loans. The infrastructure maintenance in each fund was fairly routine in nature and did not require utilizing any reserves.

General Fund Budgetary Highlights

Original budget compared to final budget. During the year, the general fund budget was amended once in order to accommodate a need to raise the hiring salary for part time seasonal employees, which was necessary to compete with other employers in the region.

Final budget compared to actual results. The most significant differences between budgeted revenues and actual revenues in the General Fund were as follows:

Revenue source	Final Budget	Actual revenues	Difference
Investment Earnings	105,000	382,852	\$ 277,852
Land dedication fees in lieu	40,000	167,000	\$ 127,000
Federal Grants	-	126,394	\$ 126,394
Other taxes	350,000	475,794	\$ 125,794

Investment earnings were higher than anticipated due to unrealized market gains that were not anticipated in the budget.

The increase in land dedication fees in lieu is the result of high development interest in the community. A developer can opt to pay fees in lieu instead of providing for open space within the development.

The federal grants overage is the result of utilizing the City's reserve of American Rescue Plan Act (ARPA) dollars for the D Street housing project planning.

The other taxes overage is due to higher than anticipated franchise fee payments received during the year.

Capital Assets and Debt Administration

Capital assets. The City of Salida's capital assets for its governmental and business-type activities as of December 31, 2023, amount to \$67,872,681 (net of accumulated depreciation/amortization). Capital assets include land, water rights, buildings, park land and improvements, water and wastewater lines, infrastructure, and software and other intangibles. The total increase in net capital assets for the current fiscal year was 9.0%.

City of Salida's Capital Assets (net of depreciation/amortization)

	Governmental activities		Business-type activities		Total	
	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>
Land	\$ 6,698,724	\$ 6,329,625	\$ 89,435	\$ 89,435	\$ 6,788,159	\$ 6,419,060
Water rights	-	-	1,391,521	1,391,521	1,391,521	1,391,521
Construction in progress	5,464,824	1,707,724	4,413,348	2,172,746	9,878,172	3,880,470
Buildings	6,264,142	6,630,811	-	-	6,264,142	6,630,811
Park land and improvements	3,806,599	4,040,704	293,295	330,030	4,099,894	4,370,734
Lines	-	-	9,798,939	10,148,059	9,798,939	10,148,059
Structures	-	-	8,150,589	8,555,025	8,150,589	8,555,025
Equipment & Vehicles	2,333,837	1,673,276	7,452,756	8,024,293	9,786,593	9,697,569
Infrastructure	11,616,153	11,177,474	-	-	11,616,153	11,177,474
Software and other intangibles	1,217	2,789	-	-	1,217	2,789
Leased assets	84,186	-	-	-	84,186	-
Subscription based IT assets	13,116	-	-	-	13,116	-
	<u>\$ 36,282,798</u>	<u>\$ 31,562,403</u>	<u>\$ 31,589,883</u>	<u>\$ 30,711,109</u>	<u>\$ 67,872,681</u>	<u>\$ 62,273,512</u>

Major capital asset events during the current fiscal year included the following:

- Poncha Boulevard reconstruction work was completed for a cost of \$3,357,187.
- Construction design work on the fire station was completed and a groundbreaking ceremony was held, \$1,152,304 was spent on this project in 2023.
- The Pasquale Springs pump station and contact chamber improvement project was essentially completed for a cost of \$2,030,279.
- A debilitated apartment building and related land purchased by means of eminent domain in 2022 was razed for a cost of \$350,439. An affordable housing development project (D Street) is in the works for the property.

Long-term Debt. At the end of the current fiscal year, the City of Salida had total debt outstanding of \$32,648,183. Of this amount, \$17,214,029 are COPs, \$4,397,520 are notes payable, \$10,377,071 are revenue bonds, \$560,037 are capital debt and the remaining \$99,526 are leases payable or subscriptions-based IT arrangements.

City of Salida's Outstanding Debt

	Governmental activities		Business-type activities		Total	
	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>
Certificates of Participation	\$ 17,214,029	\$ -	\$ -	\$ -	\$ 17,214,029	\$ -
Revenue bonds	-	-	10,377,071	10,759,050	10,377,071	10,759,050
Notes payable	-	-	4,397,520	2,792,704	4,397,520	2,792,704
Capital debt	314,869	517,232	245,168	321,636	560,037	838,868
Lease Payable	85,741	-	-	-	85,741	-
Subscription based IT arrangements	13,785	17,137	-	-	13,785	17,137
	<u>\$ 17,628,424</u>	<u>\$ 534,369</u>	<u>\$ 15,019,759</u>	<u>\$ 13,873,390</u>	<u>\$ 32,648,183</u>	<u>\$ 14,407,759</u>

The City of Salida's total debt increased by \$18,240,424 (126.6%) as the City issued COPs in the amount of \$16,850,000 at a premium of \$364,029 for the purpose of constructing a new fire station. The City also made draws totaling \$1,840,147 on a note entered into in 2021 to pay for the cost of replacing an existing water transmission main and improvements at the Pasquale Springs site. This new debt was higher than principal payments made on existing debt.

Additional information on the City of Salida's long-term debt can be found beginning on page D17 in the Notes to the Financial Statements of this report.

Economic Factors and Next Year's Budget and Rates

The following economic factors currently affect the City of Salida and were considered in developing the 2024 fiscal year budget.

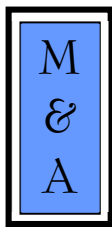
- Average annual sales tax growth (City and Shared County tax combined) from 2014 to 2023 averaged 8.6% and the sales tax revenue increase of 2023 over 2022 was 0.6%, indicating a flattening of the sales tax growth rate. The 2024 budget anticipates 3% sales tax growth plus an additional 3% tied to growth in the community due to housing development projects in the works. As always, actual performance will be closely monitored against budget goals and spending will be adjusted if necessary.
- Debt service costs on the COPs will take a few years for the general fund budget to absorb. Interest only payments are scheduled for 2024 and 2025 with principal and interest payments thereafter at \$1.1 million per year. Spending in the 2024 budget plan was tightened and a use of reserves is anticipated as the budget adjusts to higher operating expenses.
- A utility rate study was performed in 2020 which calls for an annual increase of 2.58% for water usage fees and 8.85% for wastewater usage fees, which is necessary for properly maintaining this important infrastructure. These increases were built into the 2024 budget.

- According to Zillow.com, average home values in Salida are \$669,796, up 1.4% from the previous year and 47% higher than the national average. Affordable housing has become a top priority for the City.
- The most recent U.S. Census Bureau population estimate for Salida is for 2022 and is 5,809, a 0.0% increase over 2021. Smaller communities can struggle with capturing relevant current data. Based on high requests for new development projects, a higher rate of growth is anticipated in the upcoming years.
- The City has started construction on a new fire station to replace the existing 124-year-old building. The project was bid out as a design build project and is budgeted to be completed in 2024 with total costs not to exceed \$17.4 million.

At the end of the current fiscal year, the unassigned fund balance in the general fund was \$3,082,632. The City of Salida has appropriated \$2,807,231 of this amount for spending in the 2024 fiscal year budget for the purpose of adding soaking pools to the aquatic center, which is expected to be a revenue generator, and to continue spending on all programs while the City revenue stream catches up with the new costs associated with the fire station. In committed fund balance reserves for the general fund, the City has \$2,657,656 committed to hold as the city's operating reserves which represents 25% of previous year's general fund operating expenses.

Request for Information

This financial report is designed to provide a general overview of the City of Salida's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Aimee.Tihonovich@CityofSalida.com.



INDEPENDENT AUDITOR'S REPORT

**To the City Council
City of Salida, Colorado**

Report on the Audit of the Financial Statements

Opinions

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

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

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("U.S. GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with U.S. GAAP; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for one year after the date that the financial statements are issued.

Member: American Institute of Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT
To the City Council
City of Salida, Colorado

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with U.S. GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

U.S. GAAP require that the Management's Discussion and Analysis in Section B, the Schedule of City's Proportionate Share of the Net Pension Liability (Asset), the Schedule of City Contributions, and the Notes to the Required Supplementary Information in Section E be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with U.S. GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The budgetary comparison information in section E is not a required part of the basic financial statements but is supplementary information required by U.S. GAAP. The budgetary comparison information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with U.S. GAAS. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

INDEPENDENT AUDITOR'S REPORT
To the City Council
City of Salida, Colorado

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The individual fund budgetary information, the Local Highway Finance Report, and the Schedule of Expenditures of Federal Awards as required by *Title 2, U.S. Code of Federal Regulations, Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* included in the Single Audit Section listed in the accompanying table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The individual fund budgetary information, the Local Highway Finance Report, and the Schedule of Expenditures of Federal Awards included in the Single Audit Section listed in the accompanying table of contents is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with U.S. GAAS. In our opinion, the individual fund budgetary information, the Local Highway Finance Report, and the Schedule of Expenditures of Federal Awards included in the Single Audit Section listed in the accompanying table of contents is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory section and statistical section but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and on compliance.

McMahan and Associates, L.L.C.
Avon, Colorado



GOVERNMENT-WIDE FINANCIAL STATEMENTS

CITY OF SALIDA, COLORADO
Statement of Net Position
December 31, 2023

	Governmental Activities	Business-type Activities	Total
Assets:			
Cash and investments	4,816,593	8,687,402	13,503,995
Restricted cash	16,131,227	1,306,358	17,437,585
Receivables (net of allowance)	2,613,791	917,485	3,531,276
Prepays	244,484	43,801	288,285
Capital assets not being depreciated	12,163,548	5,894,304	18,057,852
Capital assets being depreciated, net of accumulated depreciation	24,119,250	25,695,579	49,814,829
Total Assets	60,088,893	42,544,929	102,633,822
Deferred Outflows of Resources:			
Deferred outflows related to pensions	2,013,419	-	2,013,419
Total Deferred Outflows of Resources	2,013,419	-	2,013,419
Liabilities:			
Accounts payable and other current liabilities	727,625	135,338	862,963
Retainage payable	209,574	28,977	238,551
Interest payable	29,294	76,623	105,917
Unearned revenue	220,518	34,000	254,518
Noncurrent liabilities:			
Due within one year			
Accrued compensated absences	130,573	27,888	158,461
Loans, leases and bonds payable	157,107	705,174	862,281
Due in more than one year			
Accrued compensated absences	261,145	55,777	316,922
Loans, leases and bonds payable	17,471,317	14,314,585	31,785,902
Net pension liability	1,245,396	-	1,245,396
Total Liabilities	20,452,549	15,378,362	35,830,911
Deferred Inflows of Resources:			
Deferred inflows related to pensions:	268,564	-	268,564
Total Deferred Inflows of Resources	268,564	-	268,564
Net Position:			
Net investment in capital assets	35,758,355	17,847,505	53,605,860
Restricted for:			
Emergencies	525,000	-	525,000
Parks and recreation	167,678	-	167,678
Unrestricted	4,930,166	9,319,062	14,249,228
Total Net Position	41,381,199	27,166,567	68,547,766

CITY OF SALIDA, COLORADO
Statement of Activities
For the Year Ended December 31, 2023

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Change in Net Assets		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Governmental activities:							
General government	2,127,499	349,679	205,956	24,910	(1,546,954)	-	(1,546,954)
Public safety	5,098,830	179,155	18,293	-	(4,901,382)	-	(4,901,382)
Public works/Streets	3,891,917	31,759	380,871	-	(3,479,287)	-	(3,479,287)
Culture, parks and recreation	4,523,655	1,111,185	2,525	-	(3,409,945)	-	(3,409,945)
Housing	834,848	42,618	-	685,000	(107,230)	-	(107,230)
Interest on long-term debt	49,930	-	-	-	(49,930)	-	(49,930)
Total governmental activities	16,526,679	1,714,396	607,645	709,910	(13,494,728)	-	(13,494,728)
Business-type activities:							
Water	2,124,737	2,018,864	-	1,273,319	-	1,167,446	1,167,446
Wastewater	2,616,065	2,080,318	-	773,908	-	238,161	238,161
Total business-type activities	4,740,802	4,099,182	-	2,047,227	-	1,405,607	1,405,607
Total Primary Government	21,267,481	5,813,578	607,645	2,757,137	(13,494,728)	1,405,607	(12,089,121)
General revenues:							
Taxes:							
Sales taxes					9,509,494	-	9,509,494
Sales taxes - County					3,517,848	-	3,517,848
Franchise taxes					475,794	-	475,794
Occupation taxes					1,261,007	-	1,261,007
Unrestricted investment earnings					395,784	212,727	608,511
Miscellaneous					247,526	-	247,526
Gain on sale of assets					2,452	-	2,452
Total general revenues, special items, and transfers					15,409,905	212,727	15,622,632
Change in Net Position					1,915,177	1,618,334	3,533,511
Net position - beginning					39,466,022	25,548,233	65,014,255
Net position - ending					41,381,199	27,166,567	68,547,766

The accompanying notes are an integral part of these financial statements.



FUND FINANCIAL STATEMENTS

CITY OF SALIDA, COLORADO
Balance Sheet
Governmental Funds
December 31, 2023

	General Fund	Street Fund	Economic Development Fund	Lodging Tax Fund	Conservation Trust Fund	Housing Fund	Capital Improvement Fund	Total Governmental Funds
Assets								
Cash and cash equivalents	3,275,106	338,883	208,350	-	167,678	826,576	-	4,816,593
Cash and cash equivalents - restricted	-	-	-	-	-	-	16,131,227	16,131,227
Receivables, net:								
Taxes receivable	2,135,448	21,606	-	79,630	-	116,071	-	2,352,755
Accounts receivable	84,929	-	-	-	-	-	-	84,929
Intergovernmental	11,575	-	-	-	-	139,622	24,910	176,107
Due from other funds	1,472,767	-	-	-	-	-	-	1,472,767
Prepaid items	210,338	776	33,370	-	-	-	-	244,484
Total Assets	7,190,163	361,265	241,720	79,630	167,678	1,082,269	16,156,137	25,278,862
Liabilities:								
Accounts payable	263,487	185,119	-	-	-	256	32,203	481,065
Retainage payable	-	158,425	-	-	-	-	51,149	209,574
Due to other funds	-	1,225,000	-	79,630	-	-	168,137	1,472,767
Accrued wages and benefits	121,752	9,028	-	-	-	-	-	130,780
Accrued liabilities	67,421	-	-	-	-	-	-	67,421
Customer deposits	48,359	-	-	-	-	-	-	48,359
Unearned revenue	213,518	6,000	-	-	-	1,000	-	220,518
Total Liabilities	714,537	1,583,572	-	79,630	-	1,256	251,489	2,630,484
Fund Balances								
Nonspendable	210,338	776	33,370	-	-	-	-	244,484
Restricted for:								
Parks and recreation	-	-	-	-	167,678	-	-	167,678
Emergencies	525,000	-	-	-	-	-	-	525,000
Committed to:								
Operating reserve	2,657,656	-	32,598	-	-	-	-	2,690,254
Capital outlay	-	-	-	-	-	-	15,904,648	15,904,648
Community and economic development	-	-	175,752	-	-	-	-	175,752
Affordable housing	-	-	-	-	-	1,081,013	-	1,081,013
Unassigned	3,082,632	(1,223,083)	-	-	-	-	-	1,859,549
Total Fund Balances	6,475,626	(1,222,307)	241,720	-	167,678	1,081,013	15,904,648	22,648,378
Total liabilities and fund balances	7,190,163	361,265	241,720	79,630	167,678	1,082,269	16,156,137	25,278,862

The accompanying notes are an integral part of these financial statements.

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

Total fund balances - governmental funds		22,648,378
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds.		
Governmental capital assets	61,676,943	
Accumulated depreciation	<u>(25,394,145)</u>	
		36,282,798
Long-term liabilities, are not due and payable in the current period and therefore are not reported in the funds.		
Accrued interest payable	(29,294)	
Subscription based IT arrangement payable	(13,785)	
Leases payable	(85,741)	
Notes payable	(314,869)	
Bonds payable	(17,214,029)	
Net pension liability	(1,245,396)	
Compensated absences	<u>(391,718)</u>	
		(19,294,832)
Deferred outflows and inflows of resources related to pensions and net pension assets are applicable to future reporting periods and therefore are not reported in the funds.		
Deferred outflows of resources	2,013,419	
Deferred inflows of resources	<u>(268,564)</u>	
		1,744,855
Total net position - governmental activities		<u><u>41,381,199</u></u>

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

	General Fund	Street Fund	Economic Development Fund	Lodging Tax Fund	Conservation Trust Fund	Housing Fund	Capital Improvement Fund	Total Governmental Funds
REVENUES								
Taxes	9,509,148	3,043,038	190,190	388,578	-	643,829	760,759	14,535,542
Intergovernmental	382,796	252,873	-	-	81,610	685,000	24,910	1,427,189
Charges for services	1,289,373	-	-	-	-	42,618	-	1,331,991
Fines and forfeitures	57,004	-	-	-	-	-	-	57,004
Interest revenue	382,852	-	-	-	2,412	10,520	-	395,784
Insurance proceeds	76,606	-	-	-	-	-	-	76,606
Other revenues	406,965	-	-	-	-	228,600	-	635,565
Total Revenues	12,104,744	3,295,911	190,190	388,578	84,022	1,610,567	785,669	18,459,681
EXPENDITURES								
Current:								
General government	2,503,006	-	150,316	-	-	-	-	2,653,322
Public safety	4,690,588	-	-	-	-	-	-	4,690,588
Public works/streets	1,174,410	995,985	-	-	-	-	-	2,170,395
Culture, parks and recreation	3,785,447	-	-	-	250	-	-	3,785,697
Housing	-	-	-	-	-	821,798	-	821,798
Capital outlay	394,117	4,712,246	-	-	28,205	-	1,781,363	6,915,931
Debt service:								
Principal	225,206	-	-	-	-	-	-	225,206
Interest and fiscal charges	20,361	-	-	-	-	-	334,248	354,609
Total Expenditures	12,793,135	5,708,231	150,316	-	28,455	821,798	2,115,611	21,617,546
Excess of Revenues								
Over (Under) Expenditures	(688,391)	(2,412,320)	39,874	388,578	55,567	788,769	(1,329,942)	(3,157,865)
Other Financing Sources (Uses):								
Transfers in	388,578	-	-	-	-	115,419	-	503,997
Transfers out	(115,419)	-	-	(388,578)	-	-	-	(503,997)
Debt proceeds	-	-	-	-	-	-	16,850,000	16,850,000
Premium on debt	-	-	-	-	-	-	364,029	364,029
Total Other Financing Sources (Uses)	273,159	-	-	(388,578)	-	115,419	17,214,029	17,214,029
Net change in fund balances	(415,232)	(2,412,320)	39,874	-	55,567	904,188	15,884,087	14,056,164
Fund balances, beginning of year	6,890,858	1,190,013	201,846	-	112,111	176,825	20,561	8,592,214
Fund balances (deficit), end of year	6,475,626	(1,222,307)	241,720	-	167,678	1,081,013	15,904,648	22,648,378

The accompanying notes are an integral part of these financial statements.

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

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

Net change in fund balances - total governmental funds		14,056,164
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the difference between depreciation expense and capital outlays in the current period.		
Capital outlay	6,804,245	
Depreciation expense	<u>(2,188,394)</u>	4,615,851
Governmental funds report the loss from the sale of capital assets as an expense. However, in the Statement of Activities, the loss on the sale of capital assets is reported net of its net book value.		
		(17,827)
Repayment of long term debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.		
		225,206
Lease proceeds provide current financial resources to governmental funds, but are long-term liabilities in the Statement of Net Position.		
		(17,214,029)
Accrued Interest for long-term debt is not reported as an expenditure for the current period while it is recorded in the statement of activities.		
		(29,294)
Pension contributions are reported as expenditures in the governmental funds when made. However, they are reported as deferred outflows of resources in the Statement of Net Position because the net pension liability is measured a year before the City's report date. Pension expense, which is the change in the net pension liability adjusted for changes in deferred outflows and inflows of resources related to pensions, is reported in the Statement of Activities.		
Pension (expense) revenue - Old Hires	44,007	
Pension (expense) revenue - SWDB	<u>235,373</u>	279,380
Compensated absences expenses reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.		
		(274)
Change in net position of governmental activities		<u><u>1,915,177</u></u>

CITY OF SALIDA, COLORADO
Statement of Net Position
Proprietary Funds
December 31, 2023

	Water	Wastewater	Combined Total
Assets			
Current assets:			
Cash	6,229,166	2,458,236	8,687,402
Restricted cash	-	1,306,358	1,306,358
Receivables (net of allowance)	532,877	383,163	916,040
Due from other governments	1,445	-	1,445
Prepays	36,367	7,434	43,801
Total current assets	6,799,855	4,155,191	10,955,046
Capital assets:			
Land	49,772	39,663	89,435
Water rights	1,391,521	-	1,391,521
Construction in progress	3,702,415	710,933	4,413,348
Plant and equipment	19,917,899	27,986,930	47,904,829
Accumulated depreciation	(9,352,768)	(12,856,482)	(22,209,250)
Total capital assets	15,708,839	15,881,044	31,589,883
Total Assets	22,508,694	20,036,235	42,544,929
Liabilities			
Current liabilities:			
Accounts payable	69,843	37,066	106,909
Accrued wages and benefits	12,983	15,446	28,429
Retainage payable	28,977	-	28,977
Interest payable	11,354	65,269	76,623
Unearned revenue	-	34,000	34,000
Accrued compensated absences - current	13,459	14,429	27,888
Loans, notes and bonds payable - current	388,358	316,816	705,174
Total current liabilities	524,974	483,026	1,008,000
Noncurrent liabilities:			
Accrued compensated absences	26,918	28,859	55,777
Loans, leases and bonds payable	4,619,162	9,695,423	14,314,585
Total noncurrent liabilities	4,646,080	9,724,282	14,370,362
Total liabilities	5,171,054	10,207,308	15,378,362
Net Position			
Net investment in capital assets	10,672,342	7,175,163	17,847,505
Unrestricted	6,665,298	2,653,764	9,319,062
Total net position	17,337,640	9,828,927	27,166,567

CITY OF SALIDA, COLORADO
Statement of Revenues, Expenses and Changes in Fund Net Position
Proprietary Funds
For the Year Ended December 31, 2023

	<u>Water</u>	<u>Wastewater</u>	<u>Combined Total</u>
Operating Revenues			
Charges for services	2,018,639	2,080,118	4,098,757
Other revenues	225	200	425
Total operating revenues	<u>2,018,864</u>	<u>2,080,318</u>	<u>4,099,182</u>
Operating Expenses			
Administrative	216,892	208,259	425,151
Operations	763,106	747,230	1,510,336
Public Works	530,033	521,102	1,051,135
Depreciation	535,260	882,209	1,417,469
Total operating expenses	<u>2,045,291</u>	<u>2,358,800</u>	<u>4,404,091</u>
Operating Income (loss)	<u>(26,427)</u>	<u>(278,482)</u>	<u>(304,909)</u>
Non-Operating Revenues (Expenses)			
Investment earnings (loss)	132,376	80,351	212,727
Interest expense and fiscal charges	(79,446)	(257,265)	(336,711)
Total non-operating revenue (expenses)	<u>52,930</u>	<u>(176,914)</u>	<u>(123,984)</u>
Income (loss) before contributions and transfers	26,503	(455,396)	(428,893)
Capital Contributions, Grants and Transfers:			
Development fees and other capital revenue	886,421	773,908	1,660,329
Capital grants	386,898	-	386,898
Total capital contributions, grants and transfers	<u>1,273,319</u>	<u>773,908</u>	<u>2,047,227</u>
Change in net position	1,299,822	318,512	1,618,334
Net Position, beginning of year	16,037,818	9,510,415	25,548,233
Net position, end of year	<u>17,337,640</u>	<u>9,828,927</u>	<u>27,166,567</u>

CITY OF SALIDA, COLORADO
Statement of Cash Flows
Proprietary Funds
For the Year Ended December 31, 2023

	Water	Wastewater	Combined Total
Cash Flows From Operating Activities:			
Cash received from customers, service fees	2,669,009	2,014,462	4,683,471
Cash paid to suppliers	(920,487)	(615,136)	(1,535,623)
Cash paid to employees	(751,849)	(828,304)	(1,580,153)
Net Cash Provided by Operating Activities	996,673	571,022	1,567,695
Cash Flows From Capital and Related Financing Activities:			
Purchase of capital assets	(2,274,532)	(21,711)	(2,296,243)
Principal paid on long-term debt	(385,331)	(308,447)	(693,778)
Interest paid	(80,219)	(259,310)	(339,529)
Debt proceeds	1,840,147	-	1,840,147
Development fees and other capital revenue	886,421	773,908	1,660,329
Capital grants	521,947	-	521,947
Net cash flows from capital and related financing activities	508,433	184,440	692,873
Cash Flows From Investing Activities			
Investment earnings (loss)	132,376	80,351	212,727
Net cash flows from investing activities	132,376	80,351	212,727
Net change in cash and cash equivalents	1,637,482	835,813	2,473,295
Cash and cash equivalents, beginning of year	4,591,684	2,928,781	7,520,465
Cash and Cash Equivalents, end of year	6,229,166	3,764,594	9,993,760
Reconciliation of Operating Income to net cash provided by operating activities:			
Net operating income/(loss)	(26,427)	(278,482)	(304,909)
Adjustments to reconcile net income/(loss) to net cash provided by operating activities:			
Depreciation/amortization	535,260	882,209	1,417,469
Changes in operating assets and liabilities			
(Increase)/decrease in accounts receivable	650,145	(65,851)	584,294
(Increase)/decrease in prepaids	6,670	17,463	24,133
Increase/(decrease) in payables	(192,926)	(645)	(193,571)
Increase/(decrease) in accrued liabilities	23,951	16,328	40,279
Total adjustments	1,023,100	849,504	1,872,604
Net cash flows from operating activities	996,673	571,022	1,567,695



NOTES TO THE FINANCIAL STATEMENTS

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023

I. Summary of Significant Accounting Policies

The City of Salida, Colorado (the "City"), was incorporated under the laws of the State of Colorado. An elected Mayor and City Council are responsible for setting policy, appointing administrative personnel and adopting an annual budget in accordance with state statutes. The City's major operations include administration, police and fire protection, road maintenance, utilities, arts and culture, parks and recreation.

The City's financial statements are prepared in accordance with generally accepted accounting principles ("GAAP"). The Governmental Accounting Standards Board ("GASB") is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). The more significant accounting policies established by GAAP used by the City are discussed below.

A. Reporting Entity

The reporting entity consists of (a) the primary government; i.e., the City, and (b) organizations for which the City is financially accountable. The City is considered financially accountable for legally separate organizations if it is able to appoint a voting majority of an organization's governing body and is either able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the City. Consideration is also given to other organizations, which are fiscally dependent; i.e., unable to adopt a budget, levy taxes, or issue debt without approval by the City. Organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete are also included in the reporting entity.

Based on the criteria above, the City is not financially accountable to any other entity and the City is not a component unit of any other government.

B. Government-wide and Fund Financial Statements

The City's basic financial statements include both government-wide (reporting the City as a whole) and fund financial statements (reporting the City's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business-type. The City's police and fire protection, road maintenance, arts and culture, parks and recreation, and administration are classified as governmental activities. The City's utilities are classified as business activities.

1. Government-wide Financial Statements

In the government-wide Statement of Net Position, both the governmental and business-type activities columns are (a) presented on a consolidated basis by column, and (b) reported on a full accrual, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. The City's net position is reported in three parts - invested in capital assets, net of related debt; restricted net position; and unrestricted net position.

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

I. Summary of Significant Accounting Policies (continued)

B. Government-wide and Fund Financial Statements (continued)

1. Government-wide Financial Statements (continued)

The government-wide Statement of Activities reports both the gross and net cost of each of the City's functions and business-type activities (public safety, highways and streets, utilities, etc.). The functions are also supported by general government revenues (Sales and franchise taxes, intergovernmental revenue, fines and permits, etc.). The Statement of Activities reduces gross expenses (including depreciation) by related program revenues, operating and capital grants. Program revenues must be directly associated with the function (police, roads, etc.) or a business-type activity. Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflects capital-specific grants.

The net costs (by function or business-type activity) are normally covered by general revenue (sales and franchise taxes, interest income, charges for services, etc.).

The government-wide focus is on the sustainability of the City as an entity and the change in the City's net position resulting from the current year's activities.

2. Fund Financial Statements

The financial transactions of the City are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, reserves, fund equity, revenues and expenditures/expenses. The fund focus is on current available resources and budget compliance.

The City reports the following major governmental funds:

The *General Fund* is the City's primary operating fund. It accounts for all financial resources of the City, except those required to be accounted for in another fund.

The City reports the following special revenue funds:

The *Streets Fund* accounts for sales taxes to be used solely for the construction, operating, maintenance and repair of city streets and street-related infrastructure.

The *Economic Development Fund* accounts for sales taxes to be used for economic development purposes.

The *Lodging Tax Fund* accounts for revenues derived from lodging taxes to be used primarily for capital improvements and operations expenses for parks and recreation and arts facilities.

The *Conservation Trust Fund* accounts for lottery proceeds required to be expended solely on park and recreation improvements.

The *Housing Fund* accounts for housing related revenues required to be expended on affordable housing projects.

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

I. Summary of Significant Accounting Policies (continued)

B. Government-wide and Fund Financial Statements (continued)

2. Fund Financial Statements (Continued)

The *Capital Improvement Fund* is a capital project fund that accounts for sales taxes to be used to provide capital improvements, other than streets.

The City reports the following proprietary or business-type funds:

The *Water Fund* accounts for the delivery of water to the citizens of the City.

The *Wastewater Fund* accounts for sewer service to the citizens of the City and the Town of Poncha Springs.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Measurement focus refers to whether financial statements measure changes in current resources only (current financial focus) or changes in both current and long-term resources (long-term economic focus). Basis of accounting refers to the point at which revenues, expenditures, or expenses are recognized in the accounts and reported in the financial statements. Financial statement presentation refers to classification of revenues by source and expenses by function.

1. Long-term Economic Focus and Accrual Basis

Both governmental and business-type activities in the government-wide financial statements and the proprietary and fiduciary fund financial statements use the long-term economic focus and are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred, regardless of the timing of the related cash flows.

2. Current Financial Focus and Modified Accrual Basis

The governmental fund financial statements use the current financial focus and are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e., both measurable and available. "Available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period (within 60 days after December 31). A few exceptions to this general rule involve the treatment of expenditure-driven grants, accrued interest and reimbursement of expenditures. Expenditure driven grants are recognized as revenue when qualified expenditures have been incurred and all other grant requirements have been met. Accrued interest at year-end is recorded as a receivable even if not paid within the 60 day timeframe. Finally, a reimbursement of expense is recorded in the period the original expenditures were incurred if the reimbursement amount is measurable within 60 days after December 31. Sales taxes, intergovernmental revenues, other taxes, and investment income associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. Expenditures are generally recognized when the related liability is incurred. The exception to this general rule is that principal and interest on general long-term debt, if any, is recognized when due.

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

I. Summary of Significant Accounting Policies (continued)

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)

3. Financial Statement Presentation

Amounts reported as program revenues include 1) charges to customers for goods and services provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds are charges to customers for sales and services. Operating expenses for the enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

D. Financial Statement Accounts

1. Cash, Cash Equivalents and Investments

Cash and cash equivalents include amounts in demand deposits as well as short-term investments with a maturity date within 3 months of the date acquired by the City.

Investments are stated at fair value, net asset value, or amortized cost. The change in fair value, net asset value, or amortized cost of investments is recognized as an increase or decrease to investment assets and investment income.

Colorado state statutes permit investments in the following type of obligations:

- U.S. Treasury Obligations (maximum maturity of 60 months)
- Federal Instrumentality Securities (maximum maturity of 60 months)
- FDIC-insured Certificates of Deposit (maximum maturity of 18 months)
- Corporate Bonds (maximum maturity of 36 months)
- Prime Commercial Paper (maximum maturity of 9 months)
- Eligible Bankers Acceptances
- Repurchase Agreements
- General Obligations and Revenue Obligations
- Local Government Investment Pools
- Money Market Mutual Funds

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

I. Summary of Significant Accounting Policies (continued)

D. Financial Statement Accounts (continued)

2. Receivables

Receivables are reported net of an allowance for uncollectible accounts.

3. Interfund Receivables and Payables

Balances at year-end between funds are reported as “due to / from other funds” in the fund financial statements. Any residual balances not eliminated between the governmental and business-type activities are reported as “internal balances” in the government-wide financial statements.

4. Prepaid Expenses

Prepaid expenses are amounts paid in the current year for expenses related to subsequent years. The expense is recorded in the year in which services are consumed.

5. Inventory

Inventory consists of supplies for the City's use and is carried at cost using the first-in, first-out method. The cost of inventory items is recorded as an expenditure/expense in the funds when consumed.

6. Capital Assets

Capital assets, which include land, buildings, equipment, vehicles, and infrastructure assets, are reported in the applicable governmental or business-type activity columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial cost of \$5,000 or more and an estimated useful life in excess of two years. Such assets are recorded at historical cost. Donated capital assets are recorded at acquisition value at the date of donation.

Capital outlay for projects is capitalized as projects are constructed. Interest incurred during the construction phase is expensed. Infrastructure, buildings, and equipment are depreciated using the straight line method over the following estimated useful lives:

<u>Asset</u>	<u>Years</u>
Infrastructure	40
Buildings and improvements	20 - 40
Distribution systems	10 - 50
Equipment and vehicles	5 - 10

7. Compensated Absences

Earned but unused paid time off benefits are accrued when incurred in the government-wide and proprietary fund financial statements. A liability for the amounts is reported in governmental funds only if they are required to be paid out within 60 days of year-end.

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

I. Summary of Significant Accounting Policies (continued)

D. Financial Statement Accounts (continued)

8. Subscription Based Information Technology Arrangements and Leases

The City is party to a noncancellable right-of-use subscription asset and noncancellable lease of police camera equipment. The City recognizes a subscription liability and lease liability and an intangible right-to-use subscription asset and lease asset respectively.

At the commencement of a lease, the City initially measures the subscription liability and lease liability at the present value of payments expected to be made during the term.

Subsequently, the subscription and lease liability are reduced by the principal portion of subscription and lease payments made. The subscription and lease asset are initially measured as the initial amount of the subscription and lease liability, adjusted for payments made at or before the commencement date, plus certain initial direct costs. Subsequently, the subscription and lease asset are amortized on a straight-line basis over its respective useful life.

Key estimates and judgments related to subscriptions include how the City determines the following:

Discount Rate: The City uses the interest rate charged by the vendor as the discount rate to discount the expected lease payments to present value. When the interest rate charged by the vendor is not provided, the City uses its incremental rate of borrowing.

Term: The term includes the noncancellable period of the agreement and extended term(s) that the City is reasonably certain to exercise.

Payments: Payments included in the measurement of the liability are composed of fixed increasing payments, and purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its subscriptions and leases, and will remeasure the subscription or lease asset and liability if certain changes occur that are expected to significantly affect the amount of the subscription or lease liability.

Subscription and lease assets are reported with other capital assets and subscription and lease liabilities are reported with long-term debt on the Statement of Net Position.

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

I. Summary of Significant Accounting Policies (continued)

D. Financial Statement Accounts (continued)

9. Pensions

The City participates in the Statewide Defined Benefit Plan, administered by the Fire and Police Pension Association of Colorado ("FPPA"). The Statewide Defined Benefit Plan is a cost-sharing multiple-employer defined benefit pension plan. The City also sponsors the fire and police "old hire" agent multi-employer defined plans affiliated with FPPA for the purpose of administering the plan and managing the funds of the plan investments. The net pension asset (liability), deferred outflows of resources and deferred inflows of resources related to pensions, pension expense, information about the fiduciary net position and additions to/deductions from the fiduciary net position of the plans have been determined using the economic resources measurement focus and the accrual basis of accounting. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

10. Deferred Outflows of Resources

In addition to assets, the Statement of Net Position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has one item that qualifies for reporting in this category, which is the pension-related deferred outflows reported in the government-wide Statement of Net Position.

11. Deferred Inflows of Resources

In addition to liabilities, the Statement of Net Position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The City has one item that qualifies for this type of reporting: pension-related deferred inflows.

12. Fund Balance

The City classifies governmental fund balances as follows:

Non-spendable - includes fund balance amounts that cannot be spent either because it is not in spendable form or because of legal or contractual requirements.

Restricted – includes fund balance amounts that are constrained for specific purposes which are externally imposed by providers, such as creditors or amounts constrained due to constitutional provisions or enabling legislation.

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

I. Summary of Significant Accounting Policies (continued)

D. Financial Statement Accounts (continued)

12. Fund Balance (continued)

Committed – includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision-making authority which is the City Council. The City Council must take formal action through either an ordinance or resolution – both of which are equally binding – to establish, modify, or rescind committed fund balance amounts.

Assigned – includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted or committed. Fund balance may be assigned by the City Council or its management designee.

Unassigned - includes residual positive fund balance within the General Fund which has not been classified within the other above mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

The City requires restricted amounts to be spent first when both restricted and unrestricted fund balance is available unless there are legal documents/contracts that prohibit doing this, such as in grant agreements requiring dollar for dollar spending. Additionally, the City first uses committed, then assigned, and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

The City has adopted a minimum fund balance policy, which includes the following requirements:

1. A General Fund reserve of 25% of the previous year's operating expenditures. Amount may be modified by Council upon analysis of trends and forecast along with any likely or known factors that would reduce the City's revenue.
2. A Street Fund reserve of 25% of the previous year's operating expenditures. Amount may be modified by Council upon analysis of trends and forecast along with any likely or known factors that would reduce the City's revenue. It is possible that this fund balance could grow as funds are saved up for large maintenance projects. During 2023, the Street Fund temporarily lowered its minimum fund balance in the form of an interfund loan from the General Fund to pay for a capital project. The fund is expected to repay the interfund loan within two years.
3. An Economic Development reserve of 25% of previous year's operating expenditures.
4. A Water and Wastewater reserve of 25% of the previous year's operating expenditures should be maintained for operations. For capital, reserves should accumulate for future debt service payments and in anticipation of future capital needs.

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

I. Summary of Significant Accounting Policies (continued)

E. Use of Estimates

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

II. Reconciliation of Government-wide and Fund Financial Statements

A. Explanation of certain differences between the governmental fund Balance Sheet and the government-wide Statement of Net Position

The governmental fund Balance Sheet includes reconciliation between *fund balance – total governmental funds* and *net position of governmental activities* as reported in the government-wide Statement of Net Position. One element of that reconciliation explains that “Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds”. The \$36,282,798 difference is related to capital assets of \$61,676,943 less accumulated depreciation of \$25,394,145.

B. Explanation of certain differences between the governmental fund Statement of Revenue, Expenditures and Changes in Fund Balances and the government-wide Statement of Activities

The governmental fund Statement of Revenues, Expenditures and Changes in Fund Balances includes reconciliation between *net change in fund balances of governmental funds* and *changes in net position of governmental activities* as reported in the government-wide Statement of Activities.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

III. Stewardship, Compliance, and Accountability

A. Budgetary Information

Budgets are adopted on a basis consistent with generally accepted accounting principles, except for the proprietary funds. Annual appropriations are adopted for all funds. Expenditures may not legally exceed appropriations at the fund level. All appropriations lapse at year end.

As required by Colorado Statutes, the City followed the required timetable noted below in preparing, approving, and enacting its budget for 2023.

1. The Mayor, or other qualified person appointed by the Council, submitted to the Council, on or before October 15, 2022, a recommended budget which detailed available revenues to meet the City's operating requirements.
2. Prior to December 15, 2022, a public hearing was held for the budget, and the Council adopted the proposed budget and an appropriating ordinance that legally appropriated expenditures for the upcoming year.
3. After adoption of the budget resolution, the City may make the following changes: a) it may transfer appropriated money between funds; b) approve supplemental appropriations to the extent of revenues in excess of estimated revenues in the budget; c) approve emergency appropriations; and d) reduce appropriations for which originally estimated revenues are insufficient.

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation, is not employed by the City because it is at present considered not necessary to assure effective budgetary control or to facilitate effective cash planning and control.

B. TABOR Amendment

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20; commonly known as the Taxpayer's Bill of Rights ("TABOR"). TABOR contains revenue, spending, tax and debt limitations that apply to the State of Colorado and local governments. TABOR requires, with certain exceptions, advance voter approval for any new tax, tax rate increase, mill levy above that for the prior year, extension of any expiring tax, or tax policy change directly causing a net tax revenue gain to any local government.

Except for refinancing bonded debt at a lower interest rate or adding new employees to existing pension plans, TABOR requires advance voter approval for the creation of any multiple-fiscal year debt or other financial obligation unless adequate present cash reserves are pledged irrevocably and held for payments in all future fiscal years.

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

III. Stewardship, Compliance, and Accountability (continued)

B. TABOR Amendment (continued)

TABOR also requires local governments to establish an emergency reserve to be used for declared emergencies only. The reserve is calculated at 3% of fiscal year spending. Fiscal year spending excludes bonded debt service and enterprise spending. The City has reserved \$525,000, which is the approximate required reserve at December 31, 2023.

The City's voters approved a ballot question which will allow the City to collect, retain, and expend the full proceeds of the County's and City's sales and taxes, grants, revenue from the State of Colorado, admission charges from the Salida Hot Springs Aquatic Center, and fines and court costs imposed by the Salida Municipal Court, without increasing or adding taxes of any kind, and notwithstanding any State restrictions on fiscal year spending, including without limitation the restrictions of Article X, Section 20 of the Colorado Constitution, from the date of January 1, 1993, and thereafter.

On November 4, 2008, the City's voters approved the following ballot questions:

"Shall the City of Salida sales tax be increased by not more than \$1,500,000 in the first full fiscal year, and by such additional amounts as are generated annually thereafter, by an increase in City sales tax by one percent (1.0%) from two percent (2.0%) to three percent (3.0%) total, which increase shall take effect on January 1, 2009, and which revenues therefore, together with investment earnings thereon, shall be used solely for construction, operation, maintenance, and repair of roads and other public infrastructure of the City, and shall such revenues be collected by the City as a voter approved revenue change and tax policy change, notwithstanding any applicable revenue or expenditure limitation imposed by Article X, Section 20 of the Colorado Constitution. C.R.S. Section 29-1-301, or any other law, and shall the City of Salida's property tax be repealed?"

"Shall the City of Salida's taxes be increased by an estimated \$800,000 annually (First fiscal year increase) or such other amount that may be collected thereafter by the imposition of an occupational lodging tax on the leasing or renting of rooms or other accommodations in commercial lodging within the City for less than 30 days at a rate of \$4.82 per night per occupied room, commencing January 1, 2009, the proceeds of such tax, together with investment earnings thereon, shall be used primarily for capital improvements and operations expenses for parks and recreation and arts facilities in the City, including, without limitation, the aquatic center and SteamPlant theater, and shall such revenues be collected by the City of Salida as a voter approved revenue change and tax policy change, notwithstanding any revenue or expenditure limitation set forth in Article X, Section 20 of the Colorado Constitution, C.R.S. Section 29-1-301, or any other law?"

On November 7, 2017, the City's voters approved the following ballot question:

"Without raising tax rates or levying any new tax, shall the City of Salida be authorized to collect, keep and spend the revenues it receives from all sources commencing on January 1, 2017 as a voter approved revenue change pursuant to the Article X, Section 20 of the Colorado Constitution."

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

III. Stewardship, Compliance, and Accountability (continued)

B. TABOR Amendment (continued)

The City's management believes it is in compliance with the financial provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of its provisions, including the interpretation of how to calculate fiscal year spending limits, will require judicial interpretation.

IV. Detailed Notes on All Funds

A. Deposits and Investments

The City's deposits are entirely covered by federal depository insurance ("FDIC") or by collateral held under Colorado's Public Deposit Protection Act ("PDPA"). The FDIC insures the first \$250,000 of the City's deposits at each financial institution. Deposit balances over \$250,000 are collateralized as required by PDPA.

Fair Value of Investments

The City measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- *Level 1:* Quoted prices for identical investments in active markets;
- *Level 2:* Observable inputs other than quoted market prices; and,
- *Level 3:* Unobservable inputs.

At December 31, 2023, the City had the following recurring fair value measurements.

Investments Measured at Fair Value	Total	Fair Value Measurements Using		
		Level 1	Level 2	Level 3
Certificates of deposit	1,957,386	-	1,957,386	-
U.S. government agency securities	2,070,142	-	2,070,142	-
U.S. treasuries	5,126,584	-	5,126,584	-
Municipal bonds	2,429,713	-	2,429,713	-
Collateralized mortgage obligation	95,849	-	95,849	-
Corporate bonds	462,113	-	462,113	-
Money market	16,139,822	16,139,822	-	-
Total	28,281,609	16,139,822	12,141,787	-
Investments Measured at Amortized Cost				
CSIP		328,297		

Debt and equity securities classified in Level 1 are valued using prices quoted in active markets for those securities. Debt and equity securities classified in Level 2 are valued using the following approaches:

- U.S. Agencies: quoted prices for identical securities in markets that are not active;
- Negotiable Certificates of Deposit: matrix pricing based on the securities' relationship to benchmark quoted prices;
- Money Market Funds: published fair value per share (unit) for each fund.

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

IV. Detailed Notes on All Funds (continued)

A. Deposits and Investments (continued)

The Investment Pool represents investments in CSIP. The fair value of the pool is determined by the pool's share price. They operate similarly to a money market fund and each share is equal in value to \$1. The City has no regulatory oversight for the pool. At December 31, 2023, the City's investments in CSIP were 3% of the City's investment portfolio.

Interest Rate Risk. As a means of limiting its exposure to interest rate risk, the City diversifies its investments by security type and institution, and limits holdings in any one type of investment with any one issuer and type of issuer. The City coordinates its investment maturities to closely match cash flow needs and restricts the maximum investment term to less than five years (less in some cases) from the purchase date. As a result of the limited length of maturities the City has limited its interest rate risk.

Credit Risk. City investment policy limits investments to those authorized by State statutes as listed in Note 1D. The City's general investment policy is to apply the prudent-person rule: investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and, in general, avoid speculative investments.

Concentration of Credit Risk. The City diversifies its investments by security type and institution. Financial institutions holding City funds must provide the City a copy of the certificate from the Banking Authority that states that the institution is an eligible public depository.

At December 31, 2023, the City had the following cash and investments with the following maturities:

	Standard & Poors Rating	Carrying Amounts	Less than one year	Less than five years
<i>Deposits:</i>				
Cash on hand	<i>Not Rated</i>	14,143	14,143	-
Checking and savings	<i>Not Rated</i>	2,294,075	2,294,075	-
<i>Investments:</i>				
CD	<i>Not Rated</i>	1,957,386	1,261,668	695,718
Pools	<i>AAAm</i>	351,753	351,753	-
U.S. agencies	<i>AA+</i>	2,070,142	1,381,187	688,955
U.S. treasuries	<i>AA+</i>	5,126,584	3,106,090	2,020,494
Municipal bonds	<i>AA-/AA+</i>	2,429,713	864,793	1,564,920
CMO	<i>AA+</i>	95,849	95,849	-
Corporate bonds	<i>AA-</i>	462,113	462,113	-
Money Market	<i>AAAm</i>	16,139,822	16,139,822	-
Total		<u>30,941,580</u>		

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

IV. Detailed Notes on All Funds (continued)

A. Deposits and Investments (continued)

The City's cash and investments are presented on the Statement of Net Position as follows:

	Governmental Activities	Business- type Activities	Total
Cash and investments	4,816,593	8,687,402	13,503,995
Restricted cash	16,131,227	1,306,358	17,437,585
Total	<u>20,947,820</u>	<u>9,993,760</u>	<u>30,941,580</u>

B. Receivables

Receivables as of December 31, 2023, for the City's funds, including applicable allowances for uncollectible accounts, are as follows:

	<u>General</u>	<u>Street</u>	<u>Lodging Tax</u>	<u>Housing Fund</u>
Receivables:				
Taxes	2,135,448	21,606	79,630	116,071
Accounts	84,929	-	-	-
Intergovernmental	11,575	-	-	139,622
Gross receivables	<u>2,231,952</u>	<u>21,606</u>	<u>79,630</u>	<u>255,693</u>
Less: allowance for uncollectible	-	-	-	-
Net receivables	<u>2,231,952</u>	<u>21,606</u>	<u>79,630</u>	<u>255,693</u>

	<u>Capital Improvement</u>	<u>Water</u>	<u>Wastewater</u>	<u>Total</u>
Receivables:				
Taxes	-	-	-	2,352,755
Accounts	-	532,877	383,163	1,000,969
Intergovernmental	24,910	1,445	-	177,552
Gross receivables	<u>24,910</u>	<u>534,322</u>	<u>383,163</u>	<u>3,531,276</u>
Less: allowance for uncollectible	-	-	-	-
Net receivables	<u>24,910</u>	<u>534,322</u>	<u>383,163</u>	<u>3,531,276</u>

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

IV. Detailed Notes on All Funds (continued)

C. Capital Assets

Capital asset activity for the year ended December 31, 2023 was as follows:

	(Restated) Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities:				
Capital assets, not being depreciated:				
Land	6,329,625	369,099	-	6,698,724
Construction in progress	1,707,724	5,879,499	(2,122,399)	5,464,824
Total capital assets, not being depreciated	8,037,349	6,248,598	(2,122,399)	12,163,548
Capital assets, being depreciated:				
Buildings	14,922,883	50,568	-	14,973,451
Park land and improvements	7,103,460	136,830	-	7,240,290
Vehicles	3,127,776	624,663	(163,725)	3,588,714
Equipment	2,542,048	474,292	(32,408)	2,983,932
Infrastructure	19,160,751	1,391,695	-	20,552,446
Software and other intangibles	50,593	-	-	50,593
Leased assets	-	105,232	-	105,232
Subscription based IT assets	18,737	-	-	18,737
Total capital assets being depreciated	46,926,248	2,783,280	(196,133)	49,513,395
Less accumulated depreciation and amortization for:				
Buildings	(8,292,072)	(417,237)	-	(8,709,309)
Park land and improvements	(3,062,756)	(370,935)	-	(3,433,691)
Vehicles	(2,386,066)	(188,891)	156,789	(2,418,168)
Equipment	(1,610,482)	(231,676)	21,517	(1,820,641)
Infrastructure	(7,983,277)	(953,016)	-	(8,936,293)
Software and other intangibles	(47,804)	(1,572)	-	(49,376)
Leased assets	-	(21,046)	-	(21,046)
Subscription based IT assets	(1,600)	(4,021)	-	(5,621)
Total accumulated depreciation	(23,384,057)	(2,188,394)	178,306	(25,394,145)
Total capital assets, being depreciated, net	23,542,191	594,886	(17,827)	24,119,250
Governmental activities capital assets, net	31,579,540	6,843,484	(2,140,226)	36,282,798

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

IV. Detailed Notes on All Funds (continued)

C. Capital Assets (continued)

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type Activities:				
Capital assets, not being depreciated:				
Land	89,435	-	-	89,435
Water rights	1,391,521	-	-	1,391,521
Construction in progress	2,172,746	3,824,298	(1,583,696)	4,413,348
Total capital assets, not being depreciated	<u>3,653,702</u>	<u>3,824,298</u>	<u>(1,583,696)</u>	<u>5,894,304</u>
Capital assets, being depreciated:				
Lines	16,370,944	-	-	16,370,944
Structures	15,447,942	-	-	15,447,942
Land improvements	697,266	-	-	697,266
Equipment and vehicles	15,333,036	55,641	-	15,388,677
Total capital assets being depreciated	<u>47,849,188</u>	<u>55,641</u>	<u>-</u>	<u>47,904,829</u>
Less accumulated depreciation for:				
Lines	(6,222,885)	(349,120)	-	(6,572,005)
Structures	(6,892,917)	(404,436)	-	(7,297,353)
Land improvements	(367,236)	(36,735)	-	(403,971)
Equipment and vehicles	(7,308,743)	(627,178)	-	(7,935,921)
Total accumulated depreciation	<u>(20,791,781)</u>	<u>(1,417,469)</u>	<u>-</u>	<u>(22,209,250)</u>
Total capital assets, being depreciated, net	<u>27,057,407</u>	<u>(1,361,828)</u>	<u>-</u>	<u>25,695,579</u>
Business-type activities capital assets, net	<u>30,711,109</u>	<u>2,462,470</u>	<u>(1,583,696)</u>	<u>31,589,883</u>

Depreciation expense was charged to functions of the primary government as follows:

Governmental activities:

General government	126,062
Public safety	243,577
Public works	1,085,579
Housing	13,050
Culture and recreation	720,126
Total depreciation expense - governmental activities	<u>2,188,394</u>

Business-type activities:

Water	535,260
Wastewater	882,209
Total depreciation expense - business-type activities	<u>1,417,469</u>

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

IV. Detailed Notes on All Funds (continued)

D. Interfund Receivables, Payables, and Transfers

Interfund balances were as follows:

	Due to	Due from	Purpose
General Fund	1,472,767	-	Interfund loan and time lag
Capital Improvement	-	168,137	Time lag
Street	-	1,225,000	Interfund loan
Lodging	-	79,630	Time lag
Total	<u>1,472,767</u>	<u>1,472,767</u>	

Transfers were as follows:

	In	Out	Purpose
General Fund	388,578	115,419	To Housing for D street project
Lodging	-	388,578	Lodging tax for parks and recreation
Housing	115,419	-	From General Fund for D street project
Total	<u>503,997</u>	<u>503,997</u>	

E. Long-term Liabilities

1. Capital Debt – Community Services Complex 2008 and 2009

On September 1, 2008, the City entered into a \$1,975,000 financed purchase agreement with Capital One Public Funding. The debt payments were amended in March 2012 and requires monthly payments of \$13,486 and bears an interest rate of 3.40%. The debt matures on February 15, 2026. Proceeds from the debt were used for construction of a new police station and are secured by the land on which the station was constructed.

2. Equipment Note

On June 21, 2019, the City entered into a \$255,835 note to purchase a mechanical sweeper for the Public Works department. The note requires five annual payments of \$56,251 and bears an interest rate of 4.2%. The note matured October 21, 2023 and no balance was due as of December 31, 2023.

On February 15, 2020, the City entered into a \$542,177 note to purchase a Vacuum Truck and Sewer Camera for the Wastewater Fund. The note requires seven annual payments of \$87,274 and bears an interest rate of 3.36%. The note matures October 15, 2026.

3. Lease Payable

The City entered into a 60 month lease agreement in April 2023 for the use of police camera equipment. An initial lease liability was recorded in the amount of \$105,232. As of December 31, 2023 the value of the lease liability was \$85,741. The City is required to make annual principal and interest payments of \$23,532. The lease has an imputed interest rate of 3.84%. The equipment has an estimated useful life of five years. The value of the right-to-use asset as of December 31, 2023 was \$84,186, net of accumulated amortization of \$21,046.

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

IV. Detailed Notes on All Funds (continued)

E. Long-term Liabilities (continued)

4. Subscription Based IT Agreement Payable

The City entered into a 60 month subscription based IT agreement in July 2022 for the use of software. An initial subscription lease liability was recorded in the amount of \$18,737. As of December 31, 2023 the value of the subscription lease liability was \$13,785. The City is required to make monthly principal and interest payments of \$324. The lease has an imputed interest rate of 3.84%. The equipment has an estimated useful life of five years. The value of the right-to-use asset as of December 31, 2023 was \$13,116, net of accumulated amortization of \$5,621.

5. Certificates of Participation, Series 2023

On December 14, 2023, the City entered into Certificates of Participation, Series 2023 for a Lease Purchase Agreement for a fire station facility in the amount of \$16,850,000 at an interest rate ranging from 4.0% to 5.0%. The Lease interest payments are payable semiannually on June 1 and December 1 of each year, commencing June 1, 2024 through the maturity date of December 1, 2053. Principal payments are payable annually beginning December 1, 2026 through maturity.

6. Water and Sewer Enterprise Revenue Refunding Bonds 2016

On December 6, 2016, the City issued Water and Sewer Enterprise Revenue Refunding Bonds, Series 2016, in the principal amount of \$1,535,000. Proceeds from the 2016 Bonds were used to advance refund a portion of the City's Water and Sewer Refunding and Improvement Revenue Bonds, Series 2004. As a result, the refunded 2004 bonds are considered to be defeased, and the City realized a net present value on the refunding of \$135,476.

The 2016 bonds require variable annual principal payments ranging from \$110,000 to \$155,000. Interest payments are payable semi-annually on June 1 and December 1 through 2027 and bear an interest rate of 2.16%. As of December 31, 2023, the City has reserved \$166,416 for the bonds.

7. Water and Sewer Revenue Bond, Series 2013

In March 2013, the City issued Water and Sewer Revenue Bonds, Series 2013, in the principal amount of \$12,103,000, which are owned by the United States Department of Agriculture. The note requires semi-annual payments of \$240,242 due March 27 and September 27 and bears interest at 2.5%. The note matures September 27, 2052. The proceeds were used to upgrade the wastewater treatment plant.

The 2013 bonds require the City to maintain a debt service reserve and asset management reserve equal to 10% of the monthly payment each month over the life of the bonds until one annual installment is accumulated. The bonds also require a reserve equal to the lesser of the combined maximum annual principal and interest of the Series 2013 Bonds and all parity lien bonds. As of December 31, 2023, the City has reserved \$1,139,942 for the bonds.

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

IV. Detailed Notes on All Funds (continued)

E. Long-term Liabilities (continued)

8. Colorado Water Resources and Power Development Authority Note

On December 21, 2011, the City entered into a \$545,000 non-interest-bearing note with the Colorado Water Resources and Power Development Authority. The note requires semi-annual payments of \$13,625 due November 1 and May 1. The note matures May 1, 2032. The proceeds were for the necessary repairs to the water treatment facility.

The Colorado Water Resources and Power Development Authority Loan Agreement sets forth certain covenants and restrictions. As of December 31, 2023, the City appears to be in compliance with all covenants and restrictions as set forth in Exhibit A and Exhibit F, Additional Covenants and Requirements.

Rate Covenant: The City shall establish and collect such rates, fees, and charges for the use or the sale of the products and services of the System as, together with other moneys available therefore, are expected to produce Gross revenue for each calendar year that will be at least sufficient for such calendar year to pay the sum of estimated operation and maintenance expenses, 110% of the debt service coming due on the bond during the calendar year and other debt service requirements. Gross revenue as defined in Para (3) of Exhibit A to the Loan Agreement is all income and revenues directly or indirectly derived by the government agency for the operation and use of the system, including investment income, but excluding, property taxes and grants received for capital improvements.

Total gross revenue requirement \$ 1,323,103

Total water fund revenues, excluding capital grants \$1,958,620

Excess (deficiency) of gross revenues \$ 635,517

9. 2017 CWRPDA Loan – Drinking Water Revolving Fund

On February 28, 2017, the City entered into a \$1,505,000 note with CWRPDA for the purposes of installing a UV disinfection system. The note requires semi-annual payments of \$18,622, and are due May 1 and November 1, bearing interest at 1% per annum. The note matures November 1, 2037. As of December 31, 2019, payments were amended to semiannual payments of \$12,253 due May and November 1 on debt balance of \$401,911, net of draws, forgiven debts, and rescissions. The City had no remaining authorized but unissued debt.

10. 2021 CWRPDA Loan

On June 15, 2021, the City entered into a \$4,184,000 note with CWRPDA for the purpose of replacing an existing water transmission main and improvements at the treatment plant, including replacement of the pump station and disinfection facilities. The note requires semi-annual payments of \$123,689, and are due May 1 and November 1, bearing interest at 1% per annum. The note matures November 1, 2041. As of December 31, 2023, the City had \$2,300,705 of draws. The City had \$1,883,295 authorized and unissued debt as of year end. The loan is subject to a rate covenant described in Note IV.E.5.

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

IV. Detailed Notes on All Funds (continued)

E. Long-term Liabilities (continued)

11. Schedule of Debt Service Requirements

Year ending December 31	Governmental Activities					
	Capital Debt			COPs		
	Principal	Interest	Total	Principal	Interest	Total
2024	153,504	8,623	162,127	-	730,417	730,417
2025	155,897	6,240	162,137	-	757,781	757,781
2026	5,468	62	5,530	305,000	757,781	1,062,781
2027	-	-	-	320,000	742,531	1,062,531
2028	-	-	-	335,000	726,531	1,061,531
2029 - 2034	-	-	-	1,935,000	3,364,656	5,299,656
2035 - 2039	-	-	-	2,480,000	2,829,156	5,309,156
2040 - 2044	-	-	-	3,065,000	2,236,606	5,301,606
2045 - 2049	-	-	-	3,755,000	1,548,306	5,303,306
2050 - 2053	-	-	-	4,655,000	646,875	5,301,875
	<u>314,869</u>	<u>14,925</u>	<u>329,794</u>	<u>16,850,000</u>	<u>14,340,642</u>	<u>31,190,642</u>

Year ending December 31	Governmental Activities			Business Type Activities		
	Lease and SBITA					
	Principal	Interest	Total	Principal	Interest	Total
2024	23,842	3,759	27,601	705,174	324,895	1,030,069
2025	24,886	2,839	27,725	716,882	309,947	1,026,829
2026	25,972	1,879	27,851	733,875	294,714	1,028,589
2027	24,826	894	25,720	658,886	279,081	937,967
2028	-	-	-	513,539	266,080	779,619
2029 - 2034	-	-	-	3,227,883	1,381,704	4,609,587
2035 - 2039	-	-	-	2,867,816	845,016	3,712,832
2040 - 2044	-	-	-	2,346,127	551,052	2,897,178
2045 - 2049	-	-	-	2,106,598	295,822	2,402,420
2050 - 2052	-	-	-	1,142,980	46,001	1,188,981
	<u>99,526</u>	<u>9,371</u>	<u>108,897</u>	<u>15,019,759</u>	<u>4,594,312</u>	<u>19,614,071</u>

12. Accrued Compensated Absences

Earned but unused paid time off benefits amounted to \$391,718 in governmental activities and \$83,665 in business-type activities at December 31, 2023.

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

IV. Detailed Notes on All Funds (continued)

E. Long-term Liabilities (continued)

13. Schedule of Changes in Long-term Liabilities

	(Restated) Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities:					
Capital debt	517,232	-	(202,363)	314,869	153,504
Certificates of Participation 2023	-	16,850,000	-	16,850,000	-
Premium	-	364,029	-	364,029	-
Lease payable	-	105,232	(19,491)	85,741	20,239
Subscription based IT arrangements	17,137	-	(3,352)	13,785	3,603
Net pension liability	1,003,088	242,308	-	1,245,396	-
Accrued compensated absences	391,443	400,953	(400,678)	391,718	130,573
Total Governmental Activities					
Long-term Liabilities	1,928,900	17,962,522	(625,884)	19,265,538	307,919
Business-type Activities:					
2011 CWRPDA Loan	258,875	-	(27,250)	231,625	27,250
2013 Water and Sewer Revenue Bonds	9,999,050	-	(231,979)	9,767,071	237,778
2016 Water and Sewer Revenue Bonds	760,000	-	(150,000)	610,000	150,000
2017 CWRPDA DWRF Loan	340,560	-	(21,153)	319,407	21,365
Equipment notes	321,636	-	(76,468)	245,168	79,038
2021 CWRDPA Loan	2,193,269	1,840,147	(186,928)	3,846,488	189,743
Accrued compensated absences	81,993	87,251	(85,579)	83,665	27,888
Total Business-type Activities					
Long-term Liabilities	13,955,383	1,927,398	(779,357)	15,103,424	733,062

The compensated absences liability will be paid from the following funds from which employees' salaries are paid: General Fund, Water Fund and Wastewater Fund. The governmental activities capital debt, leases payable, SBITA payable, Certificates of Participation, and pension liability are paid by the General Fund. The business-type 2013 bonds and equipment notes are paid by the Wastewater fund. The remaining bonds and loans are paid by the Water fund.

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

IV. Detailed Notes on All Funds (continued)

F. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

1. FPPA Statewide Defined Benefit Plan ("SWDB")

Plan Description. The Plan is a cost-sharing multiple-employer defined benefit pension plan covering substantially all full-time employees of participating fire or police departments in Colorado hired on or after April 8, 1978, provided they are not already covered by a statutorily exempt plan. As of August 5, 2003, the Plan may include clerical and other personnel from fire districts whose services are auxiliary to fire protection. The plan became effective January 1, 1980.

The plan assets are included in the Fire & Police Members' Benefit Investment Fund and the Fire & Police Members' Self-Director Investment Fund (for Deferred Retirement Option Plan ("DROP") assets and Separate Retirement Account assets from eligible retired members). The SWDB is administered by FPPA. FPPA issues a publicly available annually comprehensive financial report that can be obtained on FPPA's website at <http://www.fppaco.org>.

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

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

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

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

IV. Detailed Notes on All Funds (continued)

F. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

1. FPPA Statewide Defined Benefit Plan (continued)

Contributions. Determined by state statute or by election of the members, contributions are set at a level that enables all benefits to be fully funded at the retirement date of all members. Effective January 1, 2021, contribution rates may be increased by the FPPA Board of Directors upon approval through an election by both the employers and members.

In 2014, the members elected to increase the member contribution rate 0.5% annually from 2015 through 2022 to a total of 12% of base salary. Employer contributions will increase 0.5% annually beginning in 2021 through 2030 to a total of 13%. In 2022, employees and employers are contributing at a rate of 12.0% and 9.0%, respectively, of base salary for a total contribution rate of 21%.

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

The contribution rate for members and employers of affiliated social security employers is 6.0% and 4.5% of base salary for a total contribution rate of 10.5% in 2022. Per the 2014 member election, the affiliated social security group will also have their required member contribution rate increase 0.25% annually beginning in 2015 through 2022 to a total of 6% of base salary. Employer contributions will increase 0.25% annually beginning in 2021 through 2030 to a total of 6.5% of base salary.

Net Pension Liability (Asset): At December 31, 2023, the City reported \$96,232 and \$133,004 for its proportionate share of the net pension liability (asset) for fire and police, respectively. The net pension liability (asset) was measured as of December 31, 2022, and the total pension liability used to calculate the net pension liability (asset) was determined by an actuarial valuation as of January 1, 2023. The City's proportion of the net pension liability (asset) was based on City contributions to the Plan for the calendar year 2022 relative to the total contributions of participating employers to the Plan.

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

IV. Detailed Notes on All Funds (continued)

F. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

1. FPPA Statewide Defined Benefit Plan (continued)

At the pension measurement date of December 31, 2022 and 2021, the City's proportionate shares for fire and police were as follows:

	Proportionate Share	
	2022	2021
Fire	0.10842%	0.12271%
Police	0.14984%	0.16029%

For the year ended December 31, 2023, the City recognized net pension expense of \$235,373. The City recognized \$121,233 and \$114,140 for fire and police, respectively.

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

	Fire		Police	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	208,305	11,812	287,906	16,324
Changes of assumptions or other inputs	123,285	-	170,396	-
Net difference between projected and actual earnings on pension plan investments	217,768	-	300,983	-
Changes in proportionate share of contributions	162,284	88,883	132,827	151,545
Contributions subsequent to the measurement date	99,067	-	136,159	-
Total	810,709	100,695	1,028,271	167,869

Contributions subsequent to the measurement date of December 31, 2022, which are reported as deferred outflows of resources related to pensions, will be recognized as a reduction of the net pension liability in the subsequent year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending	Amortization	
	Fire	Police
December 31:		
2024	59,477	65,166
2025	100,446	121,478
2026	138,052	173,723
2027	187,629	242,075
Thereafter	125,343	121,801
	610,947	724,243

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

IV. Detailed Notes on All Funds (continued)

F. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

1. FPPA Statewide Defined Benefit Plan (continued)

Actuarial assumptions. The total pension asset in the December 31, 2022 actuarial valuation was determined using the following actuarial assumptions and other inputs:

	Total Pension Liability 2023	Actuarially Determined Contributions 2022
Actuarial Method	Entry Age Normal	Entry Age Normal
Amortization Method	N/A	Level % of Payroll, Open
Amortization Period	N/A	30 Years
Long-term investment Rate of Return *	7.00%	7.00%
Projected Salary Increases	4.25% to 11.25%	4.25% to 11.25%
Cost of Living Adjustments	0.00%	0.00%
* Includes Inflation at	2.50%	2.50%

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

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

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation (assumed at 2.5%).

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

IV. Detailed Notes on All Funds (continued)

F. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

1. FPPA Statewide Defined Benefit Plan (continued)

Best estimates of arithmetic real rates of return for each major asset class included in the Fund's target asset allocation as of December 31, 2022 are summarized in the following table:

Asset Class	Target Allocation	Long Term Expected Rate of Return
Global Equity	35%	8.93%
Equity Long/Short	6%	7.47%
Private Markets	34%	10.31%
Fixed Income - Rates	10%	5.45%
Fixed Income - Credit	5%	6.90%
Absolute Return	9%	6.49%
Cash	1%	3.92%
Total	100%	

Discount Rate. The discount rate used to measure the total pension liability was 7.00%. The projection of cash flows used to determine the discount rate assumed that contributions from participating employers will be made based on the actuarially determined rates based on the Board's funding policy, which establishes the contractually required rates under Colorado statutes. Based on those assumptions, the SWDB plan fiduciary net position was projected to be available to make all the projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

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

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

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

IV. Detailed Notes on All Funds (continued)

F. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

1. FPPA Statewide Defined Benefit Plan (continued)

Sensitivity of the City's proportionate share of the net pension liability (asset) to changes in the discount rate - The following presents the proportionate share of the net pension liability (asset) calculated using the discount rate of 7.00 percent, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.0 percent) or 1-percentage-point higher (8.00 percent) than the current rate:

	1% Decrease (6.0%)	Current Discount Rate (7.0%)	1% Increase (8.0%)
Proportionate share of net pension liability (asset)			
Fire	663,404	96,232	(373,572)
Police	916,908	133,003	(516,323)

Pension plan fiduciary net position: Detailed information about the Plan's fiduciary net position is available in FPPA's annual comprehensive financial report, which can be obtained at: http://www.fppaco.org/annual_reports.htm.

2. FPPA "Old Hires" Defined Benefit Plan

Plan description. The City provides two pension plans available to provide retirement income. The first is for paid firefighters and second is for police collectively referred to as the "Old Hires" plan. Both are for employees hired before April 1, 1978 in recognition of their service to the City. The "Old Hires" plan is an agent multiple-employer defined benefit pension plan administered by the FPPA. As of January 1, 2023, the Plan has two retirees and beneficiaries. FPPA issues an annual, publicly available financial report that includes the assets of the Old Hire Fire Pension Fund. The report may be obtained on FPPA's website at <http://www.fppaco.org>.

Benefits provided. The plan provides normal retirement benefits, severance, and death and disability benefits. Normal retirement benefits begin at 50 years of age and upon completion of 18 years of service and include monthly pension equal to one-half of his monthly salary at the date of his retirement. For severances, firefighters and police have the option to refund their contribution with 5% annual interest, or to receive deferred retirement pensions equal to one-half their monthly salary if they meet the age and service requirements of the normal retirement benefit. If a firefighter or policeman is eligible to receive or is receiving benefits dies in retirement, the surviving spouse shall receive, until death or remarriage, a monthly pension equal to one-half the monthly pension the firefighter or policeman was entitled to receive. There are no vested retirement benefits.

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

IV. Detailed Notes on All Funds (continued)

F. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

2. FPPA "Old Hires" Defined Benefit Plan (continued)

Funding Policy: The funding of the plan by the City and members is authorized by the Board of Trustees. As each affiliated employer has its own plan, there is no uniform amount for either contributions or benefit provisions. Funding for the Old Hire Pension Plan is the sole obligation of the employer.

Net Pension Liability: At December 31, 2023, the Old Hire pension fund reported a net pension liability of \$176,580 and \$839,580 for Fire and Police, respectively. The net pension liability was measured as of December 31, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2023.

For the year ended December 31, 2023, the City recognized net pension (revenue) of (\$44,007). The City recognized a pension revenue of \$8,158 for fire and a pension revenue of \$35,849 for police.

Actuarial Assumptions: The significant actuarial assumptions used in the valuation as of January 1, 2023 were:

Actuarial Method	Entry Age Normal
Amortization Method	N/A
Amortization Period	N/A
Asset Valuation Method	5-Year Smoothed Fair Value
Inflation	2.50%
Long-term investment Rate of Return *	4.5%
Retirement age	Any remaining activities are assumed to retire immediately.
Mortality	Post-retirement: 2006 central rates from RP-2014 Mortality Tables for males and females projected to 2018 using the MP-2017 projection scales, and then projected prospectively using the ultimate rates of the scale for all years.
	Disables (pre-1980): Post-retirement rates set forward 3 years.

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

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

IV. Detailed Notes on All Funds (continued)

F. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

2. FPPA "Old Hires" Defined Benefit Plan (continued)

For the purpose of this valuation, the long-term expected rate of return on pension plan investments is 4.50%; the municipal bond rate is 2.00% (based on the weekly rate closest to but not later than the measurement date of the "state & local bonds" rate from Federal Reserve statistical release (H.15)); and the resulting Single Discount Rate is 4.50%

In connection with the City's Fire and Police Protection Retirement Plan, the following deferred outflow of resources and deferred inflows of resources were reported at December 31, 2023:

	Fire		Police	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Net difference between projected and actual earnings on pension plan investments	7,876	-	53,142	-
Contributions subsequent to the measurement date	21,534	-	91,887	-
Total	29,410	-	145,029	-

Contributions subsequent to the measurement date of December 31, 2022, which are reported as deferred outflows of resources related to pensions, will be recognized as a reduction of the net pension liability in subsequent years. Other amounts reported as deferred outflow of resources and deferred inflow of resources related to pensions will be recognized as a component of pension expense in future years as follows:

Year Ending	Amortization	
December 31:	Fire	Police
2024	1,364	10,185
2025	2,058	13,731
2026	2,477	16,113
2027	1,977	13,113
Thereafter	-	-
	7,876	53,142

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

IV. Detailed Notes on All Funds (continued)

F. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

2. FPPA "Old Hires" Defined Benefit Plan (continued)

Regarding the sensitivity of the net pension asset (liability) to changes in the Single Discount Rate, the following represent the plan's net pension liability / (asset), calculated using a Single Discount Rate of 4.50%, as well as what the plan's net pension liability / (asset) would be if it were calculated using a Single Discount Rate that is one percent lower or one percent higher:

	1% Decrease (3.5%)	Current Discount Rate (4.5%)	1% Increase (5.5%)
Proportionate share of net pension liability (asset)			
Fire	191,288	176,580	163,466
Police	947,121	839,580	747,420

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

Asset Class	Target Allocation	Long Term Expected Rate of Return
Cash	10%	4.40%
Fixed Income - Rates	70%	4.90%
Fixed Income - Credit	10%	6.60%
Absolute Return	0%	6.90%
Long Short	0%	6.70%
Global Public Equity	10%	8.70%
Private Capital	0%	10.20%
Total	<u>100%</u>	

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

IV. Detailed Notes on All Funds (continued)

F. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

2. FPPA "Old Hires" Defined Benefit Plan (continued)

Pension Plan Fiduciary Net Position. Detailed information about the plan's fiduciary net position is available in a separately issued Fire & Police Pension Association of Colorado financial reports which can be obtained at <https://www.fppaco.org/annual-reports.html>.

Old Hire Total Pension (Asset) Liability and Plan Fiduciary Net Position for fire changes as follows:

	Total Pension (Asset) Liability (a)	Plan Fiduciary Net Position (b)	Net Pension (Asset) Liability (a) - (b)
Balances at December 31, 2022	242,283	66,236	176,047
Changes for the year			
Interest	10,293	-	10,293
Contributions - employer	-	19,964	(19,964)
Differences in expected and actual experience	-	-	-
Net investment income	-	(7,130)	7,130
Benefit payments	(27,391)	(27,391)	-
Administrative expenses	-	(3,074)	3,074
Net Changes	(17,098)	(17,631)	533
Balances at December 31, 2023	225,185	48,605	176,580

Old Hire Total Pension (Asset) Liability and Plan Fiduciary Net Position for police changes as follows:

	Total Pension (Asset) Liability (a)	Plan Fiduciary Net Position (b)	Net Pension (Asset) Liability (a) - (b)
Balances at December 31, 2022	1,241,183	414,142	827,041
Changes for the year			
Interest	53,395	-	53,395
Contributions - employer	-	91,887	(91,887)
Differences in expected and actual experience	-	-	-
Net investment income	-	(47,415)	47,415
Benefit payments	(110,471)	(110,471)	-
Administrative expenses	-	(3,616)	3,616
Net Changes	(57,076)	(69,615)	12,539
Balances at December 31, 2023	1,184,107	344,527	839,580

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

IV. Detailed Notes on All Funds (continued)

G. Restricted Net Position

The City restricted net position in the following funds as of December 31, 2023:

	<u>General Fund</u>	<u>Conservation Trust Fund</u>	<u>Description</u>
Restricted:			
Emergency Reserve	525,000	-	Legislative restriction
Conservation Trust	-	167,678	Legislative restriction

V. Other Information

A. Other Retirement Plans

1. Deferred Compensation Plans – Section 401

In 1997, the City established a defined contribution money purchase plan in the form of the ICMA Retirement Corporation Prototype Money Purchase Plan and Trust under code section 401 of the Internal Revenue Code. The normal retirement age is age 60 (not to exceed age 65). All full time employees except Fire and Police personnel are entitled to participate in the plan. The City contributes on behalf of each participant 3% of earnings for the Plan Year. There is no minimum required contribution by the employee. Participants are 100% vested immediately and may direct their investment, without restriction, among various investment options available under the Trust. The City's contributions vest at a rate of 25% per year.

The City is the trustee of the plan and has the duty of due care that would be required of an ordinary prudent investor, but has no liability for losses under the plan.

2. Deferred Compensation Plan - Section 457

In 1997, the City established a defined contribution money purchase plan in the form of the ICMA Retirement Corporation Prototype Money Purchase Plan and Trust under code section 457 of the Internal Revenue code. The normal retirement age is age 60 (not to exceed age 65). All full-time employees except Fire and Police personnel are entitled to participate in the plan. The City will match up to 3% of employee contributions. There is no minimum required contribution by the employee. Participants are 100% vested immediately in their direct investment. The City's contributions vest at a rate of 25% per year.

B. Other Employee Benefits – Cafeteria Plan

The City offers a cafeteria compensation plan organized under IRS Section 125 that includes the following benefits: death and disability, term life insurance, health expense reimbursement and child care benefits. No cost to the City is recognized as the plan is a salary reduction plan.

CITY OF SALIDA, COLORADO
Notes to the Financial Statements
December 31, 2023
(continued)

V. Other Information (continued)

C. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets; errors and omissions, and employee health claims. The City insures against these risks through its participation in the Colorado Intergovernmental Risk Sharing Agency ("CIRSA") and the purchase of commercial insurance.

The City's management is unaware of any excess losses which may have been incurred by CIRSA. There have been no settled claims in excess of coverage in any of the last three years.

D. Adoption of New Accounting standard – GASB Statement No. 96, *Subscription Based Information Technology Arrangements*

During 2023, the City adopted GASB Statement No. 96, *Subscription Based Information Technology Arrangements*. This standard requires the recognition of certain subscription assets and liabilities for agreements that previously were classified as operating agreements and inflows of resources or outflows of resources recognized based on the payment provisions of the contract. It establishes a single model for subscription accounting based on the foundational principle that the subscriptions are financings of the right to use an underlying asset. Under this standard, the City is required to recognize a subscription liability and an intangible right-to-use subscription asset. The City has applied this standard to the beginning of the earliest comparative period presented. The application of the new standard did not result in a restatement of net position.



REQUIRED SUPPLEMENTARY INFORMATION

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

REVENUES:	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
Taxes:				
Sales tax	5,548,363	5,548,363	5,515,506	(32,857)
Sales tax - County	3,402,788	3,402,788	3,517,848	115,060
Other taxes	350,000	350,000	475,794	125,794
Total taxes	<u>9,301,151</u>	<u>9,301,151</u>	<u>9,509,148</u>	<u>207,997</u>
Charges for services:				
Planning and zoning fees	111,500	111,500	87,728	(23,772)
Public works charges	21,000	21,000	18,271	(2,729)
Public safety charges	29,500	29,500	35,974	6,474
Hot springs pool	498,195	588,195	570,944	(17,251)
Arts and culture	414,105	414,105	380,931	(33,174)
Other general governmental charges	26,800	26,800	36,216	9,416
Other recreation revenues	71,400	128,400	159,309	30,909
Total charges for services	<u>1,172,500</u>	<u>1,319,500</u>	<u>1,289,373</u>	<u>(30,127)</u>
Intergovernmental:				
Federal grants	-	-	126,394	126,394
State grants	40,000	40,000	17,379	(22,621)
South Ark Fire District	70,000	70,000	70,000	-
Other intergovernmental revenue	203,000	203,000	169,023	(33,977)
Total intergovernmental	<u>313,000</u>	<u>313,000</u>	<u>382,796</u>	<u>69,796</u>
Fines and Forfeitures	<u>54,000</u>	<u>54,000</u>	<u>57,004</u>	<u>3,004</u>
Licenses, Permits and Fees:				
Business licenses	60,000	60,000	1,600	(58,400)
Other licenses and permits	24,800	24,800	28,938	4,138
Total licenses, permits and fees	<u>84,800</u>	<u>84,800</u>	<u>30,538</u>	<u>(54,262)</u>
Other Revenues:				
Capital revenue				
Insurance proceeds	10,000	10,000	76,606	66,606
Miscellaneous revenue				
Investment earnings (loss)	105,000	105,000	382,852	277,852
Rent, leases and royalties	58,000	58,000	59,603	1,603
Land dedication fees in lieu	40,000	40,000	167,000	127,000
Donations	500	500	1,391	891
Other miscellaneous revenues	15,300	15,300	128,154	112,854
Total other revenue	<u>228,800</u>	<u>228,800</u>	<u>835,885</u>	<u>607,085</u>
TOTAL REVENUES	<u>11,154,251</u>	<u>11,301,251</u>	<u>12,104,744</u>	<u>803,493</u>

(continued)

CITY OF SALIDA, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance
General Fund - Budget and Actual (continued)
For the Year Ended December 31, 2023

EXPENDITURES:	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
General Government:				
Administration	2,011,996	2,021,096	1,799,264	221,832
Community Development	760,377	760,377	703,742	56,635
Total General Government	2,772,373	2,781,473	2,503,006	278,467
Public Safety				
Police	2,808,115	2,848,115	2,776,055	72,060
Fire	1,924,705	1,924,705	1,914,533	10,172
Total Public Safety	4,732,820	4,772,820	4,690,588	82,232
Public Works				
Public Works	455,132	455,132	375,688	79,444
Other	1,001,164	926,377	798,722	127,655
Total Public Works	1,456,296	1,381,509	1,174,410	207,099
Culture, Parks and Recreation				
Pool and Recreation	1,259,810	1,456,810	1,542,560	(85,750)
Parks, Open Space and Trails	1,143,679	1,169,366	1,239,534	(70,168)
Arts and culture	936,114	1,098,114	1,003,353	94,761
Total Culture, Parks and Recreation	3,339,603	3,724,290	3,785,447	(61,157)
Capital outlays	600,900	600,900	394,117	206,783
Debt service				
Principal	202,363	202,363	225,206	(22,843)
Interest	15,719	15,719	20,361	(4,642)
Total debt service	218,082	218,082	245,567	(27,485)
TOTAL EXPENDITURES	13,120,074	13,479,074	12,793,135	685,939
Excess of Revenues Over (Under) Expenditures	(1,965,823)	(2,177,823)	(688,391)	1,489,432
Other Financing Sources (Uses):				
Transfer in	450,000	450,000	388,578	(61,422)
Transfer (out)	(1,012,000)	(2,212,000)	(115,419)	2,096,581
Total Other Financing Sources (Uses)	(562,000)	(1,762,000)	273,159	2,035,159
Net change in fund balance	(2,527,823)	(3,939,823)	(415,232)	3,524,591
Fund balance, beginning of year	6,550,055	6,550,055	6,890,858	340,803
Fund balance, end of year	4,022,232	2,610,232	6,475,626	3,865,394

CITY OF SALIDA, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance
Street Fund - Budget and Actual
For the Year Ended December 31, 2023

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
REVENUES:				
Taxes:				
Sales tax	3,061,069	3,061,069	3,043,038	(18,031)
Intergovernmental:				
Highway users tax	250,000	250,000	252,873	2,873
State grants	3,429,258	3,429,258	-	(3,429,258)
TOTAL REVENUES	6,740,327	6,740,327	3,295,911	(3,444,416)
EXPENDITURES:				
Public Works:				
Personnel services	510,398	510,398	525,901	(15,503)
Contracted services	300,000	300,000	351,417	(51,417)
Supplies and materials	47,000	47,000	41,258	5,742
Other operating costs	115,500	115,500	77,409	38,091
Capital purchases and improvements (\$5,000+)	6,635,000	8,355,000	4,712,246	3,642,754
TOTAL EXPENDITURES	7,607,898	9,327,898	5,708,231	3,619,667
Net change in fund balance	(867,571)	(1,387,571)	(2,412,320)	(1,024,749)
Fund balances, beginning of year	1,181,176	1,181,176	1,190,013	8,837
Fund balances (deficit), end of year	313,605	(206,395)	(1,222,307)	(1,015,912)

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

	Original and Final Budget	Actual Amounts	Variance with Final Budget
REVENUES:			
Taxes:			
Sales tax	191,317	190,190	(1,127)
TOTAL REVENUES	191,317	190,190	(1,127)
EXPENDITURES:			
Community development	241,300	150,316	90,984
TOTAL EXPENDITURES	241,300	150,316	90,984
Excess of Revenues Over (Under) Expenditures	(49,983)	39,874	89,857
Other Financing Sources (Uses):			
Transfer (out)	(50,000)	-	50,000
Total Other Financing Sources (Uses)	(50,000)	-	50,000
Net change in fund balance	(99,983)	39,874	139,857
Fund balances, beginning of year	155,488	201,846	46,358
Fund balances, end of year	55,505	241,720	186,215

CITY OF SALIDA, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance
Lodging Tax Fund - Budget and Actual
For the Year Ended December 31, 2023

	Original and Final Budget	Actual Amounts	Variance with Final Budget
REVENUES:			
Taxes:			
Sales tax	450,000	388,578	(61,422)
TOTAL REVENUES	450,000	388,578	(61,422)
Other Financing Sources (Uses):			
Transfer (out)	(450,000)	(388,578)	61,422
Total Other Financing Sources (Uses)	(450,000)	(388,578)	61,422
Net change in fund balance	-	-	-
Fund balances, beginning of year	-	-	-
Fund balances, end of year	-	-	-

CITY OF SALIDA, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance
Conservation Trust Fund - Budget and Actual
For the Year Ended December 31, 2023

	Original and Final Budget	Actual Amounts	Variance with Final Budget
REVENUES:			
Intergovernmental revenue:			
State lottery	70,000	81,610	11,610
Interest income	4,000	2,412	(1,588)
TOTAL REVENUES	74,000	84,022	10,022
EXPENDITURES:			
Parks and recreation:			
Administrative	-	250	(250)
Capital outlay	20,000	28,205	(8,205)
TOTAL EXPENDITURES	20,000	28,455	(8,455)
Excess of Revenues Over (Under) Expenditures	54,000	55,567	1,567
Other Financing Sources (Uses):			
Transfer (out)	(54,000)	-	54,000
Total Other Financing Sources (Uses)	(54,000)	-	54,000
Net change in fund balance	-	55,567	55,567
Fund balances, beginning of year	97,044	112,111	15,067
Fund balances, end of year	97,044	167,678	70,634

CITY OF SALIDA, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance
Housing Fund - Budget and Actual
For the Year Ended December 31, 2023

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
REVENUES:				
Housing fee in lieu	30,000	55,000	42,618	(12,382)
Occupation taxes	-	646,000	643,829	(2,171)
Business licenses	-	227,000	228,600	1,600
Intergovernmental revenue:				
Federal grants	-	450,000	570,000	120,000
State grants	-	285,000	115,000	(170,000)
Investment earnings	-	5,000	10,520	5,520
TOTAL REVENUES	30,000	1,668,000	1,610,567	(57,433)
EXPENDITURES:				
Expenditures				
Housing	85,000	890,000	821,798	68,202
TOTAL EXPENDITURES	85,000	890,000	821,798	68,202
Excess of Revenues Over (Under) Expenditures	(55,000)	778,000	788,769	10,769
Other Financing Sources (Uses):				
Transfer in	350,000	350,000	115,419	(234,581)
Total Other Financing Sources (Uses)	350,000	350,000	115,419	(234,581)
Net change in fund balance	295,000	1,128,000	904,188	(223,812)
Fund balances, beginning of year	112,611	112,611	176,825	64,214
Fund balances, end of year	407,611	1,240,611	1,081,013	(159,598)

CITY OF SALIDA, COLORADO
Schedule of City's Proportionate Share of Net Pension Asset / Liability
Statewide Defined Benefit Plans
Fire and Police Pension Association of Colorado
Last 10 Fiscal Years

Measurement period ending December 31,

Fire:

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
City's portion of the net pension asset - Fire	0.108416%	0.122706%	0.112303%	0.109500%	0.102460%	0.113522%	0.105545%	0.111828%	0.109666%	0.105488%
City's proportionate share of the net pension liability (asset) - Fire	96,232	(664,985)	(243,809)	(61,929)	129,538	(163,320)	38,138	(1,971)	(123,767)	(94,326)
City's covered payroll - Fire	944,235	987,812	902,025	1,059,250	686,338	664,025	540,163	542,116	493,175	458,177
City's proportionate share of the net pension asset as a percentage of its covered payroll - Fire	10.19%	-67.32%	-27.03%	-5.85%	18.87%	-24.60%	7.06%	-0.36%	-25.10%	-20.59%

Police:

City's portion of the net pension asset - Police	0.149844%	0.160295%	0.140809%	0.148143%	0.136943%	0.134815%	0.119709%	0.126477%	0.117005%	0.129598%
City's proportionate share of the net pension liability (asset)- Police	133,004	(868,690)	(305,696)	(83,784)	173,134	(193,953)	43,255	(2,230)	(132,049)	(115,885)
City's covered payroll - Police	1,303,671	1,211,761	1,130,988	1,091,863	917,325	788,575	612,650	613,126	525,825	562,895
City's proportionate share of the net pension asset as a percentage of its covered payroll - Police	10.20%	-71.69%	-27.03%	-7.67%	18.87%	-24.60%	7.06%	-0.36%	-25.11%	-20.59%
Plan fiduciary net position as a percentage of the total pension liability	97.60%	116.20%	106.70%	101.90%	95.20%	106.30%	98.21%	100.10%	106.80%	105.80%

CITY OF SALIDA, COLORADO
Schedule of City's Contributions
Statewide Defined Benefit Plans
Fire and Police Pension Association of Colorado
Last 10 Fiscal Years

Statewide Defined Benefit Plan:	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Fire:										
Contractually required contribution	99,068	84,981	83,964	72,162	84,740	54,907	53,122	43,213	43,369	39,454
Contributions in relation to the contractually required contribution	(99,068)	(84,981)	(83,964)	(72,162)	(84,740)	(54,907)	(53,122)	(43,213)	(43,369)	(39,454)
Contribution deficiency (excess)	-	-	-	-	-	-	-	-	-	-
City's covered payroll	1,047,705	944,235	987,812	902,025	1,059,250	686,338	664,025	540,163	542,116	493,175
Contributions as a percentage of covered payroll	9.46%	9.00%	8.50%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
Police:										
Contractually required contribution	136,159	117,330	103,000	90,479	87,349	73,386	63,086	49,012	49,050	42,066
Contributions in relation to the contractually required contribution	(136,159)	(117,330)	(103,000)	(90,479)	(87,349)	(73,386)	(63,086)	(49,012)	(49,050)	(42,066)
Contribution deficiency (excess)	-	-	-	-	-	-	-	-	-	-
City's covered payroll	1,439,205	1,303,671	1,211,761	1,130,988	1,091,863	917,325	788,575	612,650	613,126	525,825
Contributions as a percentage of covered payroll	9.46%	9.00%	8.50%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%

CITY OF SALIDA, COLORADO
Schedule of Changes in Net Pension Asset / Liability
Fire "Old Hire" Plan
Fire and Police Pension Association of Colorado
Last 10 Fiscal Years

Measurement period ending December 31,	2022	2021	2020	2019	2018	2017	2016	2015	2014
Total Pension Liability									
Service Cost	-	-	-	-	-	-	-	-	-
Interest on the Total Pension Liability	10,293	9,830	10,586	14,821	15,698	15,903	16,704	15,943	16,742
Benefit Changes	-	-	-	-	-	-	-	-	-
Difference between Expected and Actual Experience	-	27,852	-	10,431	-	8,761	-	8,172	-
Assumption Changes	-	-	-	39,872	-	-	-	13,426	-
Benefit Payments	(27,391)	(27,391)	(27,391)	(27,391)	(27,391)	(27,391)	(27,391)	(27,391)	(27,391)
Net Change in Total Pension Liability	(17,098)	10,291	(16,805)	37,733	(11,693)	(2,727)	(10,687)	10,150	(10,649)
Total Pension Liability - Beginning	242,283	231,992	248,797	211,064	222,757	225,484	236,171	226,021	236,670
Total Pension Liability - Ending (a)	225,185	242,283	231,992	248,797	211,064	222,757	225,484	236,171	226,021
Plan Fiduciary Net Position									
Employer Contributions	19,964	34,586	-	14,622	14,074	14,074	9,539	9,539	5,426
Pension Plan Net Investment Income	(7,130)	329	5,246	9,670	382	14,284	5,806	2,452	9,441
Benefit Payments	(27,391)	(27,391)	(27,391)	(27,391)	(27,391)	(27,391)	(27,391)	(27,391)	(27,391)
Pension Plan Administrative Expense	(3,074)	(1,445)	(2,723)	(1,585)	(3,401)	(1,065)	(2,052)	(544)	(3,351)
Net Change in Plan Fiduciary Net Position	(17,631)	6,079	(24,868)	(4,684)	(16,336)	(98)	(14,098)	(15,944)	(15,875)
Plan Fiduciary Net Position - Beginning	66,236	60,157	85,025	89,709	106,045	106,143	120,241	136,185	152,060
Plan Fiduciary Net Position - Ending (b)	48,605	66,236	60,157	85,025	89,709	106,045	106,143	120,241	136,185
Net Pension Liability/(Asset) - Ending (a) - (b)	176,580	176,047	171,835	163,772	121,355	116,712	119,341	115,930	89,836
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	21.58%	27.34%	25.93%	34.17%	42.50%	47.61%	47.07%	50.91%	60.25%
Covered Payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Net Pension Liability as a Percentage of Covered Payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

CITY OF SALIDA, COLORADO
Schedule of Changes in Net Pension Asset / Liability
Police "Old Hire" Plan
Fire and Police Pension Association of Colorado
Last 10 Fiscal Years

Measurement period ending December 31,

	2022	2021	2020	2019	2018	2017	2016	2015	2014
Total Pension Liability									
Service Cost	-	-	-	-	-	-	-	-	-
Interest on the Total Pension Liability	53,395	63,158	65,909	86,476	89,445	90,074	92,791	89,922	92,650
Benefit Changes	-	-	-	-	-	-	-	-	-
Difference between Expected and Actual Experience	-	(162,115)	-	34,811	-	30,567	-	27,855	-
Assumption Changes	-	-	-	319,664	-	-	-	49,510	-
Benefit Payments	(110,471)	(125,342)	(128,718)	(129,025)	(129,025)	(129,025)	(129,025)	(129,025)	(129,025)
Net Change in Total Pension Liability	(57,076)	(224,299)	(62,809)	311,926	(39,580)	(8,384)	(36,234)	38,262	(36,375)
Total Pension Liability - Beginning	1,241,183	1,465,482	1,528,291	1,216,365	1,255,945	1,264,329	1,300,563	1,262,301	1,298,676
Total Pension Liability - Ending (a)	1,184,107	1,241,183	1,465,482	1,528,291	1,216,365	1,255,945	1,264,329	1,300,563	1,262,301
Plan Fiduciary Net Position									
Employer Contributions	91,887	183,774	-	80,582	75,808	75,808	66,481	66,481	56,214
Pension Plan Net Investment Income	(47,415)	2,232	29,590	50,225	1,542	68,209	27,005	10,580	39,097
Benefit Payments	(110,471)	(125,342)	(128,718)	(129,025)	(129,025)	(129,025)	(129,025)	(129,025)	(129,025)
Pension Plan Administrative Expense	(3,616)	(1,914)	(3,359)	(2,211)	(4,047)	(1,628)	(2,683)	(1,127)	(3,771)
Net Change in Plan Fiduciary Net Position	(69,615)	58,750	(102,487)	(429)	(55,722)	13,364	(38,222)	(53,091)	(37,485)
Plan Fiduciary Net Position - Beginning	414,142	355,392	457,879	458,308	514,030	500,666	538,888	591,979	629,464
Plan Fiduciary Net Position - Ending (b)	344,527	414,142	355,392	457,879	458,308	514,030	500,666	538,888	591,979
Net Pension Liability/(Asset) - Ending (a) - (b)	839,580	827,041	1,110,090	1,070,412	758,057	741,915	763,663	761,675	670,322
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	29.10%	33.37%	24.25%	29.96%	37.68%	40.93%	39.60%	41.43%	46.90%
Covered Payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Net Pension Liability as a Percentage of Covered Payroll		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

CITY OF SALIDA, COLORADO
Schedule of City's Contributions
"Old Hire" Plan
Fire and Police Pension Association of Colorado
Last 10 Fiscal Years

Agent - Fire "Old Hire" Plan:	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Actuarially determined contribution	21,534	19,964	19,964	14,622	14,622	14,074	14,074	9,539	9,539	5,426
Actual contribution	(21,534)	(19,964)	(19,964)	(14,622)	(14,622)	(14,074)	(14,074)	(9,539)	(9,539)	(5,426)
Contribution deficiency (excess)	-	-	-	-	-	-	-	-	-	-
City's covered payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Contributions as a percentage of covered payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Agent - Police "Old Hire" Plan:	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Actuarially determined contribution	91,887	91,887	91,887	91,887	80,582	75,808	78,808	66,481	66,481	56,214
Actual contribution	(91,887)	(91,887)	(91,887)	(91,887)	(80,582)	(75,808)	(78,808)	(66,481)	(66,481)	(56,214)
Contribution deficiency (excess)	-	-	-	-	-	-	-	-	-	-
City's covered payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Contributions as a percentage of covered payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

City of Salida
Notes to the Required Supplementary Information
December 31, 2023

I. Schedule of City's Proportionate Share of the Net Pension (Asset) Liability – Statewide Defined Benefit Plans

A. Changes to assumptions or other inputs

1. Changes Since the January 1, 2018 Actuarial Valuation are as Follows:

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

2. Changes Since the January 1, 2015 Actuarial Valuation are as Follows:

Effective January 1, 2016, the post-retirement mortality tables for non-disabled retirees is a blend of the Annuitant and Employee RP-2014 generational mortality tables with blue collar adjustment projected with Scale BB. The occupationally disabled post-retirement mortality assumption uses the same table as used for healthy annuitants, except that is a three-year set-forward, meaning a disabled member age 70 will be valued as if they were a 73-year-old healthy retiree. The totally disabled post-retirement mortality assumption uses the RP-2014 generational mortality tables for disabled annuitants, except an additional provision to apply a minimum 3% mortality probability to males and 2% mortality probability for females is included to reflect substantial impairment for this population. The pre-retirement off-duty mortality tables are adjusted to 55% of the RP-2014 mortality tables for active employees. The on-duty mortality rate is 0.00020.

3. Changes Since the January 1, 2014 Actuarial Valuation are as Follows:

For determining the total pension liability, the RP-2014 Mortality Tables for Blue Collar Employees, projected with Scale BB, 55 percent multiplier for off-duty mortality is used in the valuation for off-duty mortality of active members. On-duty related mortality is assumed to be 0.00020 per year for all members of post-retirement benefits for members under age 55. For post-retirement members ages 65 and older, the RP-2014 Mortality Tables for Blue Collar Healthy Annuitants, projected with Scale BB are used.

B. Changes of benefit terms

No changes during the years presented.

C. Changes of size or composition of population covered by benefit terms

No changes during the years presented.

City of Salida
Notes to the Required Supplementary Information
December 31, 2023
(continued)

II. Notes to the Schedule of City's Contributions – Statewide Defined Benefit Plans

A. Changes to assumptions or other inputs

No changes during the years presented.

B. Changes of benefit terms

No changes during the years presented.

C. Changes of size or composition of population covered by benefit terms.

No changes during the years presented.

III. Schedule of Changes in Net Pension Asset / Liability – Fire and Police “Old Hire” Plan

A. Changes to assumptions

1. Changes Since the January 1, 2020 Actuarial Valuation are as Follows:

The investment rate of return changed to 4.5%.

Post-retirement mortality assumptions: 2006 central rates from the RP-2014 Annuitant Mortality Tables for males and females projected to 2018 using the MP-2017 projection scales, and then projected prospectively using the ultimate rates of the scale for all years.

Disabled (pre-1980) mortality assumptions: Post-retirement rates set forward three years.

2. Changes Since the January 1, 2014 Actuarial Valuation are as Follows:

The inflation assumption was reduced from 3.0% to 2.5%.

Post-retirement mortality assumptions: For ages less than 55, RP- 2014 Mortality Tables for Blue Collar Employees. For ages 65 and older, RP-2014 Mortality Tables for Blue Collar Healthy Annuitant. For ages 55 through 64, a blend of the previous tables. All tables are projected with Scale BB.

Disabled (pre-1930) mortality assumptions: RP-2014 Disabled Generational Mortality Table generationally projected with Scale BB with a minimum 3% rate for males and 2% for females.

B. Changes of benefit terms

No changes during the years presented.

C. Changes of size or composition of population covered by benefit terms.

No changes during the years presented.

City of Salida
Notes to the Required Supplementary Information
December 31, 2023

IV. Schedule of City's Contributions – Fire and Police “Old Hire” Plan

A. Changes to assumptions

1. Changes Since the January 1, 2014 Actuarial Valuation are as Follows:

The asset method valuation approximates smoothing over a five-year period by recognizing 20% of the difference between the projected actuarial value and the market value at the valuation date. The remaining amortization period is 17 years.

Disabled (pre-1980) mortality assumptions: RP-2000 Disabled Mortality Table generationally projected with Scale AA.

B. Changes of benefit terms

No changes during the years presented.

C. Changes of size or composition of population covered by benefit terms.

No changes during the years presented.

V. Budgets and Budgetary Accounting

Budgets are adopted on a basis consistent with generally accepted accounting principles, except for the proprietary funds. Annual appropriations are adopted for all funds. Expenditures may not legally exceed appropriations at the fund level. All appropriations lapse at year end.

As required by Colorado Statutes, the City followed the required timetable noted below in preparing, approving, and enacting its budget for 2023.

1. The Mayor, or other qualified person appointed by the Council, submitted to the Council, on or before October 15, 2022, a recommended budget which detailed available revenues to meet the City's operating requirements.
2. Prior to December 15, 2022, a public hearing was held for the budget, and the Council adopted the proposed budget and an appropriating ordinance that legally appropriated expenditures for the upcoming year.
3. After adoption of the budget resolution, the City may make the following changes: a) it may transfer appropriated money between funds; b) approve supplemental appropriations to the extent of revenues in excess of estimated revenues in the budget; c) approve emergency appropriations; and d) reduce appropriations for which originally estimated revenues are insufficient.



SUPPLEMENTARY INFORMATION

CITY OF SALIDA, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance
Capital Improvement Fund - Budget and Actual
For the Year Ended December 31, 2023

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
REVENUES:				
Taxes:				
Sales tax	765,267	765,267	760,759	(4,508)
Intergovernmental revenue:				
State grants	175,000	175,000	24,910	(150,090)
TOTAL REVENUES	<u>940,267</u>	<u>940,267</u>	<u>785,669</u>	<u>(154,598)</u>
EXPENDITURES:				
General government:				
Capital outlay	160,000	160,000	25,737	134,263
Public safety:				
Capital outlay	15,180,000	4,680,000	1,223,825	3,456,175
Public works:				
Capital outlay	125,000	125,000	21,372	103,628
Culture, parks, and recreation				
Capital outlay	1,242,000	1,242,000	510,429	731,571
Debt service:				
Interest and fiscal charges	-	-	334,248	(334,248)
TOTAL EXPENDITURES	<u>16,707,000</u>	<u>6,207,000</u>	<u>2,115,611</u>	<u>4,091,389</u>
Excess of Revenues				
Over (Under) Expenditures	<u>(15,766,733)</u>	<u>(5,266,733)</u>	<u>(1,329,942)</u>	<u>3,936,791</u>
Other Financing Sources (Uses):				
Transfer in	766,000	766,000	-	(766,000)
Financing proceeds	15,000,000	15,000,000	16,850,000	1,850,000
Debt premiums	-	-	364,029	364,029
Total Other Financing Sources (Uses)	<u>15,766,000</u>	<u>15,766,000</u>	<u>17,214,029</u>	<u>1,448,029</u>
Net change in fund balance	(733)	10,499,267	15,884,087	5,384,820
Fund balances, beginning of year	<u>72,104</u>	<u>72,104</u>	<u>20,561</u>	<u>(51,543)</u>
Fund balances, end of year	<u><u>71,371</u></u>	<u><u>10,571,371</u></u>	<u><u>15,904,648</u></u>	<u><u>5,333,277</u></u>

CITY OF SALIDA, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance
Water Fund - Budget and Actual with Reconciliation to US GAAP Basis
For the Year Ended December 31, 2023

	Original and Final Budget	Actual Amounts	Variance with Final Budget
REVENUES:			
Fees for General Services:			
Service and usage fees	1,560,527	1,579,475	18,948
Water line maintenance	220,000	250,841	30,841
Commercial demand charges	102,000	104,395	2,395
Other revenues	41,000	48,928	7,928
Water leases	-	35,000	35,000
Total Fees for General Services	1,923,527	2,018,639	95,112
Intergovernmental Revenue			
State grants	700,000	386,898	(313,102)
Total Intergovernmental Revenue	700,000	386,898	(313,102)
Capital Revenue:			
System development fees	530,000	855,806	325,806
Sale of water meters	16,000	30,615	14,615
Total Capital Revenue	546,000	886,421	340,421
Other Revenue:			
Investment earnings (loss)	70,000	132,376	62,376
Miscellaneous revenue	500	225	(275)
Total Other Revenue	70,500	132,601	62,101
TOTAL REVENUES	3,240,027	3,424,559	184,532
EXPENSES:			
Administration - Water:			
Personnel services	128,391	131,405	(3,014)
Contracted services	49,600	45,096	4,504
Supplies and materials	2,000	3,202	(1,202)
Other operating costs	22,100	37,189	(15,089)
Total Administration - Water	202,091	216,892	(14,801)
Public Works - Water:			
Personnel services	322,576	334,844	(12,268)
Contracted services	54,000	74,246	(20,246)
Supplies and materials	40,500	38,045	2,455
Utilities	-	1,515	(1,515)
Other operating costs	45,100	52,480	(7,380)
Financing obligations	167,928	401,747	(233,819)
Total Public Works - Water	630,104	902,877	(272,773)
			(continued)

CITY OF SALIDA, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance
Water Fund - Budget and Actual with Reconciliation to US GAAP Basis (continued)
For the Year Ended December 31, 2023

	Original and Final Budget	Actual Amounts	Variance with Final Budget
EXPENSES:			
Water Plant:			
Personnel services	295,963	280,574	15,389
Contracted services	239,600	223,662	15,938
Supplies and materials	44,800	35,505	9,295
Utilities	104,900	89,060	15,840
Other operating costs	102,230	134,305	(32,075)
Financing obligations	299,135	63,030	236,105
Total Water Plant	1,086,628	826,136	260,492
Capital outlay	3,081,500	2,303,435	778,065
TOTAL EXPENSES	5,000,323	4,249,340	750,983
Other Financing Sources (Uses)			
Financing proceeds	-	1,840,147	1,840,147
Total Other Financing Sources (Uses)	-	1,840,147	1,840,147
Excess of Revenues Over (Under)			
Expenses - Budget Basis	(1,760,296)	1,015,366	2,775,662
GAAP Basis Adjustments			
Debt proceeds		(1,840,147)	
Capitalized expenses		2,274,532	
Depreciation		(535,260)	
Debt principal		385,331	
Total GAAP Basis Adjustments		284,456	
Net Income - GAAP Basis		1,299,822	
Net Position, beginning of year		16,037,818	
Net Position, end of year		17,337,640	

CITY OF SALIDA, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance
Wastewater Fund - Budget and Actual with Reconciliation to US GAAP Basis
For the Year Ended December 31, 2023

	Original and Final Budget	Actual Amounts	Variance with Final Budget
REVENUES:			
Fees for General Services:			
Metered service and usage fees	1,675,399	1,816,705	141,306
Unmetered wastewater charges	81,500	93,063	11,563
Septage receiving	90,000	130,376	40,376
Lab analysis fees	-	20,399	20,399
Other	17,000	19,575	2,575
Total Fees for General Services	1,863,899	2,080,118	216,219
Capital Revenue:			
System development fees	700,000	773,908	73,908
Total Capital Revenue	700,000	773,908	73,908
Other Revenue:			
Investment earnings (loss)	50,000	80,351	30,351
Miscellaneous revenue	50,000	200	(49,800)
Total Other Revenue	100,000	80,551	(19,449)
TOTAL REVENUES	2,663,899	2,934,577	270,678
EXPENSES:			
Administration - Wastewater:			
Personnel services	128,391	153,537	(25,146)
Contracted services	4,900	14,110	(9,210)
Supplies and materials	2,300	3,202	(902)
Other operating costs	24,100	37,410	(13,310)
Total Administration - Wastewater	159,691	208,259	(48,568)
Public Works - Wastewater:			
Personnel services	322,076	393,983	(71,907)
Contracted services	111,000	86,887	24,113
Supplies and materials	12,600	22,569	(9,969)
Utilities	2,100	4,156	(2,056)
Other operating costs	25,000	13,507	11,493
Total Public Works - Wastewater	472,776	521,102	(48,326)
			(continued)

CITY OF SALIDA, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance
Wastewater Fund - Budget and Actual with Reconciliation to US GAAP Basis (continued)
For the Year Ended December 31, 2023

EXPENSES:	Original and Final Budget	Actual Amounts	Variance with Final Budget
Wastewater Plant:			
Personnel services	380,343	297,112	83,231
Contracted services	46,300	70,089	(23,789)
Supplies and materials	61,800	55,436	6,364
Utilities	152,500	152,624	(124)
Other operating costs	151,095	157,590	(6,495)
Financing obligations	567,759	565,712	2,047
Total Wastewater Plant	1,359,797	1,298,563	61,234
Capital outlay	670,000	36,090	633,910
TOTAL EXPENSES	2,662,264	2,064,014	598,250
Excess of Revenues Over (Under)			
Expenses - Budget Basis	1,635	870,563	868,928
GAAP Basis Adjustments			
Capitalized expenses		21,711	
Depreciation		(882,209)	
Debt service principal		308,447	
Total GAAP Basis Adjustments		(552,051)	
Net Income - GAAP Basis		318,512	
Net Position, beginning of year		9,510,415	
Net Position, end of year		9,828,927	

The public report burden for this information collection is estimated to average 380 hours annually.

OMB No. 2125-0032

LOCAL HIGHWAY FINANCE REPORT		STATE: COLORADO
		YEAR ENDING (mm/yy): 12/23
This Information From The Records Of: CITY OF SALIDA		Prepared By: ANGIE WILLIAMS

I. DISPOSITION OF HIGHWAY-USER REVENUES AVAILABLE FOR LOCAL GOVERNMENT EXPENDITURE

ITEM	A. Local Motor-Fuel Taxes	B. Local Motor-Vehicle Taxes	C. Receipts from State Highway-User Taxes	D. Receipts from Federal Highway Administration
1. Total receipts available				
2. Minus amount used for collection expenses				
3. Minus amount used for nonhighway purposes				
4. Minus amount used for mass transit				
5. Remainder used for highway purposes				

II. RECEIPTS FOR ROAD AND STREET PURPOSES**III. EXPENDITURES FOR ROAD AND STREET PURPOSES**

ITEM	AMOUNT	ITEM	AMOUNT
A. Receipts from local sources:		A. Local highway expenditures:	
1. Local highway-user taxes		1. Capital outlay (from page 2)	\$ 4,773,624.00
a. Motor Fuel (from Item I.A.5.)		2. Maintenance:	\$ 372,735.00
b. Motor Vehicle (from Item I.B.5.)		3. Road and street services:	
c. Total (a.+b.)		a. Traffic control operations	\$ 37,041.00
2. General fund appropriations		b. Snow and ice removal	\$ 24,117.00
3. Other local imposts (from page 2)	\$ 3,043,038.00	c. Other	\$ 5,822.00
4. Miscellaneous local receipts (from page 2)	\$ 29,804.00	d. Total (a. through c.)	\$ 66,980.00
5. Transfers from toll facilities		4. General administration & miscellaneous	\$ 188,097.00
6. Proceeds of sale of bonds and notes:		5. Highway law enforcement and safety	\$ 728,075.00
a. Bonds - Original Issues		6. Total (1 through 5)	\$ 6,129,511.00
b. Bonds - Refunding Issues		B. Debt service on local obligations:	
c. Notes		1. Bonds:	
d. Total (a. + b. + c.)	\$ -	a. Interest	
7. Total (1 through 6)	\$ 3,072,842.00	b. Redemption	
B. Private Contributions		c. Total (a. + b.)	\$ -
C. Receipts from State government		2. Notes:	
(from page 2)	\$ 281,070.00	a. Interest	
D. Receipts from Federal Government		b. Redemption	
(from page 2)	\$ -	c. Total (a. + b.)	\$ -
E. Total receipts (A.7 + B + C + D)	\$ 3,353,912.00	3. Total (1.c + 2.c)	\$ -
		C. Payments to State for highways	
		D. Payments to toll facilities	
		E. Total expenditures (A.6 + B.3 + C + D)	\$ 6,129,511.00

IV. LOCAL HIGHWAY DEBT STATUS

(Show all entries at par)

	Opening Debt	Amount Issued	Redemptions	Closing Debt
A. Bonds (Total)				\$ -
1. Bonds (Refunding Portion)				\$ -
B. Notes (Total)				\$ -

V. LOCAL ROAD AND STREET FUND BALANCE (RECEIPTS AND DISBURSEMENTS ONLY)

	A. Beginning Balance	B. Total Receipts	C. Total Disbursements	D. Ending Balance	E. Reconciliation
		\$ 3,353,912.00	\$ 6,129,511.00		\$ (2,775,599.00)

Notes and Comments:

LOCAL HIGHWAY FINANCE REPORT

STATE:

COLORADO

YEAR ENDING (mm/yy):

12/23

II. RECEIPTS FOR ROAD AND STREET PURPOSES - DETAIL

ITEM	AMOUNT	ITEM	AMOUNT
A.3. Other local imposts:		A.4. Miscellaneous local receipts:	
a. Property Taxes and Assessments		a. Interest on investments	
b. Other local imposts:		b. Traffic Fines & Penalties	\$ 46,606.00
1. Sales Taxes	\$ 3,043,038.00	c. Parking Garage Fees	
2. Infrastructure & Impact Fees		d. Parking Meter Fees	
3. Liens		e. Sale of Surplus Property	\$ (16,802.00)
4. Licenses		f. Charges for Services	
5. Specific Ownership &/or Other		g. Other Misc. Receipts	
6. Total (1. through 5.)	\$ 3,043,038.00	h. Other	
c. Total (a. + b.)	\$ 3,043,038.00	i. Total (a. through h.)	\$ 29,804.00
<i>(Carry forward to page 1)</i>		<i>(Carry forward to page 1)</i>	

ITEM	AMOUNT	ITEM	AMOUNT
C. Receipts from State Government		D. Receipts from Federal Government	
1. Highway-user taxes (from Item I.C.5.)	\$ 252,873.00	1. FHWA (from Item I.D.5.)	
2. State general funds		2. Other Federal agencies:	
3. Other State funds:		a. Forest Service	
a. State bond proceeds		b. FEMA	
b. Project Match		c. HUD	
c. Motor Vehicle Registrations	\$ 28,197.00	d. Federal Transit Administration	
d. DOLA Grant		e. U.S. Corps of Engineers	
e. Other		f. Other Federal ARPA	
f. Total (a. through e.)	\$ 28,197.00	g. Total (a. through f.)	\$ -
4. Total (1. + 2. + 3.f)	\$ 281,070.00	3. Total (1. + 2.g)	\$ -
<i>(Carry forward to page 1)</i>		<i>(Carry forward to page 1)</i>	

III. EXPENDITURES FOR ROAD AND STREET PURPOSES - DETAIL

	ON NATIONAL HIGHWAY SYSTEM (a)	OFF NATIONAL HIGHWAY SYSTEM (b)	TOTAL (c)
A.1. Capital outlay:			
a. Right-Of-Way Costs			\$ -
b. Engineering Costs	\$ 141,014.00	\$ 205,104.00	\$ 346,118.00
c. Construction:			
(1). New Facilities			\$ -
(2). Capacity Improvements			\$ -
(3). System Preservation		\$ 77,336.00	\$ 77,336.00
(4). System Enhancement And Operation	\$ 3,545,795.00	\$ 804,375.00	\$ 4,350,170.00
(5). Total Construction (1)+(2)+(3)+(4)	\$ 3,545,795.00	\$ 881,711.00	\$ 4,427,506.00
d. Total Capital Outlay (Lines 1.a. + 1.b. + 1.c.4)	\$ 3,686,809.00	\$ 1,086,815.00	\$ 4,773,624.00

(Carry forward to page 1)

Notes and Comments:



STATISTICAL INFORMATION

STATISTICAL SECTION

This part of the City's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, required supplementary information, and supplementary information says about the government's overall financial health.

Contents	Page
Financial Trends	G1 - G5
<i>These schedules contain trend information to help the reader understand how the government's financial performance and well-being have changed over time.</i>	
Revenue Capacity	G6 - G10
<i>These schedules include information to help the reader assess the government's most significant local revenue source. The City of Salida's most important revenue source is sales tax.</i>	
Debt Capacity	G11 - G14
<i>These schedules present information to help the reader assess the affordability of the government's current level of outstanding debt and the government's ability to issue additional debt in the future.</i>	
Demographic and Economic Information	G15 - G16
<i>These schedules help the reader understand the environment within which the government's financial activities take place.</i>	
Operating Information	G17 - G19
<i>These schedules contain service and infrastructure data to help the reader understand how the information in the government's financial report relates to the services the government provides and the activities it performs.</i>	

CITY OF SALIDA, COLORADO
 Net Position by Component
 Last Ten Fiscal Years
 (Accrual Basis of Accounting)
 Schedule 1

	Fiscal Year									
	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Governmental Activities										
Net Investment in Capital Assets	35,758,355	30,844,978	28,835,011	27,366,982	25,457,709	24,397,257	19,889,837	19,869,497	19,852,447	14,698,702
Restricted	692,678	2,131,786	1,342,549	670,645	596,103	415,821	357,296	673,749	394,208	2,794,809
Unrestricted	4,930,166	6,489,258	7,148,146	6,274,192	5,947,623	4,945,600	4,770,534	5,986,284	4,321,561	1,543,801
Subtotal Governmental Activities	41,381,199	39,466,022	37,325,706	34,311,819	32,001,435	29,758,678	25,017,667	26,529,530	24,568,216	19,037,312
Business-type Activities										
Net Investment in Capital Assets	17,847,505	18,089,406	18,727,404	16,565,969	19,103,620	19,543,829	19,251,243	17,626,979	17,385,077	15,351,346
Restricted	-	-	-	1,034,732	986,683	914,823	-	-	-	913,515
Unrestricted	9,319,062	7,458,827	6,588,818	6,448,009	5,785,854	6,143,842	4,829,020	4,044,718	3,908,583	3,023,309
Subtotal Business-type Activities	27,166,567	25,548,233	25,316,222	24,048,710	25,876,157	26,602,494	24,080,263	21,671,697	21,293,660	19,288,170
Primary Government										
Net Investment in Capital Assets	53,605,860	48,934,384	47,562,415	43,932,951	44,561,329	43,941,086	39,141,080	37,496,476	37,237,524	30,050,048
Restricted	692,678	2,131,786	1,342,549	1,705,377	1,582,786	1,330,644	357,296	673,749	394,208	3,708,324
Unrestricted	14,249,228	13,948,085	13,736,964	12,722,201	11,733,477	11,089,442	9,599,554	10,031,002	8,230,144	4,567,110
Total Primary Government Net Position	68,547,766	65,014,255	62,641,928	58,360,529	57,877,592	56,361,172	49,097,930	48,201,227	45,861,876	38,325,482

CITY OF SALIDA, COLORADO
Changes in Net Position
Last Ten Fiscal Years
(Accrual Basis of Accounting)
Schedule 2

	Fiscal Year									
	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Expenses										
Governmental Activities:										
General Government	\$ 2,127,499	\$ 2,045,463	\$ 2,270,818	\$ 2,515,773	\$ 915,020	\$ 1,175,900	\$ 1,574,671	\$ 1,524,785	\$ 1,175,090	\$ 1,414,429
Public Safety	5,098,830	4,168,154	4,371,506	4,389,355	3,509,183	3,283,906	3,096,405	2,715,406	2,578,402	2,529,710
Public works/Streets	3,891,917	3,755,062	2,591,055	2,862,257	3,445,982	1,827,415	2,056,193	1,568,062	1,275,564	1,109,882
Culture, parks and recreation	4,523,655	3,982,076	3,336,151	2,812,178	2,044,294	1,824,233	1,520,283	1,301,834	1,241,164	948,611
Housing	834,848	848,903	1,029,125	-	-	-	-	-	-	-
Interest on long-term debt	49,930	28,340	34,966	41,070	42,165	37,263	41,032	252,804	299,103	52,890
Total Governmental Activities	16,526,679	14,827,998	13,633,621	12,620,633	9,956,644	8,148,717	8,288,584	7,362,891	6,569,323	6,055,522
Business-type Activities:										
Water	2,124,737	1,925,790	1,946,386	2,194,312	1,799,018	1,286,580	1,421,395	1,992,682	1,405,023	1,344,957
Wastewater	2,616,065	2,765,478	2,947,512	2,699,215	2,434,702	2,365,047	2,173,083	2,117,033	2,014,136	2,189,182
Steamplant Event Center	-	-	-	-	747,091	715,902	548,550	480,588	431,307	428,950
Total Business-type Activities	4,740,802	4,691,268	4,893,898	4,893,527	4,980,811	4,367,529	4,143,028	4,590,303	3,850,466	3,963,089
Total Primary Government Expenses	\$ 21,267,481	\$ 19,519,266	\$ 18,527,519	\$ 17,514,160	\$ 14,937,455	\$ 12,516,246	\$ 12,431,612	\$ 11,953,194	\$ 10,419,789	\$ 10,018,611
Program Revenues										
Governmental Activities:										
Charges for services										
General government	\$ 349,679	\$ 304,071	\$ 307,328	\$ 263,609	\$ 193,202	\$ 314,597	\$ 251,388	\$ 196,540	\$ 185,753	\$ 76,164
Public safety	179,155	200,968	208,595	250,794	202,702	79,729	91,675	85,844	116,168	56,244
Public works/Streets	31,759	19,929	49,502	35,033	26,733	23,147	24,230	56,644	29,631	26,659
Culture, parks and recreation	1,111,185	998,797	479,100	311,145	524,994	472,912	464,586	466,241	843,380	414,489
Housing	42,618	74,655	46,870	70,741	-	-	-	-	-	-
Operating grants and contributions	607,645	1,526,503	1,651,206	1,017,909	499,086	389,021	327,318	311,556	417,178	422,448
Capital grants and contributions	709,910	92,500	400,902	28,944	371,830	827,689	363,576	305,619	1,736,311	200,965
Total Governmental Activities	3,031,951	3,217,423	3,143,503	1,978,175	1,818,547	2,107,095	1,522,773	1,422,444	3,328,421	1,196,969
Business-type Activities:										
Charges for services										
Water	2,018,864	1,958,620	1,868,307	1,859,763	1,746,298	1,756,919	1,671,803	1,659,177	1,521,749	1,527,072
Wastewater	2,080,318	1,861,263	1,696,724	1,556,395	1,378,262	1,377,798	1,345,584	1,345,305	1,304,101	1,239,528
Steamplant Event Center	-	-	-	-	392,721	368,684	324,615	259,240	220,070	258,640
Operating grants and contributions	-	-	-	-	903	5,060	16,911	8,031	44,479	-
Capital grants and contributions	2,047,227	1,318,757	2,616,685	1,283,573	1,198,157	2,191,124	2,677,589	1,554,433	2,536,446	1,530,286
Total Business-type activities	6,146,409	5,138,640	6,181,716	4,699,731	4,716,341	5,699,585	6,036,502	4,826,186	5,626,845	4,555,526
Total Primary Government Program Revenues	\$ 9,178,360	\$ 8,356,063	\$ 9,325,219	\$ 6,677,906	\$ 6,534,888	\$ 7,806,680	\$ 7,559,275	\$ 6,248,630	\$ 8,955,266	\$ 5,752,495
Net (Expense)/Revenue										
Governmental Activities	\$ (13,494,728)	\$ (11,610,575)	\$ (10,490,118)	\$ (10,642,458)	\$ (8,138,097)	\$ (6,041,622)	\$ (6,765,811)	\$ (5,940,447)	\$ (3,240,902)	\$ (4,858,553)
Business-type Activities	1,405,607	447,372	1,287,818	(193,796)	(264,470)	1,332,056	1,893,474	235,883	1,776,379	592,437
Total Primary Government Net (Expense)/Revenue	\$ (12,089,121)	\$ (11,163,203)	\$ (9,202,300)	\$ (10,836,254)	\$ (8,402,567)	\$ (4,709,566)	\$ (4,872,337)	\$ (5,704,564)	\$ (1,464,523)	\$ (4,266,116)

CITY OF SALIDA, COLORADO
Changes in Net Position
Last Ten Fiscal Years
(Accrual Basis of Accounting)
Schedule 2 (Continued)

	Fiscal Year									
	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
General Revenues and other changes in net position										
Governmental Activities:										
Sales Tax	\$ 9,509,494	\$ 9,513,748	\$ 9,194,557	\$ 7,723,299	\$ 6,609,399	\$ 6,110,252	\$ 5,725,577	\$ 5,162,570	\$ 4,859,598	\$ 4,399,693
Sales Tax - County	3,517,848	3,429,551	3,207,757	2,580,358	2,303,168	1,997,746	1,849,781	1,785,695	1,586,472	1,432,420
Franchise Taxes	475,794	433,799	351,746	329,232	345,904	339,620	308,338	303,382	334,172	344,284
Occupation Taxes	1,261,007	457,207	467,235	349,513	337,316	-	-	248,230	205,150	217,212
Unrestricted Investment Earnings	395,784	(209,573)	(17,573)	79,103	115,718	75,419	32,320	15,386	10,256	10,482
Capital Contributions	-	-	-	-	-	3,172,780	-	-	-	-
Miscellaneous	247,526	126,159	300,283	159,024	76,441	214,764	433,146	518,794	11,112	3,362
Gain (Loss) on sale of assets	2,452	-	-	-	17,628	-	(9,328)	75,903	-	-
Transfers in (out)	-	-	-	1,732,313	575,280	(1,127,948)	(635,280)	(124,100)	(220,103)	(220,866)
Total general revenues, special items, and transfers	15,409,905	13,750,891	13,504,005	12,952,842	10,380,854	10,782,633	7,704,554	7,985,860	6,786,657	6,186,587
Business-type Activities:										
Unrestricted investment earnings	\$ 212,727	\$ (215,361)	\$ (20,906)	\$ 98,662	\$ 113,413	\$ 62,227	\$ 33,354	\$ 18,054	\$ 9,008	\$ 10,782
Miscellaneous	-	-	-	-	-	-	-	-	-	-
Gain (Loss) on sale of assets	-	-	600	-	-	-	(10,316)	-	-	-
Transfers in (out)	-	-	-	(1,732,313)	(575,280)	1,127,948	635,280	124,100	220,103	220,866
Total Business-type activities	212,727	(215,361)	(20,306)	(1,633,651)	(461,867)	1,190,175	658,318	142,154	229,111	231,648
Total primary government	\$ 15,622,632	\$ 13,535,530	\$ 13,483,699	\$ 11,319,191	\$ 9,918,987	\$ 11,972,808	\$ 8,362,872	\$ 8,128,014	\$ 7,015,768	\$ 6,418,235
Change in Net Position										
Governmental Activities	\$ 1,915,177	\$ 2,140,316	\$ 3,013,887	\$ 2,310,384	\$ 2,242,757	\$ 4,741,011	\$ 938,743	\$ 2,045,413	\$ 3,545,755	\$ 1,328,034
Business-type Activities	1,618,334	232,011	1,267,512	(1,827,447)	(726,337)	2,522,231	2,551,792	378,037	2,005,490	824,085
Total Change in Net Position	\$ 3,533,511	\$ 2,372,327	\$ 4,281,399	\$ 482,937	\$ 1,516,420	\$ 7,263,242	\$ 3,490,535	\$ 2,423,450	\$ 5,551,245	\$ 2,152,119

CITY OF SALIDA, COLORADO
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)
Schedule 3

	Fiscal Year									
	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
General Fund										
Nonspendable	\$ 210,338	\$ 139,917	\$ 62,427	\$ 37,072	\$ 24,454	\$ 22,985	\$ 92,753	\$ 57,959	\$ 10,846	\$ -
Restricted	525,000	486,000	480,000	380,000	360,000	224,000	225,000	265,000	275,014	226,411
Committed	2,657,656	2,276,390	2,010,234	1,809,178	-	-	-	-	1,117,840	2,444,494
Assigned	-	-	-	-	-	-	-	-	8,855	6,677
Unassigned	3,082,632	3,988,551	4,913,821	3,965,276	5,477,983	5,235,354	5,126,170	5,553,396	3,297,580	1,612,216
Total General Fund	\$ 6,475,626	\$ 6,890,858	\$ 7,466,482	\$ 6,191,526	\$ 5,862,437	\$ 5,482,339	\$ 5,443,923	\$ 5,876,355	\$ 4,710,135	\$ 4,289,798
All other governmental funds										
Nonspendable	\$ 34,146	\$ 28,022	\$ 28,473	\$ 27,100	\$ 18,612	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted	167,678	112,111	313,044	290,645	236,103	191,821	132,296	125,983	119,194	-
Committed	17,194,011	1,561,223	1,358,079	888,678	146,016	580,679	281,084	282,766	253,277	-
Assigned	-	-	-	-	280,558	-	-	-	-	117,227
Unassigned	(1,223,083)	-	-	-	-	(893,418)	(729,473)	-	-	-
Total all other governmental funds	\$ 16,172,752	\$ 1,701,356	\$ 1,699,596	\$ 1,206,423	\$ 681,289	\$ (120,918)	\$ (316,093)	\$ 408,749	\$ 372,471	\$ 117,227

CITY OF SALIDA, COLORADO
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)
Schedule 4

	Fiscal Year									
	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Revenues										
Taxes	\$ 14,535,542	\$ 13,834,306	\$ 13,221,295	\$ 10,997,130	\$ 9,609,947	\$ 8,433,918	\$ 7,883,696	\$ 7,499,877	\$ 6,985,392	\$ 6,393,609
Intergovernmental	1,427,189	1,717,389	2,130,907	1,177,558	985,137	1,310,372	796,926	722,328	1,486,055	615,073
Charges for services	1,331,991	1,264,396	746,275	572,005	680,845	689,228	641,149	628,553	635,945	485,844
Fines and forfeitures	57,004	37,619	49,037	47,791	57,472	72,183	61,756	46,737	50,192	51,383
Interest revenue	395,784	(209,573)	(17,573)	79,094	115,718	75,419	32,320	15,386	10,256	-
Insurance Proceeds	76,606	21,159	173,131	90,788	-	-	-	-	-	-
Other revenues	635,565	277,697	349,426	251,933	187,374	243,776	456,088	648,401	701,104	58,514
Total Revenues	18,459,681	16,942,993	16,652,498	13,216,299	11,636,493	10,824,896	9,871,935	9,561,282	9,868,944	7,604,423
Expenditures										
Current:										
General government	2,653,322	2,322,020	2,028,216	2,259,376	1,718,222	1,334,406	1,445,588	1,241,479	1,041,907	969,145
Public safety	4,690,588	4,393,346	4,086,886	3,638,008	3,394,005	3,003,536	2,820,575	2,451,591	2,509,421	2,390,535
Public works/streets	2,170,395	3,046,477	2,418,652	1,301,433	1,303,326	1,079,137	1,134,641	937,511	737,210	639,958
Culture, parks and recreation	3,785,697	3,271,797	2,433,578	2,228,879	1,522,322	1,254,096	1,186,520	1,036,540	902,875	980,854
Housing	821,798									
Capital outlay	6,915,931	4,243,139	3,669,531	2,583,790	3,093,862	3,995,457	3,362,007	2,014,813	3,523,792	2,159,856
Debt service:										
Principal	225,206	211,738	212,540	212,495	211,401	160,053	120,800	418,536	216,677	109,103
Interest and fiscal charges	354,609	28,340	34,966	41,070	42,165	37,263	41,032	134,214	280,670	52,730
Total Expenditures	21,617,546	17,516,857	14,884,369	12,265,051	11,285,303	10,863,948	10,111,163	8,234,684	9,212,552	7,302,181
Excess (Deficiency) of Revenue over Expenditures	\$ (3,157,865)	\$ (573,864)	\$ 1,768,129	\$ 951,248	\$ 351,190	\$ (39,052)	\$ (239,228)	\$ 1,326,598	\$ 656,392	\$ 302,242
Other Financing Sources (Uses):										
Transfers in	\$ 503,997	\$ 2,455,206	\$ 984,730	\$ 252,488	\$ 1,580,006	\$ 796,319	\$ -	\$ -	\$ -	\$ -
Transfers out	(503,997)	(2,455,206)	(984,730)	(349,513)	(1,004,726)	(1,061,128)	(635,280)	(124,100)	(220,103)	(220,866)
Debt/Lease proceeds	16,850,000	-	-	-	255,835	161,723	-	-	-	-
Premium on debt	364,029	-	-	-	-	-	-	-	-	-
TABOR Refund	-	-	-	-	-	(84,101)	-	-	-	-
Capital Contributions	-	-	-	-	-	439,830	-	-	-	-
Total Other Financing Sources (Uses)	17,214,029	-	-	(97,025)	831,115	252,643	(635,280)	(124,100)	(220,103)	(220,866)
Net change in fund balances	\$ 14,056,164	\$ (573,864)	\$ 1,768,129	\$ 854,223	\$ 1,182,305	\$ 213,591	\$ (874,508)	\$ 1,202,498	\$ 436,289	\$ 81,376
Debt service as a percentage of noncapital expenditures	3.41%	1.80%	2.10%	2.42%	2.90%	2.78%	3.97%	8.80%	8.74%	3.11%

CITY OF SALIDA, COLORADO
Tax Revenues by Source - Governmental Funds
(Major Component of Revenue Base)
Last Ten Fiscal Years
Schedule 5

	Fiscal Year									
	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Tax Revenue Source										
Sales Tax (net of rebates)	\$ 9,509,494	\$ 9,513,748	\$ 9,194,557	\$ 7,723,299	\$ 6,609,399	\$ 5,881,098	\$ 5,540,130	\$ 5,162,570	\$ 4,859,598	\$ 4,399,693
Sales Tax - County	3,517,848	3,429,551	3,207,757	2,580,358	2,303,168	1,997,746	1,849,781	1,785,695	1,586,472	1,432,420
Franchise Tax	475,794	433,799	351,746	329,232	345,904	339,620	308,338	303,382	334,172	344,284
Occupation Tax	1,261,007	457,207	467,235	349,513	337,316	229,154	185,447	248,230	205,150	217,212
	<u>\$ 14,764,143</u>	<u>\$ 13,834,305</u>	<u>\$ 13,221,295</u>	<u>\$ 10,982,402</u>	<u>\$ 9,595,787</u>	<u>\$ 8,447,618</u>	<u>\$ 7,883,696</u>	<u>\$ 7,499,877</u>	<u>\$ 6,985,392</u>	<u>\$ 6,393,609</u>
% Change from Prior Year	6.7%	4.6%	20.4%	14.5%	13.6%	7.2%	5.1%	7.4%	9.3%	4.1%
Percentage of Total Tax Revenues										
Sales Tax	64.4%	68.8%	69.5%	70.3%	68.9%	69.6%	70.3%	68.8%	69.6%	68.8%
Sales Tax - County	23.8%	24.8%	24.3%	23.5%	24.0%	23.6%	23.5%	23.8%	22.7%	22.4%
Franchise Tax	3.2%	3.1%	2.7%	3.0%	3.6%	4.0%	3.9%	4.0%	4.8%	5.4%
Occupation Tax	8.5%	3.3%	3.5%	3.2%	3.5%	2.7%	2.4%	3.3%	2.9%	3.4%
% of Total Tax Revenue	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>
% of Total Governmental Fund Revenues	80.0%	81.7%	79.4%	83.2%	82.5%	77.9%	79.9%	78.4%	70.8%	84.1%

CITY OF SALIDA, COLORADO
Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years
Schedule 6

	Fiscal Year									
	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Estimated Actual Value										
Agricultural	\$ 51,036	\$ 371,012	\$ 500,329	\$ 373,360	\$ 372,599	\$ 411,421	\$ 412,401	\$ 288,370	\$ 363,277	\$ 404,854
Commercial	269,506,571	207,599,977	223,353,032	182,739,025	176,804,847	163,298,276	166,688,470	152,410,307	146,664,715	147,105,506
Exempt	251,824,648	190,908,211	186,727,835	170,604,354	169,805,691	160,488,186	157,538,242	153,549,567	136,538,236	120,307,392
Industrial	7,252,008	9,169,862	9,718,900	6,694,588	7,168,079	6,630,129	6,196,817	6,033,518	6,048,389	5,512,666
Residential	1,814,524,464	1,271,640,660	1,233,372,796	1,030,166,281	1,007,678,761	777,475,475	749,999,937	625,274,481	611,270,187	557,137,874
State Assessed	16,519,310	2,626,820	19,297,800	17,964,430	24,065,520	15,012,280	15,498,090	14,512,700	14,115,300	12,044,100
Vacant Land	61,138,880	33,409,409	37,012,498	25,768,674	24,853,057	16,867,409	17,512,005	13,762,393	14,155,190	12,550,939
Total estimated actual value	<u>\$ 2,420,816,917</u>	<u>\$ 1,715,725,951</u>	<u>\$ 1,709,983,190</u>	<u>\$ 1,434,310,712</u>	<u>\$ 1,410,748,554</u>	<u>\$ 1,140,183,176</u>	<u>\$ 1,113,845,962</u>	<u>\$ 965,831,336</u>	<u>\$ 929,155,294</u>	<u>\$ 855,063,331</u>
Percentage change from prior year	41.1%	0.3%	19.2%	1.7%	23.7%	2.4%	15.3%	3.9%	8.7%	3.0%
Taxable Assessed Value										
Agricultural	\$ 13,490	\$ 106,430	\$ 145,100	\$ 108,270	\$ 108,050	\$ 119,330	\$ 119,620	\$ 83,620	\$ 105,350	\$ 117,410
Commercial	75,192,350	60,204,050	64,772,360	52,993,970	51,273,260	47,356,280	48,339,590	44,199,170	42,532,780	42,660,720
Exempt	66,667,153	53,429,585	52,609,260	48,250,180	48,018,550	45,541,060	44,766,580	43,567,690	38,634,410	33,945,000
Industrial	2,023,300	2,659,250	2,818,450	1,941,430	2,078,740	1,922,740	1,797,080	1,749,690	1,753,990	1,598,660
Residential	121,573,630	88,268,180	88,187,840	73,657,000	72,049,270	55,977,910	53,999,620	49,772,610	48,657,930	44,346,970
State Assessed	4,608,890	763,440	5,594,520	5,208,320	6,978,990	4,353,570	4,494,450	4,208,710	4,093,360	3,494,260
Vacant Land	17,057,760	9,689,010	10,733,980	7,472,980	7,207,490	4,891,620	5,079,520	3,991,168	4,105,053	3,639,778
Total Taxable Assessed Value	<u>\$ 287,136,573</u>	<u>\$ 215,119,945</u>	<u>\$ 224,861,510</u>	<u>\$ 189,632,150</u>	<u>\$ 187,714,350</u>	<u>\$ 160,162,510</u>	<u>\$ 158,596,460</u>	<u>\$ 147,572,658</u>	<u>\$ 139,882,873</u>	<u>\$ 129,802,798</u>
Taxable Assessed Value as a Percentage of Estimated Actual Value										
Agricultural	26.4%	28.7%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%
Commercial	27.9%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%
Exempt	26.5%	28.0%	28.2%	28.3%	28.3%	28.4%	28.4%	28.4%	28.3%	28.2%
Industrial	27.9%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%
Residential	6.7%	6.9%	7.2%	7.2%	7.2%	7.2%	7.2%	8.0%	8.0%	8.0%
State Assessed	27.9%	29.1%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%
Vacant Land	27.9%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%
Total	<u>11.9%</u>	<u>12.5%</u>	<u>13.1%</u>	<u>13.2%</u>	<u>13.3%</u>	<u>14.0%</u>	<u>14.2%</u>	<u>15.3%</u>	<u>15.1%</u>	<u>15.2%</u>

Source: County Assessor's Office

Note: The City of Salida does not levy a property tax.

Property in the county is reassessed every two years in each odd-numbered year (2019, 2017, etc)

CITY OF SALIDA, COLORADO
Direct and Overlapping Sales Tax Rates
Last Ten Fiscal Years
Schedule 7

Taxing Entity	Fiscal Year									
	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
City of Salida	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Chaffee County	2.75%	2.75%	2.75%	2.75%	2.75%	2.5%	2.5%	2.5%	2.0%	2.0%
State of Colorado	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
Total Sales Tax Rate	8.65%	8.65%	8.65%	8.65%	8.65%	8.40%	8.40%	8.40%	7.90%	7.90%

CITY OF SALIDA, COLORADO
Taxable Sales and Sales Tax Collections by Category
Last Nine Fiscal Years
Schedule 8

	Fiscal Year								
	2023	2022	2021	2020	2019	2018	2017	2016	2015
Total Sales (Calculated) *	\$ 316,983,133	\$ 317,124,933	\$ 306,485,233	\$ 257,443,300	\$ 221,688,582	\$ 198,080,774	\$ 184,671,000	\$ 175,391,233	\$ 166,062,700
Sales Tax Collections									
Retail trade	\$ 6,432,814	\$ 6,310,643	\$ 6,231,857	\$ 5,517,768	\$ 4,404,863	\$ 4,048,814	\$ 3,748,399	\$ 3,617,791	\$ 3,421,713
Acomodation & Food Service	1,755,587	1,737,503	1,670,369	1,206,824	1,307,816	1,203,600	1,147,335	1,036,736	975,740
Wholesale Trade	352,907	311,607	272,264	188,030	162,239	67,657	58,350	58,009	51,792
Manufacturing	198,944	292,527	266,513	228,877	170,388	159,524	112,518	91,631	66,813
Other Services	158,091	205,856	182,374	143,086	125,846	103,786	93,025	79,785	84,828
Information	121,202	120,176	92,519	77,196	123,619	87,368	90,414	95,678	100,060
Real Estate and Rental and Leasing	93,885	97,982	67,624	44,797	66,721	51,782	42,320	38,071	43,768
Construction	73,469	152,440	140,568	100,919	100,171	64,623	61,360	69,343	60,775
Professional, Scientific and Technical	53,606	42,246	38,621	31,931	15,078	15,808	13,186	19,576	13,580
Arts, Entertainment & Recreation	44,438	44,072	49,272	24,642	20,076	17,051	15,021	10,345	11,956
Administrative and Support and Waste Management and Remediation	14,948	8,374	6,743	3,426	7,349	2,184	3,828	2,941	3,743
Transportation and Warehousing	11,522	5,955	2,687	3,207	2,302	-	-	-	-
Finance and Insurance	5,659	6,321	7,948	7,617	6,670	3,847	3,023	2,965	2,270
Mining, Quarrying and Oil & Gas Extraction	4,427	4,834	2,211	1,961	1,467	327	-	31	192
Health Care and Social Assistance	1,978	3,002	2,574	1,602	1,687	1,671	1,373	6,669	11,992
Agriculture, Forestry, Fishing and Hunting	1,139	2,007	2,118	1,415	3,803	3,042	2,454	2,312	1,796
Educational Services	NR	NR	NR	NR	NR	NR	NR	NR	NR
Management of Companies and Enterprises	NR	NR	NR	NR	NR	NR	NR	NR	NR
Public Administration	NR	NR	NR	NR	NR	NR	NR	NR	NR
Utilities	NR	NR	NR	NR	NR	NR	NR	NR	NR
Grand Total	\$ 9,509,494	\$ 9,513,748	\$ 9,194,557	\$ 7,723,299	\$ 6,650,657	\$ 5,942,423	\$ 5,540,130	\$ 5,261,737	\$ 4,981,881
Percentage of Total Sales Tax									
Retail trade	67.6%	66.3%	67.8%	71.4%	66.2%	68.1%	67.7%	68.8%	68.7%
Acomodation & Food Service	18.5%	18.3%	18.2%	15.6%	19.7%	20.3%	20.7%	19.7%	19.6%
Wholesale Trade	3.7%	3.3%	3.0%	2.4%	2.4%	1.1%	1.1%	1.1%	1.0%
Manufacturing	2.1%	3.1%	2.9%	3.0%	2.6%	2.7%	2.0%	1.7%	1.3%
Other Services	1.7%	2.2%	2.0%	1.9%	1.9%	1.7%	1.7%	1.5%	1.7%
Information	1.3%	1.3%	1.0%	1.0%	1.9%	1.5%	1.6%	1.8%	2.0%
Real Estate and Rental and Leasing	1.0%	1.0%	0.7%	0.6%	1.0%	0.9%	0.8%	0.7%	0.9%
Construction	0.8%	1.6%	1.5%	1.3%	1.5%	1.1%	1.1%	1.3%	1.2%
Professional, Scientific and Technical	0.6%	0.4%	0.4%	0.4%	0.2%	0.3%	0.2%	0.4%	0.3%
Arts, Entertainment & Recreation	0.5%	0.5%	0.5%	0.3%	0.3%	0.3%	0.3%	0.2%	0.2%
Administrative and Support and Waste Management and Remediation	0.2%	0.1%	0.1%	0.0%	0.1%	0.0%	0.1%	0.1%	0.1%
Transportation and Warehousing	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Finance and Insurance	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.0%
Mining, Quarrying and Oil & Gas Extraction	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Health Care and Social Assistance	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.2%
Agriculture, Forestry, Fishing and Hunting	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%	0.0%	0.0%	0.0%
NR	1.9%	1.8%	1.7%	1.8%	2.0%	1.9%	2.7%	2.5%	2.6%
	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

* As a Colorado Statutory City, the state manages sales tax collections. The state does not share total sales so this number has been calculated based on the City's tax rate of 3%.

NR - Not releasable due to taxpayer confidentiality requirements. Total includes NR data.

CITY OF SALIDA, COLORADO
Portion of Sales Taxes Provided by Principal Taxpayers
Current Year and 8 years ago (not tracked previously)
Schedule 9

Unlike the majority of Colorado municipalities, the City of Salida does not collect property taxes. Sales tax is the major revenue source for the City. As a statutory city, the State of Colorado manages the tax collection process and does not allow top taxpayers to be disclosed. The following schedule shows the amount and percent of total contributed by the top ten taxpayers.

	2023		2015
Total sales taxes paid by top 10 taxpayers	\$ 4,324,011	\$	2,493,436
Percentage of Total Sales Tax Collected	45.5%		50.1%

CITY OF SALIDA, COLORADO
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years
Schedule 10

	Fiscal Year									
	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Governmental Activities										
Certificates of Participation	\$ 17,214,029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Leases	400,610	517,232	754,202	974,784	1,187,150	1,142,716	1,141,046	1,261,846	1,378,614	1,491,483
Subscription based IT arrangements	13,785	17,137	-	-	-	-	-	-	-	-
	<u>17,628,424</u>	<u>534,369</u>	<u>754,202</u>	<u>974,784</u>	<u>1,187,150</u>	<u>1,142,716</u>	<u>1,141,046</u>	<u>1,261,846</u>	<u>1,378,614</u>	<u>1,491,483</u>
Business Type Activities										
Notes & Loans	\$ 4,397,520	\$ 2,792,704	\$ 647,628	\$ 708,987	\$ 768,647	\$ 678,551	\$ 444,919	\$ 483,172	\$ 2,465,900	\$ 2,778,130
Revenue Bond	10,377,071	10,759,050	11,125,337	11,481,071	11,831,388	12,176,422	12,491,301	12,811,155	13,416,102	13,944,005
Leases	245,168	321,636	395,619	467,198	-	-	-	-	-	-
Total	<u>\$ 15,019,759</u>	<u>\$ 13,873,390</u>	<u>\$ 12,168,584</u>	<u>\$ 12,657,256</u>	<u>\$ 12,600,035</u>	<u>\$ 12,854,973</u>	<u>\$ 12,936,220</u>	<u>\$ 13,294,327</u>	<u>\$ 15,882,002</u>	<u>\$ 16,722,135</u>
Total Debt	<u>\$ 32,648,183</u>	<u>\$ 14,407,759</u>	<u>\$ 12,922,786</u>	<u>\$ 13,632,040</u>	<u>\$ 13,787,185</u>	<u>\$ 13,997,689</u>	<u>\$ 14,077,266</u>	<u>\$ 14,556,173</u>	<u>\$ 17,260,616</u>	<u>\$ 18,213,618</u>
Percentage of Personal Income (1)	(2)	6.5%	6.8%	8.1%	7.9%	8.0%	8.3%	8.8%	11.4%	13.9%
Debt per Capita (1)	(2)	\$ 2,480	\$ 2,223	\$ 2,406	\$ 2,267	\$ 2,342	\$ 2,415	\$ 2,588	\$ 3,164	\$ 3,411

(1) Personal income and population are disclosed on Demographic and Economic Statistics table.

(2) Statistics are not yet available for 2023.

CITY OF SALIDA, COLORADO
Ratios of Net General Bonded Debt Outstanding
Last Ten Fiscal Years
Schedule 11

	Fiscal Year									
	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
General Obligation Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Less: Bond Reserves	-	-	-	-	-	-	-	-	-	-
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Percentage of Estimated Actual Value of Taxable Property (1)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Debt per Capita (2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Note: The City does not have any general obligation debt.

(1) Actual Property values are disclosed on Assessed Value and Estimated Actual Value of Taxable Property Schedule

(2) Population figures are disclosed on Demographic and Economic Statistics table

CITY OF SALIDA, COLORADO
Direct and Overlapping Governmental Activities Debt
As of December 31, 2023
Schedule 12

Government Unit	Debt Outstanding	Estimated Percentage Applicable (2)	Amount Applicable to City of Salida
Salida School District (1)	\$ 18,312,489	38.0%	\$ 6,951,584
Chaffee County	12,475,000	19.9%	<u>2,487,369</u>
Subtotal Overlapping Debt			9,438,953
City of Salida direct debt			<u>17,628,424</u>
Total direct and overlapping debt			<u><u>\$ 27,067,377</u></u>

(1) As of June 30, 2023.

(2) Assessed values used to estimate applicable percents.

CITY OF SALIDA, COLORADO
Legal Debt Margin Information
Last Ten Fiscal Years
Schedule 13

	Fiscal Year									
	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Actual Value *	\$ 2,168,992,269	\$ 1,627,335,100	\$ 1,587,986,772	\$ 1,301,081,857	\$ 1,274,522,142	\$ 1,019,622,128	\$ 993,692,869	\$ 850,354,292	\$ 831,734,976	\$ 770,019,521
Debt Limit (3% of Actual Value)	65,069,768	48,820,053	47,639,603	39,032,456	38,235,664	30,588,664	29,810,786	25,510,629	24,952,049	23,100,586
Debt Applicable to Limit - General Obligation Bonds	-	-	-	-	-	-	-	-	-	-
Legal Debt Margin	\$ 65,069,768	\$ 48,820,053	\$ 47,639,603	\$ 39,032,456	\$ 38,235,664	\$ 30,588,664	\$ 29,810,786	\$ 25,510,629	\$ 24,952,049	\$ 23,100,586

The Constitutional debt limitation applies to all general obligation bonds authorized.
Additional general obligation bonds may be authorized to be issued if so approved by
a majority of those voting in an election held for that purpose.

* Source: County Abstract of Assessment

CITY OF SALIDA, COLORADO
Demographic and Economic Statistics
Last Ten Fiscal Years
Schedule 14

		Fiscal Year								
	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Population (1)	*	5,809	5,812	5,666	6,082	5,977	5,828	5,624	5,455	5,339
Median Age (4) ~	*	44.3	43.8	44.0	47.2	46.7	50.0	48.9	46.6	47.0
Per Capita Income (1)(4) ~	*	\$ 38,081	\$ 32,684	\$ 29,727	\$ 28,619	\$ 29,382	\$ 28,991	\$ 29,281	\$ 27,743	\$ 24,459
Personal Income	*	\$ 221,212,529	\$ 189,959,408	\$ 168,433,182	\$ 174,060,758	\$ 175,616,214	\$ 168,959,548	\$ 164,676,344	\$ 151,338,065	\$ 130,586,601
Public School Enrollment (PreK-12) (2)	1,415	1,502	1,449	1,362	1,445	1,380	1,373	1,343	1,291	1,194
Unemployment Rate (3)	3.2	2.5	3.2	5.4	2.2	2.6	2.3	2.0	2.7	3.9
Median Household Income for all Occupied Housing Units (1)(4) ~	*	\$ 63,775	\$ 62,668	\$ 49,939	\$ 46,875	\$ 46,308	\$ 39,741	\$ 39,706	\$ 40,801	\$ 39,547
Median Value of Owner-Occupied Housing Units (1)(4) ~	*	\$ 459,200	\$ 377,500	\$ 342,200	\$ 328,200	\$ 306,100	\$ 274,900	\$ 252,900	\$ 248,400	\$ 235,000

Sources and Explanatory Notes:

(1) U.S. Census Bureau

(2) Salida Public School District R-32-J and Salida Montessori Charter School (Note: The Salida Montessori Charter School opened in 2015)

(3) fred.stlouisfed.org

(4) American Community Survey

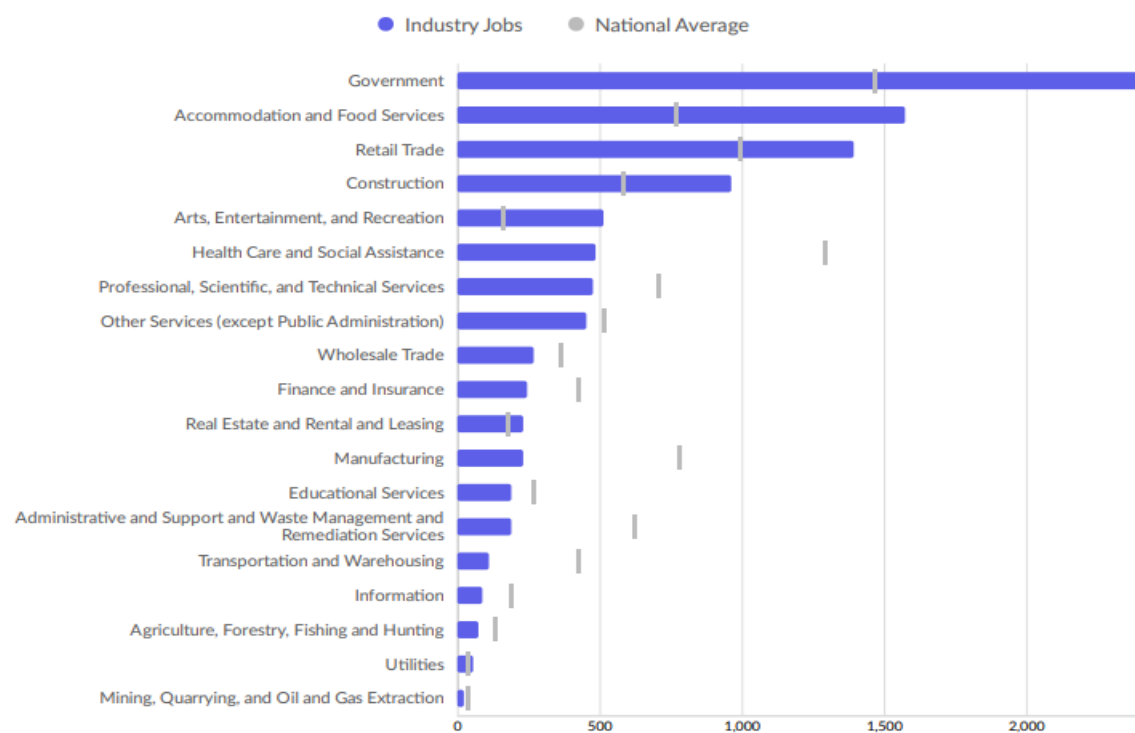
~ Approximate values are from the American Community Survey which is a 5-year estimate so the figures were not exact

* Statistics not yet released for 2023

CITY OF SALIDA, COLORADO
Principal Employers
Fiscal Year 2023
Schedule 15

The census bureau quick facts reports that the City of Salida has a 2022 estimated population of 5,809 with 61.3% being in the labor force. Principal employers for the area include City and County Government, schools, a community hospital, Walmart, a ski resort and a nursing home. Accurate employee counts are not available. The below chart shows employment for the region (Chaffee County) by industry as tracked by the Colorado Workforce Center's Economy Overview report.

Largest Industries



CITY OF SALIDA, COLORADO
Operating Information - Full-time Equivalent Employees by Function
Schedule 16

	Fiscal Years									
	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
General Fund										
Administration & Finance	6.43	6.32	6.67	5.90	5.90	5.83	-----Not Tracked-----			5.23
Community Development	3.69	4.00	3.33	3.00	3.00	2.82	-----Not Tracked-----			2.88
Police Department	22.92	22.75	21.33	21.00	20.00	18.55	-----Not Tracked-----			17.00
Fire Department	15.00	15.00	14.83	14.00	13.15	12.11	-----Not Tracked-----			10.67
Public Works - General	1.00	1.00	1.00	1.00	1.00	1.00	-----Not Tracked-----			1.00
Public Works - Streets	5.38	4.70	4.34	4.34	4.34	4.34	-----Not Tracked-----			4.34
Arts & Culture*	9.82	8.16	5.90	6.40	7.00	7.08	-----Not Tracked-----			5.18
Parks & Recreation	27.65	24.93	20.53	17.70	19.25	18.39	-----Not Tracked-----			11.13
Subtotals	91.89	86.86	77.93	73.34	73.64	70.12	-----Not Tracked-----			57.43
Water and Wastewater Enterprise										
Water Plant	8.06	8.13	7.28	6.68	6.53	7.28	-----Not Tracked-----			7.28
Sewer Plant	8.35	9.03	7.36	7.28	7.43	7.19	-----Not Tracked-----			8.28
Totals	108.30	104.02	92.57	87.30	87.60	84.59	-----Not Tracked-----			72.99

*Prior to 2020, this department was a separate Enterprise fund, the SteamPlant fund.

CITY OF SALIDA, COLORADO
Operating Indicators by Function
Schedule 17

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
General Government:										
Building permits processed	248	168	253	183	192	207	183	197	151	133
Administrative Review Projects reviewed	90	83	74	31	31	26	-----	Data Not Available	-----	-----
Limited Impact Reviews/Variations reviewed	11	11	12	13	9	5	-----	Data Not Available	-----	-----
Major Impact Review/Annexations reviewed	5	17	9	7	8	4	-----	Data Not Available	-----	-----
Primary Dwelling Unit Permits processed	145	93	148	75	54	80	-----	Data Not Available	-----	-----
Accessory Dwelling Unit permits processed	27	21	28	18	18	10	-----	Data Not Available	-----	-----
Birth certificates processed***	161	403	346	249	415	370	412	392	430	371
Death certificates processed***	615	1814	1371	1440	1355	1188	1321	1370	1421	416
Liquor licenses processed	67	48	45	-----	-----	Data Not Available	-----	-----	-----	48
Council resolutions	55	62	44	47	65	57	70	97	103	95
Council ordinances	21	26	20	14	18	17	23	28	24	28
Open records requests	96	77	41	54	126	92	48	87	66	45
Accounts Payable Invoices Processed										
Public Safety:										
Number of police calls for service	10,660	8,047	7,969	6,747	5,381	5,287	5,826	5,782	4,717	-Data Not Available-
Number of arrests	311	390	432	355	373	397	440	351	275	391
Number of citations	781	684	837	932	863	1,273	1,228	860	778	-Data Not Available-
Number of parking violations	315	419	469	145	405	765	766	780	712	756
Number of fire emergency responses	1,132	1,050	1,053	1,088	984	956	969	897	1,081	1,048
Number of fires extinguished	21	33	27	16	19	21	61	23	22	27
Number of fire inspections	294	248	244	213	247	246	250	242	276	165
Water Treatment Plant:										
Water Treated (in millions of gallons)	417	427	493	534	497	504	503	461	-----	Data Not Available-----
Number of new taps	84	54	183	65	58	93	64	76	52	46
Wastewater Treatment Plant:										
Sewage Treated (in millions of gallons)	233	220	222	206	221	177	230	235	-----	Data Not Available-----
Number of new taps*	130	129	271	146	118	133	93	116	68	53
Pool, Parks and Recreation**:										
Park rentals booked	95	123	138	79	-----	-----	Data Not Available	-----	-----	139
Participants in Rec Programs	3,009	2,689	1,047	266	-----	-----	Data Not Available	-----	-----	-----
Number of Access passes sold	1,381	2,103	1,843	6,266	-----	-----	Data Not Available	-----	-----	-----
Number of Drop-in Registrations	26,577	23,817	26,131	41,993	-----	-----	Data Not Available	-----	-----	28,444
Arts and Culture:										
Number of events at SteamPlant	551	610	576	361	825	661	498	528	590	546
SteamPlant event hours	2,173	2,482	2,200	1,062	2,920	2,461	1,649	1,247	1,563	1,520
SteamPlant free events	105	83	140	117	243	204	174	204	238	244
People attending events	35,448	31,623	16,525	10,775	46,248	39,719	31,160	31,416	35,468	34,434

*Beginning in 2017, the City of Salida started handling Town of Poncha Springs Sewer Taps

**Estimated figures for 2020

***In May 2023, the City of Salida ceased serving as a Vital Records Office and handed these tasks over to Chaffee County

Sources: Various City Departments

CITY OF SALIDA, COLORADO
Capital Asset Statistics by Function
Schedule 18

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
General Government										
Number of General Government Buildings	1	1	1	1	1	1	1	1	1	1
Number of Airports*	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Number of Community Centers^	0	0	1	1	1	1	1	1	1	1
Number of Museums	1	1	1	1	1	1	1	1	1	1
Number of Golf Courses	1	1	1	1	1	1	1	1	1	1
Public Safety										
Number of Police Stations	1	1	1	1	1	1	1	1	1	1
Number of Police Vehicles	23	21	21	20	20	19	19	19	18	18
Number of Mobile Speed Trailers	2	2	1	1	1	1	1	1	1	1
Number of Fire Stations	1	1	1	1	1	1	1	1	1	1
Number of Fire Trucks	3	3	3	3	3	3	3	4	4	4
Water / Wastewater Treatment										
Number of Treatment Plants	4	4	4	4	4	4	4	4	4	4
Miles of Sewer Lines	49.8	49.8	48.6	46.7	45.8	44.3	44.1	43.7	43.2	43
Miles of Water Lines	58.6	58.6	57.4	44.6	44.2	44.2	44.2	43.2	42.8	42.5
Public Works										
Miles of Streets	40.3	39.8	38.8	38.2	38.2	37.7	37.4	37.4	37.4	37.2
Number of Street Lights***	622	570	565	560	550	540	530	525	525	525
Number of Electric Vehicle (EV) Charging Stations	5	5	5	3	3	0	0	0	0	0
Parks & Recreation										
Number of Aquatic Centers	1	1	1	1	1	1	1	1	1	1
Miles of Hot Water Lines	3.85	3.85	3.85	3.85	3.85	3.85	3.85	3.85	3.85	3.85
Number of Bike Racks	22	22	21	21						
Number of Skate Parks	2	2	2	1	1	1	1	1	1	1
Acres of Parks**	445	445	445	445						
Number of Parks	18	17	16	16						
Number of Trees	690	566	533	533						
Number of Amphitheaters	1	1	1	1	1	1	1	1	1	1
Miles of Trails	7.68	7.68	6.55	6.55						
Number of Trash Cans	99	97	95							
Number of Mutt Mitt Stations	20	17	17							
Number of Irrigation Heads	726	726	726							
Number of Playgrounds	9	9	9							
Number of Picnic Tables	62	62	62							
Arts & Culture										
Number of Arts & Culture Facilities	4	4	4	4	4	4	3	3	3	3
Number of Sculpture Gardens	1	1	1	1	1	1	1	1	1	1

Notes:

* The City of Salida shares ownership of the Salida Harriet Alexander Airport with Chaffee County.

**This includes acreage for Vandaveer Ranch property and Arkansas Hills

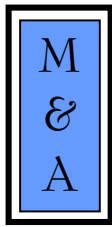
***Estimate prior to 2020

^The voters of the City of Salida voted to sell the Community Center to Salida Senior Citizens Inc. in November 2022.

Sources: Various City Departments



STATUTORY REPORT SECTION



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

**To the Mayor and Members of City Council
City of Salida, Colorado**

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Salida (the "City") as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated .

Internal Control Over Financial Reporting

In planning and performing our audit on the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Member: American Institute of Certified Public Accountants

**INDEPENDENT AUDITOR'S REPORT
To the Mayor and Members of City Council
City of Salida**

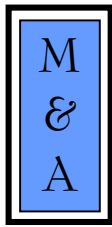
Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

**McMahan and Associates, L.L.C.
Avon, Colorado**



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM
AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

**To the Mayor and Members of City Council
City of Salida, Colorado**

Opinion on Compliance for Each Major Program

We have audited the compliance of the City of Salida's (the "City") with the types of compliance requirements described in the U.S. Office of Management and Budget's *Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended December 31, 2023. The City's major federal programs are identified in the Summary of Auditor's Results section of the accompanying Schedule of Findings and Questioned Costs.

In our opinion, the City complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2023.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the City's federal programs.

Member: American Institute of Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT
To the Mayor and Members of City Council
City of Salida

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program or on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charges with governance.

Our consideration of the internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

**INDEPENDENT AUDITOR'S REPORT
To the Mayor and Members of City Council
City of Salida**

The purpose of this report in internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

**McMahan and Associates, L.L.C.
Avon, Colorado**

City of Salida, Colorado
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
For the Year Ended December 31, 2023

Part I – Summary of Auditor’s Results

Financial Statements:

Type of auditor’s report issued	Unmodified
Internal control over financial reporting:	
Material weakness identified	None noted
Significant deficiency identified	None noted
Noncompliance material to financial statements noted	None noted

Federal Awards:

Internal control over major programs:	
Material weakness identified	None noted
Significant deficiency identified	None noted
Type of auditor’s report issued on compliance for major programs	Unmodified
Any audit findings disclosed that are required to be reported in accordance with Title 2, U.S. Code of Federal Regulations, Part 200	No
Major programs:	
American Rescue Plan	ALN 21.027
Dollar threshold used to identify Type A from Type B programs:	\$750,000
Identified as low-risk auditee	Yes

Part II – Findings Related to Financial Statements

Findings related to financial statements as required by <i>Government Auditing Standards</i>	None noted
Auditor-assigned reference number	Not applicable

Part III – Findings Related to Federal Awards

Internal control findings	None noted
Compliance findings	None
Questioned costs	None

City of Salida
SCHEDULE OF PRIOR AUDIT FINDINGS AND QUESTIONED COSTS
For the Year Ended December 31, 2023

There were no findings for the year ended December 31, 2022.

City of Salida
Schedule of Expenditures of Federal Awards
For the Year Ended December 31, 2023

Program Title	Assistance Listing Number	Pass-through Entity Identifying Number	Federal Expenditures
<u>Department of Interior</u>			
Passed through Colorado Department of Local Affairs: Energy and Mineral Impact Assistance Program	15.437		376,897
Total - Department of Housing and Urban Development			376,897
<u>Department of Justice:</u>			
Passed through City of Colorado Springs Police Department: Internet Crimes Against Children Program	16.800	15PJD-21-GK-03813-MECP	\$ 11,340
Total - Department of Justice			11,340
<u>Department of Transportation:</u>			
Passed through Colorado Department of Transportation: Click it or Ticket Program	20.616		2,527 A
Total - Department of Transportation			2,527
<u>Department of Treasury:</u>			
Passed through Colorado Department of Human Services: Coronavirus State and Local Fiscal Recovery Funds - American Rescue Plan	21.027		115,419
Coronavirus State and Local Fiscal Recovery Funds - Incentives Grant Program	21.027	IHOI-INC0234	600,000
Total - Department of Treasury			715,419
TOTALS			\$ 1,106,183

Additional Information for Clusters:

A Highway Safety Cluster \$ 2,527

Notes to the Schedule of Expenditures of Federal Awards For the Year Ended December 31, 2023**Note 1. Basis of Presentation:**

The Schedule of Expenditures of Federal Awards includes the federal grant activity of the City of Salida (the "City") and is presented on the modified accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2, U.S. Code of Federal Regulations, Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (the "Uniform Guidance"). Therefore, some amounts presented in this schedule or used in this schedule may differ from amounts presented in or used in the preparation of the City's general purpose financial statements.

Note 2. Determining the Value of Non-cash Awards Expended:

The City had no non-cash awards expended during 2023.

Note 3. Indirect Facilities and Administration costs

The City does not use the 10% de minimis cost rate allowed in in §200.414, *Indirect (F&A) Costs*, of the Uniform Guidance. Instead, the City prepares an annual cost allocation plan to allocate indirect costs.



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Administration	Sara Law- Sustainability Coordinator/PIO	June 4, 2024

ITEM

RESOLUTION 2024-35 - A Resolution of the City Council of the City of Salida, Colorado Supporting the City's Adoption of the Model Electric Preferred Amendments to the 2021 International Energy Conservation Code ("IECC") and Thereby Urging Chaffee County and Its Building Department to Formally Adopt the Same.

BACKGROUND

On July 20th, 2021 City Council adopted Resolution 2021-27 adopting a Climate Action Plan for the City of Salida. In subsequent years, City Council began the implementation for an Energy Action Plan with our Partners in Excel Energy and codified our Sustainability Committee. As part of these steps, the Salida Municipal Code empowers the Sustainability Committee to both assist the City Council to implement its Climate Action and Energy Action Plans and update and advocate for the advancement of local guidelines and codes to lower energy consumption. § 2-18-40 (b) and (d), Salida Municipal Code.

Pursuant to this charge, the Committee recommends the City Council pass a resolution supporting Chaffee County's adoption of electric preferred amendments to the County's Energy Conservation Code. Salida's Climate Action Plan specifically recommends the city adopt energy efficiency standards for new construction that exceed the minimum standards. In addition to this, the Committee determined that the electric preferred amendments to the Energy Conservation Code would be a modest and meaningful step the City should take towards achieving its overarching goal to reduce energy-related carbon emissions by at least 50% by 2030, but the amendments would also reduce the energy burden for homeowners and businesses, while preserving developer choice and options to meet energy efficiency goals.

The United States' most recent National Climate Assessment concluded that while greenhouse gas emissions are falling, the current rate of decline is not nearly enough to meet targets necessary to avoid the greatest risks of climate change. Moreover, the Assessment indicated that every fraction of a degree of additional warming we can avoid decreases climate-related risks in the future. Since time is of the essence, the City's biggest bang for its buck in terms of reducing greenhouse gas emissions is in the City's largest source of greenhouse gas emissions – energy use from buildings. Residential and commercial building energy use in Salida make up 38% of Salida's GHG emissions according to the 2018 Salida GHG Emission Inventory. Importantly, nearly 75% of energy use in Salida buildings is fueled by methane, the primary component of gas fossil fuel, which is 28 times as potent as carbon dioxide at trapping heat in the atmosphere. The electric preferred amendments would effectively curb GHG emissions in new homes and commercial spaces by encouraging all-electric construction or, alternatively, requiring that new construction using gas include additional energy efficiency measures.

The Committee believes adopting the electric preferred amendments presents a fair compromise between maintaining developers' choice to include gas appliances in new construction, while at the same time reducing GHG emissions and utility bills for new home and business owners through electrification and additional energy efficiency. In addition, adopting more energy efficient energy code standards now future-proofs new home and business owners from increasing costs of fossil fuels and from future rules and laws, which may mandate a more aggressive transition to clean energy.



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Administration	Sara Law- Sustainability Coordinator/PIO	June 4, 2024

The Sustainability Committee also recommends that the Council not lose sight of the intergenerational equity at stake when it comes to reducing GHG emissions to limit the impacts of climate change. As a tourist based economy, we are arguably more subject to the consequences of climate change to our industries like skiing, rafting, biking etc. The decisions that Council makes now to reduce GHG impacts future generations of Salidans from the impacts of climate change.

Key Questions

The section below intends to provide latest research, literature, and case studies on how electric preferred could impact Salida's housing affordability, provide an update on Colorado's, long term energy forecasting and supply, and address the benefits of such a decision to Salida's business sector.

1) Housing Affordability

Local and regional cost studies conclude that the electric preferred amendments to the Energy Code are unlikely to have significant cost impacts to affordable housing. Instead, affordable housing proposals coupled with energy efficient designs are more likely to reduce the energy burden for low-income homeowners and renters and may be more competitive for state and federal housing grants. In 2022, Eagle County, Colorado contracted Denver-based consultant, Lotus Engineering and Sustainability, to evaluate the benefits and costs of potential updates to the county's energy code, including electric preferred, in a code update analysis report. At the time Lotus' report was drafted, data wasn't available to quantify benefits and costs for every energy code update scenario, however, Lotus concluded that the upfront costs to build to the potential update standards were not significantly higher than the upfront costs to build to the 2021 IECC standards. This conclusion is in line with other regional reports, including [Rocky Mountain Institute's 2020 analysis](#), which found that upfront costs to build all electric, single-family homes were lower than mixed fuel homes in six out of seven of the cities it evaluated and the net present value of new all-electric, single family homes is lower than mixed-fuel homes in all seven of the cities it evaluated. Moreover, [Lotus' report](#) found that under any energy code update scenario building occupants could expect to benefit from annual energy cost savings and reductions in greenhouse gas emissions. Although electric appliances can in some cases be more expensive than their gas equivalents the big savings on upfront costs come from avoiding gas connection and piping costs. Notably, in 2023 the Colorado Legislature passed and the Governor signed [SB23-291](#), which among other things requires gas utility companies to remove incentives that lower the cost of establishing gas service to new properties. In other words, the cost of establishing gas connections at new homes and commercial spaces is continuing to rise.

Finally, there is an array of affordable housing grants that require or incentivize applicants to submit proposals that incorporate energy efficiency. Both the federal Low Income Tax Credit and Colorado's Prop 123 affordable housing program prioritize and preference applications that can show the proposed housing developments will be energy efficient and address federal and state climate change objectives. Adopting the electric preferred amendments to the energy code would likely increase Salida's odds of being awarded critical affordable housing grants.

2) Impact on Local Businesses

As is the case in the affordable housing context, the Lotus report also found that updates to the energy code further incentivizing electrification and energy efficiency would be unlikely to significantly increase the cost to new commercial space development. In fact, Lotus' analysis revealed that all-electric commercial buildings have an upfront cost savings as compared to mixed-fuel commercial buildings. Similar to new residential buildings, new commercial buildings constructed according to updates to the 2021 energy code would also reduce the energy burden for local businesses and their greenhouse gas emissions. It's important to reiterate that the electric preferred amendments to the



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Administration	Sara Law- Sustainability Coordinator/PIO	June 4, 2024

energy code would only apply to newly constructed commercial spaces, not existing commercial space. Lastly, adopting electric preferred amendments would also make it more likely for local commercial developers to take advantage of once-in-a-generation tax incentives through the Inflation Reduction Act, such as the [Section 179D tax deduction](#) and [Section 45L tax credits](#), which are only available to developers that can meet heightened energy efficiency requirements.

3) Colorado Energy Forecast

Encouraging the development of electric homes and businesses in Colorado and in Salida, in particular, will not pose electricity supply challenges for the electric utilities charged with supplying this power. In a May 6, 2024 email communication with Imogen Ainsworth, Xcel Energy's contracted facilitator for Salida's Energy Action Plan, Ainsworth confirmed there are no concerns with Xcel's grid capacity as it relates to the electric preferred adoption. Moreover, under Colorado law, every four years the electric utilities serving Salida must forecast and produce an Electric Resource Plan (ERP) that ensures each utility's electric supply meets current and forecasted electric demand. For example, Xcel Energy produced its [most recent plan in 2021](#), which forecasted electric supply and demand out to 2030. In addition to ensuring Xcel's electric supply meets current and future electric demand, Xcel Energy also maintains an 18% planning reserve margin above peak energy demand. In other words, Xcel Energy maintains the capability to produce more energy than it expects to need at peak demand to ensure reliability. No electric utilities serving the City of Salida have reported an inability to meet current or future electric needs in this community.

FISCAL NOTE

There is no fiscal impact.

STAFF RECOMMENDATION

Staff recommend the City Council approve a Resolution supporting the City's adoption of the Model Electric Preferred Amendments to the 2021 IECC and urging Chaffee County and its building department to do the same.

SUGGESTED MOTION

A City Councilmember should state, "I move to approve Resolution 2024-35, A Resolution of the City Council of the City of Salida, Colorado Supporting the City's Adoption of the Model Electric Preferred Amendments to the 2021 International Energy Conservation Code ("IECC") and Thereby Urging Chaffee County and Its Building Department to Formally Adopt the Same", followed by a second and a roll call vote.

**CITY OF SALIDA, COLORADO
RESOLUTION NO. 35
(Series of 2024)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO
SUPPORTING THE CITY'S ADOPTION OF THE MODEL ELECTRIC
PREFERRED AMENDMENTS TO THE 2021 INTERNATIONAL ENERGY
CONSERVATION CODE ("IECC") AND THEREBY URGING CHAFFEE COUNTY
AND ITS BUILDING DEPARTMENT TO FORMALLY ADOPT THE SAME**

WHEREAS, the City of Salida, Colorado ("City") is a statutory city, duly organized and existing under the laws of the state of Colorado; and

WHEREAS, pursuant to C.R.S. § 31-15-401, the City by and through its City Council ("Council"), possesses the authority to adopt laws and ordinances within its police power in furtherance of the public health, safety and welfare; and

WHEREAS, in 2021 the City of Salida adopted a Climate Action Plan, and in 2023 the City of Salida adopted an Energy Action Plan with a goal to reduce energy-related carbon emissions by at least 50% by 2030 from a 2021 baseline and achieve net-zero carbon energy use by 2050.

WHEREAS, the City Sustainability Committee has been working to help the City of Salida implement its Climate Action Plan and Energy Action Plan; and

WHEREAS, the City Sustainability Committee has studied, among other areas, how residential and commercial buildings contribute to greenhouse gas ("GHG") emissions; and

WHEREAS, the City Sustainability Committee has concluded that adopting the model electric preferred amendments to the 2021 International Energy Conservation Code ("IECC") will have an immediate positive effect on reducing GHG emissions caused by newly constructed residential and commercial buildings, as well as lowering utility bills; and

WHEREAS, the City Sustainability Committee recommends that the City of Salida update its Energy Conservation Code to include the model electric preferred amendments; and

WHEREAS, the City Council recognizes that, under the current "Building Inspection" Intergovernmental Agreement between the City and Chaffee County, approved by the City Council via Resolution 2013-82, the City is required to maintain the same or similar standard versions of the technical building codes as the County, including the International Energy Conservation Code ("IECC"); and

WHEREAS, the City Council wishes to decrease the GHG emissions caused by residential and commercial buildings in the City by adopting the model electric preferred amendments to the 2021 IECC, thereby positively affecting the health and welfare of its residents, customers and citizens.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, THAT:

Section 1. The Salida City Council incorporates the foregoing recitals as its conclusions, facts, determinations and findings.

Section 2. The Salida City Council hereby urges the Board of Chaffee County

Commissioners and the Chaffee County Building Department to formally adopt the model electric preferred amendments to the 2021 IECC, with all due speed.

RESOLVED, APPROVED, AND ADOPTED this 4th day of June, 2024.

CITY OF SALIDA

By: _____
Dan Shore, Mayor

ATTEST: _____
City Clerk



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Parks and Recreation	Diesel Post - Parks and Recreation Director	June 4, 2024

ITEM

Resolution 2024- 37 A resolution to allow overnight camping for competitors in Marvin Park from June 11th through June 17th, for the 2024 FIBArk event.

BACKGROUND

A part of the 2024 FIBArk event proposal included a request for overnight camping at Marvin Park. City of Salida Municipal code 11-6-20 prohibits overnight camping in City of Salida Parks. The code also states:

Permission to camp by resolution, the City Council may grant an individual or group of individuals permission to camp within a City park. The resolution shall specify the group, park and days during which the camping is allowed.

Resolution 2024-37 would allow for overnight camping for this event.

FISCAL NOTE

N/A

STAFF RECOMMENDATION

All department heads discussed and approved this event and therefore resolution a previous Special Events meeting.

SUGGESTED MOTION

A Council member should move to “approve resolution 2024-37, to allow overnight camping in Marvin Park from June 11th through June 17th, for the 2024 FIBArk event. ”

**CITY OF SALIDA, COLORADO
RESOLUTION NO. 37
(Series 2024)**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO
TO ALLOW OVERNIGHT CAMPING IN MARVIN PARK FROM JUNE 11 THROUGH
JUNE 17, FOR THE FIBARK EVENT**

WHEREAS, City of Salida Municipal Code Sections 11-6-20 and 11-6-70 prohibit overnight camping and dogs in city parks; and

WHEREAS, the City of Salida Municipal Code Section 11-6-20(b) states: “Permission to camp by resolution. The City Council may grant an individual or group of individuals permission to camp within a City park. The resolution shall specify the group, park and days during which the camping is allowed;” and

WHEREAS, the City of Salida desires to collaboratively work with the FIBArk Community Paddling Center to hold the 2024 FIBArk Festival; and

WHEREAS, as part of the FIBArk Festival application, the competitors have requested the ability to camp in Marvin Park; and

WHEREAS, FIBArk event applications, assurances and paperwork are in order; and

WHEREAS, the event application materials have been reviewed and approved by City staff and presented to City Council on May 14, 2024.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Salida that:

Section 1. The competitors in the FIBArk event are allowed to overnight camp in the parking lot at Marvin Park from June 11 through June 17, 2024.

RESOLVED, APPROVED, AND ADOPTED on this 4TH day of JUNE, 2024.

CITY OF SALIDA, COLORADO

Mayor Dan Shore

(SEAL)

ATTEST:

Deputy City Clerk/City Clerk

**CITY OF SALIDA, COLORADO
RESOLUTION NO. 38
(Series of 2024)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO,
APPROVING CITIZEN APPOINTMENTS TO THE PLANNING COMMISSION
PURSUANT TO SECTION 2-7-10 OF THE SALIDA MUNICIPAL CODE**

WHEREAS, in accordance with Section 2-7-10 of the Salida Municipal Code (“SMC”), the City Council shall select, appoint, and reappoint person(s) to serve as members of the City of Salida Planning Commission; and

WHEREAS, Greg Follet and Michelle Walker’s terms will expire on June 7, 2024 and both wish to serve another term on the Planning Commission; and

WHEREAS, the City Council appreciates the service members of the community have devoted to bettering Salida through participation on the Planning Commission; and

WHEREAS, in accordance with Section 2-7-10 of the Salida Municipal Code (“SMC”), the City Council shall confirm appointments by majority vote.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO THAT:

1. The City Council hereby appoints the following individuals to serve on the Planning Commission in the following capacity and term:
 - a. The City Council hereby re-appoints Greg Follet as a regular member of the Salida Planning Commission; term to expire June 4, 2028.
 - b. The City Council hereby re-appoints Michelle Walker as a regular member of the Salida Planning Commission; term to expire June 4, 2028.

RESOLVED, APPROVED, AND ADOPTED this 4th day of June, 2024.

CITY OF SALIDA, COLORADO

By _____
Mayor Dan Shore

[SEAL]
ATTEST:

City Clerk/Deputy City Clerk



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Bill Almquist - Community Development Director	June 4, 2024

ITEM

Resolution 2024-38 Citizen Appointment to the Planning Commission

BACKGROUND

The Planning Commission is made up of seven regular members and two alternate members. Currently, all regular and alternate positions are filled.

Commissioners Greg Follet (Chair) and Michelle Walker's terms will expire on June 7, 2024. Mr. Follet has indicated that he would like to serve another term. Staff has not yet been able to make contact with Ms. Walker, though we will continue to try.

The current makeup of the Commission is as follows:

Member	Term Expires
Greg Follet, Chair	06/07/2024
Francie Bomer, Vice Chair	04/21/2027
Judith Dockery	04/21/2027
Giff Kriebel	01/01/2027
Michelle Walker	06/07/2024
Brian Colby	08/16/2026
Aaron Derwingson	05/07/2028
Dan Bush, Alternate	02/15/2026
Kenny Layton, Alternate	02/15/2026

SUGGESTED MOTION

A Council person should make a motion "to approve Resolution 2024-38, a resolution of the City Council for the City of Salida, Colorado approving the following appointment to the Planning Commission:

1. "Re-appoint Greg Follet as a Regular Member, term to expire June 4, 2028"
2. "Re-appoint Michelle Walker as a Regular Member, term to expire June 4, 2028."



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Bill Almquist - Community Development Director	June 4, 2024

ITEM

1st and D Apartments Creative Space Options

BACKGROUND

At the May 20th work session, Artspace and the architects from Cushing Terrell presented the latest designs for the Space to Create 1st and D Apartments based off input from an open house in March and a follow-up survey. The intent was to provide an update on the progress and to see if City Council was in favor of Artspace taking the project to the next steps of hiring a general contractor, getting more precise cost estimates, and pursuing additional funding for the project. Council expressed support for the design and moving forward; however, Councilman Critelli noted that the creative community has expressed a desire for additional creative space, in general. At the May 21st regular meeting, a similar sentiment was also raised by Councilman Stephens. Following discussions with the Mayor, it was decided to bring this item to Council for a vote on whether or not the project should proceed as was presented on May 20th or if some level of redesign should be undertaken.

It should be noted that the property has specific use restrictions from the eminent domain case that require the property be used “to construct and maintain affordable housing and related improvements, and for other municipal uses.” These restrictions (along with other zoning requirements) have largely directed the planning for the site to this point. The creative space currently proposed for the project includes approximately 1200SF of common flexible creative space, 900SF of lobby/gallery space, plus the open studio design layouts of each of the 19 residential units.

Since the last meeting, staff has worked with Artspace and the architects to provide Council with some options to consider for the project. Generally speaking, these options include: 1. Keeping the design as was previously presented; 2. Expanding the flexible creative space within the current designed footprint by relocating/eliminating other elements; or 3. Expanding the physical footprint of the building into the parking area to create additional creative space. Each of these options will be presented at the meeting, including the implications of each. Adjustments to the current design may have a variety of impacts on the project such as: additional costs for design and construction; delay in hiring a general contractor and eventual construction; a change in residential amenities; reduction in available parking; and the requirement for additional approval processes and public hearings.

SUGGESTED MOTION

Following presentation and discussion, a council person should make the following motion “I move to proceed forward with the design of the Space to Create 1st & D Apartments project [1. as currently



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Bill Almquist - Community Development Director	June 4, 2024

designed] / [2. as currently designed but with additional creative space via the relocation/elimination of other elements on the ground floor] / [3. by expanding the physical footprint of the building to add creative space and authorizing staff to proceed with a variance application in front of the Board of Adjustments regarding required parking]" followed by a second and a roll call vote.



CITY COUNCIL Executive Session

MEETING DATE: June 4th, 2024**AGENDA ITEM:** Resolution 2024-36**FROM:** Chief Johnosn

Many years ago, the Salida Police Department was located on Third Street. When the City decided to move to the Toubert Building, the Police Department was included in that move because we were out of space at our current location. Since then, we have been located on the second floor of the Toubert Building. This location has served us quite well and has met the needs of the department and community up to this point.

Over the last several years, we have been seeing a large increase in our call volume here in Salida. In 2019 we had 5,381 Calls for service and in 2023 we had 10,660. That is a 98% increase in just five years. Since the beginning of 2024, we are on pace to have well over 11,000 calls for service. This isn't unique to Salida, most agencies across the state are also seeing increases.

The problem we face is that Salida is rapidly growing, and we are seeing tourism increase each year. We are also the hub of Chaffee County and many people from surrounding areas come to Salida to work, shop, and play. Because of the major increases in call volume and people in our community, we are going to need to add additional staff. We currently have added one more Community Service Officer and moved our second SRO back to patrol since 2019. Only adding two personnel during a 98% and climbing increase had been challenging and we are nearing a breaking point.

We have been adding technology to assist with our day-to-day operations and that has helped. We are also adding a detective position in the coming months. We are adding this position because we had 98 calls land in the Detective Office in the first three months of the year. The current staff of two cannot keep up with the increase in cases without adding additional staff. I currently have a person working out in a hallway office part of the time and I have no room to put a new Detective without remodeling our current space. We are simply at a point where we have outgrown the current Police Department.

Because of our growth and uptick in call volume, a new police station was included in our long-term capital plan. During the planning phase of the new fire station, it was brought up to construct a public safety complex. That idea was shot down and we were left wondering how we were going to obtain a new police station in the coming years. Since then, I have been looking all over town for a location where we could construct a new building so we could obtain the land before someone else builds on it. As I was doing this, I wasn't successful in finding a location that would fit our needs near the downtown area. I was also trying to figure out how we would fund a new Police Department with an estimated cost of seven to nine million dollars.

Several months ago, a building on Hwy 50 became available and it piqued my interest. This building has a wide-open blank canvas on the interior, has a quarter of an acre behind it that can be turned into secured parking, has good public parking area with an entry way, and has some available space for building an addition many years down the road. I contacted the realtor and looked at the property. As I walked through it, it was almost too good to be true. It definitely has enough space for today and room to add on, years down the road. I kept thinking if done right, this could be the Police Department for the next forty plus years.

After looking at the building, I brought this idea to City Staff and they seemed interested as well. At this point, we have the opportunity to obtain an 8,000sqft building for \$150 per square foot. This is well below the cost of constructing a building of that size and somewhat similar to the size of building the Buena Vista Police Department recently remodeled.

This project does not need to be rushed. If we can get the building purchased now, we can spend the next two years working on the design and remodel project. We have the opportunity to take this slow and go after DOLA and other grants to help offset the cost of remodeling the interior. I believe we can keep the cost of this entire project to one third of what it would cost us to build a new building in the future.

Getting this building allows up to have the following:

- Secure parking to avoid smashed windows and slashed tires
- Secure one level building on first floor
- Building we can open to the public when needed (Current building has different hours and limits access to our offices)
- More inviting area for the public to access
- More space for Community Service and Patrol to work from
- Meeting room off entry way to avoid taking people through entire PD to speak with them
- Convenient location to access highway near midpoint of town

- Better interview location for interviewing individuals (Current one is in the middle of the busiest hallway in the PD)
- Modernization with new equipment
- Technology storage and space (Body cameras, tasers, printers, e-ticket writers)(Shoved in a corner now with cords everywhere)
- Evidence room built to meet new standards (Current one has been retro fitted and works well)
- New building and amenities to assist with future recruiting
- Space to expand and grow in the future
- Opens our current space or rent or City use

I could keep listing things that make this a great fit for us, but I think the point has been made. This is definitely a great opportunity for the City of Salida to solve a problem at a reasonable cost by making a budget conscious decision. I can assure you that the budget and future costs were considered heavily before bringing this forward. I wouldn't have asked if I didn't think this was the right situation at the right time. Thanks for your consideration.

Thanks,

Chief Johnson

**CITY OF SALIDA, COLORADO
RESOLUTION NO. 36
(Series of 2024)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO
AUTHORIZING THE PURCHASE OF REAL PROPERTY AND APPROVING A
PURCHASE AND SALE AGREEMENT**

WHEREAS, the City of Salida, Colorado (“City”) is a statutory city, duly organized and existing under the laws of the state of Colorado; and

WHEREAS, the City desires to acquire the parcel of land and accompanying structure located at 325 W Highway 50 located in the City of Salida, generally depicted in Exhibit A of the attached Contract to Buy and Sell Real Estate (“Property”), for the Salida Police Department; and

WHEREAS, the Salida Police Department is currently located in the Touber Building along with the other administrative offices of the City; and

WHEREAS, as the City has continued to grow, so too has the Salida Police Department and other departments the City and so the Police Department has outgrown their space in the Touber Building; and

WHEREAS, the sale of the Property has provided the City with a unique opportunity for the Police Department to relocate within the City and expand without the added cost of building a brand new building; and

WHEREAS, the City Council (“Council”) authorizes the purchase of said Property to accomplish these goals; and

WHEREAS, the Council likewise approves the execution of the Contract to Buy and Sell Real Estate, attached hereto as Exhibit A, and authorizes the execution of all necessary documents associated with the purchase and closing of the subject Property.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, THAT:

Section 1. The Salida City Council incorporates the foregoing recitals as its conclusions, facts, determinations and findings.

Section 2. The Salida City Council hereby authorizes the City purchase of the subject Property, and therefore authorizes the Administrator to sign the Purchase and Sale Agreement, attached hereto as Exhibit A.

Section 3. The Salida City Council additionally authorizes the Administrator to execute all necessary documents associated with the conveyance and closing of the subject Property pursuant to the Purchase and Sale Agreement, attached hereto as Exhibit A.

RESOLVED, APPROVED, AND ADOPTED this 4th day of June, 2024.

CITY OF SALIDA

By: _____
Dan Shore, Mayor

[SEAL]

ATTEST: _____
City Clerk/Deputy City Clerk

Exhibit A
Contract to Buy and Sell Real Estate



First Colorado Land Office
7385 W. Hwy 50 Salida, CO 81201
Jeff Post
Ph: 719-539-6682 Fax: 719-539-6685

Item 15.

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (CP40-6-21) (Mandatory 1-22)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

COUNTERPROPOSAL

Date: 5/28/2024

1. This Counterproposal supersedes and replaces any previous counterproposal. This Counterproposal amends the proposed contract dated 5/17/2024 (Contract) between **STAR MOUNTAIN LLC** (Seller) and **CITY OF SALIDA** (Buyer) relating to the sale and purchase of the following legally described real estate in the County of **Chaffee**, Colorado (insert legal description):
LOT 1 325 W HWY 50 SUBDIVISION EXEMPTION PLAT 421196 SAL410 REC 421396
known as: **325 W HIGHWAY 50, SALIDA, CO 81201** (Property).

NOTE: If the table is omitted, or if any item is left blank or is marked in the "No Change" column, it means no change to the corresponding provision of the Contract. If any item is marked in the "Deleted" column, it means that the corresponding provision of the Contract to which reference is made is deleted.

2. **§ 3.1. Dates and Deadlines.** [Note: This table may be omitted if inapplicable.]

Item No.	Reference	Event	Date or Deadline		No Change	Deleted
1	§ 3	Time of Day Deadline	<i>no change</i>			
2	§ 3	Alternative Earnest Money Deadline	<i>5 Days after City Council Approval</i>			
Title						
3	§ 8	Record Title Deadline (and Tax Certificate)	<i>no change</i>			
4	§ 8	Record Title Objection Deadline	<i>no change</i>			
5	§ 8	Off-Record Title Deadline	<i>no change</i>			
6	§ 8	Off-Record Title Objection Deadline	<i>no change</i>			
7	§ 8	Title Resolution Deadline	<i>no change</i>			
8	§ 8	Third Party Right to Purchase/Approve Deadline	<i>no change</i>			
Owners' Association						
9	§ 7	Association Documents Deadline	<i>no change</i>			
10	§ 7	Association Documents Termination Deadline	<i>no change</i>			
Seller's Disclosures						
11	§ 10	Seller's Property Disclosure Deadline	<i>6/11/2024</i>	<i>Tuesday</i>		
12	§ 10	Lead-Based Paint Disclosure Deadline	<i>no change</i>			
Loan and Credit						
13	§ 5	New Loan Application Deadline	<i>no change</i>			
14	§ 5	New Loan Terms Deadline	<i>no change</i>			
15	§ 5	New Loan Availability Deadline	<i>no change</i>			
16	§ 5	Buyer's Credit Information Deadline	<i>no change</i>			
17	§ 5	Disapproval of Buyer's Credit Information Deadline	<i>no change</i>			

18	§ 5	Existing Loan Deadline	<i>no change</i>				Item 15.
19	§ 5	Existing Loan Termination Deadline	<i>no change</i>				
20	§ 5	Loan Transfer Approval Deadline	<i>no change</i>				
21	§ 4	Seller or Private Financing Deadline	<i>no change</i>				
Appraisal							
22	§ 6	Appraisal Deadline	<i>no change</i>				
23	§ 6	Appraisal Objection Deadline	<i>no change</i>				
24	§ 6	Appraisal Resolution Deadline	<i>no change</i>				
Survey							
25	§ 9	New ILC or New Survey Deadline	<i>6/18/2024</i>	<i>Tuesday</i>			
26	§ 9	New ILC or New Survey Objection Deadline	<i>6/19/2024</i>	<i>Wednesday</i>			
27	§ 9	New ILC or New Survey Resolution Deadline	<i>6/21/2024</i>	<i>Friday</i>			
Inspection and Due Diligence							
28	§ 2	Water Rights Examination Deadline	<i>no change</i>				
29	§ 8	Mineral Rights Examination Deadline	<i>no change</i>				
30	§ 10	Inspection Termination Deadline	<i>no change</i>				
31	§ 10	Inspection Objection Deadline	<i>no change</i>				
32	§ 10	Inspection Resolution Deadline	<i>no change</i>				
33	§ 10	Property Insurance Termination Deadline	<i>no change</i>				
34	§ 10	Due Diligence Documents Delivery Deadline	<i>no change</i>				
35	§ 10	Due Diligence Documents Objection Deadline	<i>no change</i>				
36	§ 10	Due Diligence Documents Resolution Deadline	<i>no change</i>				
37	§ 10	Environmental Inspection Objection Deadline (CBS2, 3, 4)	<i>no change</i>				
38	§ 10	ADA Evaluation Termination Deadline (CBS2, 3, 4)	<i>no change</i>				
39	§ 10	Conditional Sale Deadline	<i>no change</i>				
40	§ 10	Lead-Based Paint Termination Deadline	<i>no change</i>				
41	§ 11	Estoppel Statements Deadline (CBS2, 3, 4)	<i>no change</i>				
42	§ 11	Estoppel Statements Termination Deadline (CBS2,3,4)	<i>no change</i>				
Closing and Possession							
43	§ 12	Closing Date	<i>no change</i>				
44	§ 17	Possession Date	<i>no change</i>				
45	§ 17	Possession Time	<i>no change</i>				
46	<i>n/a</i>	<i>n/a</i>	<i>no change</i>				
47	<i>n/a</i>	<i>n/a</i>	<i>no change</i>				

3. § 4. PURCHASE PRICE AND TERMS. [Note: This table may be deleted if inapplicable.]

The Purchase Price set forth below is payable in U.S. Dollars by Buyer as follows:

Item No.	Reference	Item	Amount	Amount
1	§ 4.1	Purchase Price	<i>\$1,200,000.00</i>	
2	§ 4.3	Earnest Money		<i>\$50,000.00</i>
3	§ 4.5	New Loan		
4	§ 4.6	Assumption Balance		
5	§ 4.7	Private Financing		
6	§ 4.7	Seller Financing		
7	<i>n/a</i>	<i>n/a</i>		
8	<i>n/a</i>	<i>n/a</i>		

9	§ 4.4	Cash at Closing		\$1,150,000.00	Item 15.
10		TOTAL	\$1,200,000.00	\$1,200,000.00	

4. ATTACHMENTS. The following are a part of this Counterproposal:

no change

Note: The following documents have been provided but are **not** a part of this Counterproposal:

no change

5. OTHER CHANGES.

1. Section 8.9- The "does" box shall be checked for Buyer to have the right to review Mineral Rights.

2. Section 9.1.1- Seller to order the survey instead of the Buyer.

3. Section 10.6.1.4.8- Seller shall provide 3 years of copies of insurance policy for the property plus any claims in the last three years.

4. Section 26.2- "Any electronic Delivery" shall be deleted from this contract.

5. Section 29- This contract is contingent upon City Council Approval on or before June 5th, 2024. If the approval is not given by City Council, then this Contract shall be considered null and void.

6. Buyer and Seller agree that the previous acceptance deadline was not met, but by signing this Counterproposal the contract will be considered in full force.

6. ACCEPTANCE DEADLINE. This Counterproposal expires unless accepted in writing by Seller and Buyer as evidenced by their signatures below and the offering party to this document receives notice of such acceptance on or before 06/04/2024 5:00 PM MST.

Date Time

If accepted, the Contract, as amended by this Counterproposal, will become a contract between Seller and Buyer. All other terms and conditions of the Contract remain the same.

Date: _____

Seller: **STAR MOUNTAIN LLC**
By: LAURA ANDERSON, MANAGING MEMBER

Seller: _____ Date: _____

Christy Doon, Administrator

Date: **6/3/2024**
Buyer: **CITY OF SALIDA**
By: Christy Doon, Administrator

45 Buyer: _____ Date: _____
46

Item 15.

- Note:** When this Counterproposal form is used, the Contract is **not** to be signed by the party initiating this
- 47 Counterproposal. Brokers must complete and sign the Broker's Acknowledgments and Compensation Disclosure portion of the Contract.

CP40-6-21. COUNTERPROPOSAL

CTM eContracts - ©2024 CTM Software Corp.