TOWN OF YAMPA
TOWN BOARD AGENDA
December 3, 2025 – 6:00 pm

To the Town Board of Yampa and to all Other Persons to whom it may concern:
Notice is hereby given that a Regular Yampa Town Board Meeting will be held on **Wednesday, December 3, 2025 beginning at 6:00 pm** in the Upstairs Board Room at Crossan's/Town Hall, 101 Main St., Yampa, CO. Agenda is subject to change up to 24 hours prior to the scheduled meeting.

Join Zoom Meeting
https://us06web.zoom.us/j/81885532804
Meeting ID: 818 8553 2804
One tap mobile
+17193594580,,81885532804# US
+17207072699,,81885532804# US (Denver)

1. **Call to Order**
   a. Roll Call
   b. Pledge of Allegiance

2. **Audience Participation (5 Minutes)**
   Please limit comments to 5 minutes. The Town Board will take comments under consideration but will not make any decision or take any action at this time. Anyone who would like to address the Town Board concerning any agenda item will be given the opportunity to speak for up to 5 minutes on that item.

3. **South Routt Housing Advisory Board Update – Drew Blanchard, Housing Innovation Manager (15 Minutes)**
   Update on South Routt Housing Advisory Board activities and creation of the South Routt Housing Authority

4. **Resolution 2025-19 – Affordable Housing Expedited Review (5 Minutes)**
   Consideration for approval and authorization to sign Resolution 2025-19, A Resolution Establishing and Reaffirming Expedited Review Policies for Affordable Housing Projects

5. **Resolution 2025-13 – Water and Sewer Rates (5 Minutes)**
   Consideration for approval and authorization to sign Resolution 2025-13, A Resolution Setting the Monthly Water & Sewer Charges

6. **Resolution 2025-14 – 2026 Salary Schedule (5 Minutes)**
   Consideration for approval and authorization to sign Resolution 2025-14, A Resolution Adopting an Updated Employee Salary Schedule in Accordance with Title 2, Town of Yampa Municipal Code

7. **Resolution 2025-15 – 2026 Fee Schedule (10 Minutes)**
   Consideration for approval and authorization to sign Resolution 2024-20, A Resolution of the Town of Yampa, Colorado Adopting a Town of Yampa Fee Schedule

8. **Resolution 2025-16 – 2026 Budget (10 Minutes)**
   Consideration for approval and authorization to sign Resolution 2025-16, A Resolution Summarizing Expenditures and Revenues for each Fund and Adopting a Budget for the Town of Yampa, Colorado, for the calendar year beginning on the first day of January 2026 and ending on the last day of December 2026

9. **Resolution 2025-17– Appropriate Sums of Money (5 Minutes)**
   Consideration for approval and authorization to sign Resolution 2025-17, A Resolution to Appropriate Sums of Money – A Resolution Appropriating Sums of Money to the Various Funds and Spending Agencies, in the amount and for the purpose as set forth below, for the Town of Yampa, Colorado, for the 2026 Budget Year

10. **Resolution 2025-18 – Setting of Mill Levies (5 Minutes)**
    Consideration for approval and authorization to sign Resolution 2025-18, A Resolution to Set Mill Levies – A Resolution levying General Property Taxes for the Year 2025 to help defray the costs of government for the Town of Yampa, Colorado for the 2026 Budget Year

11. **Consent Agenda (5 Minutes)**
    a. Approval of November 19, 2025 Regular Meeting Minutes
    b. Approval of October 2025 Payment Approval Report

12. **Staff and Board Member Reports/Updates (20 Minutes)**
    a. Committee and meeting reports from Staff and Board Members

13. **Scheduled Meeting/Work Sessions (5 Minutes)**
    a. Town Board and other requests for Agenda Items
       i. January 7, 2026 @ 6:00 pm –Town Board Regular Meeting
       ii. January 21, 2026 @ 6:00 pm – Town Board Regular Meeting
       iii. January 28, 2026 @ 6:30 pm – Planning Commission Meeting

14. **Adjournment**

TOWN OF YAMPA
RESOLUTION 2025-19

A RESOLUTION ESTABLISHING AND REAFFIRMING EXPEDITED REVIEW POLICIES FOR AFFORDABLE HOUSING PROJECTS

WHEREAS, the voters of Colorado approved Proposition 123 in 2022 creating the State Affordable Housing Fund to make certain funds available to local governments as defined by C.R.S. 29-32-104; and

WHEREAS, Town of Yampa, Colorado is a statutory municipality duly and regularly organized and validly existing as a body corporate and politic under and by virtue of the Constitution and laws of the State of Colorado and is eligible for Proposition 123 funding and programing; and

WHEREAS, the Town of Yampa recognizes the importance of allowing affordable and attainable housing to be developed for its workforce and its residents; and

WHEREAS, the Town of Yampa has set a baseline and commitment to increase affordable housing as defined in C.R.S. 29-32-105; and

WHEREAS, the Town of Yampa's current process for reviewing proposed housing projects already meets the requirement for a 90-day review process; and

WHEREAS, the Town of Yampa also creates this policy for expedited review to ensure that affordable housing projects are reviewed and a decision rendered within 90 days of a complete application in alignment with the requirements of C.R.S. 29-32-105(2) et seq., as determined by the Town Planner or their designee; and

WHEREAS, The Town of Yampa recognizes that an affordable housing development project which has at least 50% of the units as affordable, as defined in statute (C.R.S. 29-32-101 and C.R.S. 29-32-105(2)) would be eligible for expedited review; and

WHEREAS, The Town of Yampa recognizes the following application types which require expedited review: Administrative Adjustment; Rezoning; Site Plan, Major; Site Plan, Minor; Conditional Use Permit; Conditional Use Permit, Minor Amendment; or Variance.

WHEREAS, The Town of Yampa's expedited review process for affordable housing projects does not apply if an applicant chooses to opt-out of the process.

WHEREAS, The Town of Yampa recognizes the allowable extensions in C.R.S. 29-32-105(2), both for applicants and for the Town, and recognizes the circumstances under which the expedited review timeline may be extended or the application may be removed from the expedited review process. Such are further detailed in Title 6, Section 10, Yampa Land Development Code.

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

1. That the expedited development review process for affordable housing as established in Title 6, Section 10, and pursuant to C.R.S. 29-32-101 et seq is hereby affirmed as the policy of the Town of Yampa.

2. That such expedited development review process for any complete application received by the Town for an affordable housing development involving an Administrative Adjustment; a Rezoning; a Site Plan, Major; a Site Plan, Minor; a Conditional Use Permit; a Conditional Use Permit, Minor Amendment; or a Variance will be placed on the next available agenda, as such may be required, once proper public notice has been posted and a decision rendered on the completeness of the application within 90 days to ensure an expedited and timely review of the affordable housing project, with the intent to comply with the requirements in C.R.S. 29-32-105(2) et seq.

3. This Resolution is effective immediately upon adoption.

READ AND ADOPTED this 3rd day of December, 2025.

Attest:	**TOWN OF YAMPA**
______________________________	______________________________
Sheila Symons Town Administrator/Clerk	Stacey Geilert, Mayor

Town of Yampa

Town Board Agenda Item

Meeting Date:	December 3, 2025
Agenda Item Title:	Resolution 2025-13 – Water and Sewer Rates - Consideration for approval and authorization to sign Resolution 2025-13, A Resolution Setting the Monthly Water & Sewer Charges
Presented by:	Mary Alice Page-Allen
Attachments:	Draft Resolution 2025-13

Background: In accordance with previous discussions during the 2026 Budget development and the 2024 Water and Sewer Rate Study, Resolution 2025-13 is presented for consideration. The rates are incorporated into the 2026 Budget revenues for these respective enterprise accounts. Rates would become effective January 1, 2026 with users seeing the change in their February billing cycle.

Recommendation: The Town Board approve and authorize the signing of Resolution 2025-13, A Resolution Setting the Monthly Water & Sewer Charges

STATE OF COLORADO) **RESOLUTION 2025-13**
) **ss.**
COUNTY OF ROUTT)

A RESOLUTION SETTING THE MONTHLY WATER & SEWER CHARGES

WHEREAS, the regulations governing the Town of Yampa's (Town) Water & Sewer Enterprise (Enterprise) require that all users of the water and sewer systems be charged rates and amounts sufficient to produce revenues to pay the annual operating and maintenance charges as well as the principal and interest on all bonds and other obligations payable from net revenues, including reserves; and

WHEREAS, the Town's annual financial report has provided information that the current user rates are insufficient to cover such requirements; and

WHEREAS, the Board of Trustees (Board) directed staff to conduct a Rate Study (Study) to determine the current and expected costs associated with operating, maintaining, repairing and replacing the Town's potable water and sanitary sewer systems; and

WHEREAS, the Study analyzed the costs of properly operating the Town's potable water and sanitary sewer systems and balancing the Enterprise Funds; and

WHEREAS, the Board determined from their review of the Study that additional revenues must be collected, and such are properly obtainable from the monthly water and sewer charges; and

WHEREAS, the provisions of Title 14, Yampa Municipal Code, provides that rates for the users of the Town's water and sewer systems be adopted by a resolution of the Board of Trustees.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF YAMPA THAT:

1. Qualified Non-Profit Entities are defined, for the purposes as used herein, as an entity subject to the collection of water and sewer use charges that has provided to the Town a copy of a current Internal Revenue Service, Department of Treasurer, letter determining that the entity is exempt from federal income tax under the Internal Revenue Code Section 501(c)(3).

2. Monthly base charges for metered users of the Yampa Water Service except for Qualified Non-Profit Entities, including up to 5,000 gallons of water, are hereby established as follows:

Beginning January 1, 2026	
Per Equivalent Residential Unit (EQR)	**Monthly Base Charge**
Residential/EQR	$73.88
Out-of-Town Residential/EQR	$110.81
Commercial & Institutional/EQR	$73.88
Forest Service (6 In-Town EQR/1 Out of Town EQR)	$554.09
Single Delivery Sales	$110.81

Beginning January 1, 2027	
Per Equivalent Residential Unit (EQR)	**Monthly Base Charge**
Residential/EQR	$77.57
Out-of-Town Residential/EQR	$116.35
Commercial & Institutional/EQR	$77.57
Forest Service (6 In-Town EQR/1 Out of Town EQR)	$581.77
Single Delivery Sales	$116.35

Beginning January 1, 2028	
Per Equivalent Residential Unit (EQR)	**Monthly Base Charge**
Residential/EQR	$81.45
Out-of-Town Residential/EQR	$122.17
Commercial & Institutional/EQR	$81.45
Forest Service (6 In-Town EQR/1 Out of Town EQR)	$610.87
Single Delivery Sales	$122.17

3. Monthly base charges for Qualified Non-Profit Entities for use of the Yampa Water Service, including up to 1,000 gallons of water, are $48.61 beginning January 1, 2026, $51.04 beginning January 1, 2027, and $53.59 beginning January 1, 2028.

4. Water use in excess of 5,000 gallons per month, or in the case of Qualified Non-Profit Entities water use in excess of 1,000 gallons per month, are hereby established as follows:

Beginning January 1, 2026	
Usage Charges	**Per Gallon**
1001-5000	.00552
5001-10000	.00552
10001-15000	.00581
15001+	.00611

Beginning January 1, 2027	
Usage Charges	**Per Gallon**
1001-5000	.00580
5001-10000	.00580

10001-15000	.00610
15001+	.00642

Beginning January 1, 2028	
Usage Charges	**Per Gallon**
1001-5000	.00609
5001-10000	.00609
10001-15000	.00641
15001+	.00674

5. Metered irrigation users who have or have purchased a tap connection for irrigation only purposes shall be subject to the Monthly Base Charge and Usage Charges as established above only during the months of May, June, July, August, September and October.

6. Monthly charges for users of the Yampa Sewer Service are hereby established as follows:

Beginning January 1, 2026	
Per Equivalent Residential Unit (EQR)	**Monthly Base Charge**
Residential/EQR	$61.70
Out-of-Town Residential/EQR	$92.54
Commercial & Institutional/EQR	$61.70
Forest Service (6 In-Town EQR/1 Out of Town EQR)	$462.74

Beginning January 1, 2027	
Per Equivalent Residential Unit (EQR)	**Monthly Base Charge**
Residential/EQR	$64.79
Out-of-Town Residential/EQR	$97.17
Commercial & Institutional/EQR	$64.79
Forest Service (6 In-Town EQR/1 Out of Town EQR)	$485.91

Beginning January 1, 2028	
Per Equivalent Residential Unit (EQR)	**Monthly Base Charge**
Residential/EQR	$68.03
Out-of-Town Residential/EQR	$102.03
Commercial & Institutional/EQR	$68.03
Forest Service (6 In-Town EQR/1 Out of Town EQR)	$510.21

7. Commercial customers with water use in excess of 10,000 per month per EQR will be charged, per thousand gallons on the sewer rate or increments thereof, $5.17 beginning January 1, 2026, $5.43 beginning January 1, 2027 and $5.70 beginning January 1, 2028.

8. The tap-in fees for the water system for each water tap-in within the corporate limits of Town shall be as follows:

Size	Tap-In Fee
¾ inch	$5,000
1 inch	$8,750
1 ¼ inch	$13,750
1 ½ inch	$20,000
2 inch	$35,000
Larger than 2 inch	As approved by Town Board

9. The tap-in fees for the sewer system for each sewer tap-in within the corporate limits of Town shall be as follows:

Size	Tap-In Fee
4 inch	$5,000
Larger than 4 inch	As approved by Town Board

READ AND ADOPTED THIS this 3rd day of December, 2025.

Attest:

Sheila Symons
Town Administrator/Clerk

TOWN OF YAMPA

Stacey Geilert, Mayor

Town of Yampa

Town Board Agenda Item

Meeting Date:	December 3, 2025
Agenda Item Title:	Resolution 2025-14 – 2026 Salary Schedule - Consideration for approval and authorization to sign Resolution 2025-14, A Resolution Adopting an Updated Employee Salary Schedule in Accordance with Title 2, Town of Yampa Municipal Code
Presented by:	Mary Alice Page-Allen
Attachments:	Draft Resolution 2025-14

Background: A proposed updated salary schedule adjusting the schedule for 2026 was presented that included a 1.5% increase for 2026. The approved 2026 Salary Schedule will be included as Appendix R in the Yampa Personnel Policies & Procedures Handbook.

Recommendation: The Town Board approved and authorize the signing of Resolution 2025-14, A Resolution Adopting an Updated Employee Salary Schedule in Accordance with Title 2, Town of Yampa Municipal Code.

STATE OF COLORADO) **RESOLUTION 2025-14**
) ss.
COUNTY OF ROUTT)

A RESOLUTION ADOPTING AN UPDATED EMPLOYEE SALARY SCHEDULE IN ACCORDANCE WITH TITLE 2, TOWN OF YAMPA MUNICIPAL CODE

WHEREAS, Title 2 of the Town of Yampa Municipal Code states that Town employees will be compensated according to prevailing rates for similar positions in municipalities in the State of Colorado;

WHEREAS, the Board of Trustees (Board) believes that it is beneficial to maintain a competitive salary schedule;

WHEREAS, the Town Treasurer presented a proposed updated salary schedule that adjusting the salary schedule for 2026 in accordance with the direction provided by the Board;

WHEREAS, the final 2026 Salary Schedule is intended for inclusion in the Town's Personnel Policies as Appendix R; and

WHEREAS, the Board has reviewed the salary survey information and proposed 2026 Salary Schedule.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF YAMPA THAT:

1. The attached 2026 Salary Schedule is hereby adopted by the Board of Trustees, and it shall be included as Appendix R in the Town of Yampa's Personnel Policies and Procedures Handbook.
2. The 2026 Salary Schedule herein adopted is effective as of January 1, 2026.

READ AND ADOPTED THIS this 3rd day of December, 2025.

Attest: **TOWN OF YAMPA**

___________________________ ______________________________

Sheila Symons
Town Administrator/Clerk

Stacey Geilert, Mayor

2026 Salary Schedule - Town of Yampa											
Position	**Step 1**	**Step 2**	**Step 3**	**Step 4**	**Step 5**	**Step 6**	**Step 7**	**Step 8**	**Step 9**	**Step 10**	**Step 11**
Town Administrator/Clerk (Exempt)	72,027	74,569	77,111	79,653	82,195	84,737	87,279	89,821	92,364	94,906	97,448
Treasurer (Exempt)	65,397	67,705	70,013	72,321	74,629	76,937	79,245	81,553	83,861	86,170	88,478
Admin-Deputy Clerk	48,117	50,049	51,981	53,912	55,844	57,775	59,641	61,506	63,371	65,236	67,101
Hourly	23.13	24.06	24.99	25.92	26.85	27.78	28.67	29.57	30.47	31.36	32.26
Road & Bridge, Parks	70,885	73,387	75,889	78,390	80,892	83,394	85,896	88,473	91,127	93,861	95,903
Hourly	34.08	35.28	36.48	37.69	38.89	40.09	41.30	42.54	43.81	45.13	46.11
Water/Wastewater	54,859	56,504	58,200	59,946	61,744	63,596	65,504	67,469	69,493	71,578	73,726
Hourly	26.37	27.17	27.98	28.82	29.68	30.58	31.49	32.44	33.41	34.41	35.44
Seasonal Snow Plow Operator											
Hourly	42.34	43.65	45.00	46.35	47.74	49.17	50.65	52.17	53.73	55.34	57.00
											11/20/2025

Town of Yampa

Town Board Agenda Item

Meeting Date: December 3, 2025

Agenda Item Title: Resolution 2025-15 – 2026 Fee Schedule - Consideration for approval and authorization to sign Resolution 2025-15, A Resolution of the Town of Yampa, Colorado Adopting a Town of Yampa Fee Schedule

Presented by: Mary Alice Page-Allen

Attachments: Draft Resolution 2025-15

Background: Fees, rates and charges for the many things the Town must collect are noted in a number of places or are identified as to be set by a Resolution of the Board of Trustees. In an effort to consolidate these fees, rates and charges into a single document, Resolution 2025-15 has been developed. It identifies things such as copy and notary charges, formalizes Public Works equipment charges, and reaffirms the zoning and subdivision fee schedule as it relates to the Yampa Land Development Code (LDC). There were minor changes, mainly deletions or moving something categorically, as well as those needed for the LDC, over the fee schedule approved for 2025.

Recommendation: The Town Board approve and authorize the signing of Resolution 2024-20, A Resolution of the Town of Yampa, Colorado Adopting a Town of Yampa Fee Schedule

RESOLUTION NO. 2025-15

A RESOLUTION OF THE TOWN OF YAMPA, COLORADO ADOPTING A FEE SCHEDULE, AND SETTING AN EFFECTIVE DATE

RECITALS

WHEREAS, the Town of Yampa (Town) Board of Trustees (Board) has adopted various ordinances, regulations and policies that have established rate, fees and charges for the Town of Yampa; and

WHEREAS, such ordinances and regulations have provided that a Fee Schedule may be adopted by Resolution and be amended from time to time by Resolution; and

WHEREAS, the Board has determined it is in the public's interest and proper policy to establish fees and charges to cover the costs associated with the provision of various administrative services or to provide those services identified by the ordinances or regulations of the Town.

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

Section 1. A 2026 Fee Schedule, Appendix A, Appendix B and Appendix C, attached hereto, are hereby adopted.

Section 2. This Resolution shall be in full force and effect on January 1, 2026.

PASSED, APPROVED AND RESOLVED THIS 3rd DAY OF DECEMBER, 2025.

____
Stacey Geilert, Mayor

ATTEST:

____
Sheila Symons
Town Administrator/Clerk

2026
FEE SCHEDULE
TOWN OF YAMPA
APPENDIX A

Administration	**Amount**	**Description**
B&W Copies	$0.10	Per page
Color Copies	$0.50	Per page
Notary Fee	$5.00	Per document
NSF or Account Closed Fee	$35.00	Per incident
Open Records Request:		
Certified Copies	$1.25	Per page
Copies	$0.25	Per page
Town Attorney	$250.00	Per hour
Department Heads	$40.00	Per hour
Public Works Personnel/Board Members	$30.00	Per hour
Administrative Personnel	$20.00	Per hour; first hour is free.
Town Code	$100.00	Printed Copies
Comprehensive Plan	$100.00	Each
Zoning Map	$5.00	Each
Zoning & Subdivision Fees		See Exhibit C
Facilities Use Fees*	**Amount**	**Description**
Ladies Aid Hall	$50.00	Per Day (Incl Tables & Chairs) (See application for additional information and charges)
Tables & Chairs	$5.00	Per Day Per Table & 8 Chairs
Town Hall		
Board Room	$25.00	Per Day
Downstairs (Crossan's)	$25.00	Per Day
Multiple Days Use	Negotiable	
Park Use Fee	$25.00	Per Day
*Cleaning Deposit may be required		
Taxes	**Amount**	**Description**
Sales Tax - Town	4%	A D E H Exemptions Per DR 1002
Use Tax	4%	On total valuation upon issuance of Building Permit
Electric Franchise Fee	3%	
Licenses	**Amount**	**Description**
Animal License (Neutered)	$4.00	Per year
Animal License (Intact)	$10.00	Per year
Court	**Amount**	**Description**
Court Cost	$25.00	
Court Cost	$50.00	Deferrals
Public Safety	**Amount**	**Description**
Per Routt County Sheriff's Office Fee Schedule		
Public Works	**Amount**	**Description**
Disconnect/Reconnect Fee	$30.00	Per incident
Door Hanger (Delinquent/Late) Fee	$20.00	
Utility Permit (Water & Sewer)	$100.00	
Utility Permit - Reinspection Fee	$75.00	Per Reinspection
Right-of-Way Permit	$100.00	
Right-of-Way Permit - Reinspection Fee	$75.00	Per Reinspection
Motor Grader	$150.00	Per Hour (Includes Operator)*
Loader	$125.00	Per Hour (Includes Operator)*
Pick-Up	$55.00	Per Hour (Includes Operator)*
Equipment (e.g. Barricades, Pump)	$75.00	Per Day
Labor	$50.00	Per Hour Per Person*
Materials	Cost + 10%	
*All rates are one (1) hour minimum and billed to the nearest 1/4 hour. Any after hours work or call is billed at 1.5 x Labor rate.		

NOTE: In the event of a conflict between the fees, rates and charges listed in this Appendix A and the text of any individual section of the Town Code, the provisions of this Appendix shall control.

2026
FEE SCHEDULE
TOWNOF YAMPA
APPENDIX B

Liquor License Fees*		
Application Fees	**Amount**	**Description**
Application Fees	$1,000.00	
Application Fee w/Concurrent Review	$1,000.00	
Application Late Renewal Fee	$500.00	Not more than 90 days of license expiration
Application Reissue Fee	$500.00	More than 90 days but less than 180 days of license expiration
Application Reissue Fine	$25.00	Per day beyond 90 day expiration date
Annual Renewal Application Fee	$100.00	
Annual Art Gallery Fee	$100.00	
Retail License Fees		
Art	$41.25	
Beer & Wine	$48.75	
Brew Pub	$75.00	
Club	$41.25	
Distillery Pub	$75.00	
Hotel & Restaurant	$75.00	
Lodging & Entertainment	$75.00	
Retail Liquor Store	$22.50	
Tavern	$75.00	
Vintner's Restaurant	$75.00	
Fermented Malt Beverage On Premises	$3.75	
Fermented Malt Beverage and Wine	$3.75	
Femented Malt Beverage On/Off Premises	$3.75	
Permit Fees		
Art Gallery Permit	$3.75	
Bed & Breakfast Permit	$3.75	
Special Event Permit	$100.00	
Mini Bar Permit with Hotel Restaurant License	$48.75	
Additional Fees		
Change of Location	$750.00	
Corporate/LLC Change	$100.00	Per Person
Manager Registraton	$30.00	
*May be subject to change based on State implemented fees		

APPENDIX C
TOWN OF YAMPA ZONING & SUBDIVISION
FEE SCHEDULE

MINIMUM BASIC FEES: The Minimum Basic Fees listed shall be paid in full at the time of application. An application will not be deemed and scheduled for review until the Minimum Basic Fee has been paid in full. The Minimum Basic Fee is designed to cover basic filing, publication and processing costs. It also includes the minimum amount of staff time typically required for an application of that type.

HOURLY FEES: Hourly Fees will be charged for staff time not covered by the Minimum Basic Fees. Staff time will be charged at a minimum rate of ***$100/hr***. This rate may be adjusted by the Town Board as necessary. Hourly Fees apply to all review processes unless otherwise noted.

RENEWAL FEES: 50% of the Minimum Basic Fee will be charged to process renewals unless otherwise noted that are authorized under the original conditions of approval or in the Zoning or Subdivision Ordinances.

SPECIAL FEES: Special fees may be charged at the discretion of the Town Board for professional consultants or special research/analysis that is required to ensure adequate review of an application.

<u>APPROVALS/PERMITS ARE CONTINGENT ON FULL PAYMENT OF ALL APPLICABLE FEES:</u> This includes any and all Minimum Basic Fees, Hourly Fees, Surcharges, and/or Special Fees. Approvals/Permits with outstanding balances that exceed 90 days will be revoked.

REVIEW PROCESS	MINIMUM BASIC FEE	NOTES
Building Permit Sign-Off	$100	Collected at permit application through Routt County Regional Building Dept. Hourly rates apply for reviews more than ½ hour.
Site Plan Review, Minor	$100	
Floodplain Development Permit	$100	
Fence Permits	$25	If Planning Commission or Town Board review is required, the hourly rates apply
Shed or Sign Approvals	$50	No Hourly Fee
Pre-Application Work Session	$100	Fee will be credited to subsequent application if such moves forward
Planned Unit Development – Conceptual	$1000	
Planned Unit Development – Final	$500	
Conditional Use Permit	$500	
Conditional Use Permit Minor Amendment	$250	
Temporary or Special Event Permit	$250	
Zoning Amendment	$500	
Subdivision Exemption (Town Board Review Only)	$1000	
Vacation of Plat, Right-of-Way or Public Utility Easement	$500	
Pre-App/Sketch Plan	$500 + $10/lot or dwelling unit	Final Plats that combines Pre-Application/Sketch, Preliminary and Final Subdivision for concurrent review will be charged Final Subdivision Plat fees. These are limited to boundary line adjustments or lot consolidations.
Preliminary Plat	$1000 + $15/lot or dwelling unit	
Final Subdivision Plat	$500	
Minor or Resubdivision Plat	$500	
Building Footprint, Condominium or Townhouse Plat	$500	
Site Plan Review, Major	$500 + $.05/sq ft for gross bldg. area over 5,000 sq ft	
Development/Subdivision Improvement Agreement	$500	
Administrative Adjustments	$250	
Appeal	$250	
Variance	$500	

Annexation	$2000	
Other Review Requiring Town Approval (for example Comp Plan Amendments, Text Amendments)		Hourly fees only. A deposit of $500 against which the hourly rate will be applied is required. Any unused balances will be returned to applicant.

RESEARCH[1]: First one (1) hour no charge; each additional hour will be charged at the current rate for Hourly Fees. Research requests shall be submitted to the Town Administrator/Clerk and are subject to approval prior to the initiation of any staff research. The Town Administrator/Clerk shall determine if the requested research is appropriate based on the nature of the research requested, the amount of research requested, and the available staff time.

DETERMINATION/INTERPRETATION LETTER: Hourly Fees will apply ($50 minimum).

[1]Research is defined as the interpretation of documents in the Town's land use files. By way of example and not limitation, a party may request research as to the land use history of a particular parcel or for the history and status of a land use approval for a specific parcel. This section is not intended to replace or nullify a citizen's rights under the Open Records Act to inspect and copy a specifically described document or documents or file.

AFTER THE FACT REVIEW: An additional charge equal to the total applicable Minimum Basic Fees shall be applied to all applications for Approvals/Permits that are received after the start of construction and/or operation. These additional fees will not be used to offset any Hourly Fees that may apply.

MULTIPLE PROCESSES: In general, an application will be charged the total of all applicable Minimum Basic Fees at the time of application. However, the Town Planner may adjust the aggregate of fees for **concurrent multiple processes** based upon the scope and complexity of each affected application and the cost to the Town to complete the reviews.

REFUNDS: Fees will not be refunded for any processing or partial processing of an application except as approved by the Town Board.

OTHER DEPARTMENT AND AGENCY FEES: Applicant will be responsible for any and all fees charged by other departments or agencies necessary to process application including but not limited to:

a. Yampa Fire Protection District
b. Clerk and Recorder Fees
c. Town Attorney Fees
d. Routt County Regional Building Department Fees
e. Colorado State Engineer
f. Colorado Geological Survey

CRITERIA FOR THE WAIVER OF FEES FOR SPECIAL PROJECTS: Minimum Basic and Hourly Fees may be reduced or waived by the Town Administrator/Clerk or the Town Board. Fees related to professional/independent consultants and studies are not included. In general, but not limited to, the following categories will be used to determine if a fee reduction or waiver is appropriate:

a. Projects of public entities;
b. Projects of non-profit entities that will have a substantial benefit to the citizens of the Town of Yampa; or
c. Projects initiated by the Town of Yampa

Town of Yampa

Town Board Agenda Item

Meeting Date: December 3, 2025

Agenda Item Title: Proposed 2026 Budget

Presented by: Mary Alice Page-Allen

Attachments: Resolution 2024-21 – 2025 Budget
Resolution 2024-22 – Appropriate Sums of Money
Resolution 2024-23 – Setting of Mill Levies

Background:

The preliminary 2026 Budget was presented to the Board in October and a public hearing was held in November. State budget law requires that local governments adopt their annual budget by December 15th each year. At the November public hearing, the Community Support spreadsheet was reviewed and direction was provided by the Board. This information has been incorporated into the proposed 2026 Budget.

Three resolutions are included for the Board's consideration to finalization the budget process. These address adopting the budget, appropriating funds and setting of the mill levies based on 2025 valuations. The County Assessor's Office will provide the final mill levy numbers on December 1st, and such will be incorporated within Resolution 2025-18 in time for the Board's consideration.

Recommendation: The Town Board consider for approval Resolution 2025-16 adopting the 2026 Budget, Resolution 2025-17 appropriating sums of money to support proposed budget expenditures, and Resolution 2025-18 setting the mill levies.

RESOLUTION 2025-16

<u>RESOLUTION TO ADOPT BUDGET</u>

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE TOWN OF YAMPA, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2026, AND ENDING ON THE LAST DAY OF DECEMBER 2026

WHEREAS, the Board of Trustees of the Town of Yampa has appointed Mary Alice Page-Allen, Town Treasurer, as Budget Officer, and instructed her to prepare and submit a proposed budget to said governing body for the fiscal year beginning January 1, 2026 and ending December 31, 2026; and

WHEREAS, Mary Alice Page-Allen, Town Treasurer, submitted a proposed budget to this governing body for its consideration on October 15, 2025; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 5, 2025, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever, increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves/fund balances so that the budget remains in balance, as required by law.

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

Section 1. That the budget as attached hereto is approved and adopted as the budget of the Town of Yampa for the calendar year beginning on the first day of January, 2026 and ending on the last day of December, 2026.

READ AND ADOPTED, this 3rd day of December, A.D., 2025.

____

Stacey Geilert, Mayor

Attest:

____

Sheila Symons, Town Administrator/Clerk

2026 Budget

December 3, 2025

Community Vision:

The Town of Yampa is a flourishing small town that offers a superior quality of life at the Gateway to the Flat Tops. The community is characterized by its distinct historic character, welcoming atmosphere, and legacy of opportunity for residents and visitors of all ages.

December 3, 2025

Board of Trustees:

Presented herein is the 2026 annual budget. The budget serves as the basis for the Town of Yampa's (Town) financial and operating plans over the next year. This budget has been prepared in accordance with the provisions of C.R.S. 29-1-103. It uses the modified accrual basis of accounting.

Current Outlook

The budget contains a General Fund for the Town covering general town services, public works/streets, judicial and parks maintenance operations. Revenues for the General Fund come from a variety of sources including property, sales, specific ownership, cigarette, highway use and road taxes; motor vehicle registration, license and other fees; mineral leasing and severance tax related to mineral development; grant income; and interest and miscellaneous income. Parks operations are also supported by Lottery/Conservation Trust Fund revenues in the General Fund.

The budget also contains a water enterprise fund and a sewer enterprise fund for which the revenues come from the sales of services.

Beginning in 2024, the budget also implemented capital improvement and debt service funds to manage a number of current and future capital projects, associated revenue sources including voter-approved sales taxes, and debt repayment from the General Fund, Water Enterprise Fund and Sewer Enterprise Fund.

Over the last while, the Town has taken proactive steps to refine and stabilize the finances of the organization. Current budgetary appropriations continue to reflect this policy. In 2023, a water and sewer rate study was completed to inform how the Town can remain diligent in assuring enterprise fund cash flows are adequate, reserves are maintained at sufficient levels, and that continued monitoring of revenues and expenses occurs. It is expected that the rate study will be updated in 2027.

Property sales in 2025 show that values continue to move upward, leading to the expectation that future property tax collections will continue to recover, however economic pressures show a leveling off in this area. The Town, like others throughout the state, has seen sales tax revenues increase substantially, however such are offset by the uncertainties surrounding mineral lease and severance tax revenues, and minimal local residential or commercial development within the last 24 months. There are areas, however, where the signs point to an upturn as there are several development inquiries in follow-up to the 2023 completion of the Yampa Comprehensive Plan, downtown area redevelopment activity, and interest in the future of the Royal Hotel property that burned to the ground in 2017 and which was conveyed to the Town by the Routt County Board of Commissioners.

Capital improvement planning, including preparing for needed equipment purchases, was completed as part of the Yampa Comprehensive Plan and was mindful that such is needed to avoid larger and irregular impacts on Town finances that these types of purchases and projects would otherwise have. Even so, there are projects looming where immediate action is necessary and will need to be completed before any substantial Town funding is available for other capital project efforts. The Town is and will continue to seek outside grants and loans to complete these emergent projects.

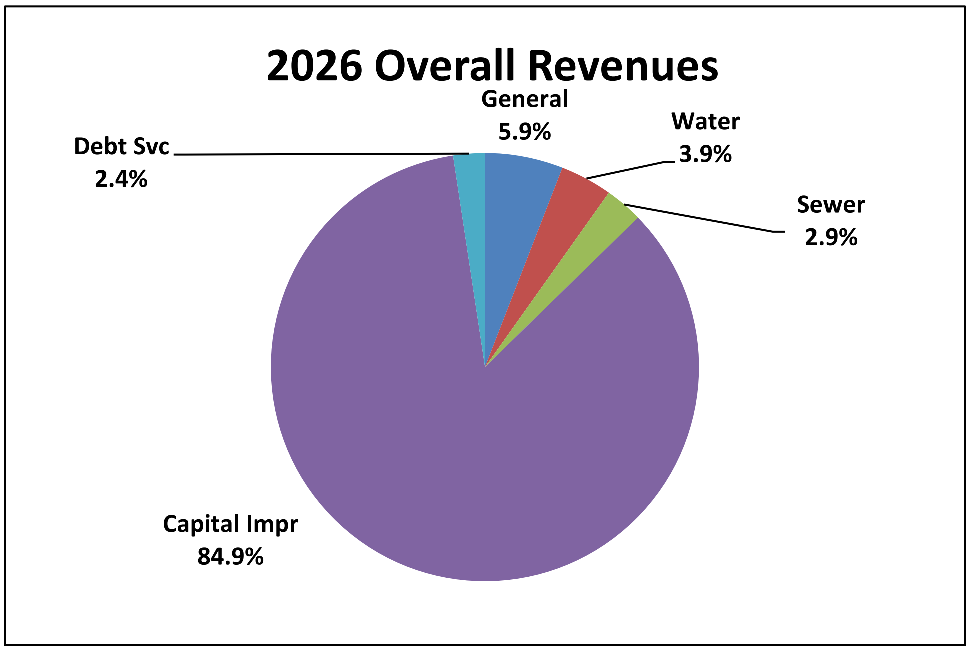
The water and sewer enterprises are expected to cover all anticipated costs of overhead, operation and planned capital maintenance and repair projects in 2026 but such will require an increase in user rates, implementing the recommendations of the rate study. The Town continues to make headway in financing the needed improvements to the water treatment distribution and wastewater treatment and collection system facilities. Of immediate note is the wastewater system replacement and upgrade design work where project engineering was initiated in 2022 and will conclude in 2025. The Town received voter approval of a sales tax increase and associated loan in November 2023 where revenues will be paired with several grants and a revenue bond to support the additional construction work planned for 2026 and potentially into the first part of 2027.

The Town employs four (4) full time and two (2) part-time staff. Administrative staff includes the Town Administrator/Clerk, Deputy/Utility Clerk and part-time Town Treasurer/Planner. Public Works/Water & Sewer staff currently consists of full-time water/sewer operator, a full-time streets maintenance superintendent and two part-time/seasonal positions. The Water & Sewer department contracts with a licensed Class A operator, and the Municipal Judge is retained with a monthly stipend.

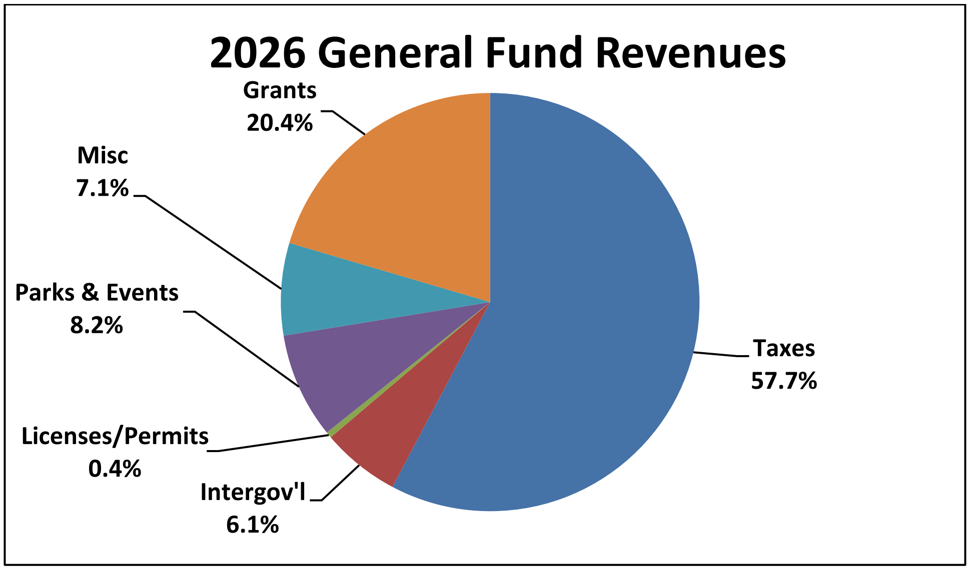
Financial Outlook

Town Revenues

Overall, revenues in the 2026 budget are projected to be $8,305,606, an increase of $6,530,863, or 468.0% from the 2025 projected revenues of $1,774,743. The increase is attributed to revenues related to planned capital project grants, loans and sales taxes. The General Fund is expected to see an increase of $48,883, the Water Fund will see revenues increase $16,864 and the Sewer Fund is expected to see an increase of $14,095 in revenues in 2026. In the General Fund, the increase is attributed to lower administrative revenues offset by greater streets and parks revenues, and in the Water and Sewer Funds the increases are related to increases in the user rates. Capital project revenues including grants, loans and transfers are being budgeted in the Capital Improvement Fund, and debt service revenues are comprised of sales taxes and transfer payments.



General Fund revenues are a combination of property taxes, sales taxes, license and development related fees, service fees, mineral leasing and severance tax monies, Lottery/Conservation Trust Fund revenues, interest income and miscellaneous income and fees. Property tax revenues are expected to increase approximately 5.5% in accordance with Taxpayer Bill of Rights (TABOR) limitations, sales tax revenues flowing to the General Fund and Debt Service Fund as well as other typical revenues will remain generally flat. Given the variability and uncertainty of mineral leasing and severance taxes, as well as indications from the state that funds may be limited, a minimal amount is again budgeted for 2026.



General Fund

- Funding from property, sales, cigarette, franchise and use taxes for 2026 will total $282,400 or 57.7% of the total General Fund revenues.

- Intergovernmental revenues including severance taxes and mineral leasing funds are expected to provide $29,700 in 2026 or 6.1% of the total General Fund revenues.

- License and registration fees are anticipated to provide $2,200 in General Fund revenues in 2026 or 0.4% of total revenues.

- Parks and events revenues including Lottery/Conservation Trust Fund revenues are expected to provide in 2026 $40,000 or 8.2% of the total General Fund revenues.

- Grants are expected to provide $100,000 or 20.4% in General Fund revenues in 2026.

- Interest income and other miscellaneous sources will provide $34,850 in revenues or 7.1% of the total General Fund revenues.

Water & Sewer Enterprises

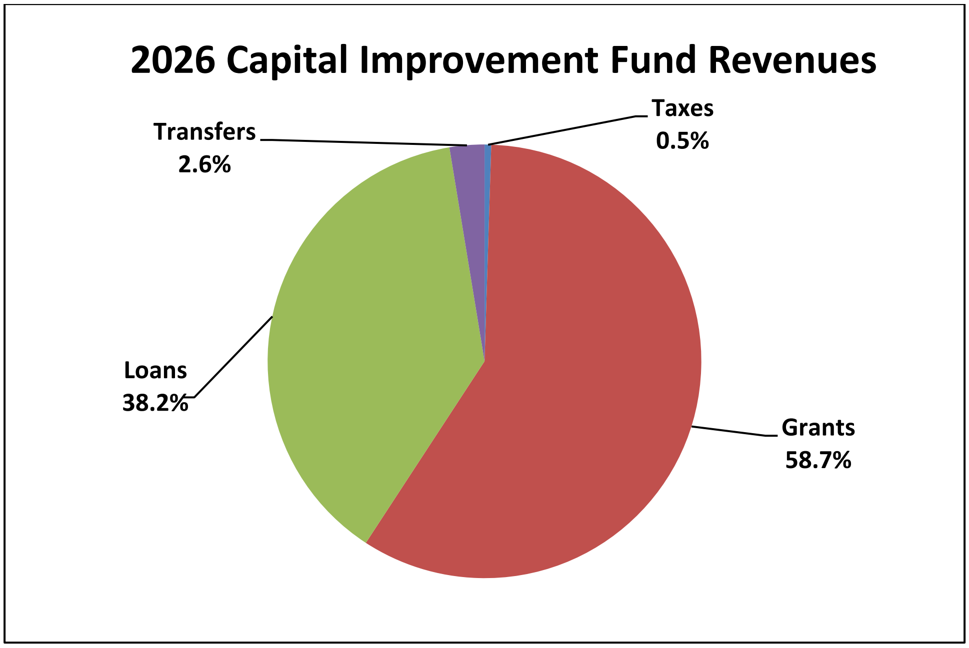
- Revenues collected in the Water Fund are expected to provide $327,067 and in the Sewer Fund are expected to provide $237,945. These revenues represent the charges for the provision of water and sewer services to consumers.

Capital Improvement Fund Revenues

- In 2026, grant funds are expected to be received in the amount of $4,141,220 or 58.7% within the Capital Improvement Fund and will be matched with $2,695,000 or 38.2% in loan funds. The dollars are earmarked for the wastewater treatment plant's construction in the 2026 construction season.

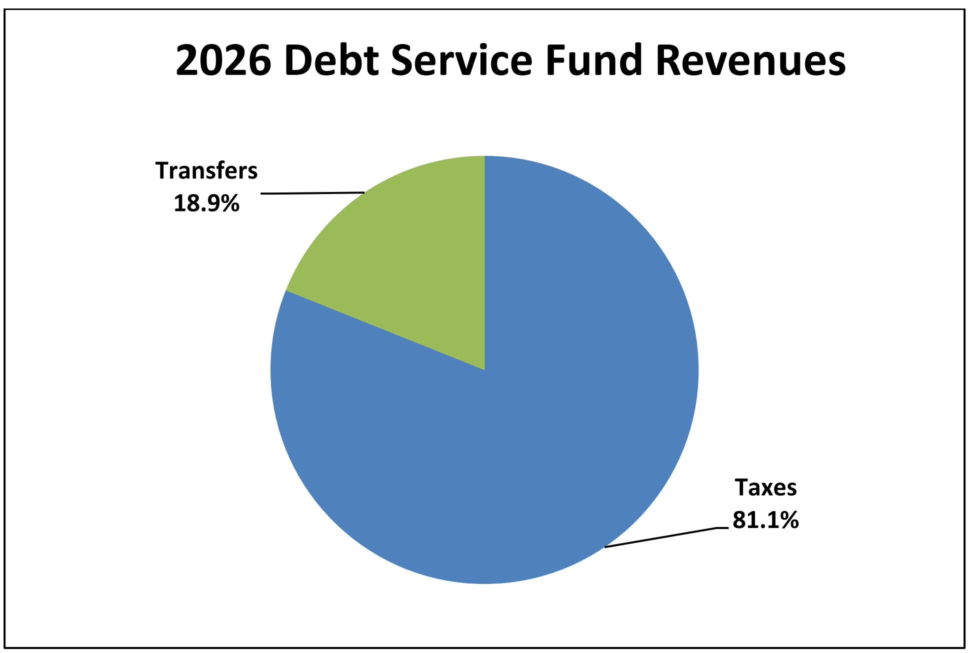
- A portion of sales taxes in the amount of $35,000 (0.5%) are slated to be held in the Capital Improvement Fund to support water and sewer capital projects.

♦ Transfers totaling $182,580 (2.6%) will flow to the Capital Improvement Fund from the General, Water and Sewer Funds.



Debt Service Fund Revenues

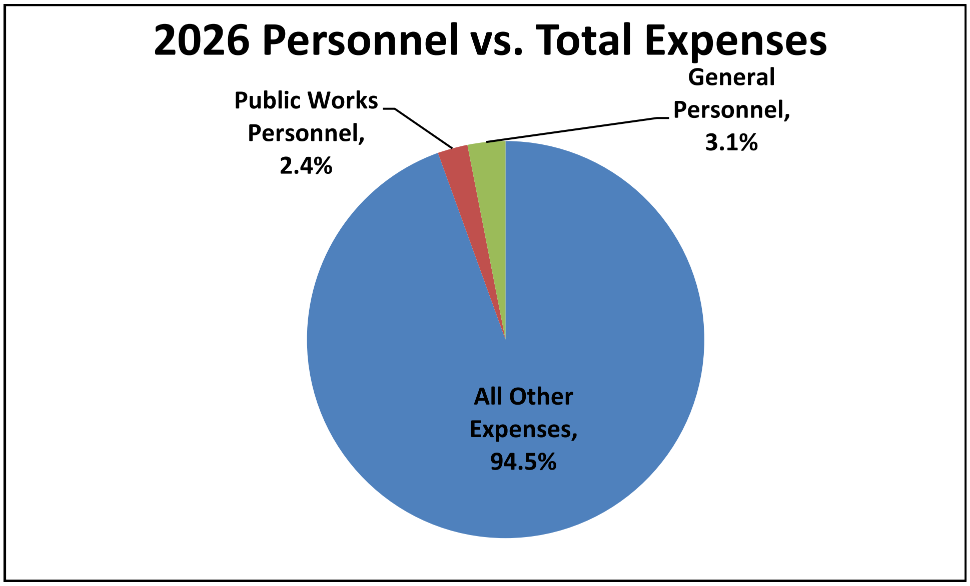
♦ Revenues in the Debt Service Fund are expected to total $197,394 and are comprised of $160,000 in sales taxes (81.1%) and transfers from the General, Water and Sewer Funds in the amount of $37,394 (18.9%).



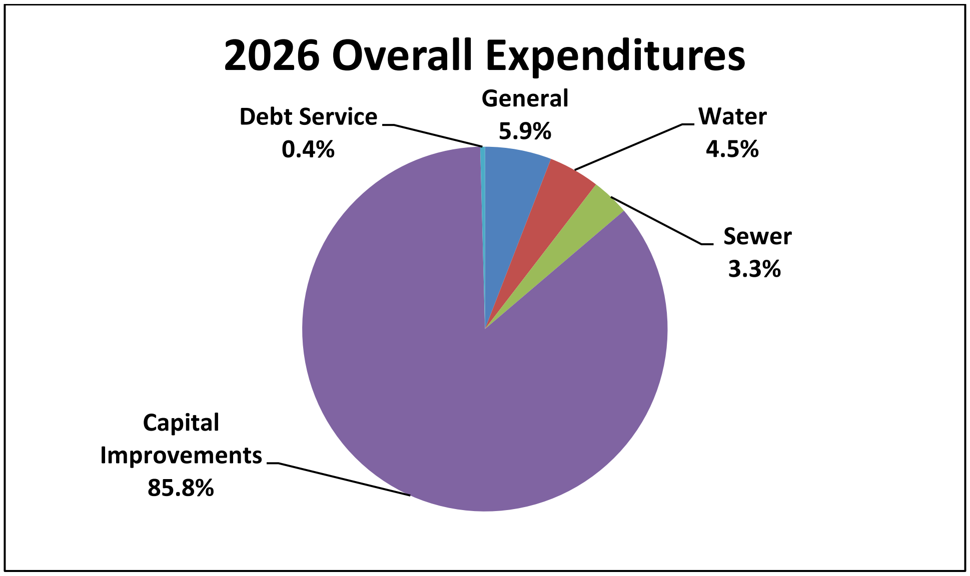
Town Expenditures

Overall, expenditures in the 2026 budget are projected to be $8,219,869, an increase of $6,750,347 or 559.4% from the projected 2025 expenditures. The increase reflects the large anticipated capital project expense and an increase in operation and maintenance costs.

Personnel costs in the General Fund including streets and parks account for $255,322 or 3.1% of the Town's 2026 anticipated expenditures and include administrative and maintenance personnel. The Enterprise Funds' personnel costs are $201,286 or 2.4% of the total expenditures for these funds. Total personnel costs are $456,608 or 5.5% of total Town expenditures. It should be noted that the expenditures related to the wastewater treatment plant's construction skew the personnel percentages significantly.



- ♦ The Town's 2026 General Fund budget is $485,115, a decrease of $38,871 or 7.4% under the 2025 projected expenditures. The decrease is attributed to lower anticipated administrative and legislative costs overall paired with increases in streets and parks/events expenses.
- ♦ The Water Fund budget is $371,945 in 2026, an increase of $125,549 or 151.0% from 2025 projected expenses. Transfers related to capital projects and debt service are driving the increase.
- ♦ The Sewer Fund budget is $274,663 in 2026, an increase of $119,311 or 176.8% from 2025 projected expenses. Increases in all categories are responsible for this change.
- ♦ Capital expenses under the Capital Improvement Fund will be significant in 2026 with anticipated expenses totaling $7,053,800 an increase of $6,544,357 or 1384.6% from 2025 projected expenses. This is all related to the proposed wastewater treatment plant's construction.
- ♦ Expenses in the Debt Service Fund are anticipated at $34,346 in 2026, equivalent to 2025 projected expenses.
- ♦ Overall fund balance/net assets are projected to decrease by $72,912 or 1.1% in 2026, mainly attributed to expenditures on capital projects.



Conclusion

The Town must continue to take steps to assure the finances of the organization are stable in 2026 and in future years. This includes making budget appropriations that maintain or build fund balances and net assets, as well as planning for the short- and long-term contingencies by setting funds aside. While the local economy continues to move somewhat positively with limited local development, growing sales tax revenues and real estate pricing maintaining recent levels, property tax revenues will continue to be limited by TABOR, and the impacts and changing dynamics of the coal industry and impacts on associated railroad operations as well as the variables of the Federal government into the future remain relatively unknown. The Town must continue its focus on bringing new businesses to Town including revitalizing the downtown as well as supporting the existing businesses to bolster sales tax revenues that will lead to associated limited development and improvements to support other potential General Fund revenues. Policymakers need to assure revenues and fund balances are maintained to continue acceptable levels of service to the Town and its residents.

Capital needs of the water and sewer funds will require the continued successful grant and loan funding and implementation of the needed upgrades in facilities to assure that these operations remain viable. Some of these projects and associated costs were addressed in recent years, but there are still significant undertakings in the offing. Steps also need to continue to be taken to meet the unmet maintenance and equipment needs of the systems in 2026 and beyond. Parks capital facilities' needs, whose upgrades, improvements and acquisition are supported by many members of the community, must be prioritized and the Town's scarce resources allocated carefully. The rate structures of water and sewer services need to be reviewed frequently to assure their operations remain healthy, financially and otherwise.

The focus of the Board of Trustees should be to assure the financial health of the Town is maintained by preserving and stabilizing fund balances and planning for the critical capital improvements of the future, particularly for essential water and sewer infrastructure. As you can see from the 2026 Budget, the current short-term challenge continues to be met, but we should all remain vigilant and continue to make sure steps are taken to address the Town's long-term needs.

Respectfully submitted,

Mary Alice Page-Allen
Town Treasurer

Sheila Symons
Town Administrator/Clerk

SUMMARY	2024 Actual* (12/31/24)	2025 Budget	2025 Projected	2026 Budget
GENERAL FUND				
Prior Year Fund Balances	$732,262	$624,306	$573,749	$588,046
Revenues	$495,296	$525,755	$538,283	$489,400
Expenditures:				
Administrative & Legislative	$329,989	$321,031	$317,119	$190,600
Streets	$226,810	$194,776	$172,509	$203,958
Public Works	$0	$0	$0	$0
Parks & Rec/Events/4th of July	$44,509	$46,537	$32,414	$62,033
Capital Outlay	$0	$5,000	$0	$0
Debt Service	$1,944	$1,944	$1,944	$1,944
Transfers	0	$7,024	$0	$26,580
Total Expenses	$603,252	$576,312	$523,986	$485,115
Net Income/Loss	**-$107,956**	**-$50,557**	**$14,297**	**$4,285**
Fund Balances	$624,306	$573,749	$588,046	$592,331
Designated Funds	$59,447	$57,631	$57,631	$48,512
Restricted Funds	$157,398	$182,390	$182,390	$168,369
Undesignated Funds	**$407,461**	**$333,728**	**$348,025**	**$375,450**
WATER ENTERPRISE FUND				
Prior Year Fund Balances	$3,843,294	$3,895,056	$3,895,056	$3,958,833
Revenues	$249,629	$274,439	$310,173	$327,067
Expenditures:				
Water & Sewer Expenditures	$197,867	$272,235	$246,396	$371,945
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenses	$197,867	$272,235	$246,396	$371,945
Net Income/Loss	**$51,763**	**$2,204**	**$63,777**	**-$44,879**
Fund Balances	$3,895,056	$3,897,260	$3,958,833	$3,913,954
Designated Funds	$0	$0	$0	$0
Restricted Funds	$37,774	$69,055	$69,055	$89,599
Net Investment in Capital Assets	$3,843,294	$3,843,294	$3,843,294	$3,843,294
Undesignated Funds	**$13,989**	**-$15,088**	**$46,484**	**-$18,938**

SEWER ENTERPRISE FUND				
Prior Year Fund Balances	$287,572	$2,049,950	$2,049,950	$2,118,449
Revenues	$1,897,700	$210,424	$223,850	$237,945
Expenditures:				
Sewer Expenditures	$135,321	$158,509	$155,352	$274,663
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenses	$135,321	$158,509	$155,352	$274,663
Net Income/Loss	**$1,762,379**	**$51,915**	**$68,498**	**-$36,718**
Fund Balances	$2,049,950	$2,101,866	$2,118,449	$2,081,731
Designated Funds	$0	$0	$0	$0
Restricted Funds	$37,774	$40,623	$40,623	$66,590
Net Investment in Capital Assets	$287,572	$287,572	$287,572	$287,572
Undesignated Funds	**$2,012,176**	**$2,061,243**	**$2,077,826**	**$2,015,140**
CAPITAL IMPROVEMENT FUND				
Prior Year Fund Balances	$0	$0	$0	$0
Revenues	$0	$8,051,500	$509,443	$7,053,800
Expenditures				
Capital Outlay	$0	$8,025,999	$509,443	$7,053,800
Total Expenses	$0	$8,025,999	$509,443	$7,053,800
Net Income/Loss	**$0**	**$25,501**	**$0**	**$0**
Fund Balances	$0	$25,501	$0	$0
Designated Funds	$0	$0	$0	$0
Restricted Funds	$0	$52,501	$0	$0
Undesignated Funds	**$0**	**-$27,000**	**$0**	**$0**
DEBT SERVICE FUND				
Prior Year Fund Balances	$0	$0	$0	$0
Revenues	$766,523	$163,918	$192,994	$197,394
Expenditures				
Debt Service	$636,901	$36,386	$34,346	$34,346
Total Expenses	$636,901	$36,386	$34,346	$34,346
Net Income/Loss	**$129,622**	**$127,532**	**$158,648**	**$163,048**
Fund Balances	$129,622	$127,532	$158,648	$163,048
Designated Funds	$0	$0	$0	$0
Restricted Funds	$87,231	$127,531	$158,648	$163,048
Undesignated Funds	**$42,391**	**$1**	**$0**	**$0**

SUMMARY	2024 Actual* (12/31/24)	2025 Budget	2025 Projected	2026 Budget
TOTAL - ALL FUNDS				
Prior Year Fund Balances	$4,863,127	$6,569,313	$6,518,755	$6,665,328
Revenues	$3,409,149	$9,226,036	$1,774,743	$8,305,606
Expenditures:				
Operations	$934,496	$1,000,112	$923,790	$1,129,780
Capital Outlay	$495,296	$8,030,999	$509,443	$7,053,800
Debt Service	$638,845	$38,330	$36,290	$36,290
Total Expenses	$2,068,637	$9,069,441	$1,469,522	$8,219,869
Net Income/Loss	**$1,340,512**	**$156,595**	**$305,220**	**$85,736**
Fund Balances	$6,698,935	$6,725,908	$6,823,976	$6,751,064
Designated Funds	$59,447	$57,631	$57,631	$48,512
Restricted Funds	$320,177	$472,100	$450,716	$487,606
Net Investment in Capital Assets	$4,130,866	$4,130,866	$4,130,866	$4,130,866
Undesignated Funds	**$2,188,445**	**$2,065,312**	**$2,184,763**	**$2,084,081**
*Unaudited				

Town of Yampa						
2026 BUDGET						
(11/21/2025)						
2025 Gross Mill Levy	23.600	Draft				
Temporary Tax Credit	-9.578					
2025 Net Mill Levy	14.022					
GENERAL FUND						
REVENUES						
		2024	**2025**	**2025**	**2025**	**2026**
Acct #	**Name**	**Actual (12/31/24)**	**Budget**	**Actual (9/30/25)**	**Projected**	**Budget**
	TAXES REVENUE					
01 00 4000	Property Tax	$89,466	$91,785	$79,566	$91,785	$96,850
01 00 4020	Sales Tax	$145,727	$160,000	$118,228	$157,637	$160,000
01 00 4100	Cigarette Tax	$380	$500	$276	$367	$300
01 00 4120	Franchise Tax	$15,873	$19,100	$13,153	$17,537	$18,250
01 00 4160	Use Tax	$1,728	$2,000	$4,051	$5,401	$7,000
	Total TAXES REVENUE	**$253,174**	**$273,385**	**$215,273**	**$272,728**	**$282,400**
	INTERGOVERNMENTAL REVENUE					
01 00 4010	Specific Ownership Tax	$5,399	$4,500	$3,404	$4,500	$5,000
01 00 4110	Severance Tax	$7,094	$7,000	$1,017	$1,017	$2,000
01 00 4130	Mineral Leasing	$1,213	$1,200	$1,125	$1,125	$1,200
01 00 4140	Highway Users	$19,199	$17,000	-$2,337	$19,150	$20,000
01 00 4170	County Road Levy	$1,218	$1,500	$1,120	$1,300	$1,500
	Total INTERGOVERNMENTAL REVENUE	**$34,123**	**$31,200**	**$4,330**	**$27,092**	**$29,700**
	LICENSE & PERMITS REVENUE					
01 00 4200	Liquor Licenses	$401	$1,000	$576	$1,000	$1,000
01 00 4202	Permit Fees	$1,100	$750	$800	$1,000	$1,000
01 00 4210	Animal License	$103	$120	$170	$175	$200
	Total LICENSES & PERMITS REVENUE	**$1,604**	**$1,870**	**$1,546**	**$2,175**	**$2,200**
	PARKS & EVENTS REVENUE					
01 00 4205	4th of July	$13,017	$14,000	$13,195	$14,000	$17,500
01 00 4340	Facility Rentals	$2,830	$3,000	$1,680	$2,240	$4,000
01 00 4360	Lottery/Conservation Trust Fund	$11,541	$14,000	$5,152	$14,000	$15,000
01 00 4370	Grant/Donation - P/OS & Events	$2,442	$3,500	$361	$2,900	$3,500
	Total PARKS & EVENTS REVENUE	**$29,830**	**$34,500**	**$20,388**	**$33,140**	**$40,000**

	JUDICIAL REVENUE					
01 00 4300	Court Fines	$0	$0	$0	$0	$200
01 00 4305	Court Costs & Fees	$0	$0	$0	$0	$50
	Total JUDICIAL REVENUE	**$0**	**$0**	**$0**	**$0**	**$250**
	MISCELLANEOUS REVENUE					
01 00 4310	Other Income	$2,890	$2,500	$17,545	$2,500	$4,000
01 00 4320	Opiod Settlement Revenues	$287	$300	$149	$300	$350
01 00 4330	Property Rental Income	$7,285	$11,000	$4,793	$12,000	$12,000
01 00 4400	Interest	$15,687	$16,000	$10,189	$13,585	$15,000
01 00 4720	Grant Income	$148,809	$151,500	$142,420	$171,500	$100,000
01 00 4830	Palmer/Zirkel Antenna	$0	$0	$0	$0	$0
01 00 4842	Planning/Zoning	$1,607	$3,500	$2,447	$3,263	$3,500
01 00 6000	Loan Proceeds	$0	$0	$0	$0	$0
	Total MISCELLANEOUS REVENUE	**$176,565**	**$184,800**	**$177,542**	**$203,148**	**$134,850**
	TRANSFERS					
01 00 8000	Transfers	$0	$0	$0	$0	$0
	Total TRANSFERS REVENUE	**$0**	**$0**	**$0**	**$0**	**$0**
	TOTAL GENERAL FUND REVENUE	**$495,296**	**$525,755**	**$419,079**	**$538,283**	**$489,400**

EXPENDITURES						
		2024	2025	2025	2025	2026
Acct #	Name	Actual (12/31/24)	Budget	Actual 9/30/25)	Projected	Budget
	Payroll - Administrative					
01 01 5110	Salaries & Wages	$104,485	$112,599	$80,850	$101,341	$81,754
01 01 5210	Employer Tax Expenses	$8,223	$8,952	$7,224	$8,057	$6,499
01 01 5310	Insurance - Life & Health & HRA	$24,015	$18,960	$15,220	$17,381	$12,633
01 01 5410	Retirement	$0	$1,653	$301	$772	$858
01 01 5411	Workers Compensation	$211	$215	$269	$300	$310
	Total PAYROLL - ADMIN/LEGIS	**$136,934**	**$142,379**	**$103,864**	**$127,851**	**$102,054**
	Expenditures - Administrative					
01 01 5420	Blanket Bond	$0	$0	$0	$0	$0
01 01 5502	Travel, Training & Mileage	$3,842	$6,000	$5,364	$6,000	$6,000
01 01 6100	Property insurance	$15,254	$20,267	$11,134	$14,845	$15,834
01 01 6101	Liability insurance	$1,091	$1,427	$2,322	$3,096	$6,518
01 01 6110	Building R&M	$7,497	$3,500	$4,596	$6,128	$4,500
01 01 6112	Telephone	$2,633	$2,800	$1,806	$2,407	$2,500
01 01 6120	Building utilities	$5,728	$5,900	$4,105	$5,473	$5,700
01 01 6121	Coal-bldg heating	$1,462	$1,250	$1,959	$1,959	$1,250
01 01 6122	Solar	$0	$500	$0	$0	$500
01 01 6150	Trash removal	$2,615	$3,000	$1,804	$2,406	$2,500
01 01 6611	Janitorial	$3,950	$4,300	$3,164	$4,218	$4,850
01 01 8120	Audit	$10,434	$11,500	$0	$11,500	$68,000
01 01 8121	Legal	$1,170	$1,000	$78	$104	$500
01 01 8122	Advertising-publishing	$474	$500	$522	$696	$700
01 01 8123	Treasurer's fees	$1,884	$2,000	$1,639	$1,700	$2,000
01 01 8130	Newsletter/Postage	$2,949	$2,650	$2,480	$3,307	$3,000
01 01 8131	Office supplies	$2,494	$2,500	$1,839	$2,453	$2,500
01 01 8132	Dues-subscriptions	$2,316	$3,000	$2,073	$2,100	$3,000
01 01 8140	Public support/donations	$11,459	$20,000	$12,102	$12,778	$4,050
01 01 8145	Economic Development	$60,886	$50,000	$82,182	$82,182	$15,500
01 01 8150	Codification	$4,475	$2,000	$1,943	$2,000	$8,100
01 01 8170	Office equipment	$2,097	$1,500	$10	$200	$300
01 01 8171	Office equip R&M/Copies	$2,722	$3,500	$2,095	$2,793	$3,000
01 01 8175	Computer Support	$7,636	$10,000	$9,485	$10,000	$21,000
01 01 8176	Website	$2,155	$4,500	$2,205	$2,205	$2,310
01 01 8200	Palmer/Zirkel antenna lease	$1,157	$2,313	$0	$2,313	$2,384
01 01 8400	PUD/Zoning Expense	$24	$500	$366	$500	$500
01 01 8401	Code Enforcement	$4,187	$10,000	$1,684	$2,000	$5,000
01 01 8402	Professional Fees	$73,866	$55,000	$53,350	$55,000	$2,500
01 01 9000	Miscellaneous Expense	$174	$200	$30	$100	$200
01 01 9001	Depreciation	$0	$0	$0	$0	$0
01 01 9500	Capital Outlay	$0	$0	$0	$0	$0
01 01 9600	Loan Expense	$1,944	$1,944	$1,944	$1,944	$1,944
01 01 9900	Allocate Operating Expenses	-$53,397	-$63,555	-$37,361	-$59,082	-$121,850
	Total ADMIN	**$185,179**	**$169,996**	**$174,918**	**$183,325**	**$74,790**

	Expenditures - Legislative					
01 02 8124	Election expense	$445	$500	$0	$500	$600
01 02 8510	Law enforcement	$9,375	$10,000	$3,007	$7,386	$15,000
01 02 9000	Miscellaneous	$0	$100	$0	$0	$100
	Total LEGIS	**$9,820**	**$10,600**	**$3,007**	**$7,886**	**$15,700**
Total ADMINISTRATIVE & LEGISLATIVE EXPENDITURES		**$331,933**	**$322,975**	**$281,789**	**$319,063**	**$192,544**
	Payroll - Streets					
01 03 5110	Salaries & Wages	$94,757	$99,726	$71,127	$89,203	$91,681
01 03 5210	Employer Tax Expenses	$8,166	$7,928	$6,184	$7,092	$7,289
01 03 5310	Insurance - Life & Health & HRA	$12,687	$13,160	$6,372	$10,412	$11,582
01 03 5410	Retirement	$0	$1,496	$151	$292	$408
01 03 5411	Workers Compensation	$2,043	$2,150	$2,567	$2,750	$2,850
	Total PAYROLL - STREETS	**$117,652**	**$124,460**	**$86,402**	**$109,749**	**$113,810**
	Expenditures - Streets					
01 03 5700	Contract labor	$0	$0	$0	$0	$0
01 03 6102	Automobile insurance	$1,740	$2,300	$3,699	$4,932	$7,527
01 03 6120	Building Utilities	$0	$0	$0	$0	$0
01 03 6122	Street lighting	$13,311	$14,250	$9,400	$12,534	$13,100
01 03 8150	Tools	$295	$1,000	$545	$550	$500
01 03 8151	Machinery Replacement	$26	$500	$0	$200	$500
01 03 8152	Safety signs	$13	$2,000	$0	$0	$1,000
01 03 8153	Fuel, oil, gas, diesel	$3,597	$5,000	$1,368	$2,500	$2,500
01 03 8172	Street repairs & gravel	$51,495	$3,500	$3,841	$4,000	$5,000
01 03 8173	Street improvements & maintenance	$8,461	$13,000	$11,771	$12,000	$13,500
01 03 8174	Machinery repairs	$6,335	$3,500	$1,637	$6,600	$3,500
01 03 9000	Miscellaneous Expenses	$0	$100	$0	$100	$100
01 03 9900	Allocate Operating Expenses	$23,883	$25,166	$15,329	$19,344	$42,921
	Total EXPENDITURES - STREETS	**$109,158**	**$70,316**	**$47,589**	**$62,760**	**$90,148**
	Total STREETS EXPENDITURES	**$226,810**	**$194,776**	**$133,991**	**$172,509**	**$203,958**
	Expenditures - Public Works					
01 05 5502	Travel, Training & Mileage	$43	$2,000	$0	$0	$500
01 05 6100	Property insurance	$361	$470	$0	$0	$0
01 05 6101	Liability insurance	$0	$0	$0	$0	$0
01 05 6110	Building R & M	$303	$1,500	$696	$927	$1,500
01 05 6112	Telephone	$553	$550	$596	$865	$1,000
01 05 6120	Building Utilities	$10,143	$12,000	$8,464	$11,285	$11,800
01 05 6150	Trash Removal	$2,615	$3,000	$1,804	$2,406	$2,500

01 05 8122	Advertising/Publishing	$0	$75	$0	$0	$0
01 05 8131	Supplies	$1,504	$1,200	$813	$1,085	$1,200
01 05 8132	Dues & Subscriptions	$300	$400	$411	$411	$450
01 05 8150	Tools	$2,182	$2,000	$40	$200	$200
01 05 8153	Fuel, oil, gas, diesel	$6,170	$4,700	$1,495	$1,994	$2,000
01 05 8170	Equipment	$1,090	$1,500	$130	$500	$500
01 05 8174	Equipment R&M	$1,142	$500	$1,488	$100	$100
01 05 9000	Miscellaneous	$0	$100	$0	$10	$100
01 05 9500	Capital Outlay	$0	$0	$0	$0	$25,000
01 05 9900	Allocate Operating Expenses	-$26,407	-$29,995	-$15,713	-$19,782	-$46,850
	Total PUBLIC WORKS EXPENDITURES	**$0**	**$0**	**$225**	**$0**	**$0**
	Expenditures - Parks & Rec/4th of July					
01 07 7110	Awards & Prizes	$6,318	$6,300	$2,274	$0	$1,000
01 07 7210	Music	$250	$500	$0	$0	$500
01 07 7310	Police/Security	$0	$0	$0	$0	$0
01 07 7610	Merchandise Expense	$8,129	$9,000	$3,540	$3,540	$4,000
01 07 7710	Equipment Rental	$1,275	$1,300	$700	$700	$800
01 07 8110	Accounting Fees	$16	$25	$0	$0	$25
01 07 8131	Supplies	$114	$200	$207	$207	$250
01 07 9000	Other Expenses	$8	$100	$4,500	$4,500	$5,000
	Total EXPENDITURES - PARKS & REC/4TH OF JULY	**$16,109**	**$17,425**	**$11,221**	**$8,947**	**$11,575**
	Payroll - Parks & Rec/Events					
01 08 5110	Salaries & Wages	$10,654	$11,304	$7,924	$10,354	$31,711
01 08 5210	Employer Tax Expenses	$568	$899	$602	$823	$2,521
01 08 5310	Insurance - Life & Health & HRA	$1,807	$1,579	$528	$1,202	$4,738
01 08 5410	Retirement	$0	$170	$12	$16	$253
01 08 5411	Workers Compensation	$227	$235	$287	$300	$235
	Total PAYROLL - PARKS & REC/EVENTS	**$13,256**	**$14,187**	**$9,352**	**$12,695**	**$39,458**
	Expenditures - Parks & Rec/Events					
01 08 5700	Contract Labor	$0	$0	$0	$0	$0
01 08 6110	Building R&M	$2,631	$1,500	$0	$750	$1,000
01 08 6120	Utilities	$5,186	$6,200	$3,964	$5,285	$5,000
01 08 6611	Janitorial	$2,200	$2,000	$2,090	$2,787	$2,750
01 08 8131	Supplies	$306	$425	$837	$1,000	$1,000
01 08 8153	Fuel, oil, gas, diesel	$37	$100	$0	$0	$50
01 08 8155	Event Expense	$318	$1,000	$60	$500	$450
01 08 8173	Park Improvements	$4,464	$3,000	$0	$0	$500
01 08 8174	Machinery Repairs	$0	$200	$381	$400	$200
01 08 9000	Miscellaneous	$0	$500	$0	$50	$50
01 08 9500	Capital Outlay	$0	$5,000	$0	$0	$0
	Total EXPENDITURES - PARKS & REC/EVENTS	**$15,144**	**$19,925**	**$7,332**	**$10,772**	**$11,000**
	Total PARKS & REC/EVENTS/4TH OF JULY	**$44,509**	**$51,537**	**$27,906**	**$32,414**	**$62,033**

TRANSFERS EXPENDITURES						
	Expenditures - Transfers					
01 09 8000	Transfer to Capital Improvement Fund	$0	$5,500	$1,500	$0	$26,580
01 09 9600	Transfer to Debt Service Fund	$0	$1,524	$0	$0	$0
	Total TRANSFERS	**$0**	**$7,024**	**$1,500**	**$0**	**$26,580**
	General Fund Revenue Total	**$495,296**	**$525,755**	**$419,079**	**$538,283**	**$489,400**
	General Fund Expenditures Total	**$603,252**	**$576,312**	**$445,410**	**$523,986**	**$485,115**
	Net Total General Fund	**-$107,956**	**-$50,557**	**-$26,332**	**$14,297**	**$4,285**

Town of Yampa

2026 BUDGET
(11/21/2025)

WATER ENTERPRISE FUND

REVENUES

Acct #	Name	2024 Actual (12/31/24)	2025 Budget	2025 Actual (9/30/25)	2025 Projected	2026 Budget
	Water Revenue					
03 00 4400	Interest	$0	$0	$0	$0	$0
03 00 4500	Water rent	$235,194	$264,885	$194,024	$299,850	$314,842
03 00 4510	Water penalties	$3,211	$3,554	$2,290	$4,023	$4,224
03 00 4520	Water tap fees	$0	$5,000	$0	$5,000	$5,000
03 00 4530	Water Improvements Transfer	$0	$0	$0	$0	$0
03 00 4533	Misc income - water	$11,225	$1,000	$1,211	$1,300	$1,500
03 00 4535	Grant Revenue - Water	$0	$0	$0	$0	$0
03 00 4590	Loan Income - Water	$0	$0	$0	$0	$0
03 00 4710	W&S/ROW Escrow	$0	$1,500	$1,500	$1,500	$1,500
	Total WATER REVENUE	**$249,629**	**$274,439**	**$197,524**	**$310,173**	**$327,067**

EXPENDITURES						
WATER						
		2024	2025	2025	2025	2026
Acct #	Name	Actual (12/31/24)	Budget	Actual (9/30/25)	Projected	Budget
	Payroll - Water					
03 01 5110	Salaries & Wages	$68,528	$76,382	$50,827	$71,672	$84,334
03 01 5210	Employer Tax Expenses	$7,536	$6,072	$4,383	$5,698	$6,705
03 01 5310	Insurance - Life & Health & HRA	$11,403	$11,320	$4,072	$8,735	$12,375
03 01 5410	Retirement	$0	$1,146	$119	$235	$862
03 01 5411	Workers comp	$1,362	$1,400	$1,713	$1,750	$1,800
	Total PAYROLL	**$88,829**	**$96,320**	**$61,113**	**$88,090**	**$106,076**
	Operating Expenses - Water					
03 03 5502	Travel, Training & Mileage	$840	$1,000	$1,460	$1,600	$1,000
03 03 5700	Contract labor	$5,850	$6,000	$4,375	$6,000	$6,000
03 03 6101	Liability Insurance	$758	$1,064	$455	$1,064	$607
03 03 6102	Automobile insurance	$463	$650	$1,087	$650	$3,263
03 03 6220	Water utilities	$5,325	$6,000	$3,320	$4,427	$4,600
03 03 6225	Propane	$2,788	$4,644	$2,802	$3,736	$4,000
03 03 7250	Water R&M	$27,573	$11,000	$23,546	$34,000	$23,500
03 03 8190	Equipment	$188	$1,000	$1,323	$1,500	$1,000
03 03 8192	Equipment R&M	$3,669	$1,500	$6,277	$7,000	$4,000
03 03 8210	Water supplies/chemicals	$6,302	$9,000	$2,892	$3,855	$5,000
03 03 8220	Water lab	$2,594	$4,000	$3,264	$4,000	$4,000
03 03 8230	Water permit/well permit	$114	$0	$0	$0	$0
03 03 8402	Professional Fees	$2,484	$5,000	$0	$5,000	$5,000
03 03 9000	Miscellaneous	$196	$200	$20	$200	$200
03 03 9510	Reservoir Expense	$16,014	$33,000	$31,191	$33,000	$33,891
03 03 9535	Capital Improvements - Water	$0	$0	$0	$0	$0
03 03 9536	Water Tank Access Road	$2,016	$7,040	$0	$2,015	$7,139
03 03 9900	Allocate Administration Expenses	$27,960	$23,852	$18,873	$23,852	$50,704
	Total OPERATING EXPENSES	**$105,133**	**$114,950**	**$100,885**	**$131,898**	**$153,904**
	Transfers - Water					
03 07 8000	Transfer to Capital Improvement Fund	$0	$39,000	$0	$4,443	$90,000
03 07 9600	Transfer to Debt Service Fund	$3,904	$21,965	$10,220	$21,965	$21,965
	Total TRANSFERS	**$3,904**	**$60,965**	**$10,220**	**$26,408**	**$111,965**
	Total WATER EXPENDITURES	**$197,867**	**$272,235**	**$172,218**	**$246,396**	**$371,945**
	Water Fund Revenues Total	**$249,629**	**$274,439**	**$197,524**	**$310,173**	**$327,067**
	Water Fund Expenses Total	**$197,867**	**$272,235**	**$172,218**	**$246,396**	**$371,945**
	Net Total Water Fund	**$51,763**	**$2,204**	**$25,306**	**$63,777**	**-$44,879**

Town of Yampa						
2026 BUDGET						
(11/21/2025)						
SEWER ENTERPRISE FUND						
REVENUES						
		2024	**2025**	**2025**	**2025**	**2026**
Acct #	**Name**	**Actual (12/31/24)**	**Budget**	**Actual (9/30/25)**	**Projected**	**Budget**
	Sewer Revenue					
04 00 4500	Sewer rent	$180,046	$200,567	$136,761	$213,804	$227,702
04 00 4510	Sewer penalties	$2,603	$2,857	$1,781	$3,046	$3,244
04 00 4520	Sewer tap fees	$0	$5,000	$0	$5,000	$5,000
04 00 4530	Sewer Improvements Transfer	$0	$0	$0	$0	$0
04 00 4533	Misc income - sewer	$0	$1,000	$0	$1,000	$1,000
04 00 4710	W&S/ROW Escrow	$0	$1,000	$0	$1,000	$1,000
04 00 4535	Grant Revenue - Sewer	$1,715,051	$0	$0	$0	$0
04 00 4590	Loan Income - Sewer	$0	$0	$0	$0	$0
	Total SEWER REVENUE	**$1,897,700**	**$210,424**	**$138,542**	**$223,850**	**$237,945**

EXPENDITURES						
SEWER						
		2024	2025	2025	2025	2026
Acct #	Name	Actual (12/31/24)	Budget	Actual (9/30/25)	Projected	Budget
	Payroll - Sewer					
04 01 5110	Salaries & Wages	$52,533	$59,197	$39,075	$56,391	$75,866
04 01 5210	Employer Tax Expenses	$2,824	$4,706	$3,511	$4,483	$6,031
04 01 5310	Insurance - Life & Health & HRA	$9,460	$9,215	$3,476	$7,384	$11,321
04 01 5410	Retirement	$0	$888	$94	$202	$742
04 01 5411	Workers Comp	$908	$1,000	$1,138	$1,200	$1,250
	Total PAYROLL	**$65,726**	**$75,006**	**$47,294**	**$69,660**	**$95,210**
	Operating Expenses - Sewer					
04 03 5502	Training, travel & mileage	$1,463	$1,000	$1,455	$1,750	$1,000
04 03 5700	Contract labor	$5,850	$6,000	$4,375	$6,000	$6,000
04 03 6101	Liability Insurance	$455	$550	$455	$550	$607
04 03 6102	Automobile insurance	$278	$340	$1,087	$340	$3,263
04 03 6220	Sewer utilities	$15,265	$16,300	$10,693	$14,257	$14,900
04 03 7250	Sewer R&M	$103	$500	$71	$500	$500
04 03 8190	Equipment	$0	$1,000	$689	$1,000	$1,000
04 03 8192	Equipment R&M	$0	$1,500	$0	$1,500	$1,500
04 03 8210	Sewer supplies/chemicals	$1,093	$1,000	$164	$400	$1,000
04 03 8220	Sewer lab	$4,598	$4,982	$6,798	$9,063	$10,000
04 03 8230	Sewer permit	$1,595	$2,000	$2,410	$2,500	$2,500
04 03 8402	Professional Fees	$2,519	$5,000	$0	$5,000	$5,000
04 03 9000	Miscellaneous Expenses	$61	$50	$10	$50	$50
04 03 9001	Depreciation	$0	$0	$0	$0	$0
04 03 9535	Capital Improvements - Sewer	$0	$0	$0	$0	$0
04 03 9600	Loan Expense	$500	$0	$20	$0	$0
04 03 9900	Allocate Administration Expenses	$27,960	$23,852	$18,873	$23,852	$50,704
	Total OPERATING EXPENSES	**$61,739**	**$64,074**	**$47,099**	**$66,763**	**$98,024**
	Transfers - Sewer					
04 07 8000	Transfer to Capital Improvement Fund	$0	$4,000	$0	$3,500	$66,000
04 07 9600	Transfer to Debt Service Fund	$7,857	$15,429	$11,693	$15,429	$15,429
	Total TRANSFERS	**$7,857**	**$19,429**	**$11,693**	**$18,929**	**$81,429**
	Total SEWER EXPENDITURES	**$135,321**	**$158,509**	**$106,086**	**$155,352**	**$274,663**
	Sewer Fund Revenues Total	**$1,897,700**	**$210,424**	**$138,542**	**$223,850**	**$237,945**
	Sewer Fund Expenses Total	**$135,321**	**$158,509**	**$106,086**	**$155,352**	**$274,663**
	Net Total Sewer Fund	**$1,762,379**	**$51,915**	**$32,457**	**$68,498**	**-$36,718**

Town of Yampa						
2026 BUDGET						
(11/21/2025)						
CAPITAL IMPROVEMENT FUND						
REVENUES						
		2024	**2025**	**2025**	**2025**	**2026**
Acct #	**Name**	**Actual (12/31/24)**	**Budget**	**Actual (9/30/25)**	**Projected**	**Budget**
	Tax Revenues					
11 00 4020	Sales Taxes	$0	$35,000	$0	$0	$35,000
	Total Tax Revenues	$0	$35,000	$0	$0	$35,000
	Grant Revenues					
11 00 4720	Grant Revenues	$0	$5,400,000	$389,526	$500,000	$4,141,220
	Total Grant Revenues	$0	$5,400,000	$389,526	$500,000	$4,141,220
	Bond Revenues					
11 00 6000	Loan Proceeds	$0	$2,568,000	$0	$0	$2,695,000
11 00 6010	Bond Revenues	$0	$0	$0	$0	$0
11 00 6020	Cost of Issuance	$0	$0	$0	$0	$0
	Total Bond Revenues	$0	$2,568,000	$0	$0	$2,695,000
	Transfers					
11 00 8000	Transfer from GF	$0	$5,500	$1,500	$1,500	$26,580
11 00 8010	Transfer from Water	$0	$39,000	$0	$4,443	$90,000
11 00 8020	Transfer from Sewer	$0	$4,000	$0	$3,500	$66,000
	Total Transfers	$0	$48,500	$1,500	$9,443	$182,580
	Total CIF REVENUES	**$0**	**$8,051,500**	**$391,026**	**$509,443**	**$7,053,800**

EXPENDITURES						
	Town Capital Outlay Expense					
11 01 9500	Town Capital Outlay	$0	$41,667	$3,829	$5,000	$195,800
	Total Town Capital Outlay	**$0**	**$41,667**	**$3,829**	**$5,000**	**$195,800**
	PW Capital Outlay Expense					
11 03 9500	Public Works Capital Outlay	$0	$0	$0	$0	$0
	Total PW Capital Outlay	**$0**	**$0**	**$0**	**$0**	**$0**
	Water Capital Outlay Expense					
11 07 9500	Water Capital Outlay	$0	$61,666	$4,443	$4,443	$90,000
	Total Water Capital Outlay	**$0**	**$61,666**	**$4,443**	**$4,443**	**$90,000**
	Sewer Capital Outlay Expense					
11 09 9500	Sewer Capital Outlay	$0	$7,922,666	$364,226	$500,000	$6,768,000
	Total Sewer Capital Outlay	**$0**	**$7,922,666**	**$364,226**	**$500,000**	**$6,768,000**
	Total CIF EXPENSES	**$0**	**$8,025,999**	**$372,498**	**$509,443**	**$7,053,800**
	CIF Revenue Total	**$0**	**$8,051,500**	**$391,026**	**$509,443**	**$7,053,800**
	CIF Expenditures Total	**$0**	**$8,025,999**	**$372,498**	**$509,443**	**$7,053,800**
	Net Total CI Fund	**$0**	**$25,501**	**$18,529**	**$0**	**$0**

Town of Yampa						
2026 BUDGET						
(11/21/2025)						
DEBT SERVICE FUND						
REVENUES						
		2024	**2025**	**2025**	**2025**	**2026**
Acct #	**Name**	**Actual (12/31/24)**	**Budget**	**Actual (9/30/25)**	**Projected**	**Budget**
	Revenues					
13 00 4020	Sales Taxes	$134,067	$125,000	$118,227	$157,124	$160,000
		$134,067	$125,000	$118,227	$157,124	$160,000
13 00 6000	Loan Proceeds	$620,695	$0	$0	$0	$0
13 00 6010	Bond Revenues	$0	$0	$0	$0	$0
13 00 6020	Cost of Issuance	$0	$0	$0	$0	$0
		$620,695	$0	$0	$0	$0
	Transfers					
13 00 8000	Transfer from GF	$0	$1,524	$0	$0	$0
13 00 8010	Transfer from Water	$3,904	$21,965	$10,220	$20,441	$21,965
13 00 8020	Transfer from Sewer	$7,857	$15,429	$11,693	$15,429	$15,429
		$11,761	$38,918	$21,913	$35,870	$37,394
	Total DSF REVENUES	**$766,523**	**$163,918**	**$140,140**	**$192,994**	**$197,394**
EXPENDITURES						
	Expenses					
13 01 9010	Lease Purchase Principal	$0	$2,531	$0	$0	$0
13 01 9020	Lease Purchase Interest	$0	$2,040	$0	$0	$0
13 03 9010	Revenue Bond Principal	$620,695	$23,135	$14,441	$23,135	$23,135
13 03 9020	Revenue Bond Interest	$16,206	$11,211	$7,472	$11,211	$11,211
13 05 9010	Sales Tax Bond Principal	$0	$0	$0	$0	$0
13 05 9020	Sales Tax Bond Interest	$0	$0	$0	$0	$0
		$636,901	$36,386	$21,913	$34,346	$34,346
	Total DSF EXPENSES	**$636,901**	**$36,386**	**$21,913**	**$34,346**	**$34,346**
	DSF Revenue Total	**$766,523**	**$163,918**	**$140,140**	**$192,994**	**$197,394**
	DSF Expenditures Total	**$636,901**	**$36,386**	**$21,913**	**$34,346**	**$34,346**
	Net Total DS Fund	**$129,622**	**$127,532**	**$118,227**	**$158,648**	**$163,048**

RESOLUTION NO. 2025-17

RESOLUTION TO APPROPRIATE SUMS OF MONEY

A RESOLUTION APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNT AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE TOWN OF YAMPA, COLORADO, FOR THE 2026 BUDGET YEAR

WHEREAS, the Board of Trustees of the Town of Yampa has adopted the annual budget in accordance with the local government budget law, on December 3, 2025; and

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

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, so as not to impair the operations of the Town.

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

Section 1. That the following sums are hereby appropriated from the revenue of each fund, to each fund, for purposes stated:

General Fund	$ 485,115
Water Fund	$ 371,945
Sewer Fund	$ 274,663
Capital Improvement Fund	$7,053,800
Debt Service Fund	$ 34,346

READ AND ADOPTED this 3rd day of December, 2025 by the Board of Trustees of Yampa, Colorado.

____
Stacey Geilert, Mayor

Attest:

____
Sheila Symons, Town Administrator/Clerk

RESOLUTION 2025-18

<u>RESOLUTION TO SET MILL LEVIES</u>

A RESOLUTION LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2024, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE TOWN OF YAMPA, COLORADO, FOR THE 2026 BUDGET YEAR.

WHEREAS, the Board of Trustees of the Town of Yampa has adopted the annual budget in accordance with the Local Government Budget Law on December 3, 2025; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is $85,110 and;

WHEREAS, the 2025 valuation for assessment for the Town of Yampa as certified by the County Assessor is $6,834,970.

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

Section 1. That for the purpose of meeting all general operating expenses of the Town of Yampa during the 2026 budget year, there is hereby levied a tax of 21.448 gross mills upon each dollar of the total valuation for assessment of all taxable property within the Town for the year 2025; a temporary tax credit of (8.996) mills is being given; leaving a net levied tax of 12.452 mills upon each dollar of the total valuation for assessment of all taxable property within the Town for the year 2025.

Section 2. That the Treasurer is hereby authorized and directed to immediately certify to the County Commissioners of Routt County, Colorado, the mill levies for the Town of Yampa as here in above determined and set.

RESOLVED this 3rd day of December, A.D., 2025 by the Board of Trustees of Yampa, Colorado.

____
Stacey Geilert, Mayor

Attest:

____
Sheila Symons, Town Administrator/Clerk

TOWN OF YAMPA
TOWN BOARD MINUTES
November 19, 2025 – 6:00 pm

BOARD MEMBERS PRESENT: Mayor Geilert, Trustee Lewis, Trustee Shoptaugh and Trustee Montgomery
BOARD MEMBERS ABSENT: Trustee Geanious
EMPLOYEES PRESENT: Town Administrator/Clerk Sheila Symons Planner/Treasurer Mary Alice Page-Allen
AUDIENCE PRESENT:
Online: HP, Stephanie
In-Person: Joe Edwards, Dan Nielsen, Jeff Brooks, Tim Brooks, Aaron Symons, Todd Carr, Lacy and Kenny Trout, Sarah and Von Piano, Machia Cox, Wyatt and Ella Baker, Kasey O'Halloran, Kade O'Halloran, Rhett O'Halloran, Mary Jo O'Halloran and Ellis O'Halloran

1. **Call to Order**
   - Mayor Geilert called the meeting to order at 6:00 pm
   - The Pledge of Allegiance was recited
   - Roll call was taken

2. **Audience Participation**
   No Public Comments were made

3. **Recognition of South Routt Home School Group**
   On October 26, the South Routt Home School Group organized the "Trick or Treat So Others Can Eat" food drive in Yampa and Oak Creek, with local students collecting donations for the Community Food Pantry. The Town Board recognized the participating students by presenting letters of appreciation and shared letters from Senator Michael Bennet acknowledging their leadership and generosity.

4. **Joint Meeting with Yampa Fire Protection District**
   The Yampa Fire Protection District Board joined the Town Board to discuss the 2025 Colorado Wildfire Resiliency Code along with updates on the Old Town Hall furnace and generator. Todd Carr from the Routt County Building Department attended the meeting and outlined the new Wildland Urban Interface (WUI) Code, mandated by the State of Colorado, which must be adopted by April 1, 2026, and enforced on new permits starting July 1, 2026. The Building Department will lead adoption, education, and contractor outreach, with added staff to manage the workload. Mr. Carr noted the code is largely non-negotiable, with costly requirements for amendments. Yampa has already adopted Class A roofing and soffit protection, but stricter standards will apply. Chapter 4 addresses construction requirements, while Chapter 5 covers site and landscaping, which may be difficult to apply retroactively but could be exempted at the discretion of officials.
   Discussion focused on challenges of implementation. Yampa falls entirely within Class 2 wildfire intensity, meaning the full code applies uniformly. Chapter 4 requires stricter hardening of structures, including non-combustible or ignition-resistant eaves, soffits, and exterior walls. These changes will affect traditional siding choices and factory-built homes, which must comply before delivery.
   Exemptions were discussed to the Colorado Wildfire Resiliency Code, noting their importance for Yampa's older housing stock and potential historic structures. Exemptions include interior alterations, additions under 500 square feet, repairs affecting less than 25% of exterior walls or roofs, small accessory structures under 120 square feet, larger agricultural buildings located more than 50 feet from residences, and fences more than 8 feet from structures. Roofing is less of a concern, as Class A materials have already been required locally. The comprehensive plan has cataloged structures meeting the 50-year threshold for historic designation, which may assist with exemptions.
   The Board acknowledged that the greatest burden would fall on building requirements and structure hardening, while most existing landscapes can be exempted retroactively. Enforcement of landscaping requirements remains a concern, given limited state resources. To address this, site plans may be recorded with property titles, placing responsibility on owners, with insurance companies expected to play a role. Enforcement may become complaint-driven, though questions remain about which agencies will oversee compliance.
   Outreach efforts are underway to inform contractors and designers, with clear guidance that permits submitted after July 1, 2026, will be subject to the new code. Contractors are encouraged to submit permits before that date to avoid

additional requirements. The Board noted that new siding and roofing materials, such as cement board and ignition-resistant products, are already appearing locally.

The Town of Yampa received a grant to support integration of the Colorado Wildfire Resiliency Code, providing professional assistance and bi-monthly meetings. Yampa anticipates adopting the code by reference, with community education, outreach, and public hearings planned for the April 1, 2026, deadline. Because site planning elements constitute a zoning amendment, the Planning Commission will also be involved.

Coordination between the Town, Routt County Building Department, and Yampa Fire Protection District will be essential. Planning and fire staff agreed to to assist with site inspections, while the Town will serve as the final gatekeeper for certificate of occupancy issuance. Approved site plans may be recorded with property titles to ensure future owners maintain defensible space.

Challenges are anticipated for small, closely spaced lots where spacing requirements may conflict with existing conditions. The Board stressed the importance of community education and a unified approach to help residents comply.

Discussion continued to the planned replacement of the coal burner at the Old Town Hall Fire Station and installation of a backup generator. The 2026 budget estimates the project at $180,000, with $120,000 allocated for furnace replacement and electrical upgrades and the remainder for the generator. The Town intends to pursue outside funding, including an energy impact grant that could cover up to half of the costs, and anticipates a funding model of 10% local cash and 90% grant support, requiring about $18,000 in local contributions. Collaboration with the fire district will be important, as costs are generally shared under the current lease agreement, though infrastructure updates remain subject to negotiation and the fire department may be able to leverage different grants that municipalities are not able to access. Klumker Electric, previously vetted for other electrical work, can be prepared to begin implementation in spring/summer 2026, with the goal of having the system operational by fall. The project is considered essential for heating the building, which serves as the Town's Emergency Operations Center and houses the fire department, while also aligning with the broader transition away from coal.

The Boards discussed the choice of electric over propane, noting that while propane is cheaper and avoids costly three-phase upgrades, the Town's adoption of the Routt County Climate Action Plan and state funding requirements could necessitate electric systems. Electric heating complements the Town's solar investments and aligns with sustainability standards, though members acknowledged concerns about rising electricity costs. The proposed generator, expected to be propane-fired, was included in Routt County's hazard mitigation plan to ensure backup power for emergency operations.

Past propane boiler estimates were revisited, showing costs approximately $20,000 lower than current electric conversion proposals. To balance financial realities with sustainability goals, the Boards agreed to solicit updated propane quotes as a backup option while continuing to pursue grants for the electric system. This approach provides flexibility if grant funding falls short. The Boards will revisit the issue at the first meeting in January to review updated proposals and align decisions with upcoming energy impact funding cycles.

5. <u>Seasonal Snowplow Operator – Job Description</u>

The Board discussed the seasonal snowplow operator job description, which was originally drafted to provide interim snow removal support when staff are unavailable. The position will be formalized for inclusion in the Town's personnel policies and was adapted from the road and bridge role, with a focus specifically on snow removal duties, responsibilities, and qualifications. A clarification was made to designate the role as "seasonal" rather than "temporary" under FLSA standards. Discussion emphasized the importance of backup operators to ensure coverage during emergencies, illnesses, or heavy storms, with the role intended to be "as needed" rather than scheduled. Board members noted that additional operators would improve response times and reduce reliance on outside help. Compensation will be based on hours worked, with overtime paid, if necessary, but the position will not be paid on-call. Coordination with the school was also discussed to align plowing schedules. The Board agreed the position provides needed stability and preparedness for the community.

Motion

Trustee Lewis made a motion to approve Seasonal Snowplow Operator Job Description. Trustee Shoptaugh seconded the motion. The motion passed unanimously.

6. **Appointment of Town Board Representative to the Yampa Valley Regional Transportation Authority**
Board Members discussed the appointment of representatives to the newly formed Yampa Valley Regional Transportation Authority Board. A primary representative and an alternate representative need to be appointed to ensure consistent participation as the Authority begins organizing, particularly in preparation for potential ballot measures related to tax questions. Trustee Shoptaugh volunteered to serve as Yampa's representative, citing her daily commute to Steamboat and vested interest in regional transportation issues, while Mayor Geilert agreed to serve as the alternate. The Board acknowledged that upcoming elections could affect representation but agreed to move forward with appointments to ensure Yampa's involvement when the Authority begins operations in January.

Motion
Trustee Lewis made a motion to appoint Trustee Shoptaugh as the primary representative and Mayor Geilert as the alternate representative of the Yampa Valley Regional Transportation Authority. Trustee Shoptaugh seconded the motion. The motion passed unanimously.

7. **2023 Audit Engagement Letter – Hinton Burdick CPAs & Advisors**
The Board reviewed the proposed 2023 Audit Engagement Letter with Hinton Burdick CPAs and Advisors. Mary Alice explained that the engagement letter was requested to ensure the Town's 2023 audit is properly completed following deficiencies in the prior filing with the previously engaged auditor. The audit cost was noted at approximately $30,000, consistent with projected fees for 2024 and 2025. The recommendation was to authorize signing the engagement letter, with the condition that Hinton Burdick would only proceed if Baker CPAs LLC and/or Excel Tax and Accounting LLC fail to file an accepted audit with the Colorado Office of the State Auditor within 10 days. Two letters from the State Auditor's Office were shared, one directed to Seth Baker, CPA of record on the incorrect filing, and another to the Town Board outlining deficiencies, reinforcing the need for corrective action. Mary Alice emphasized that while complaints have been filed, the priority is to ensure a qualified firm to complete the audit correctly and on time. It was clarified that Hinton Burdick must conduct its own independent audit rather than correcting prior work, and that all documentation for 2023 is already compiled to allow prompt action if needed. Questions were raised about potential refunds from the previous auditor, with Mary Alice noting legal action may be necessary, but the Board agreed reliable audit services are the immediate priority.

Motion
Trustee Lewis made a motion to authorize to sign an engagement letter to provide 2023 Audit Services with Hinton Burdick CPAs & Advisors. Trustee Shoptaugh seconded the motion. The motion passed unanimously.

8. **Board Policies and Public Behavior Policy Work Session**
The Town Board held a work session to review and refine board policies, procedures, and the draft public Code of Conduct. Discussion focused on clarifying responsibilities, consolidating outdated sections, and modernizing practices. Key action items included defining the format of meeting minutes to emphasize summary actions, establishing clear rules for the consent agenda, and revising the section on decorum and order with more concise language. Attendance policies were reviewed, with consensus to require advance notice of absences while removing language about dismissal for unexcused absences, since board members are elected officials.
The Board also discussed adopting clearer guidelines for public comment and audience participation, adding language on board member public statements to media and social platforms, and considering disciplinary measures for violations of board rules. Mead's policies were highlighted as useful models, particularly regarding board interactions with staff and conduct monitoring. Board Members agreed to more clearly define quasi-judicial, special, and regular meetings to reduce confusion.
Additional updates included adding general board responsibilities and conduct language under duties and privileges of members, correcting minor wording issues, and consolidating special events policies into a shorter, streamlined format with a checklist. The Board emphasized simplifying the special events permit questionnaire. Internal control policies will be incorporated into personnel policies without substantive changes.
Other discussion addressed bidding and purchasing procedures. Concerns were raised that recent bid openings did not follow formal processes. Members recommended updating policies to reflect modern electronic bidding practices

while ensuring transparency, including opening bid attachments during meetings for public review. Mary Alice agreed to research state bidding requirements for projects funded with state money and to align local procedures accordingly. The Draft Public Behavior Policy, which was collaborated with CIRSA's legal team, was reviewed. Members supported refinements including stronger language on respect and civility, prohibiting slanderous or personal attacks, and authorizing the presiding officer to remove individuals who violate standards. Language will also clarify the use of electronic devices during meetings, requiring them to be silenced. The Board supported posting the finalized Public Behavior Policy in town facilities to promote awareness.
Staff will revise the draft of the Town Board Code of Conduct and Public Behavior Policy with the noted changes and return it for review in January.

9. Consent Agenda

Motion
Trustee Lewis made a motion to approve the consent agenda as presented, specifically the November 5, 2025, Regular Meeting Minutes. Trustee Shoptaugh seconded the motion. The motion passed unanimously.

10. Staff and Board Member Reports/Updates
Mary Alice explained that the consent agenda had been abbreviated due to her being out of the office and that payment approval reports and other routine items would be doubled up going forward. The December 3 meeting will include updates on the South Routt Housing Authority, Housing Advisory Board progress, and adoption of the comprehensive fee schedule as part of the year-end budget process. Vehicle availability from the county was reported, with two trucks under consideration at an estimated cost of $20,000–$25,000; these will be assessed and incorporated into the budget. Staff also clarified utility billing rules for the mobile home park, noting that monthly fees apply regardless of usage unless service is formally abandoned, and that the Board may be asked to consider abandonment requests in the future.
Sheila updated on the progress on Huffstetler trailer demolition following evictions, with permits and asbestos abatement underway. The Routt County Economic Development Partnership will hold office hours in Yampa on December 15. The Routt County Climate Action Plan Collaborative has a board seat opening, with applications due November 28, and trustees were asked to help spread the word. Upcoming community events were noted: Stagecoach Mountain Ranch's holiday party on December 18, the community giving tree coordinated by staff, and Fourth of July Committee fundraising activities. The committee raised $430 at the Arts and Crafts Fair, will host cookie decorating on Christmas Eve, and is planning a soup fundraiser in February and a salsa contest on Cinco de Mayo.
Additional updates included the cancellation of the Planning Commission meeting, with the next Town Board meeting scheduled for December 3 for budget adoption, and December 17 held tentatively. Trustees were reminded that special meetings may be required during the holiday period if necessary. Trustee Shoptaugh updated that Yampatika and the Routt County Wildfire Mitigation Council are planning property surveys and public outreach in South Routt beginning in spring and summer. These efforts may align with the Town's upcoming code adoption timeline, with surveys potentially scheduled between April 1 and July 1 to support defensible space education and compliance.
Discussion continued to the maintenance needs for the town park fence. It was noted that the wooden fence has not been re-oiled since last year and requires ongoing treatment to prevent deterioration. Action items include ensuring fence maintenance is scheduled for the spring season, researching appropriate fire-retardant oils or treatments, and confirming product information with suppliers to ensure the correct materials are used. The Board also considered whether future fencing may need to meet residential neighborhood standards, including the possibility of installing a line-of-sight or metal fence.
Sheila highlighted the current art show in the downstairs area, featuring works by local artists Jane Sindell, Misty Brever, and Andrea Abrahamson. Members agreed the exhibit has been a positive addition and discussed reaching out to the artists about repainting or redesigning the town's entrance signs as part of future gateway improvements. These items will be carried forward into spring planning

11. Scheduled Meeting/Work Sessions

a. Town Board and other requests for Agenda Items

   i. November 26, 2025 @ 6:30 p.m. – Planning Commission Meeting - Cancelled
   ii. December 3, 2025 @ 6:00 p.m. – Town Board Regular Meeting
   iii. December 17, 2025 @ 6:00 p.m. – Town Board Regular Meeting – Tentative if needed

12. Adjournment

Motion

Trustee Lewis made a motion for adjournment. Trustee Shoptaugh seconded the motion, and the motion passed unanimously. The meeting was adjourned at 8:03 pm.

Approved the 3rd day of December 2025.

____

Stacey Geilert, Mayor

Attest:

____

Sheila Symons, Town Administrator/Clerk

Town of Yampa
Payment Approval Report - October 2025

	Reference	Name	Description	Amount
10/02/2025	ACH	Internal Revenue Svc	3Q 2025	(6,629.58)
10/03/2025	EFT	Reimb 4th of July	Horse Polo	2,273.75
10/03/2025	ACH	Steamboat Pilot	Inv 0064	(15.46)
10/03/2025	ACH	FedEx	Inv 9-013-64224 & 9-013-64225	(22.74)
10/05/2025	ACH	PS Health	Oct-25	(3,500.65)
10/09/2025	ACH	YVEA	#1510002002	(1,056.35)
10/09/2025	ACH	FedEx	Inv 9-022-69501	(16.15)
10/10/2025	CM	Wagner Equipment	CM P04R0125170	139.35
10/10/2025	ACH	Wagner Equipment	P04C0352726	(1,354.08)
10/10/2025	ACH	Wagner Equipment	P04C0352815	(561.35)
10/10/2025	ACH	Wagner Equipment	P04C0352816	(210.54)
10/10/2025	ACH	Wagner Equipment	S04W0810692	(2,367.07)
10/13/2025	ACH	Sangoma	Telephone	(111.09)
10/13/2025	Debit	FirstNet AT&T	287312550464	(88.16)
10/15/2025	ACH	Greg Samuelson	Oct Payroll	(6,233.17)
10/15/2025	ACH	Jessica Ryan	Oct Payroll	(184.70)
10/15/2025	ACH	Mission Square	401a Oct Contribution	(250.01)
10/15/2025	ACH	Sheila Symons	Oct Payroll	(5,037.93)
10/15/2025	ACH	Amanda Laman	Oct Payroll	(3,018.55)
10/15/2025	ACH	Mary Alice Page-Allen	Oct Payroll	(3,828.58)
10/15/2025	ACH	Eric Berry	Oct Payroll	(92.35)
10/15/2025	ACH	Cannon Murray	Oct Payroll	(4,736.49)
10/15/2025	ACH	Mission Square	457 Oct Contribution	(493.17)
10/15/2025	16955	Ace Hardware	Supplies	(35.99)
10/15/2025	16956	Advanced Copier Solutions, Inc.	Copy Machine Expense	(159.73)
10/15/2025	16957	AquaWorks DBO	WWTF	(6,709.35)
10/15/2025	16958	City of Steamboat Springs	Testing	(15.00)
10/15/2025	16959	Colorado Analytical Lab	Testing	(27.00)
10/15/2025	16960	Corkle Oil Co. LLC	Fuel	(313.36)
10/15/2025	16961	Edith Chapter #61	Yampa Arts & Craft Fair - 4th of July	(20.00)
10/15/2025	16962	Elevated Technologies	Elevator Maintenance	(380.00)
10/15/2025	16963	Flat Tops Ranch Supply	9/1 Statement-Supplies	(123.36)
10/15/2025	16964	Gonzales Tree Service	Water Plant Tree Maintenance	(7,500.00)
10/15/2025	16965	Mission Communications	RTU - Alarm System	(1,466.36)
10/15/2025	16966	Moore, Mara	Cleaning Svcs	(405.00)
10/15/2025	16967	Murray Dahl Beery & Renaud	WWTP USDA Contract	(1,521.40)
10/15/2025	16968	NAPA Auto Parts	Parts	(18.48)
10/15/2025	16969	PVS DX, Inc.	Invoices 737003678-25 C737000, 737003678-	(543.08)
10/15/2025	16970	Routt County Sheriff's	3Q 2025 Law Enforcement Svcs	(2,532.24)
10/15/2025	16971	SGS North America, Inc.	Invoices 52160167009 52160166,	(841.00)
10/15/2025	16972	Smith, Scott C	Aug 31-Sep 27 4 weeks @ $250/wk	(1,000.00)
10/15/2025	16973	Upper Yampa Water	2nd 1/2 Payment 2025	(15,738.00)
10/15/2025	16974	USA Bluebook	Supplies	(241.67)
10/15/2025	16975	Weiss & Van Scoyk, LLP	Gen'l Matters	(312.00)
10/16/2025	ACH	Luminate	#3001280901	(98.06)
10/20/2025	ACH	PS Health Care Group	Nov-25	(2,808.71)
10/21/2025	EFT	Bank of the San Juans	CC Oct 2025	(2,414.19)
10/22/2025	EFT	Internal Revenue Svc	4Q 941	(6,723.49)

10/23/2025	ACH	FedEx	Inv 9-040-52692 & 9-040-52691	(57.75)
10/23/2025	Debit	YVEA	#70000101	(1,396.83)
10/23/2025	Debit	YVEA	#960007301	(253.29)
10/23/2025	Debit	YVEA	#10027501	(237.77)
10/23/2025	Debit	YVEA	#90001702	(104.87)
10/23/2025	Debit	YVEA	#90001901	(411.62)
10/23/2025	ACH	Steamboat Pilot	Inv 0065	(21.57)
10/28/2025	ACH	Apex Twin Enviro	Inv 650768	(423.35)
10/29/2025	ACh	Schrader Propane	Inv U0134543	(846.73)
10/30/2025	EFT	4th of July	Annual Donation	(1,000.00)
10/31/2025	ACH	Bank of the San Juans	Wire Fee	(20.00)
10/31/2025	ACH	Bank of the San Juans	Wire Fee	(20.00)
10/31/2025	Debit	Google	Monthly	(42.00)
10/31/2025	Debit	State of Colorado	3Q 2025 UI	(171.76)
10/31/2025	ACH	Bank of the San Juans	Wire Fee	(10.00)
10/31/2025	ACH	State of Colorado	3Q Employment Tax	(3,331.63)
10/31/2025	ACH	Kings III	Elevator Maintenance Nov-Jan	(212.00)
10/31/2025	ACH	CRW&PDA	DW Loan 11/1/25 Payment	(10,220.29)
10/31/2025	ACH	CRW&PDA	WW Loan 11/1/25 Payment	(11,692.67)
10/31/2025	16977	Samuelson, Gregory D	Final Payroll Check - Oct 2025	(746.05)
Total				**(120,562.72)**

Approved this 3rd day of December, 2025.

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Stacey Geilert, Mayor