



# GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING AGENDA

Monday, June 24, 2024 at 4:30 PM

Town Hall Board Room – 1026 Park Avenue

*The Town of Grand Lake upholds the Six Pillars of Character:  
Citizenship, Trustworthiness, Respect, Responsibility, Fairness and Caring*

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**Please join my meeting from your computer, tablet or smartphone.**

<https://us06web.zoom.us/j/82559423034>

**You can also dial in using your phone.**

United States: 719 359 4580

Access Code: 825 5942 3034

## **WORK SESSION 4:30 PM**

1. Call to Order
2. Roll Call
3. Conflicts of Interest
4. Items of Discussion
  - A. CDT Update

## **EVENING MEETING 6:00 PM**

1. Call to Order
2. Pledge of Allegiance
3. Announcements
4. Roll Call
5. Conflicts of Interest
6. Manager's Report
7. Public Comments (Limited to 3 Minutes)
8. Consideration to Approve Meeting Minutes
  - [A.](#) June 10, 2024
9. Consideration to Approve Accounts Payable

A. June 24, 2024

**10. Financial Review**

A. April Sales Tax Revenues & May Financials

**11. Items of Discussion**

A. Quasi-Judicial Resolution 34-2024; A Resolution Approving a Lot Consolidation of Lots 12-13, Block 3, Grand Lake Estates, 1st Filing, More Commonly Referred to as 960 Tallaqua Dr.

B. **(QUASI JUDICIAL) PUBLIC HEARING** - Resolution 35-2024 Consideration to approve a Special Use Permit (SUP) per Grand Lake Municipal Code section 12-2-31(A)2, to allow a commercial use on property located at Block 19, Lot 3, Town of Grand Lake; More Commonly Referred to as 712 Grand Avenue.

C. **(QUASI JUDICIAL) PUBLIC HEARING** -Resolution 36-2024 Consideration to Approve a Special Use Permit (SUP) per Grand Lake Municipal Code section 12-2-31(A)2, to Allow a Commercial Use (Food Truck) on Property Located at Block 3, Lot 16, Town of Grand Lake; More Commonly Referred to as 1143 Grand Avenue.

D. Consideration of Resolution 37-2024, Updating the Fee Schedule for the Grand Lake Cemetery

E. Consideration to Award Construction Services on Lucy Lane

**12. Future Items for Consideration**

**13. Mayor's Report**

**14. Adjourn Meeting**



# GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING MINUTES

Monday, June 10, 2024, at 6:00 PM

Town Hall Board Room – 1026 Park Avenue

*The Town of Grand Lake upholds the Six Pillars of Character:  
Citizenship, Trustworthiness, Respect, Responsibility, Fairness and Caring*

**A. Call to Order**

The regular meeting of the Board of Trustees was called to order by Mayor Kudron at 6:10 P.M. in the Town Hall Board Room.

**B. Pledge of Allegiance**

Mayor Kudron led everyone in reciting the Pledge of Allegiance.

**C. Announcements**

Mayor Kudron announced: Please turn off all cell phones during the meeting.

**D. Roll Call**

Mayor Kudron, Mayor Pro-Tem Bergquist, Trustees Arntson, Bishop, and Causseaux, Co-Acting Town Manager/Town Clerk Carrell, and Co-Acting Town Manager/Public Works Director Reed- Tolonen, present.

Trustee Bishop made a motion to excuse Trustee Sobon from the workshop and evening meeting. Trustee Causseaux seconded the motion. Town Clerk Carrell called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Bishop	Aye
Trustee Causseaux	Aye
Trustee Sobon	Absent
Vacancy	---

**E. Public Comments (Limited to 3 Minutes)**

Dennis Becker, 591 Main Street- Mr. Becker expressed his concern regarding roads in town needing to be repaired and inquired about upcoming paving projects.

**F. Consideration to Approve Meeting Minutes**

**5. May 27, 2024**

Trustee Arntson made a motion to approve the meeting minutes for May 27, 2024. Mayor Pro-Tem Bergquist seconded the motion. Town Clerk Carrell called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Bishop	Aye
Trustee Causseaux	Aye
Trustee Sobon	Absent
Vacancy	---

**G. Consideration to Approve Accounts Payable**

**6. June 10, 2024**

Presented by Town Treasurer Wilson.

Trustee Causseaux made a motion to approve accounts payable for June 10, 2024. Trustee Bishop seconded the motion. Town Clerk Carrell called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Bishop	Aye
Trustee Causseaux	Aye
Trustee Sobon	Absent
Vacancy	----

**H. Financial Review**

**7. March Sales Tax Revenues & April Financials**

Presented by Town Treasurer Wilson.

**I. Items of Discussion**

**1. Announcement of Town Manager**

Mayor Kudron announced Guy Patterson, as the new Town Manager of Grand Lake. Mr. Patterson will begin his tenor on July 1<sup>st</sup>. Town Staff and the Board are very excited to welcome him to our community.

**2. Consideration of Resolution 33-2024, a Resolution Appointing a New Trustee to Fill a Vacancy on the Grand Lake Board of Trustees**

Presented by Co-Acting Manager/Town Clerk, Carrell.

Trustee Arntson made a motion to approve Resolution 33,2024, appointing Jim Schoenherr to fill the vacancy on the Grand Lake Board of Trustees until the next election April 7, 2026. Trustee Bishop seconded the motion. Town Clerk Carrell called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Bishop	Aye
Trustee Causseaux	Aye
Trustee Sobon	Absent
Vacancy	----

**3. Consideration to Approve a Modification of Liquor License Premises for Charlie's Sports Bar & Grill**

Presented by Co-Acting Manager/Town Clerk, Carrell.

Leah Mejia was present on behalf of Charlie's Sports Bar & Grill.

Trustee Arntson made a motion to approve the modification of liquor license premises for Charlie's Sports Bar & Grill. Trustee Causseaux seconded the motion. Town Clerk Carrell called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Bishop	Aye
Trustee Causseaux	Aye
Trustee Schoenherr	Aye
Trustee Sobon	Absent

**4. Public Hearing (Quasi-Judicial) Resolution 32-2024; Consideration to Recommend A Special Use Permit (Sup) To Allow A Commercial Use On Property Located At Block 21, Lot 15, Town Of Grand Lake; More Commonly Referred To As 625 Grand Avenue**

Mayor Kudron opened the public hearing.

Presented by Town Community Developer, White.

Blake Barbiche, 517 Shadow Mountain Drive- owner of Truempenny Pitstop was present for questions from the Board.

No public comment was made.

Mayor Kudron closed the public hearing.

Mayor Pro-Tem Bergquise made a motion to approve Resolution 32-2024 as presented. Trustee Causseaux seconded the motion. Town Clerk Carrell called the vote:

<b>Mayor Kudron</b>	<b>Aye</b>
<b>Mayor Pro-Tem Bergquist</b>	<b>Aye</b>
<b>Trustee Arntson</b>	<b>Aye</b>
<b>Trustee Bishop</b>	<b>Aye</b>
<b>Trustee Causseaux</b>	<b>Aye</b>
<b>Trustee Schoenherr</b>	<b>Aye</b>
<b>Trustee Sobon</b>	<b>Absent</b>

**5. Consideration to Move Funds to a New Specific Budget Line Item for Fire Mitigation Grant**

Presented by Co-Acting Manager/Public Works Director, Reed-Tolonen.

Brian Faith, Wildland Coordinator, present on behalf of Grand Lake Fire.

Trustee Causseaux made a motion to adjust the EV charger budget by \$7,500 and move this money to a specific line item for fuels reduction grant. Trustee Bishop seconded the motion. Town Clerk Carrell called the vote:

<b>Mayor Kudron</b>	<b>Aye</b>
<b>Mayor Pro-Tem Bergquist</b>	<b>Aye</b>
<b>Trustee Arntson</b>	<b>Aye</b>
<b>Trustee Bishop</b>	<b>Aye</b>
<b>Trustee Causseaux</b>	<b>Aye</b>
<b>Trustee Schoenherr</b>	<b>Aye</b>
<b>Trustee Sobon</b>	<b>Absent</b>

**J. Future Items for Consideration**

- Marijuana Licensing
- Resolution for PAYT Funds for Infrastructure
- Special Event Liquor Permits
- Jim Kreutzer, Streetlights
- Entrance Enhancement- Kim make a plan
- Lease for Use of the Jail at Jumpstart Coffee & Tea

**K. Mayor's Report**

Mayor Kudron welcomed Trustee Schoenherr and expressed his excitement for having a full Board.

Thanked Acting Town Managers Alayna Carrell and Matthew Reed-Tolonen for doing such an incredible job and everything that is asked of each of them. Town Staff has come together and excelled during this vacancy period while we await Guy Patterson to start in July. It is comforting knowing Town Staff are excited and will welcome Guy to teach him the ropes. As our staff grows, so does our capacity to do more.

The Town received a lot of positive feedback regarding the first Community Picnic, Town Staff went above and beyond making this event happen. Seeing the Marina Staff and the local community members of all ages play in the kickball tournament was a lot of fun, we hope next year to make the event even bigger, as this year was a great learning experience.

**L. Adjourn Meeting**

Trustee Bishop made a motion to adjourn the meeting. Trustee Causseaux seconded the motion. Town Clerk Carrell called the vote:

<b>Mayor Kudron</b>	<b>Aye</b>
<b>Mayor Pro-Tem Bergquist</b>	<b>Aye</b>
<b>Trustee Arntson</b>	<b>Aye</b>
<b>Trustee Bishop</b>	<b>Aye</b>
<b>Trustee Causseaux</b>	<b>Aye</b>
<b>Trustee Schoenherr</b>	<b>Aye</b>
<b>Trustee Sobon</b>	<b>Absent</b>

This meeting of the Board of Trustees was adjourned at 7:53 PM.

(Attest)

\_\_\_\_\_  
**Alayna Carrell, Town Clerk**

\_\_\_\_\_  
**Stephan Kudron, Mayor**



Town of Grand Lake will post Accounts Payable online after Board of Trustees Approves it.

Feel free to reach out to Heike Wilson, Treasurer at [hwilson@toglco.com](mailto:hwilson@toglco.com) or call 970-776-0779 if would like to view Accounts Payable before the Board of Trustees Approves it. List will be available the Thursday before the 2<sup>nd</sup> and 4<sup>th</sup> Monday of each month by request

**4% SALES TAX CASH FLOW REPORT:  
TOWN OF GRAND LAKE  
FISCAL YEAR 2023**

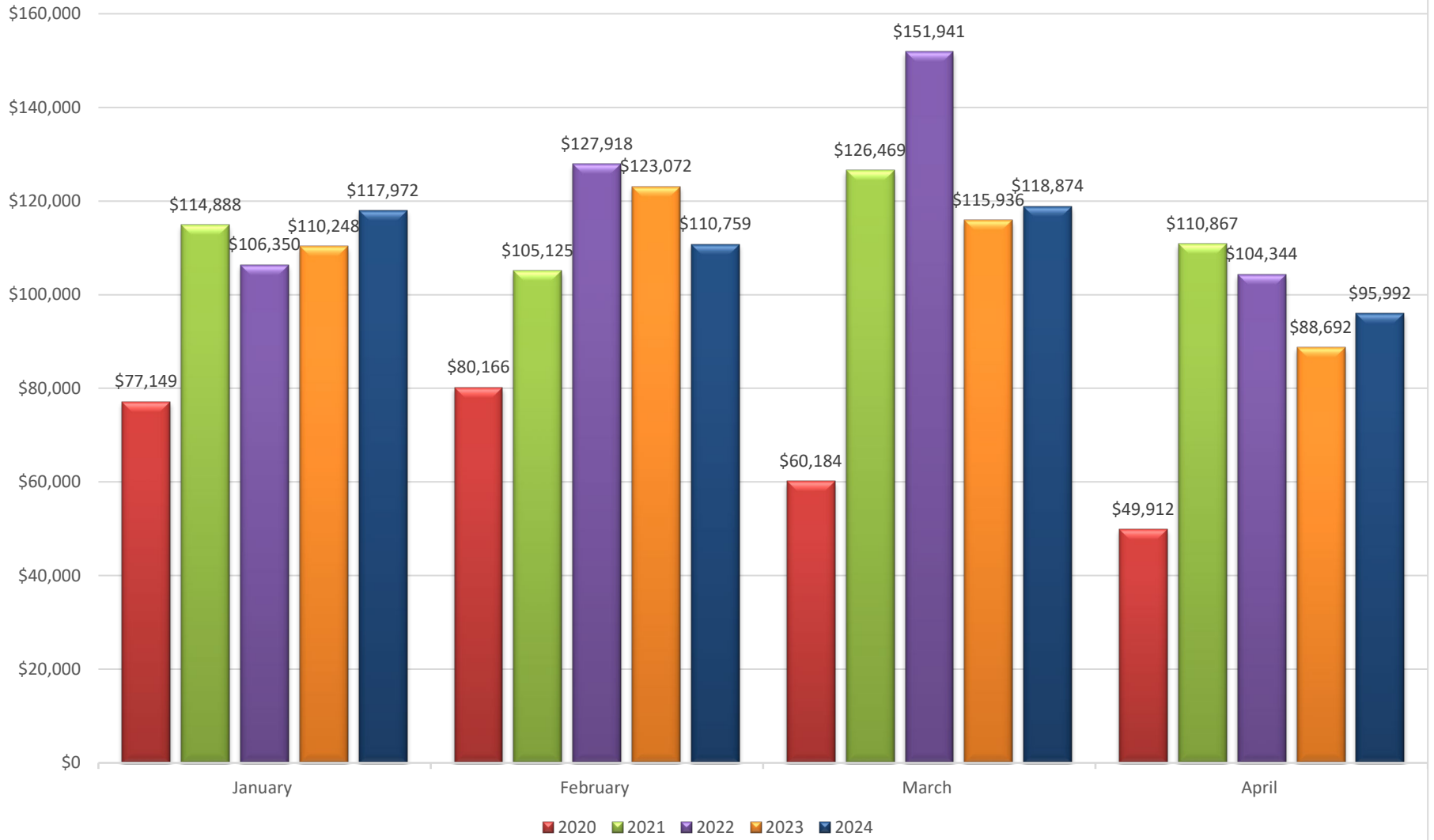
Sales Month	2024	2023	2022	2021	2020
January	\$117,972	\$110,248	\$106,350	\$114,888	\$77,149
February	\$110,759	\$123,072	\$127,918	\$105,125	\$80,166
March	\$118,874	\$115,936	\$151,941	\$126,469	\$60,184
April	\$95,992	\$88,692	\$104,344	\$110,867	\$49,912
May		\$163,725	\$172,788	\$164,901	\$104,689
June		\$357,780	\$360,464	\$377,346	\$277,913
July		\$492,768	\$472,409	\$442,768	\$346,264
August		\$378,782	\$369,399	\$370,626	\$335,005
September		\$328,788	\$324,475	\$304,337	\$318,513
October		\$159,985	\$181,308	\$164,428	\$118,313
November		\$100,490	\$100,997	\$109,224	\$85,868
December		\$134,012	\$129,464	\$132,476	\$125,334

**YEAR TO DATE CASH FLOW COMPARISON**

	Year to Date Total	Percent of Budget	Percent change from previous Year to Date	Dollar change from previous Year to Date	Budgeted Amount
<b>2024</b>	\$443,598	18.97%	1.29%	\$ 5,649.72	\$2,337,968
<b>2023</b>	\$437,948	18.73%	-10.72%	\$ (52,604.12)	\$2,337,968
<b>2022</b>	\$490,552	19.93%	7.26%	\$ 33,202.88	\$2,461,018
<b>2021</b>	\$457,349	26.26%	71.03%	\$ 189,937.57	\$1,741,825
<b>2020</b>	\$267,412	16.12%	353.76%	\$ 208,478.61	\$1,659,230



### 4% SALES TAX CASH FLOW 2024 General Fund YTD through April



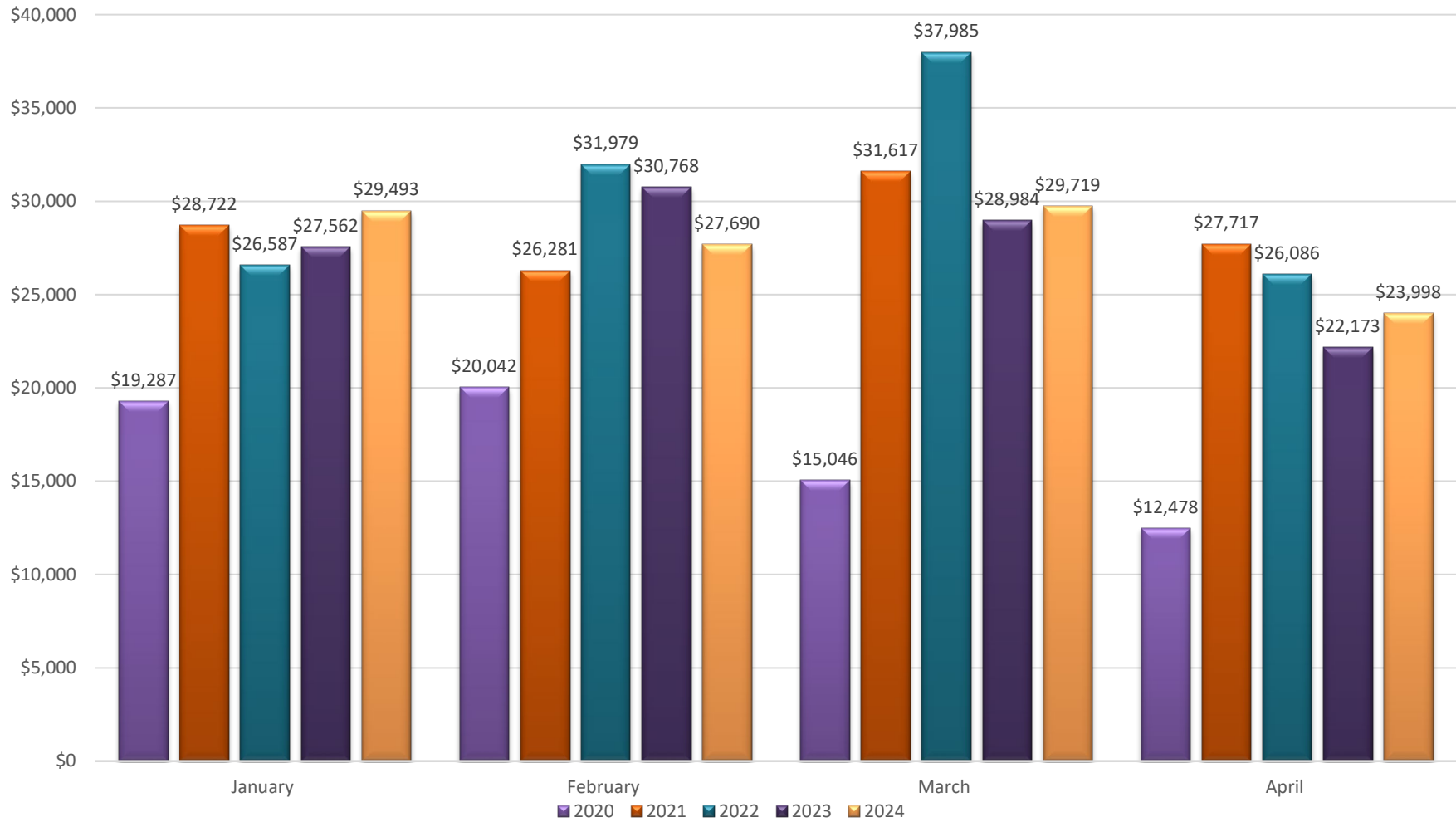
**1% SALES TAX CASH FLOW REPORT:  
TOWN OF GRAND LAKE  
FISCAL YEAR 2023**

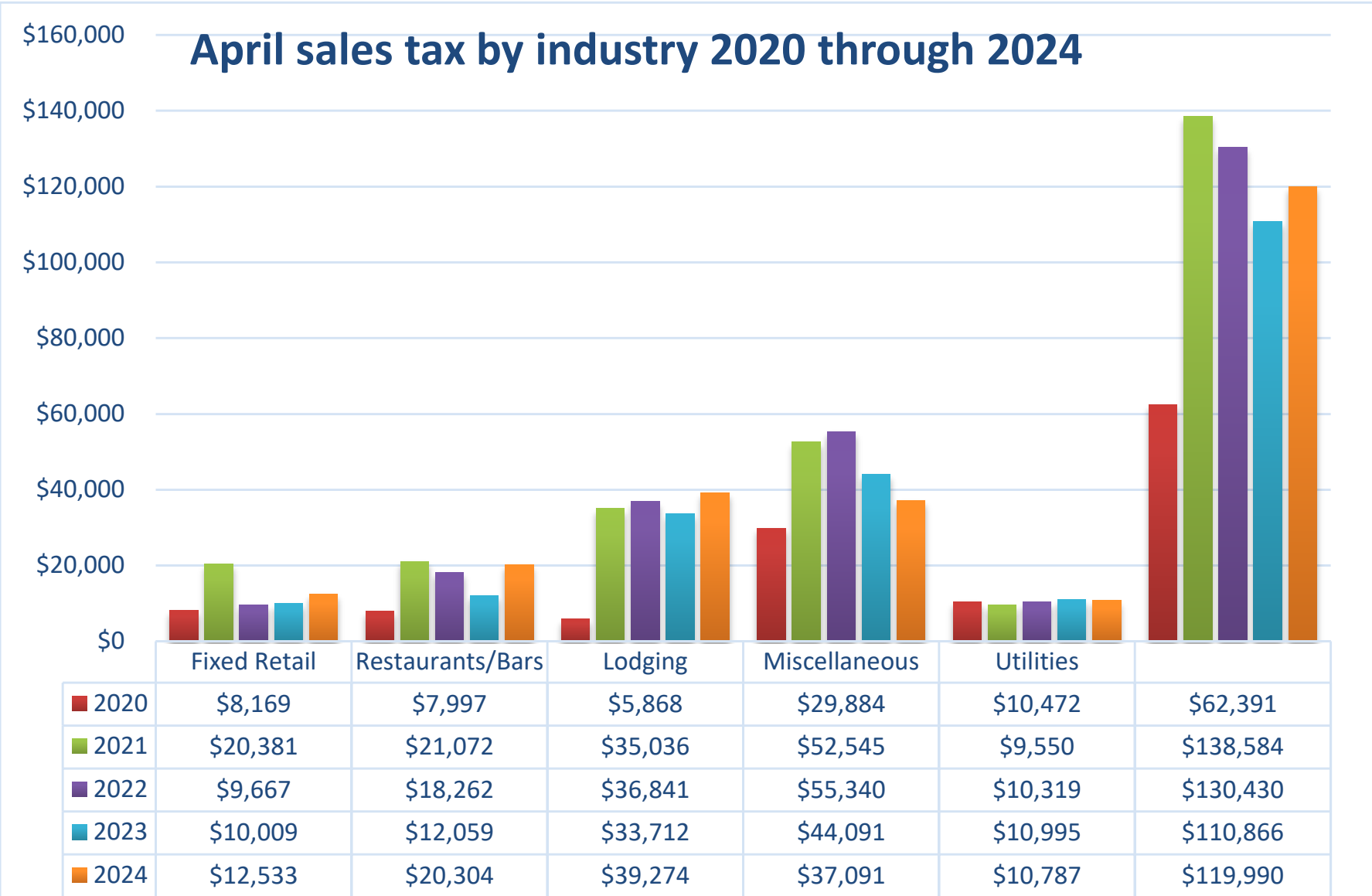
<b>1 % Sales Tax Month</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
January	\$29,493	\$27,562	\$26,587	\$28,722	\$19,287
February	\$27,690	\$30,768	\$31,979	\$26,281	\$20,042
March	\$29,719	\$28,984	\$37,985	\$31,617	\$15,046
April	\$23,998	\$22,173	\$26,086	\$27,717	\$12,478
May		\$40,931	\$43,197	\$41,225	\$26,172
June		\$89,445	\$90,116	\$94,336	\$69,478
July		\$123,192	\$118,102	\$110,692	\$86,566
August		\$94,695	\$92,350	\$92,656	\$83,751
September		\$82,197	\$81,119	\$76,084	\$79,628
October		\$39,996	\$45,327	\$41,107	\$29,578
November		\$25,122	\$25,249	\$27,306	\$21,467
December		\$33,503	\$32,366	\$33,119	\$31,333

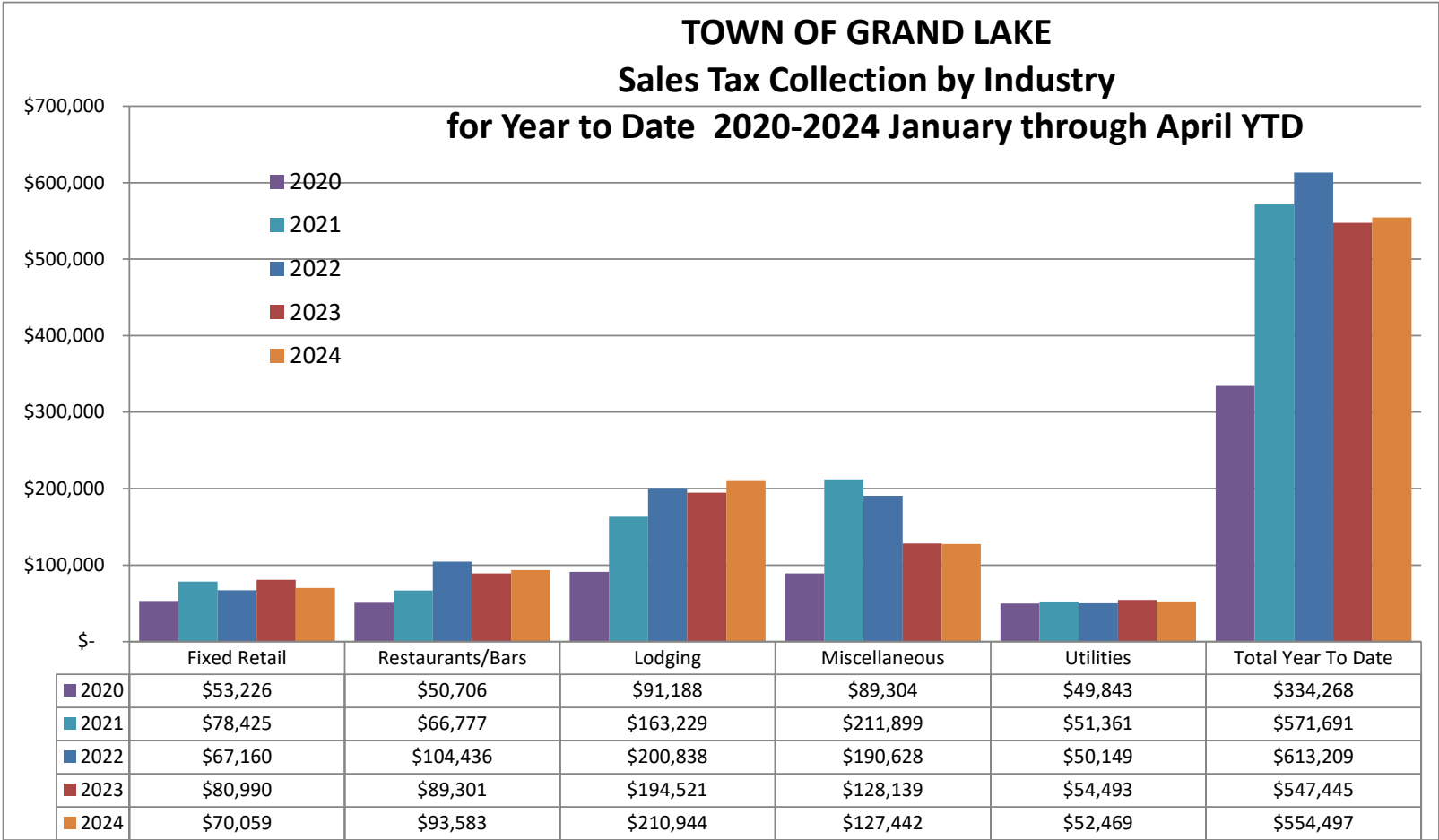
**YEAR TO DATE CASH FLOW COMPARISON**

	<b>Year to Date Total</b>	<b>Percent of Budget</b>	<b>Percent change from previous Year to Date</b>	<b>Dollar change from previous Year to Date</b>	<b>Budgeted Amount</b>
<b>2024</b>	\$110,899	19.12%	1.29%	\$ 1,412	\$580,000.00
<b>2023</b>	\$109,487	18.74%	-10.72%	\$ (13,151)	\$584,250.00
<b>2022</b>	\$122,638	19.93%	7.26%	\$ 8,301	\$615,252.00
<b>2021</b>	\$114,337	26.28%	71.03%	\$ 47,484	\$435,000.00
<b>2020</b>	\$66,853	15.00%	354.42%	\$ 52,141	\$445,635.00

### 1% SALES TAX CASH FLOW 2024 Capital Improvement Fund YTD through April







**BANK CASH BALANCES**

Bank	Amount
ColoTrust	\$3,944,827
CSAFE	\$2,263,201
UBB	\$782,643
US Bank	\$484,889
Bank Midwest	\$121,782
<b>TOTAL CASH *</b>	<b>\$7,597,342.19</b>

\*a portion of the funds are committed or restricted. Funds are also allocated to certain funds - see below

**FUND BALANCES**

General fund	\$ 3,513,591
*Water fund	\$ 2,242,386
*Marina fund	\$ 692,135
*PAYT fund	\$ 192,009
**Capital Improvement fund	\$ 758,924
<b>TOTAL</b>	<b>\$ 7,399,044.95</b>

\*enterprise funds

\*\* Restricted for capital road improvements minus bond required reserves as noted below

\*balance may differ due to A/R & AP

**COMMITTED FUNDS**

Parking Fee-In-Lieu	\$ -	funds from new development for parking spaces
Cemetery Funds	\$ 119,256.89	committed fund for the Grand Lake Cemetery
Conservation Trust Funds	\$ 46,073.26	funds from State Lottery restricted for Parks & Open Space
Attainable Housing Fund	\$ 282,006.22	funds from building permit fees and nightly rental license
Emergency Reserves	\$ 80,400.00	restricted for attainable housing
Sales Tax Bond Required Reserves	\$ 280,500.00	TABOR Requirement
<b>TOTAL</b>	<b>\$ 808,236.37</b>	Streetscape bond requirement (CIP Fund)

balances are adjusted at year end during audit

**LIABILITIES over \$50K**

Certificate of Participation (GF)	\$ 1,299,937.00	issued to finance the acquisition of land
Drinking Water Revolving Fund (WF)	\$ 1,152,454.23	construction of an underground water storage tank in 2018
Sales Tax Bonds (CIP Fund)	\$ 3,215,000.00	construction of streets, sidewalks, drainage and other street-related improvements
<b>TOTAL</b>	<b>\$ 5,667,391.23</b>	

**Town of Grand Lake Pre Pairs and Transfer**

Company	Date	Amount
Paychex Payroll	5/15/2024	\$ 54,076.52 John PTO
Paychex Payroll Taxes	5/15/2024	\$ 25,348.91
ICMA Retirement	5/15/2024	\$ 6,810.45
Paychex Payroll	5/31/2024	\$ 40,673.12
Paychex Payroll Taxes	5/31/2024	\$ 16,097.72
ICMA Retirement	5/31/2024	\$ 7,492.73
Hartford life/AD&D Insurance	5/14/2024	\$ 174.57
Health Saving Reimbursement	5/7/2024	\$ 2,891.88
Health Saving Reimbursement	5/14/2024	\$ 1,103.34
Health Saving Reimbursement	5/21/2024	\$ 554.42
Health Savings Reimbursement	5/29/2024	\$ 504.43
US Bank Credit Card	5/1/2024	\$ 8,432.66
US Bank Credit Card	5/30/2024	\$ 7,633.69
US bank Bond Payment	5/30/2024	\$ 76,725.00
CEBT (Health Ins)	5/10/2024	\$ 35,045.46
<b>Bank Transfers</b>		

<b>From</b>	<b>To</b>	<b>Date</b>	<b>Amount</b>
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TOWN OF GRAND LAKE

Section 10, Item A.

GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL  
For the Month Ended May 2024- Unadjusted

Revenues	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
<b>Taxes</b>					
Property Tax	\$ 551,850	\$ 411,006	\$ (140,844)	74.5	
Specific Ownership Tax	18,000	10,205	(7,795)	56.7	
General Sales Tax	2,337,968	347,606	(1,990,363)	14.9	Sales tax revenues run 2 months behind
Building Use Tax	25,000	37,906	12,906	151.6	
Motor Vehicle Use Tax	40,000	27,856	(12,144)	69.6	
Cigarette Tax	3,000	1,072	(1,928)	35.7	Tax revenues run 2 months behind
Marijuana Tax/Fees	10,000	-	(10,000)	-	
Franchise Tax	90,000	26,157	(63,843)	29.1	Quarterly payments
<b>Subtotal Taxes</b>	<b>3,075,818</b>	<b>861,808</b>	<b>(2,214,010)</b>	<b>28.0</b>	
<b>Licenses &amp; Permits</b>					
Business Licenses	30,000	3,737	(26,263)	12.5	Annual event in July
Nightly Rental Licenses	80,000	66,679	(13,321)	83.3	
Liquor License	4,500	3,616	(884)	80.4	
Other Licenses	5,000	2,048	(2,952)	41.0	Sign, grading, animal, boardwalk permits
<b>Subtotal Licenses &amp; Permits</b>	<b>119,500</b>	<b>76,081</b>	<b>(43,419)</b>	<b>63.7</b>	
<b>Intergovernmental</b>					
County Road and Bridge	9,520	12,531	3,011	131.6	paid in full for the year
Grants	4,000,000	100,000	(3,900,000)	2.5	100K from Boetcher for Space to Create
Highway Users Tax	32,000	12,183	(19,817)	38.1	Tax revenues run 2 months behind
Conservation Trust Fund	3,000	701	(2,299)	23.4	Quarterly revenue
Other Intergovernmental	3,000	-	(3,000)	-	State severance tax and federal mineral funds
<b>Subtotal Intergovernmental</b>	<b>4,047,520</b>	<b>125,415</b>	<b>(3,922,105)</b>	<b>3.1</b>	
<b>Charges for Services</b>					
Attainable Housing Fee	4,000	3,682	(318)	92.1	Part of the building application fees
Zoning and Subdivision Review	3,000	1,505	(1,495)	50.2	
Cemetery	12,000	2,109	(9,891)	17.6	Perpetual fees
Grand Lake Center	105,000	47,952	(57,049)	45.7	Memberships, rec fees, rental income
Other Charges for Services	14,000	4,973	(9,027)	35.5	EV charging rev and nightly rental app fee and fuel surcharges
<b>Subtotal Charges for Services</b>	<b>138,000</b>	<b>60,221</b>	<b>(77,779)</b>	<b>43.6</b>	
<b>Fines and Forfeitures</b>	500	(210)	(710)	(42.0)	Ordinances and parking fines - negative amount due to fine forgiveness
<b>Fees and Leases</b>	2,500	1,250	(1,250)	50.0	Quarterly payment for Chamber rent
<b>Net Investment Income</b>	50,000	73,200	23,200	146.4	Interest income
<b>Other Revenue</b>	96,002	4,898	(91,104)	5.1	event fees and rentals
<b>Capital Specific Revenue</b>	-	-	-	-	
<b>Total Revenues</b>	<b>\$ 7,529,840</b>	<b>\$ 1,202,661</b>	<b>\$ (6,327,179)</b>	<b>16.0</b>	



TOWN OF GRAND LAKE

Section 10, Item A.

GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL  
For the Month Ended May 2024- Unadjusted

Expenditures	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	
<b>Current:</b>					
<b>Boards and Committees</b>					
Board of Trustees	\$ 148,100	82,954	\$ 65,146	56.0	Community grants, donations, BOT compensation office supplies
Cemetery Committee	8,000	990	7,010	12.4	
Planning Commission & Board of Ar	48,100	7,013	41,087	14.6	Consultant & training
Greenways Committee	82,342	11,565	70,777	14.0	Town flowers, planters, Arbor day
Subtotal Boards and Committees	286,542	102,521	184,021	35.8	
<b>Administration</b>					
Personnel	706,302	276,948	429,354	39.2	Wages and benefits
Supplies	42,000	28,900	13,100	68.8	Office supplies
Repairs and Maintenance	19,200	1,872	17,328	9.7	Fuel, vehicle maint and new doors for office
Purchased Services	67,350	25,524	41,826	37.9	Postage, computer services, building maint
Utility Services	28,800	18,103	10,697	62.9	Water and Sewer are billed quarterly
Professional Services	70,300	22,420	47,880	31.9	Legal
Marketing	190,732	89,886	100,846	47.1	Quarterly contribution to Chamber, county treasure fee, billboard & Ride to the Rockies
Other	65,650	32,707	32,943	49.8	Quarterly property insurance
Subtotal Administration	1,190,334	496,361	693,974	41.7	
<b>Economic Development Grants</b>	135,000	100,000	35,000	74.1	Headwaters & Creative District - Trail Groomers is in Dec.
<b>Public Safety</b>					
Personnel	-	-	-	-	
Purchased Services	277,585	27,115	250,470	9.8	Dispatch and Sheriff annual contract
Subtotal Public Safety	277,585	27,115	250,470	9.8	
<b>Public Works</b>					
Personnel	796,471	298,310	498,161	37.5	Wages and benefits
Supplies	32,500	10,183	22,318	31.3	
Repairs and Maintenance	189,500	68,154	121,346	36.0	
Purchased Services	7,700	7,042	658	91.4	Computer, Fuel Cloud, background checks, UI testing
Utility Services	54,900	16,026	38,874	29.2	
Professional Services	49,000	9,125	39,875	18.6	Winter lights
Other	27,000	2,923	24,077	10.8	Training, equipment rental, sign repair
Subtotal Public Works	\$ 1,157,071	\$ 411,762	\$ 745,309	35.6	

TOWN OF GRAND LAKE

Section 10, Item A.

GENERAL FUND  
 STATEMENT OF REVENUES, EXPENDITURES  
 AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL  
 For the Month Ended May 2024- Unadjusted

Expenditures	Original Budget	Actual Amounts	Positive (Negative)	%	
<b>Grand Lake Center</b>					
Personnel	\$ 245,550	\$ 97,260	\$ 148,290	39.6	Wages and benefits
Supplies	9,000	3,484	5,516	38.7	
Repairs and Maintenance	15,400	6,575	8,825	42.7	Honeywell contract
Utility Services	42,550	14,103	28,447	33.1	
Professional Services	9,490	6,236	3,254	65.7	Computer Service
Other	55,400	6,585	48,815	11.9	Marketing, Training, Insurance
Subtotal Grand Lake Center	<b>377,390</b>	<b>134,243</b>	<b>243,147</b>	<b>35.6</b>	
<b>Parks</b>					
Personnel	-	-	-	-	
Supplies	37,000	4,140	32,860	11.2	Cleaning and bathroom supplies
Repairs and Maintenance	127,000	15,046	111,954	11.8	
Utility Services	28,300	12,530	15,770	44.3	
Other	10,000	859	9,141	8.6	
Parks Capital	165,000	23,551	141,449	14.3	
Subtotal Parks	<b>367,300</b>	<b>56,126</b>	<b>311,174</b>	<b>15.3</b>	
<b>Capital Outlay</b>	<b>4,320,000</b>	<b>137,626</b>	<b>4,182,374</b>	<b>3.2</b>	
<b>Debt service</b>					
Lease Principal	90,000	-	90,000	-	Certificate of Participation
Lease Interest	37,050	18,524	18,526	50.0	Certificate of Participation
Subtotal Debt Service	<b>127,050</b>	<b>18,524</b>	<b>108,526</b>	<b>14.6</b>	
<b>Reserves</b>	-	-	-	-	
<b>Total Expenditures</b>	<b>8,238,272</b>	<b>1,484,278</b>	<b>6,753,994</b>	<b>18.0</b>	
<b>Net Balance*</b>	(708,432)	(281,617)	426,815		

\*Excess Revenues Over (Under) Expenditures

TOWN OF GRAND LAKE

Section 10, Item A.

CAPITAL IMPROVEMENT FUND  
 SCHEDULE OF REVENUES, EXPENDITURES  
 AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL  
 For the Month Ended May 2024- Unadjusted

Revenues	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
General Sales Tax	\$ 580,000	\$ 86,901	\$ (493,099)	15.0	Tax revenues run 2 months behind
Subtotal Taxes	580,000	86,901	(493,099)	15.0	
Intergovernmental					
Grants	-	-	-	-	
Other Intergovernmental	-	-	-	-	
Subtotal Intergovernmental	-	-	-	-	
Other Revenue	-	-	-	-	
Net Investment Income	15,000	17,575	2,575	117.2	interest
<b>Total Revenues</b>	<b>595,000</b>	<b>104,476</b>	<b>(490,524)</b>	<b>17.6</b>	
<b>Expenditures</b>					
Grant Expenses	-	-	-	-	
Operations	300	-	(300)	-	for bond
Capital Outlay	530,000	154,694	(375,306)	29.2	Boardwalk maint & paving
<b>Debt service</b>					
Bond Principal	125,000	-	(125,000)	-	Annual payment
Bond Interest	153,450	76,725	(76,725)	50.0	Semi annual payments
<b>Subtotal Debt Service</b>	<b>278,450</b>	<b>76,725</b>	<b>(201,725)</b>	<b>27.6</b>	
Reserves	-	-	-	-	
<b>Total Expenditures</b>	<b>808,750</b>	<b>231,419</b>	<b>(577,331)</b>	<b>28.6</b>	
<b>Net Balance*</b>	<b>(213,750)</b>	<b>(126,943)</b>	<b>86,807</b>		

\*Excess Revenues Over (Under) Expenditures

TOWN OF GRAND LAKE

Section 10, Item A.

**WATER FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**  
**For the Month Ended May 2024- Unadjusted**

	<b>Original Budget</b>	<b>Actual Amounts</b>	<b>Variance with Budget - Positive (Negative)</b>	<b>%</b>	<b>Notes</b>
<b>Revenues</b>					
Water Sales	\$ 680,000	\$ 333,545	\$ (346,455)	49.1	Billed quarterly (Jan, April, July, Oct)
Tap Fees	13,000	52,000	39,000	400.0	
Resale Meters	10,000	1,870	(8,130)	18.7	New meters purchased by owner
Bulk Water Permits	500	125	(375)	25.0	
Miscellaneous	-	-	-	-	
Sale of Assets	-	-	-	-	
Interest Income	30,000	39,173	9,173	130.6	
Reimbursement Income	-	-	-	-	
Capital Lease Proceeds	-	-	-	-	
<b>Total Revenues</b>	<b>733,500</b>	<b>426,712</b>	<b>(306,788)</b>	<b>58.2</b>	
<b>Expenditures</b>					
Personnel	497,078	211,054	(286,024)	42.5	Wages and Benefits
Office Supplies	14,500	3,541	(10,959)	24.4	
Operations Supplies	24,200	12,590	(11,610)	52.0	
Repairs and Maintenance	49,650	17,467	(32,183)	35.2	
Resale Supplies	8,150	26,134	17,984	320.7	
Purchased Services	27,900	12,056	(15,844)	43.2	
Utilities	41,500	18,079	(23,421)	43.6	Water and Sewer are billed quarterly
Professional Services	9,100	3,200	(5,900)	35.2	
Other Expenses	20,100	7,474	(12,626)	37.2	Quarterly property insurance
Water Capital	-	-	-	-	
Debt Service-Principal	71,384	35,514	(35,870)	49.8	Semi annual payments
Debt Service-Interest	23,404	11,880	(11,524)	50.8	Semi annual payments
<b>Total Expenditures</b>	<b>786,966</b>	<b>358,988</b>	<b>(427,978)</b>	<b>45.6</b>	
<b>Net Balance*</b>	(53,466)	67,724	121,190		

TOWN OF GRAND LAKE

Section 10, Item A.

MARINA FUND  
 SCHEDULE OF REVENUES, EXPENDITURES  
 AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL  
 For the Month Ended May 2024-Unadjusted

	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
<b>Revenues</b>					
Marina Rentals	\$ 350,000	\$ 5,921	\$ (344,079)	1.7	
Tours	70,000	1,880	(68,120)	2.7	
Space Rentals	11,784	7,397	(4,387)	62.8	
Miscellaneous	1,000	200	(800)	20.0	
Interest Income	8,000	10,249	2,249	128.1	
Sale of Assets	-	-	-	-	
<b>Total Revenues</b>	<b>440,784</b>	<b>25,647</b>	<b>(415,137)</b>	<b>5.8</b>	
<b>Expenditures</b>					
Personnel	278,547	74,172	204,375	26.6	Wages and benefits
Office Supplies	1,400	-	1,400	-	
Operations Supplies	15,000	-	15,000		
Fireworks	70,000	27,500	42,500	-	
Repairs and Maintenance	22,500	1,520	20,980	6.8	
Permits and Fees	1,000	-	1,000	-	
Purchased Services	22,850	2,172	20,678	9.5	Computer service & office supplies
Utilities	3,688	1,992	1,696	54.0	Water and Sewer are billed quarterly
Professional Services	5,700	1,600	4,100	28.1	Audit and background checks
Other Expenses	8,501	1,881	6,620	22.1	Insurance
Capital Outlay	60,000	-	60,000	-	
<b>Total Expenditures</b>	<b>489,186</b>	<b>110,838</b>	<b>378,348</b>	<b>22.7</b>	
<b>Net Balance*</b>	<b>(48,402)</b>	<b>(85,190)</b>	<b>(36,788)</b>		

TOWN OF GRAND LAKE

Section 10, Item A.

PAY AS YOU THROW FUND  
 SCHEDULE OF REVENUES, EXPENDITURES  
 AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL  
 For the Month Ended May 2024- UNADJUSTED

	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
<b>Revenues</b>					
Bag Sales	\$ 79,000	\$ 30,165	\$ (48,835)	38.2	
Interest Income	\$ 1,000	-	(1,000)	-	
<b>Total Revenues</b>	<b>80,000</b>	<b>30,165</b>	<b>(49,835)</b>	<b>37.7</b>	
<b>Expenditures</b>					
Operations Supplies	8,500	2,870	5,630	33.8	PAYT bags
Repairs and Maintenance	50,000	-	50,000	-	End of year adjustment
Purchased Services	32,000	10,781	21,219	33.7	Dumpster service
Professional Services	510	480	30		
Other Expenses	1,166	-	1,166	-	
Capital Outlay	20,000	-	20,000	-	Move facility
<b>Total Expenditures</b>	<b>112,176</b>	<b>14,130</b>	<b>98,046</b>	<b>12.6</b>	
<b>Net Balance*</b>	<b>(32,176)</b>	<b>16,035</b>	<b>48,211</b>		

TOWN OF GRAND LAKE  
 COMBINED CASH INVESTMENT  
 MAY 31, 2024

Section 10, Item A.
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COMBINED CASH ACCOUNTS

01-102000	US BANK CHECKING	482,541.92
01-104000	2019 UBB MONEY MARKET	557,878.51
01-104500	2019 UBB CHKG - OPERATIONS	46,792.96
01-106000	RETURNED CHECK CLEARING ACCT	.00
01-106500	BANK MIDWEST / CCB	103,257.43
01-106700	OLD MIDWEST	.00
01-107500	UTILITY CASH CLEARING ACCT	.00
01-107600	AR CASH CLEARING ACCT	.00
		1,190,470.82
	TOTAL COMBINED CASH	1,190,470.82
01-200000	ACCOUNTS PAYABLE GENERAL	.00
01-100000	CASH ALLOCATED TO OTHER FUNDS	( 1,190,470.82)
		.00
	TOTAL UNALLOCATED CASH	.00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	288,886.03
20	ALLOCATION TO WATER FUND	497,757.94
40	ALLOCATION TO MARINA FUND	235,420.01
50	ALLOCATION TO PAY-AS-YOU-THROW FUND	191,958.80
90	ALLOCATION TO CAPITAL IMPROVEMENT FUND	( 23,551.96)
		1,190,470.82
	TOTAL ALLOCATIONS TO OTHER FUNDS	1,190,470.82
	ALLOCATION FROM COMBINED CASH FUND - 01-100000	( 1,190,470.82)
		.00
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

TOWN OF GRAND LAKE  
 BALANCE SHEET  
 MAY 31, 2024

Section 10, Item A.

GENERAL FUND

ASSETS

10-100000	CASH IN COMBINED CASH FUND	288,886.03	
10-103000	CSAFE	216,705.37	
10-103100	CSAFE - CORE	1,974,102.24	
10-109100	COLOTRUST	1,033,795.42	
10-116000	PETTY CASH	100.00	
10-116500	GLC PETTY CASH	100.00	
10-116501	AFTER SCHOOL PROG PETTY CASH	.00	
10-117000	ACCOUNTS RECEIVABLE	( 62,283.01)	
10-117100	PROPERTY TAXES RECEIVABLE	530,203.00	
10-117500	ACCOUNTS RECIVABLE - AR	4,856.63	
10-123000	FUEL AR - FUEL PAYMENTS	1,078.96	
10-129000	UNLEADED GAS INVENTORY	988.05	
10-130000	DIESEL INVENTORY	4,613.47	
10-131000	DUE FROM WATER FUND	.00	
10-131001	DUE FROM MARINA FUND	.00	
10-131002	DUE FROM PAYT	.00	
10-143100	PREPAID EXPENSES FOR GENERAL F	.00	
10-143500	GLC PREPAID EXPENSES	.00	
10-149000	DEPOSITS PAID BY THE TOWN	.00	
	TOTAL ASSETS		3,993,146.16

LIABILITIES AND EQUITY



TOWN OF GRAND LAKE  
 BALANCE SHEET  
 MAY 31, 2024

Section 10, Item A.

GENERAL FUND

LIABILITIES

10-200000	ACCOUNTS PAYABLE GENERAL	26,875.21	
10-205000	RETAINAGE PAYABLE	.00	
10-217100	SOCIAL SECURITY WITHHOLDING	.00	
10-217200	FEDERAL W/H PAYABLE	.00	
10-217300	STATE W/H PAYABLE	.00	
10-217400	MEDICARE WITHHOLDING	.00	
10-217500	SUTA PAYABLE	.00	
10-217600	WC PAYABLE	.00	
10-219100	FLEX MEDICAL	37,556.03	
10-219200	MEDICAL BENEFIT PAYABLE	.00	
10-220000	ICMA W/H PAYABLE	.00	
10-221000	ICMA EMP LOAN PAYABLE	.00	
10-221001	ICMA/ROTH IRA	.00	
10-221100	MISC DEDUCTIONS PAYABLE	.00	
10-222000	DEFERRED REVENUE-PROPERTY TAX	530,203.00	
10-223100	PREPAID FEES FOR DEPOSITS	5,215.08	
10-223180	PREPAID NRL	.00	
10-225000	ESCROW MONIES GENERAL	.00	
10-226000	USE TAX DEFERRED REVENUE	160,166.33	
10-227000	DEFERRED REV	.00	
10-228100	GLC CUSTOMER DEPOSITS	2,560.00	
10-228200	GLC PREPAID RENTAL FEES	190.00	
10-228300	GLC PREPAID MEMBERSHIPS	.00	
10-228400	EVENT DEPOSITS	886.00	
10-228500	LAND USE/MUNI PROP DEPOSITS	5,125.00	
10-228600	ATTORNEY RETAINER	( 10,385.00)	
10-230000	HEADSTONE DEPOSIT	3,900.00	
10-231000	FOLK SCHOOL PAYMENTS	1,450.00	
10-231200	WINTER CARNIVAL	778.61	
10-232000	DUE TO WATER FROM GF	.00	
10-233000	DUE TO MARINA FROM GF	.00	
10-234000	AEROLAB, INC PAYMENTS	2,145.00	
10-241000	RENTAL DEPOSITS	1,000.00	
	TOTAL LIABILITIES		767,665.26

FUND EQUITY

10-270000	PARKING FEE-IN-LIEU	.00	
10-275000	FUND BALANCE	2,974,269.82	
10-281000	CEMETERY FUNDS	119,256.89	
10-283000	CONSERVATION TRUST FUNDS	46,073.26	
10-284000	ATTAINABLE HOUSING FUNDS	282,006.22	
10-285000	FUND BAL RESVD - INV & PRE PDS	5,091.51	
10-286000	EMERGENCY RESERVES	80,400.00	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	( 281,616.80)	
	BALANCE - CURRENT DATE	( 281,616.80)	
	TOTAL FUND EQUITY		3,225,480.90

TOWN OF GRAND LAKE  
BALANCE SHEET  
MAY 31, 2024

Section 10, Item A.

GENERAL FUND

TOTAL LIABILITIES AND EQUITY

\_\_\_\_\_  
3,993,146.16  
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TOWN OF GRAND LAKE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 5 MONTHS ENDING MAY 31, 2024

Section 10, Item A.

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>GENERAL TAXES</u>					
10-311-100	PROPERTY TAXES	190,465.27	410,888.81	551,550.00	140,661.19 74.5
10-311-110	SPECIFIC OWNERSHIP	4,189.55	10,205.47	18,000.00	7,794.53 56.7
10-311-120	INTEREST & PENALTY-PROP TAXES	107.07	117.33	300.00	182.67 39.1
10-311-130	MOTOR VEHICLE USE & SALES TAX	7,942.13	27,855.80	40,000.00	12,144.20 69.6
10-311-140	SALES TAX 4%	118,874.17	347,605.50	2,337,968.00	1,990,362.50 14.9
10-311-150	BUILDING USE TAX	29,971.68	37,905.65	25,000.00	( 12,905.65) 151.6
10-311-160	CIGARETTES-SELECT SALES TAX	178.59	1,071.81	3,000.00	1,928.19 35.7
10-311-161	MARIJUANA TAX	.00	.00	10,000.00	10,000.00 .0
	<b>TOTAL GENERAL TAXES</b>	<b>351,728.46</b>	<b>835,650.37</b>	<b>2,985,818.00</b>	<b>2,150,167.63 28.0</b>
<u>UTILITY FRANCHISE TAX</u>					
10-316-170	FRANCHISE CABLE	6,007.19	6,238.50	20,000.00	13,761.50 31.2
10-316-171	FRANCHISE TELEPHONE	260.26	738.25	10,000.00	9,261.75 7.4
10-316-172	FRANCHISE ELECTRIC	.00	11,367.14	35,000.00	23,632.86 32.5
10-316-173	FRANCHISE NATURAL GAS	1,941.82	7,813.41	25,000.00	17,186.59 31.3
	<b>TOTAL UTILITY FRANCHISE TAX</b>	<b>8,209.27</b>	<b>26,157.30</b>	<b>90,000.00</b>	<b>63,842.70 29.1</b>
<u>LICENSES &amp; PERMITS</u>					
10-321-100	LIQUOR LICENSE FEE	700.00	3,616.25	4,500.00	883.75 80.4
10-321-120	SALES TAX LICENSE \$5	25.00	410.00	425.00	15.00 96.5
10-321-130	MOTOR VEHICLE LICENSE (RURAL)	197.59	687.67	2,500.00	1,812.33 27.5
10-321-140	SIGN PERMIT	25.00	175.00	500.00	325.00 35.0
10-321-150	GRADING PERMIT	.00	.00	100.00	100.00 .0
10-321-160	ANIMAL LICENSE	50.00	75.00	50.00	( 25.00) 150.0
10-321-170	ENCROACHMENT PERMIT/LICENSE	.00	200.00	400.00	200.00 50.0
10-321-175	BUSINESS LICENSE COMMISSION	1,754.50	3,737.25	30,000.00	26,262.75 12.5
10-321-180	NIGHTLY RENTAL LICENSE FEE	12,030.60	66,679.45	80,000.00	13,320.55 83.4
10-321-190	BOARDWALK SALES PERMIT	.00	.00	25.00	25.00 .0
10-321-191	MARIJUANA LICENSE FEES	.00	500.00	1,000.00	500.00 50.0
	<b>TOTAL LICENSES &amp; PERMITS</b>	<b>14,782.69</b>	<b>76,080.62</b>	<b>119,500.00</b>	<b>43,419.38 63.7</b>
<u>GRANTS</u>					
10-334-900	GRANTS - OTHER	.00	100,000.00	4,000,000.00	3,900,000.00 2.5
	<b>TOTAL GRANTS</b>	<b>.00</b>	<b>100,000.00</b>	<b>4,000,000.00</b>	<b>3,900,000.00 2.5</b>

TOWN OF GRAND LAKE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 5 MONTHS ENDING MAY 31, 2024

Section 10, Item A.

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>INTERGOVERNMENTAL</u>						
10-335-130	GRAND CNTY ROAD & BRIDGE	.00	12,531.00	9,520.00	( 3,011.00)	131.6
10-335-200	HIGHWAY USER TAX FUND	3,802.76	12,183.33	32,000.00	19,816.67	38.1
10-335-800	CONSERVATION TRUST FUND	.00	700.56	3,000.00	2,299.44	23.4
10-335-900	OTHER INTERGOVERNMENTAL	.00	.00	3,000.00	3,000.00	.0
	<b>TOTAL INTERGOVERNMENTAL</b>	<b>3,802.76</b>	<b>25,414.89</b>	<b>47,520.00</b>	<b>22,105.11</b>	<b>53.5</b>
<u>CHARGES FOR SERVICES</u>						
10-341-200	CEMETERY REVENUES	1,109.21	2,109.21	12,000.00	9,890.79	17.6
10-341-202	CEMETERY GRANTS AND DONATION	.00	.00	.00	.00	.0
10-341-300	ZONING & SUBDIVISION REVIEW	1,050.00	1,505.00	3,000.00	1,495.00	50.2
10-341-400	ATTAINABLE HOUSING FEE	3,157.00	3,682.00	4,000.00	318.00	92.1
10-341-500	EV CHARGING STATION REVENUE	348.15	2,047.38	4,000.00	1,952.62	51.2
10-341-600	FUEL DEPOT SURCHARGE	64.17	673.65	2,000.00	1,326.35	33.7
10-341-700	COPIES/FAXES/SODA	.00	.00	.00	.00	.0
10-341-850	NIGHTLY RENTAL APP FEE \$165	165.00	1,726.95	2,000.00	273.05	86.4
10-341-900	CEMETERY EXCAVATING FEE	350.00	525.00	6,000.00	5,475.00	8.8
	<b>TOTAL CHARGES FOR SERVICES</b>	<b>6,243.53</b>	<b>12,269.19</b>	<b>33,000.00</b>	<b>20,730.81</b>	<b>37.2</b>
<u>GRAND LAKE CENTER REVENUES</u>						
10-350-101	GLC - RENTAL FEES	1,950.00	5,080.00	15,000.00	9,920.00	33.9
10-350-111	GLC - (T) MERCH SALES	.00	.00	.00	.00	.0
10-350-115	GLC - (N) MERCH SALES	.00	.00	.00	.00	.0
10-350-121	GLC - MEMBERSHIPS	9,101.50	35,366.50	70,000.00	34,633.50	50.5
10-350-131	GLC - REC FEES	812.00	5,790.00	15,000.00	9,210.00	38.6
10-350-132	GLC GOLF SIM REVENUE	310.00	1,715.00	.00	( 1,715.00)	.0
10-350-201	GLC - DONATIONS	.00	.00	.00	.00	.0
10-350-202	GLC EVENTS	.00	.00	5,000.00	5,000.00	.0
	<b>TOTAL GRAND LAKE CENTER REVENUES</b>	<b>12,173.50</b>	<b>47,951.50</b>	<b>105,000.00</b>	<b>57,048.50</b>	<b>45.7</b>
<u>FINES AND FORFEITURES</u>						
10-351-100	ORDINANCE/TRAFFIC FINES	.00	( 210.00)	500.00	710.00	( 42.0)
	<b>TOTAL FINES AND FORFEITURES</b>	<b>.00</b>	<b>( 210.00)</b>	<b>500.00</b>	<b>710.00</b>	<b>( 42.0)</b>
<u>FEES AND LEASES</u>						
10-353-180	RENT - VISITORS CENTER	.00	1,250.00	2,500.00	1,250.00	50.0
	<b>TOTAL FEES AND LEASES</b>	<b>.00</b>	<b>1,250.00</b>	<b>2,500.00</b>	<b>1,250.00</b>	<b>50.0</b>

TOWN OF GRAND LAKE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 5 MONTHS ENDING MAY 31, 2024

Section 10, Item A.

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>INVESTMENT INCOME</u>					
10-355-100 INTEREST REVENUE	14,878.44	73,199.54	50,000.00	( 23,199.54)	146.4
<b>TOTAL INVESTMENT INCOME</b>	<b>14,878.44</b>	<b>73,199.54</b>	<b>50,000.00</b>	<b>( 23,199.54)</b>	<b>146.4</b>
<u>OTHER</u>					
10-360-110 SALE OF ASSETS	.00	.00	90,000.00	90,000.00	.0
10-360-130 MUNICIPAL FEE	.00	.00	.00	.00	.0
10-360-140 RENT - LAND, BUILDINGS	175.00	2,795.00	6,000.00	3,205.00	46.6
10-360-160 RENT - ENTERPRISE FUND SITES	.00	.00	2.00	2.00	.0
10-360-200 MISC. REVENUES - GENERAL	670.00	2,102.79	.00	( 2,102.79)	.0
10-360-350 MSOB REVENUE	.00	.00	.00	.00	.0
<b>TOTAL OTHER</b>	<b>845.00</b>	<b>4,897.79</b>	<b>96,002.00</b>	<b>91,104.21</b>	<b>5.1</b>
<u>CAPITAL SPECIFIC</u>					
10-377-140 GRANTS - CAPITAL	.00	.00	.00	.00	.0
10-377-145 COMMUNITY HOUSE UPGRADES GRANT	.00	.00	.00	.00	.0
10-377-160 SPACE TO CREATE REVENUE	.00	.00	.00	.00	.0
10-377-165 REVITALIZING MAIN STREET REV	.00	.00	.00	.00	.0
10-377-166 EV GRANT REVENUE	.00	.00	.00	.00	.0
10-377-170 INSURANCE PROCEEDS DOCK	.00	.00	.00	.00	.0
10-377-175 COLORADO TREE CO REVENUE	.00	.00	.00	.00	.0
<b>TOTAL CAPITAL SPECIFIC</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.0</b>
<b>TOTAL FUND REVENUE</b>	<b>412,663.65</b>	<b>1,202,661.20</b>	<b>7,529,840.00</b>	<b>6,327,178.80</b>	<b>16.0</b>

TOWN OF GRAND LAKE  
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GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>CEMETERY COMMITTEE</u>					
10-410-211 CEMETERY SUPPLIES/MISC EXP	49.96	989.96	2,000.00	1,010.04	49.5
10-410-215 GRAVE MARKERS	.00	.00	1,000.00	1,000.00	.0
10-410-242 CEMETERY MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
<b>TOTAL CEMETERY COMMITTEE</b>	<b>49.96</b>	<b>989.96</b>	<b>8,000.00</b>	<b>7,010.04</b>	<b>12.4</b>
 <u>PC/BOA</u>					
10-412-211 OFFICE SUPPLIES	.00	.00	300.00	300.00	.0
10-412-311 POSTAGE/ADS/LEGAL NOTICES	150.92	590.96	500.00	( 90.96)	118.2
10-412-314 PURCHASED SERVICES	1,181.25	2,231.25	18,000.00	15,768.75	12.4
10-412-319 MISC.-PLANNING COMMISSION/BOA	.00	.00	300.00	300.00	.0
10-412-320 COMPUTER HARDWARE	.00	.00	1,000.00	1,000.00	.0
10-412-351 PLANNING LEGAL SERVICES	.00	1,215.25	12,000.00	10,784.75	10.1
10-412-370 TRAINING/TRAVEL	.00	408.00	6,000.00	5,592.00	6.8
10-412-380 COMP PLAN UPDATE	.00	2,567.08	10,000.00	7,432.92	25.7
<b>TOTAL PC/BOA</b>	<b>1,332.17</b>	<b>7,012.54</b>	<b>48,100.00</b>	<b>41,087.46</b>	<b>14.6</b>
 <u>BOARD OF TRUSTEES</u>					
10-413-142 WORKERS' COMPENSATION	.00	300.94	800.00	499.06	37.6
10-413-143 BOT COMPENSATION	867.60	4,554.90	18,000.00	13,445.10	25.3
10-413-211 OFFICE/MEETING SUPPLIES	172.64	1,507.35	5,000.00	3,492.65	30.2
10-413-215 ELECTIONS	.00	816.40	3,000.00	2,183.60	27.2
10-413-316 DUES/MEMBERSHIPS	.00	22,471.00	20,000.00	( 2,471.00)	112.4
10-413-370 TRAINING/TRAVEL	.00	30.02	7,500.00	7,469.98	.4
10-413-460 LONG RANGE/MISC	.00	.00	1,000.00	1,000.00	.0
10-413-461 APPRECIATION PROGRAM	.00	.00	9,000.00	9,000.00	.0
10-413-462 COMPUTER EQUIPMENT	234.45	234.45	2,500.00	2,265.55	9.4
10-413-463 WATER QUALITY ISSUES	.00	.00	250.00	250.00	.0
10-413-465 COMPUTER SOFTWARE	.00	127.92	1,200.00	1,072.08	10.7
10-413-728 MISCELLANEOUS DONATIONS	.00	.00	10,000.00	10,000.00	.0
10-413-843 ROCKY MTN REP THEATRE	.00	.00	1,350.00	1,350.00	.0
10-413-859 GRAND FOUNDATION	.00	51,500.00	51,500.00	.00	100.0
10-413-870 BOARD CONTINGENCY	574.97	1,410.53	17,000.00	15,589.47	8.3
<b>TOTAL BOARD OF TRUSTEES</b>	<b>1,849.66</b>	<b>82,953.51</b>	<b>148,100.00</b>	<b>65,146.49</b>	<b>56.0</b>

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<u>GREENWAYS COMMITTEE</u>						
10-414-211	GENERAL SUPPLIES	217.53	217.53	10,800.00	10,582.47	2.0
10-414-238	TREES/SHRUBS/PLANTINGS	376.25	707.75	10,000.00	9,292.25	7.1
10-414-241	ARBOR DAY SUPPLIES	.00	.00	500.00	500.00	.0
10-414-319	CONTRACT LABOR	10,639.66	10,639.66	61,042.00	50,402.34	17.4
10-414-726	MISCELLANEOUS SERVICES	.00	.00	.00	.00	.0
10-414-870	CONTINGENCY	.00	.00	.00	.00	.0
	<b>TOTAL GREENWAYS COMMITTEE</b>	11,233.44	11,564.94	82,342.00	70,777.06	14.1

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	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>ADMINISTRATION</u>					
10-415-100	GROSS WAGES - ADMINISTRATION	42,779.03	175,094.63	439,727.00	264,632.37 39.8
10-415-103	OT/COMP TIME BUYOUT	.00	104.49	2,000.00	1,895.51 5.2
10-415-105	BONUS	.00	500.00	7,000.00	6,500.00 7.1
10-415-110	GROSS WAGES-ADMIN PT/SEASONAL	.00	.00	.00	.00 .0
10-415-130	GLC MEMBERSHIP BENEFIT	.00	.00	.00	.00 .0
10-415-132	ICMA TOWN PAID BENEFIT	2,575.62	14,949.55	35,178.16	20,228.61 42.5
10-415-133	HEALTH/DENTAL-EMPLOYEE	4,663.89	22,643.45	85,000.00	62,356.55 26.6
10-415-134	ALTERNATIVE BENEFIT	.00	1,925.00	6,600.00	4,675.00 29.2
10-415-135	DEP HEALTH/DENTAL	6,911.38	27,644.97	69,300.00	41,655.03 39.9
10-415-136	MEDICAL BENEFIT ALLOWANCE	3,631.91	15,553.99	10,000.00	( 5,553.99) 155.5
10-415-141	UNEMPLOYMENT INSURANCE	( 29.85)	395.65	879.00	483.35 45.0
10-415-142	WORKERS' COMPENSATION	.00	1,334.28	15,000.00	13,665.72 8.9
10-415-143	SOCIAL SECURITY MATCH	2,698.26	11,331.35	27,263.00	15,931.65 41.6
10-415-144	MEDICARE MATCH	833.64	3,460.38	6,376.00	2,915.62 54.3
10-415-145	FAMILI BENEFIT ADMIN	495.59	2,010.43	1,979.00	( 31.43) 101.6
10-415-211	OFFICE SUPPLIES	1,507.51	3,553.23	9,000.00	5,446.77 39.5
10-415-215	COMPUTER SOFTWARE	18,605.33	24,539.58	23,000.00	( 1,539.58) 106.7
10-415-220	COMPUTER HARDWARE	249.94	249.94	7,000.00	6,750.06 3.6
10-415-226	SMALL EQUIPMENT	.00	557.31	3,000.00	2,442.69 18.6
10-415-231	GAS/FUEL	118.96	331.05	1,200.00	868.95 27.6
10-415-232	VEHICLE MAINTENANCE	556.59	628.55	3,000.00	2,371.45 21.0
10-415-233	OFFICE EQUIPMENT MAINTENANCE	711.81	912.05	3,000.00	2,087.95 30.4
10-415-237	BUILDING MAINTENANCE	.00	.00	11,000.00	11,000.00 .0
10-415-238	TOWN HALL FURNISHINGS	.00	.00	1,000.00	1,000.00 .0
10-415-311	POSTAGE/FREIGHT	.00	1,047.95	7,000.00	5,952.05 15.0
10-415-312	COMPUTER SERVICES	2,990.40	19,899.34	50,000.00	30,100.66 39.8
10-415-314	ADS & LEGAL NOTICES	148.00	2,059.28	5,000.00	2,940.72 41.2
10-415-316	DUES & MEMBERSHIPS	.00	395.00	1,650.00	1,255.00 23.9
10-415-318	JANITORIAL SERVICES	.00	.00	.00	.00 .0
10-415-319	MISCELLANEOUS SERVICES	.00	1,558.00	3,200.00	1,642.00 48.7
10-415-330	BANK FEES	104.00	564.15	500.00	( 64.15) 112.8
10-415-341	ELECTRIC UTILITY	541.23	4,049.89	5,500.00	1,450.11 73.6
10-415-342	SEWER UTILITY	.00	670.80	1,600.00	929.20 41.9
10-415-343	WATER UTILITY	294.00	735.00	1,200.00	465.00 61.3
10-415-344	TELEPHONE/INTERNET UTILITY	1,742.26	6,469.50	11,000.00	4,530.50 58.8
10-415-345	NATURAL GAS UTILITY	859.29	3,237.94	6,500.00	3,262.06 49.8
10-415-346	WEBSITE HOSTING SERVICES	.00	2,940.00	2,500.00	( 440.00) 117.6
10-415-347	RECYCLING - TOWN HALL	.00	.00	500.00	500.00 .0
10-415-351	LEGAL SERVICES	1,290.00	12,300.25	30,000.00	17,699.75 41.0
10-415-352	AUDIT	9,600.00	9,600.00	9,300.00	( 300.00) 103.2
10-415-353	JUDGE-MUNICIPAL COURT	.00	.00	500.00	500.00 .0
10-415-355	PROFESSIONAL SERVICES-OTHER	130.00	520.00	2,500.00	1,980.00 20.8
10-415-370	TRAINING/TRAVEL	558.92	2,303.42	15,000.00	12,696.58 15.4
10-415-371	MISC EMPLOYEE EXPENSES	( 71.99)	( 89.68)	15,000.00	15,089.68 ( .6)
10-415-385	TRANSIT SERVICE	.00	.00	.00	.00 .0
10-415-386	TRANSIT PLANNING	.00	.00	.00	.00 .0
10-415-387	TRANSIT CAPITAL INVESTMENT	.00	.00	.00	.00 .0
10-415-393	DOCUMENT RECORDING	.00	.00	250.00	250.00 .0
10-415-394	DEVELOPER REIMBURSEMENT	1,008.50	.00	.00	.00 .0
10-415-513	PROPERTY/CASUALTY INSURANCE	.00	17,073.42	35,000.00	17,926.58 48.8
10-415-514	POSITION BONDS	.00	200.00	400.00	200.00 50.0
10-415-560	TREASURER'S FEES	3,811.45	8,220.13	9,000.00	779.87 91.3



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10-415-721 CHAMBER SERVICE AGREEMENT	.00	17,616.00	35,232.00	17,616.00	50.0
10-415-722 BLC FEE REMITTANCE	.00	19,000.00	38,000.00	19,000.00	50.0
10-415-723 VISITOR CENTER REPAIRS & MAINT	.00	.00	1,500.00	1,500.00	.0
10-415-724 NRL VC OP	.00	15,000.00	30,000.00	15,000.00	50.0
10-415-800 ATTAINABLE HOUSING EXPENSES	2,205.00	7,770.38	19,000.00	11,229.62	40.9
10-415-870 CONTINGENCY - GENERAL ADMIN	.00	30,500.00	61,000.00	30,500.00	50.0
10-415-875 MARKETING CONTINGENCY	.00	.00	.00	.00	.0
10-415-880 CHAMBER PUBLIC RELATIONS	.00	5,000.00	10,000.00	5,000.00	50.0
10-415-885 TOWN EVENTS	.00	.00	12,500.00	12,500.00	.0
10-415-886 MSOB EXPENSES	.00	.00	.00	.00	.0
10-415-887 CONTINENTAL DIVIDE TRAIL	.00	.00	2,500.00	2,500.00	.0
TOTAL ADMINISTRATION	111,520.67	496,360.65	1,190,334.16	693,973.51	41.7
<u>ECONOMIC DEVELOPMENT GRANTS</u>					
10-416-100 TRAIL GROOMERS	.00	.00	30,000.00	30,000.00	.0
10-416-250 HEADWATERS TRAIL ASSOC- HTA	.00	.00	5,000.00	5,000.00	.0
10-416-260 GRAND ART COUNCIL	.00	.00	.00	.00	.0
10-416-261 CREATIVE DISTRICT	.00	100,000.00	100,000.00	.00	100.0
TOTAL ECONOMIC DEVELOPMENT GRANTS	.00	100,000.00	135,000.00	35,000.00	74.1
<u>PUBLIC SAFETY</u>					
10-421-100 GROSS WAGES - PUBLIC SAFETY	.00	.00	.00	.00	.0
10-421-105 BONUS	.00	.00	.00	.00	.0
10-421-110 GROSS WAGES-PUBLIC SAFETY PT	.00	.00	.00	.00	.0
10-421-130 GLC MEMBERSHIP BENEFIT	.00	.00	.00	.00	.0
10-421-131 LONGEVITY BENEFIT	.00	.00	.00	.00	.0
10-421-132 ICMA TOWN PAID BENEFIT	.00	.00	.00	.00	.0
10-421-133 HEALTH/DENTAL-EMPLOYEE	.00	.00	.00	.00	.0
10-421-135 DEP HEALTH/DENTAL	.00	.00	.00	.00	.0
10-421-136 MEDICAL BENEFIT	.00	.00	.00	.00	.0
10-421-141 UNEMPLOYMENT INSURANCE	.00	.00	.00	.00	.0
10-421-142 WORKERS' COMPENSATION	.00	.00	.00	.00	.0
10-421-143 SOCIAL SECURITY MATCH	.00	.00	.00	.00	.0
10-421-144 MEDICARE MATCH	.00	.00	.00	.00	.0
10-421-314 DISPATCH OPERATIONS	.00	27,115.01	20,585.00	( 6,530.01)	131.7
10-421-339 SHERIFF'S CONTRACT	.00	.00	257,000.00	257,000.00	.0
10-421-340 SPECIAL EVENT SECURITY	.00	.00	.00	.00	.0
TOTAL PUBLIC SAFETY	.00	27,115.01	277,585.00	250,469.99	9.8

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<u>PUBLIC WORKS</u>						
10-431-100	GROSS WAGES - PUBLIC WORKS	27,717.91	158,517.66	460,097.00	301,579.34	34.5
10-431-103	OT/COMP TIME BUYOUT	535.96	8,095.16	40,000.00	31,904.84	20.2
10-431-105	BONUS	.00	.00	7,000.00	7,000.00	.0
10-431-111	ON CALL PAY	1,400.00	7,350.00	18,250.00	10,900.00	40.3
10-431-130	GLC MEMBERSHIP BENEFIT	.00	.00	.00	.00	.0
10-431-131	LONGEVITY	.00	.00	.00	.00	.0
10-431-132	ICMA TOWN PAID BENEFIT	2,147.86	12,608.93	25,000.00	12,391.07	50.4
10-431-133	HEALTH/DENTAL-EMPLOYEE	8,578.88	49,931.28	91,500.00	41,568.72	54.6
10-431-135	DEP HEALTH/DENTAL	3,651.81	14,607.08	53,000.00	38,392.92	27.6
10-431-136	MEDICAL BENEFIT ALLOWANCE	817.65	7,399.05	5,000.00	( 2,399.05)	148.0
10-431-141	UNEMPLOYMENT INSURANCE	47.83	656.23	1,037.00	380.77	63.3
10-431-142	WORKERS' COMPENSATION	.00	23,744.84	50,000.00	26,255.16	47.5
10-431-143	SOCIAL SECURITY MATCH	1,951.60	11,475.99	32,138.00	20,662.01	35.7
10-431-144	MEDICARE MATCH	456.42	2,683.90	7,516.00	4,832.10	35.7
10-431-145	FAMILI BENEFIT PW	214.62	1,239.53	2,333.00	1,093.47	53.1
10-431-222	GENERAL SUPPLIES	17.75	3,183.43	7,000.00	3,816.57	45.5
10-431-224	SAFETY SUPPLIES	855.41	2,380.06	12,000.00	9,619.94	19.8
10-431-226	VEHICLE SUPPLIES	52.22	825.13	6,000.00	5,174.87	13.8
10-431-227	SMALL TOOLS	215.82	3,793.88	7,500.00	3,706.12	50.6
10-431-231	GAS/FUEL/LIQUIDS	1,739.13	18,219.20	40,000.00	21,780.80	45.6
10-431-232	VEHICLE MAINTENANCE	663.45	5,176.08	10,000.00	4,823.92	51.8
10-431-233	EQUIPMENT MAINTENANCE	1,554.15	27,596.80	37,500.00	9,903.20	73.6
10-431-235	TIRES/CHAINS	.00	6,160.00	15,000.00	8,840.00	41.1
10-431-236	MISC. BRIDGE WORK	.00	.00	1,000.00	1,000.00	.0
10-431-237	BUILDING MAINTENANCE	1,303.06	5,825.00	6,000.00	175.00	97.1
10-431-238	STREET LIGHT MAINTENANCE	.00	.00	2,000.00	2,000.00	.0
10-431-239	MISCELLANEOUS MAINTENANCE	.00	.00	2,500.00	2,500.00	.0
10-431-242	ROAD MAINTENANCE	.00	3,257.00	55,000.00	51,743.00	5.9
10-431-245	BOARDWALK MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
10-431-253	TREE REMOVAL	.00	.00	.00	.00	.0
10-431-254	TREE SPRAYING	.00	.00	3,500.00	3,500.00	.0
10-431-255	STORMWATER FILTER MAINTENANCE	.00	.00	.00	.00	.0
10-431-256	EV STATION MAINTENANCE	.00	1,920.00	12,000.00	10,080.00	16.0
10-431-312	COMPUTER SERVICES	105.96	529.80	3,200.00	2,670.20	16.6
10-431-314	ADS/BID NOTICES	.00	.00	2,000.00	2,000.00	.0
10-431-317	UNIFORM ALLOWANCE	225.00	1,225.00	3,600.00	2,375.00	34.0
10-431-318	TRASH/RECYCLE SERVICES	724.48	3,817.72	13,000.00	9,182.28	29.4
10-431-319	MISC. PURCHASED SERVICES	153.00	1,469.00	2,500.00	1,031.00	58.8
10-431-341	ELECTRIC UTILITY	560.77	8,295.75	13,200.00	4,904.25	62.9
10-431-343	WATER UTILITY	147.00	294.00	700.00	406.00	42.0
10-431-344	TELEPHONE/INTERNET UTILITY	176.32	2,035.22	9,000.00	6,964.78	22.6
10-431-345	NATURAL GAS UTILITY	868.90	3,716.92	8,000.00	4,283.08	46.5
10-431-349	STREET LIGHT ELECTRIC UTILITY	1,013.81	1,684.01	11,000.00	9,315.99	15.3
10-431-354	ENGINEERING/SURVEYING SERVICES	.00	.00	10,000.00	10,000.00	.0
10-431-370	TRAINING/TRAVEL	.00	672.84	10,000.00	9,327.16	6.7
10-431-399	EQUIP RENTAL	.00	1,020.00	15,000.00	13,980.00	6.8
10-431-400	WINTER LIGHTS	.00	9,125.00	39,000.00	29,875.00	23.4
10-431-870	CONTINGENCY- PUBLIC WORKS	.00	1,230.50	2,000.00	769.50	61.5
	<b>TOTAL PUBLIC WORKS</b>	<b>57,896.77</b>	<b>411,761.99</b>	<b>1,157,071.00</b>	<b>745,309.01</b>	<b>35.6</b>

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<u>GRAND LAKE CENTER EXPENDITURES</u>					
10-450-100	GROSS WAGES - GL CENTER	12,857.03	62,603.55	158,539.00	95,935.45 39.5
10-450-103	OT/COMP TIME BUYOUT	36.51	586.63	.00 ( 586.63)	.0
10-450-105	BONUS	.00	.00	2,000.00	2,000.00 .0
10-450-110	GROSS WAGES-GLC PT/SEASONAL	.00	.00	.00	.00 .0
10-450-130	GLC MEMBERSHIP BENEFIT	.00	.00	770.00	770.00 .0
10-450-132	ICMA TOWN PAID BENEFIT	753.18	3,891.19	12,683.00	8,791.81 30.7
10-450-133	HEALTH/DENTAL-EMPLOYEE	1,873.00	11,114.61	38,000.00	26,885.39 29.3
10-450-135	DEP. HEALTH/DENTAL	2,176.92	8,707.68	12,000.00	3,292.32 72.6
10-450-136	MEDICAL BENEFIT ALLOWANCE	600.00	2,782.46	2,400.00 ( 382.46)	115.9
10-450-141	UNEMPLOYMENT INSURANCE	16.67	210.14	317.00	106.86 66.3
10-450-142	WORKERS' COMPENSATION	.00	1,800.00	6,000.00	4,200.00 30.0
10-450-143	SOCIAL SECURITY MATCH	838.59	4,125.27	9,829.00	5,703.73 42.0
10-450-144	MEDICARE MATCH	196.12	964.79	2,299.00	1,334.21 42.0
10-450-145	FAMILI BENEFIT (GLC)	92.35	473.95	713.00	239.05 66.5
10-450-211	OFFICE SUPPLIES	150.55	453.68	1,500.00	1,046.32 30.3
10-450-220	OPERATING SUPPLIES	490.84	1,716.38	4,000.00	2,283.62 42.9
10-450-226	DO NOT USE OFFICE EQUIP LEASE	( 82.32)	.00	.00	.00 .0
10-450-233	NO LONGER USOFFICE EQUIP MAINT	.00	.00	.00	.00 .0
10-450-234	SIGNAGE	.00	.00	600.00	600.00 .0
10-450-235	FITNESS EQUIP MAINT	.00	.00	2,000.00	2,000.00 .0
10-450-236	MINOR/MISC EQUIPMENT	420.84	479.83	1,500.00	1,020.17 32.0
10-450-237	BUILDING MAINTENANCE	.00	1,359.45	5,000.00	3,640.55 27.2
10-450-238	MINOR/MISC FURNISHINGS	140.94	834.34	2,000.00	1,165.66 41.7
10-450-239	MINOR INFRASTRUCTURE MAINT	.00	.00	2,000.00	2,000.00 .0
10-450-250	BACKFLOW MAINTENANCE	.00	.00	600.00	600.00 .0
10-450-252	RESALE SUPPLIES	.00	.00	.00	.00 .0
10-450-312	COMPUTER SERVICES	721.69	3,177.61	5,000.00	1,822.39 63.6
10-450-317	UNIFORM ALLOWANCE	.00	.00	.00	.00 .0
10-450-318	TRASH/RECYCLE SERVICES	.00	.00	.00	.00 .0
10-450-320	MARKETING	816.30	1,151.30	5,000.00	3,848.70 23.0
10-450-341	ELECTRIC UTILITY	1,144.86	6,043.05	16,500.00	10,456.95 36.6
10-450-342	SEWER UTILITY	.00	2,236.86	4,850.00	2,613.14 46.1
10-450-343	WATER UTILITY	147.00	441.00	1,200.00	759.00 36.8
10-450-344	TELEPHONE/INTERNET/TV UTILITY	412.51	2,299.68	8,000.00	5,700.32 28.8
10-450-345	NATURAL GAS UTILITY	585.70	3,082.52	12,000.00	8,917.48 25.7
10-450-346	COPIER LEASE & MAIN	135.94	1,259.23	1,600.00	340.77 78.7
10-450-350	MAINTENANCE AGREEMENT	.00	5,215.08	5,800.00	584.92 89.9
10-450-351	LEGAL SERVICES	.00	.00	.00	.00 .0
10-450-352	AUDIT	1,120.00	1,120.00	1,190.00	70.00 94.1
10-450-355	PURCHASED PROFESSIONAL SERV.	.00	679.02	1,700.00	1,020.98 39.9
10-450-360	GLC SALES TAX	.00	.00	.00	.00 .0
10-450-361	GL OVER/SHORT CASH	.00	.00	.00	.00 .0
10-450-370	TRAINING/TRAVEL	.00	.00	300.00	300.00 .0
10-450-400	GOLF SIMULATOR EXPENSE	.00	.00	.00	.00 .0
10-450-513	PROPERTY/CASUALTY INSURANCE	.00	5,330.30	12,000.00	6,669.70 44.4
10-450-755	EXERCISE EQUIPMENT	.00	.00	4,000.00	4,000.00 .0
10-450-869	SUMMER CAMP	.00	.00	30,000.00	30,000.00 .0
10-450-870	CONTINGENCY - GL CENTER	103.87	103.87	500.00	396.13 20.8
10-450-871	GLC EVENT EXPENSES	.00	.00	3,000.00	3,000.00 .0
	<b>TOTAL GRAND LAKE CENTER EXPENDITUR</b>	<b>25,749.09</b>	<b>134,243.47</b>	<b>377,390.00</b>	<b>243,146.53 35.6</b>

TOWN OF GRAND LAKE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 5 MONTHS ENDING MAY 31, 2024

Section 10, Item A.

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%	
<u>PARKS</u>						
10-452-100	GROSS WAGES - PARKS	.00	.00	.00	.00	.0
10-452-103	OT/COMP TIME BUYOUT	.00	.00	.00	.00	.0
10-452-105	BONUS	.00	.00	.00	.00	.0
10-452-130	GLC MEMBERSHIP BENEFIT	.00	.00	.00	.00	.0
10-452-131	LONGEVITY	.00	.00	.00	.00	.0
10-452-132	ICMA TOWN PAID BENEFIT	.00	.00	.00	.00	.0
10-452-133	HEALTH/DENTAL-EMPLOYEE	.00	.00	.00	.00	.0
10-452-135	DEP. HEALTH/DENTAL	.00	.00	.00	.00	.0
10-452-136	MEDICAL BENEFIT ALLOWANCE	.00	.00	.00	.00	.0
10-452-141	UNEMPLOYMENT INSURANCE	.00	.00	.00	.00	.0
10-452-142	WORKERS' COMPENSATION	.00	.00	.00	.00	.0
10-452-143	SOCIAL SECURITY MATCH	.00	.00	.00	.00	.0
10-452-144	MEDICARE MATCH	.00	.00	.00	.00	.0
10-452-145	FAMILI BENEFIT PARKS	.00	.00	.00	.00	.0
10-452-220	RESTROOM OPERATING SUPPLIES	.00	1,519.81	27,000.00	25,480.19	5.6
10-452-221	LAWN SUPPLIES	2,620.15	2,620.15	10,000.00	7,379.85	26.2
10-452-226	NO LONGER USED SMALL EQUIPMENT	.00	.00	.00	.00	.0
10-452-227	NO LONGER USED SMALL TOOLS	.00	.00	.00	.00	.0
10-452-232	BEAR-RESISTANT CANS MAINT	.00	.00	.00	.00	.0
10-452-233	DO NOT USEQUIPMENT MAINTENANCE	.00	.00	.00	.00	.0
10-452-234	INFORMATION SIGNS	.00	.00	5,000.00	5,000.00	.0
10-452-235	IN CIP GREENBELT MAINTENANCE	.00	.00	.00	.00	.0
10-452-236	SAND & DREDGE	.00	.00	5,000.00	5,000.00	.0
10-452-237	BUILDING MAINTENANCE	1,838.62	12,474.58	55,000.00	42,525.42	22.7
10-452-238	DOCK MAINTENANCE	.00	.00	40,000.00	40,000.00	.0
10-452-239	MISCELLANEOUS MAINTENANCE	.00	101.69	5,000.00	4,898.31	2.0
10-452-243	BENCHES/PLANTERS/FENCES	73.54	267.45	5,000.00	4,732.55	5.4
10-452-244	THOMASSON PARK MAINTENANCE	.00	.00	1,000.00	1,000.00	.0
10-452-248	IRRIGATION SYSTEM MAINTENANCE	202.17	202.17	5,000.00	4,797.83	4.0
10-452-250	BACKFLOW MAINTENANCE	.00	.00	3,000.00	3,000.00	.0
10-452-317	UNIFORM ALLOWANCE	.00	.00	.00	.00	.0
10-452-319	MISCELLANEOUS SERVICES	400.00	2,000.00	3,000.00	1,000.00	66.7
10-452-341	ELECTRIC UTILITY	842.29	3,843.44	7,700.00	3,856.56	49.9
10-452-342	SEWER UTILITY	.00	296.70	600.00	303.30	49.5
10-452-343	WATER UTILITY	2,228.64	4,286.64	13,000.00	8,713.36	33.0
10-452-345	NATURAL GAS UTILITY	728.34	4,103.58	7,000.00	2,896.42	58.6
10-452-399	NO LONGER USEDEQUIPMENT RENTAL	.00	.00	.00	.00	.0
10-452-400	GRAND AVENUE GARDENS	.00	.00	.00	.00	.0
10-452-450	PARK IMPROVEMENTS	851.45	858.74	10,000.00	9,141.26	8.6
10-452-870	CONTINGENCY - PARKS	.00	.00	.00	.00	.0
10-452-961	MEMORIAL BENCHES	.00	.00	.00	.00	.0
<b>TOTAL PARKS</b>		<b>9,785.20</b>	<b>32,574.95</b>	<b>202,300.00</b>	<b>169,725.05</b>	<b>16.1</b>
 <u>DEPARTMENT 460</u>						
10-460-750	FIREWORKS	.00	.00	.00	.00	.0
<b>TOTAL DEPARTMENT 460</b>		<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.0</b>

TOWN OF GRAND LAKE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 5 MONTHS ENDING MAY 31, 2024

Section 10, Item A.

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>ADMIN CERTIFICATE OF PARTICIPA</u>						
10-815-982	LAND ACQUISITION - PRINCIPAL	.00	.00	90,000.00	90,000.00	.0
10-815-983	LAND ACQUISITION-INTEREST	18,524.11	18,524.11	37,050.00	18,525.89	50.0
	<b>TOTAL ADMIN CERTIFICATE OF PARTICIPA</b>	18,524.11	18,524.11	127,050.00	108,525.89	14.6
<u>PUBLIC WORKS DEBT SERVICE</u>						
10-831-500	CAPITAL EQUIP LEASE PRINCIPAL	.00	.00	.00	.00	.0
10-831-510	CAPITAL EQUIP LEASE INTEREST	.00	.00	.00	.00	.0
	<b>TOTAL PUBLIC WORKS DEBT SERVICE</b>	.00	.00	.00	.00	.0
<u>ADMIN CAPITAL</u>						
10-915-922	ADMIN CAPITAL EXPENDITURES	.00	.00	5,000.00	5,000.00	.0
10-915-923	TOWN HALL CAPITAL OUTLAY	.00	.00	50,000.00	50,000.00	.0
10-915-950	SPACE TO CREATE EXPENDITURES	.00	.00	4,010,000.00	4,010,000.00	.0
10-915-986	REPLACEMENT VEHICLE	.00	.00	.00	.00	.0
	<b>TOTAL ADMIN CAPITAL</b>	.00	.00	4,065,000.00	4,065,000.00	.0
<u>PUBLIC WORKS CAPITAL</u>						
10-931-910	CAPITAL EQUIPMENT PURCHASE	.00	137,625.74	150,000.00	12,374.26	91.8
10-931-911	CAPITALIZED EQUIPMENT REPAIR	.00	.00	.00	.00	.0
10-931-921	PAVING	.00	.00	50,000.00	50,000.00	.0
10-931-922	DRAINAGE	.00	.00	50,000.00	50,000.00	.0
10-931-923	TOWN SHOP CAPITAL OUTLAY	.00	.00	.00	.00	.0
10-931-972	BRIDGE MAINT.	.00	.00	.00	.00	.0
10-931-973	PUBLIC WAY FINDING SIGNS	.00	.00	5,000.00	5,000.00	.0
10-931-974	STREETScape PROJECT FUNDING	.00	.00	.00	.00	.0
	<b>TOTAL PUBLIC WORKS CAPITAL</b>	.00	137,625.74	255,000.00	117,374.26	54.0
<u>PARKS CAPITAL</u>						
10-952-500	DOCK IMPROVEMENTS	.00	.00	.00	.00	.0
10-952-600	COMMUNITY HOUSE UPGRADES EXPEN	.00	38.94	.00	( 38.94)	.0
10-952-970	LAND PURCHASE	.00	.00	.00	.00	.0
10-952-971	PARK IMPROVEMENTS	.00	23,512.19	165,000.00	141,487.81	14.3
10-952-972	BOARDWALKS	.00	.00	.00	.00	.0
10-952-995	LAKEFRONT IMPROVEMENTS	.00	.00	.00	.00	.0
10-952-996	REVITALIZING MAIN STREET EXP	.00	.00	.00	.00	.0
	<b>TOTAL PARKS CAPITAL</b>	.00	23,551.13	165,000.00	141,448.87	14.3

TOWN OF GRAND LAKE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 5 MONTHS ENDING MAY 31, 2024

<i>Section 10, Item A.</i>
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GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
TOTAL FUND EXPENDITURES	237,941.07	1,484,278.00	8,238,272.16	6,753,994.16	18.0
NET REVENUE OVER EXPENDITURES	174,722.58	( 281,616.80)	( 708,432.16)	( 426,815.36)	( 39.8)

TOWN OF GRAND LAKE  
 BALANCE SHEET  
 MAY 31, 2024

Section 10, Item A.

WATER FUND

ASSETS

20-100000	CASH IN COMBINED CASH FUND	497,757.94	
20-101000	US BANK	.00	
20-102000	CSAFE	72,393.60	
20-109100	COLOTRUST	1,672,234.90	
20-117000	ACCTS RECEIVABLE/WATER SALES	22,251.42	
20-117099	ACCTS RECEIVABLE-OTHER	.00	
20-117500	ACCOUNTS RECIVABLE - AR	28,337.10	
20-118000	ASSET - LAND	2,270.00	
20-119000	ASSET - DISTRIBUTION SYSTEM	2,831,627.28	
20-122000	ASSET-TREATMENT FACILITY	145,465.94	
20-124000	ASSET - WELLS	109,870.82	
20-125000	ASSET-TANK RESERVOIR	1,466,565.72	
20-126000	ASSET-EQUIPMENT	455,988.36	
20-127000	ASSET-METERS/INSTL IN PROGRESS	.00	
20-128000	ASSET-CONSTRUCTION IN PROGRESS	.00	
20-129000	ACCUM. DEPRECIATION/ALL PRPRTY	( 3,130,006.59)	
20-133000	ASSET/BLDG-TOWN HALL	26,934.62	
20-135000	DUE FROM GENERAL FUND	.00	
20-136000	DUE FROM MARINA FUND	.00	
20-143100	PREPAID EXPENSES	.00	
	TOTAL ASSETS		4,201,691.11

LIABILITIES AND EQUITY

LIABILITIES

20-200000	ACCOUNTS PAYABLE GENERAL	4,762.50	
20-201001	DWRF PAYABLE-PRINCIPAL	1,187,968.57	
20-217100	SOCIAL SECURITY PAYABLE	( .01)	
20-217200	FEDERAL W/H PAYABLE	.00	
20-217300	STATE TAX W/H PAYABLE	.00	
20-217400	MEDICARE WITHHOLDING	.01	
20-217500	SUTA PAYABLE	.00	
20-217600	WC PAYABLE	.00	
20-218100	HEALTH/DENTAL/VISION	.00	
20-219100	FLEX MEDICAL	.00	
20-219200	MEDICAL BENEFIT PAYABLE	.00	
20-220000	ICMA W/H PAYABLE	.00	
20-221000	ICMA LOAN PAYABLE	.00	
20-221001	ICMA/ROTH IRA	.00	
20-222000	DEFERRED REVENUE-PREPAID FEES	8,390.11	
20-223000	ACCRUED VACATION PAYABLE	44,952.89	
20-231000	DUE TO G.F. FROM WATER FUND	.00	
	TOTAL LIABILITIES		1,246,074.07

FUND EQUITY

20-275000	UNAPPROP. RETAINED EARNINGS	( 853,253.11)
20-281000	CIP RESERVE	1,526,004.00
20-287000	CONTRIBUTED CAPITAL EQUITY	2,215,142.08

TOWN OF GRAND LAKE  
BALANCE SHEET  
MAY 31, 2024

Section 10, Item A.

WATER FUND

UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	<u>67,724.07</u>	
BALANCE - CURRENT DATE		<u>67,724.07</u>
TOTAL FUND EQUITY		<u>2,955,617.04</u>
TOTAL LIABILITIES AND EQUITY		<u><u>4,201,691.11</u></u>



TOWN OF GRAND LAKE  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 5 MONTHS ENDING MAY 31, 2024

Section 10, Item A.

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>WATER REVENUES</u>					
20-344-100 WATER SALES	1,374.87	333,544.56	680,000.00	346,455.44	49.1
20-344-105 HP NET METER REVENUE	.00	.00	.00	.00	.0
20-344-110 TAP FEES - CAPITAL	52,000.00	52,000.00	13,000.00	( 39,000.00)	400.0
20-344-120 RESALE METERS INCOME	( 26,000.00)	1,869.60	10,000.00	8,130.40	18.7
20-344-140 INTEREST REVENUE	7,963.00	39,172.89	30,000.00	( 9,172.89)	130.6
20-344-150 SALE/TRADE-IN OF ASSETS	.00	.00	.00	.00	.0
20-344-160 MISC. REVENUES	.00	.00	.00	.00	.0
20-344-190 BULK WATER PERMITS	100.00	125.00	500.00	375.00	25.0
20-344-200 CAPITAL LEASE PROCEEDS	.00	.00	.00	.00	.0
20-344-260 REIMBURSEMENT INCOME	.00	.00	.00	.00	.0
TOTAL WATER REVENUES	35,437.87	426,712.05	733,500.00	306,787.95	58.2
TOTAL FUND REVENUE	35,437.87	426,712.05	733,500.00	306,787.95	58.2

TOWN OF GRAND LAKE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 5 MONTHS ENDING MAY 31, 2024

Section 10, Item A.

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>WATER OPERATIONS</u>					
20-430-100	GROSS WAGES - WATER	27,536.05	144,129.01	320,000.00	175,870.99 45.0
20-430-103	OT/COMP TIME BUYOUT	.00	1,294.16	.00 ( 1,294.16)	.0
20-430-105	BONUS	.00	.00	3,000.00	3,000.00 .0
20-430-110	GROSS WAGES-WATER PT/SEASONAL	.00	.00	.00	.00 .0
20-430-111	ON CALL PAY	1,350.00	7,300.00	18,200.00	10,900.00 40.1
20-430-119	YEAR END LEAVE EXPENSE	.00	.00	.00	.00 .0
20-430-130	GLC MEMBERSHIP BENEFIT	.00	.00	.00	.00 .0
20-430-132	ICMA TOWN PAID BENEFIT	716.37	5,479.41	25,600.00	20,120.59 21.4
20-430-133	HEALTH/DENTAL-EMPLOYEE	4,170.77	22,010.56	54,000.00	31,989.44 40.8
20-430-135	DEP HEALTH/DENTAL	.00	.00	6,000.00	6,000.00 .0
20-430-136	MEDICAL BENEFIT ALLOWANCE	1,834.10	3,636.11	3,600.00 ( 36.11)	101.0
20-430-141	UNEMPLOYMENT INSURANCE	41.12	452.65	676.00	223.35 67.0
20-430-142	WORKERS' COMPENSATION	.00	14,946.80	40,000.00	25,053.20 37.4
20-430-143	SOCIAL SECURITY MATCH	1,841.55	9,839.58	19,840.00	10,000.42 49.6
20-430-144	MEDICARE MATCH	286.17	1,723.10	4,640.00	2,916.90 37.1
20-430-145	FAMILI BENIFIT	61.14	242.27	1,522.00	1,279.73 15.9
20-430-210	OFFICE SUPPLIES	.00	607.24	1,500.00	892.76 40.5
20-430-211	COMPUTER SUPPLIES	.00	.00	2,500.00	2,500.00 .0
20-430-215	COMPUTER SOFTWARE	1,253.20	2,933.30	8,000.00	5,066.70 36.7
20-430-220	COMPUTER HARDWARE	.00	.00	2,500.00	2,500.00 .0
20-430-221	CHEMICALS	1,877.90	11,370.74	20,000.00	8,629.26 56.9
20-430-222	LAB SUPPLIES/EQUIPMENT	222.73	961.71	1,500.00	538.29 64.1
20-430-223	WELL/PLANT SUPPLIES	.00	.00	600.00	600.00 .0
20-430-225	METER PARTS	.00	.00	500.00	500.00 .0
20-430-227	SMALL EQUIPMENT/TOOLS	181.90	181.90	600.00	418.10 30.3
20-430-228	SAFETY EQUIPMENT	.00	75.45	1,000.00	924.55 7.6
20-430-229	MISC OPERATING SUPPLIES	.00	.00	.00	.00 .0
20-430-231	GAS/FUEL/FLUIDS	622.00	1,378.60	4,000.00	2,621.40 34.5
20-430-232	VEHICLE MAINTENANCE	.00	1,189.89	3,000.00	1,810.11 39.7
20-430-233	EQUIPMENT MAINTENANCE	.00	.00	5,000.00	5,000.00 .0
20-430-234	WELL/PLANT MAINTENANCE	15.99	380.47	3,500.00	3,119.53 10.9
20-430-235	TIRES & CHAINS	.00	.00	1,000.00	1,000.00 .0
20-430-237	BUILDING MAINTENANCE	120.54	206.39	1,000.00	793.61 20.6
20-430-238	DISTRIBUTION LINE MAINTENANCE	945.88	13,936.50	25,000.00	11,063.50 55.8
20-430-239	MISC. MAINTENANCE	.00	.00	150.00	150.00 .0
20-430-240	ROAD MATERIALS	375.24	375.24	3,000.00	2,624.76 12.5
20-430-241	MOTORS & PUMPS	.00	.00	4,000.00	4,000.00 .0
20-430-251	RESALE PARTS	.00	.00	150.00	150.00 .0
20-430-252	RESALE METERS EXPENSE	26,000.00	26,133.78	.00 ( 26,133.78)	.0
20-430-253	COGS-METER	.00	.00	8,000.00	8,000.00 .0
20-430-310	MISC SERVICE FEES	.00	.00	.00	.00 .0
20-430-311	POSTAGE/FREIGHT	.00	1,000.00	1,500.00	500.00 66.7
20-430-314	LEGAL NOTICES/ADS	.00	295.03	600.00	304.97 49.2
20-430-316	MEMBERSHIPS	.00	300.00	700.00	400.00 42.9
20-430-317	UNIFORM ALLOWANCE	100.00	500.00	1,800.00	1,300.00 27.8
20-430-318	TESTING SERVICES	.00	.00	3,000.00	3,000.00 .0
20-430-319	MISCELLANEOUS SERVICES	1,133.78	1,133.78	100.00 ( 1,033.78)	1133.8
20-430-320	TELEMETRY MAINTENANCE	190.00	530.00	4,000.00	3,470.00 13.3
20-430-321	COMPUTER SYSTEM SUPPORT	3,731.39	8,251.95	16,000.00	7,748.05 51.6
20-430-330	BANK FEES	.00	45.17	200.00	154.83 22.6
20-430-341	ELECTRIC UTILITY	2,374.93	14,163.31	30,000.00	15,836.69 47.2
20-430-344	TELEPHONE UTILITY	.00	1,214.47	3,000.00	1,785.53 40.5

TOWN OF GRAND LAKE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 5 MONTHS ENDING MAY 31, 2024

Section 10, Item A.

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
20-430-345 NATURAL GAS UTILITY	686.52	2,701.22	8,500.00	5,798.78	31.8
20-430-347 INTERNET SERVICE	.00	.00	.00	.00	.0
20-430-351 LEGAL SERVICES	.00	.00	600.00	600.00	.0
20-430-352 AUDIT	3,200.00	3,200.00	3,100.00	( 100.00)	103.2
20-430-354 SYSTEM ANALYSIS/ENG & SURVEY	.00	.00	5,000.00	5,000.00	.0
20-430-355 STATE FEES	.00	.00	400.00	400.00	.0
20-430-370 TRAINING/TRAVEL	50.00	364.99	2,000.00	1,635.01	18.3
20-430-513 PROPERTY/CASUALTY INSURANCE	.00	7,109.17	17,000.00	9,890.83	41.8
20-430-514 POSITION BONDS	.00	.00	100.00	100.00	.0
20-430-700 DEPRECIATION RESERVE	.00	.00	.00	.00	.0
20-430-870 CONTINGENCY-OPERATIONS	.00	.00	1,000.00	1,000.00	.0
TOTAL WATER OPERATIONS	80,919.27	311,593.95	692,178.00	380,584.05	45.0
WATER DEBT SERVICE					
20-830-640 DWRP LOAN - PRINCIPAL	35,514.34	35,514.34	71,384.00	35,869.66	49.8
20-830-645 DWRP LOAN - INTEREST	11,879.69	11,879.69	23,404.00	11,524.31	50.8
TOTAL WATER DEBT SERVICE	47,394.03	47,394.03	94,788.00	47,393.97	50.0
WATER CAPITAL					
20-930-994 SYSTEM UPGRADES	.00	.00	.00	.00	.0
20-930-995 CAPITAL CONTINGENCY	.00	.00	.00	.00	.0
20-930-997 CAPITAL DIRECT PURCHASE	.00	.00	.00	.00	.0
20-930-999 CONTRA CAPITAL OUTLAY	.00	.00	.00	.00	.0
TOTAL WATER CAPITAL	.00	.00	.00	.00	.0
DEPARTMENT 931					
20-931-999 CONTRA DEBT SERVICE	.00	.00	.00	.00	.0
TOTAL DEPARTMENT 931	.00	.00	.00	.00	.0
TOTAL FUND EXPENDITURES	128,313.30	358,987.98	786,966.00	427,978.02	45.6
NET REVENUE OVER EXPENDITURES	( 92,875.43)	67,724.07	( 53,466.00)	( 121,190.07)	126.7

TOWN OF GRAND LAKE  
 BALANCE SHEET  
 MAY 31, 2024

Section 10, Item A.

MARINA FUND

ASSETS

40-100000	CASH IN COMBINED CASH FUND	235,420.01	
40-109100	COLOTRUST	456,321.28	
40-116000	PETTY CASH	525.00	
40-117000	ACCOUNTS RECEIVABLE	.00	
40-117500	ACCOUNTS RECIVABLE - AR	4,096.97	
40-118000	ASSET - BOATS	532,371.71	
40-118500	ASSET - BOATS-IN PROGRESS	.00	
40-119000	ASSET - OTHER	32,814.17	
40-123000	DUE TO MARINA FROM GF	.00	
40-129000	ACCUM DEPRECIATION/ALL PROP	( 375,739.48)	
40-143100	PREPAID EXPENSES	.00	
	TOTAL ASSETS		885,809.66

LIABILITIES AND EQUITY

LIABILITIES

40-200000	ACCOUNTS PAYABLE GENERAL	829.62	
40-217000	WAGES PAYABLE	.00	
40-217100	SOCIAL SECURITY PAYABLE	.00	
40-217200	FEDERAL W/H PAYABLE	.00	
40-217300	STATE TAX W/H PAYABLE	.00	
40-217400	MEDICARE WITHHOLDING	.00	
40-217500	SUTA PAYABLE	.00	
40-217600	WC PAYABLE	.00	
40-218100	HEALTH/DENTAL/VISION	.00	
40-219100	FLEX MEDICAL	.00	
40-219200	MEDICAL BENEFIT PAYABLE	.00	
40-220000	ICMA W/H PAYABLE	.00	
40-221000	ICMA LOAN PAYABLE	.00	
40-221001	ICMA/ROTH IRA	.00	
40-223000	ACCRUED VACATION PAYABLE	3,336.14	
40-231000	DUE TO GF FROM MARINA	.00	
40-232000	DUE TO WATER FROM MARINA	.00	
	TOTAL LIABILITIES		4,165.76

FUND EQUITY

40-275000	UNAPPROP. RETAINED EARNINGS	966,834.18	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	( 85,190.28)	
	BALANCE - CURRENT DATE	( 85,190.28)	
	TOTAL FUND EQUITY		881,643.90
	TOTAL LIABILITIES AND EQUITY		885,809.66

TOWN OF GRAND LAKE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 5 MONTHS ENDING MAY 31, 2024

Section 10, Item A.

MARINA FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>MARINA REVENUES</u>					
40-344-113 RENTALS (NON-TAXABLE)	5,920.00	5,921.00	350,000.00	344,079.00	1.7
40-344-115 TOURS	1,880.00	1,880.00	70,000.00	68,120.00	2.7
40-344-120 BUILDING SPACE RENTAL	1,296.97	1,296.97	3,584.00	2,287.03	36.2
40-344-145 KAYAK SLIP RENTAL	2,100.00	3,300.00	3,600.00	300.00	91.7
40-344-155 SUP SLIP RENTAL	2,800.00	2,800.00	4,600.00	1,800.00	60.9
40-344-160 MISC REVENUE	200.02	200.02	.00	( 200.02)	.0
40-344-170 INTEREST EARNED	2,083.31	10,249.31	8,000.00	( 2,249.31)	128.1
40-344-180 BOAT DAMAGE	.00	.00	1,000.00	1,000.00	.0
40-344-200 SALE OF ASSETS	.00	.00	.00	.00	.0
40-344-220 CONTRIBUTED SERVICES	.00	.00	.00	.00	.0
TOTAL MARINA REVENUES	16,280.30	25,647.30	440,784.00	415,136.70	5.8
TOTAL FUND REVENUE	16,280.30	25,647.30	440,784.00	415,136.70	5.8

TOWN OF GRAND LAKE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 5 MONTHS ENDING MAY 31, 2024

Section 10, Item A.

MARINA FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>MARINA OPERATIONS</u>					
40-460-100 GROSS WAGES - MARINA	14,011.82	36,033.54	78,000.00	41,966.46	46.2
40-460-103 OT/COMP TIME BUYOUT	147.70	276.63	8,000.00	7,723.37	3.5
40-460-105 BONUS	.00	.00	4,000.00	4,000.00	.0
40-460-110 GROSS WAGES-MARINA PT/SEASONAL	3,278.13	9,670.35	120,000.00	110,329.65	8.1
40-460-119 ACCRUED LEAVE EXPENSE	.00	.00	.00	.00	.0
40-460-130 GLC MEMBERSHIP BENEFIT	.00	.00	.00	.00	.0
40-460-132 ICMA TOWN PAID BENEFIT	190.82	674.74	5,000.00	4,325.26	13.5
40-460-133 HEALTH/DENTAL - EMPLOYEE	1,935.68	8,237.45	25,000.00	16,762.55	33.0
40-460-135 DEP HEALTH/DENTAL	.00	.00	.00	.00	.0
40-460-136 MEDICAL BENEFIT ALLOWANCE	420.60	1,224.29	2,600.00	1,375.71	47.1
40-460-141 UNEMPLOYMENT INSURANCE	44.34	171.26	800.00	628.74	21.4
40-460-142 WORKERS' COMPENSATION	.00	14,285.82	20,000.00	5,714.18	71.4
40-460-143 SOCIAL SECURITY MATCH	1,091.72	2,887.64	12,276.00	9,388.36	23.5
40-460-144 MEDICARE MATCH	255.32	675.36	2,871.00	2,195.64	23.5
40-460-145 FAMILI BENIFIT	22.97	35.36	.00	( 35.36)	.0
40-460-211 OFFICE SUPPLIES	.00	.00	900.00	900.00	.0
40-460-214 SMALL EQUIP/COMP HRDWARE	.00	.00	500.00	500.00	.0
40-460-222 SHOP SUPPLIES	.00	.00	2,000.00	2,000.00	.0
40-460-223 BOAT SUPPLIES	.00	.00	1,500.00	1,500.00	.0
40-460-227 TOOLS	.00	.00	500.00	500.00	.0
40-460-231 FUEL	.00	.00	11,000.00	11,000.00	.0
40-460-232 VEHICLE MAINTENANCE	.00	.00	500.00	500.00	.0
40-460-233 EQUIPMENT (BOAT) MAINTENANCE	.00	.00	20,000.00	20,000.00	.0
40-460-237 BUILDING/FACILITY MAINTENANCE	708.00	1,520.12	2,000.00	479.88	76.0
40-460-301 CONTRIBUTIONS	.00	.00	.00	.00	.0
40-460-312 COMPUTER SERVICES	446.93	2,003.05	3,500.00	1,496.95	57.2
40-460-314 ADS AND LEGAL NOTICES	.00	.00	2,000.00	2,000.00	.0
40-460-316 DUES/MEMBERSHIPS	.00	.00	350.00	350.00	.0
40-460-317 UNIFORMS	.00	.00	1,000.00	1,000.00	.0
40-460-318 MISCELLANEOUS SERVICES	.00	.00	300.00	300.00	.0
40-460-320 MARKETING	.00	.00	700.00	700.00	.0
40-460-330 BANK/CREDIT CARD FEES	.00	169.00	15,000.00	14,831.00	1.1
40-460-341 ELECTRIC UTILITY	53.12	525.04	1,000.00	474.96	52.5
40-460-342 SEWER UTILITY	.00	258.00	600.00	342.00	43.0
40-460-343 WATER UTILITY	147.00	294.00	588.00	294.00	50.0
40-460-344 TELEPHONE/INTERNET UTILITY	120.00	914.61	1,500.00	585.39	61.0
40-460-350 BOAT REGISTRATION	.00	.00	900.00	900.00	.0
40-460-351 LICENSES	.00	.00	100.00	100.00	.0
40-460-355 PURCHASED PROFESSIONAL SERV.	.00	.00	1,000.00	1,000.00	.0
40-460-360 SALES TAX	.00	.00	.00	.00	.0
40-460-361 MARINA OVER/SHORT	.00	.00	.00	.00	.0
40-460-370 TRAINING/TRAVEL	.00	.00	500.00	500.00	.0
40-460-510 LEGAL	.00	.00	.00	.00	.0
40-460-512 AUDIT	1,600.00	1,600.00	1,700.00	100.00	94.1
40-460-513 PROPERTY/CASUALTY INSURANCE	.00	1,881.32	5,200.00	3,318.68	36.2
40-460-514 POSITION BONDS	.00	.00	300.00	300.00	.0
40-460-515 ENGINEERING/SURVEY	.00	.00	3,000.00	3,000.00	.0
40-460-516 SITE LEASE	.00	.00	1.00	1.00	.0
40-460-700 DEPRECIATION RESERVE	.00	.00	.00	.00	.0
40-460-750 FIREWORKS	.00	27,500.00	70,000.00	42,500.00	39.3
40-460-870 CONTINGENCY	.00	.00	500.00	500.00	.0
40-460-880 ICE RINK EXPENSES	.00	.00	2,000.00	2,000.00	.0

TOWN OF GRAND LAKE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 5 MONTHS ENDING MAY 31, 2024

Section 10, Item A.

		MARINA FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
TOTAL MARINA OPERATIONS		24,474.15	110,837.58	429,186.00	318,348.42	25.8
<u>MARINA CAPITAL</u>						
40-960-610	CAPITAL EQUIPMENT	.00	.00	.00	.00	.0
40-960-750	CAPITAL CONTRIBS (INTERFUND)	.00	.00	.00	.00	.0
40-960-995	FACILITIES IMPROVEMENTS	.00	.00	60,000.00	60,000.00	.0
40-960-999	CONTRA CAPITAL OUTLAY	.00	.00	.00	.00	.0
TOTAL MARINA CAPITAL		.00	.00	60,000.00	60,000.00	.0
TOTAL FUND EXPENDITURES		24,474.15	110,837.58	489,186.00	378,348.42	22.7
NET REVENUE OVER EXPENDITURES		( 8,193.85)	( 85,190.28)	( 48,402.00)	36,788.28	(176.0)

TOWN OF GRAND LAKE  
 BALANCE SHEET  
 MAY 31, 2024

Section 10, Item A.

PAY-AS-YOU-THROW FUND

<u>ASSETS</u>			
50-100000	CASH IN COMBINED CASH FUND	191,958.80	
50-116000	PETTY CASH	50.00	
50-117000	ACCOUNTS RECEIVABLE	.00	
50-117500	ACCOUNTS RECIVABLE - AR	3,300.00	
50-127000	ASSET - BAG INVENTORY	7,860.06	
50-143100	PREPAID EXPENSES	.00	
		<hr/>	
	TOTAL ASSETS		203,168.86
			<hr/> <hr/>
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
50-200000	ACCOUNTS PAYABLE GENERAL	1,757.72	
50-223100	PREPAID ACCOUNTS	.00	
50-231000	DUE TO G.F. FROM PAYT	.00	
		<hr/>	
	TOTAL LIABILITIES		1,757.72
<u>FUND EQUITY</u>			
50-275000	UNAPPROP. RETAINED EARNINGS	185,376.53	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	16,034.61	
		<hr/>	
	BALANCE - CURRENT DATE	16,034.61	
		<hr/>	
	TOTAL FUND EQUITY		201,411.14
			<hr/> <hr/>
	TOTAL LIABILITIES AND EQUITY		203,168.86
			<hr/> <hr/>



TOWN OF GRAND LAKE  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 5 MONTHS ENDING MAY 31, 2024

Section 10, Item A.

PAY-AS-YOU-THROW FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>PAYT REVENUES</u>					
50-344-110 PAYT BAGS: DIRECT SALES (T)	133.00	920.00	4,000.00	3,080.00	23.0
50-344-115 PAYT BAGS: VENDOR PUR (NT)	18,430.00	29,245.00	75,000.00	45,755.00	39.0
50-344-140 INTEREST REVENUE	.00	.00	1,000.00	1,000.00	.0
TOTAL PAYT REVENUES	18,563.00	30,165.00	80,000.00	49,835.00	37.7
TOTAL FUND REVENUE	18,563.00	30,165.00	80,000.00	49,835.00	37.7

TOWN OF GRAND LAKE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 5 MONTHS ENDING MAY 31, 2024

<i>Section 10, Item A.</i>
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PAY-AS-YOU-THROW FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>PAYT OPERATIONS</u>					
50-470-200	PAYT BAGS FOR RESALE	.00	2,869.55	2,000.00	( 869.55) 143.5
50-470-250	PAYT COGS - BAGS	.00	.00	6,500.00	6,500.00 .0
50-470-300	DUMPSTER SERVICE	1,367.08	10,155.84	30,000.00	19,844.16 33.9
50-470-301	RECYCLING CONTRIBUTION	125.00	625.00	1,500.00	875.00 41.7
50-470-305	RECYCLING PROGRAM	.00	.00	.00	.00 .0
50-470-310	SITE LEASE	.00	.00	1.00	1.00 .0
50-470-312	COMPUTER SERVICES	.00	.00	500.00	500.00 .0
50-470-315	SITE MAINTENANCE	.00	.00	50,000.00	50,000.00 .0
50-470-320	BUSINESS LICENSE	.00	.00	165.00	165.00 .0
50-470-350	SALES TAX	.00	.00	700.00	700.00 .0
50-470-512	AUDIT	480.00	480.00	510.00	30.00 94.1
50-470-870	CONTINGENCY	.00	.00	300.00	300.00 .0
	<b>TOTAL PAYT OPERATIONS</b>	<b>1,972.08</b>	<b>14,130.39</b>	<b>92,176.00</b>	<b>78,045.61 15.3</b>
<u>PAYT CAPITAL</u>					
50-970-751	SITE IMPROVEMENTS	.00	.00	20,000.00	20,000.00 .0
	<b>TOTAL PAYT CAPITAL</b>	<b>.00</b>	<b>.00</b>	<b>20,000.00</b>	<b>20,000.00 .0</b>
	<b>TOTAL FUND EXPENDITURES</b>	<b>1,972.08</b>	<b>14,130.39</b>	<b>112,176.00</b>	<b>98,045.61 12.6</b>
	<b>NET REVENUE OVER EXPENDITURES</b>	<b>16,590.92</b>	<b>16,034.61</b>	<b>( 32,176.00)</b>	<b>( 48,210.61) 49.8</b>

TOWN OF GRAND LAKE  
BALANCE SHEET  
MAY 31, 2024

Section 10, Item A.

CAPITAL IMPROVEMENT FUND

<u>ASSETS</u>			
90-100000	CASH IN COMBINED CASH FUND	(	23,551.96)
90-109100	COLOTRUST		782,475.50
90-117000	ACCOUNTS RECEIVABLE		58,625.50
90-117500	ACCOUNTS RECIVABLE - AR		.00
			817,549.04
	<b>TOTAL ASSETS</b>		<b>817,549.04</b>
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
90-200000	ACCOUNTS PAYABLE GENERAL		.00
			.00
	<b>TOTAL LIABILITIES</b>		<b>.00</b>
<u>FUND EQUITY</u>			
90-270000	SURPLUS FUND		280,500.00
90-275000	RETAINED EARNINGS - PRIOR		663,991.73
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	(	126,942.69)
			( 126,942.69)
	<b>BALANCE - CURRENT DATE</b>	(	<b>126,942.69)</b>
	<b>TOTAL FUND EQUITY</b>		<b>817,549.04</b>
	<b>TOTAL LIABILITIES AND EQUITY</b>		<b>817,549.04</b>

TOWN OF GRAND LAKE  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 5 MONTHS ENDING MAY 31, 2024

Section 10, Item A.

CAPITAL IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>CIF REVENUES</u>					
90-344-110 SALES & USE TAX 1%	29,718.54	86,901.37	580,000.00	493,098.63	15.0
90-344-140 INTEREST REVENUES	3,572.39	17,575.08	15,000.00	( 2,575.08)	117.2
90-344-160 MISC REVENUE	.00	.00	.00	.00	.0
90-344-310 CO TREE GRANT	.00	.00	.00	.00	.0
90-344-910 DOLA 2017 TIER II PHASE 1	.00	.00	.00	.00	.0
90-344-920 DOLA 2017 TIER II PHASE 2	.00	.00	.00	.00	.0
TOTAL CIF REVENUES	33,290.93	104,476.45	595,000.00	490,523.55	17.6
<u>CIF OTHER REVENUES</u>					
90-391-360 TXFR IN FROM WATER ENTERPRISE	.00	.00	.00	.00	.0
TOTAL CIF OTHER REVENUES	.00	.00	.00	.00	.0
TOTAL FUND REVENUE	33,290.93	104,476.45	595,000.00	490,523.55	17.6

TOWN OF GRAND LAKE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 5 MONTHS ENDING MAY 31, 2024

Section 10, Item A.

CAPITAL IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>CAP IMP FUND OPERATIONS</u>					
90-431-870 CONTINGENCY	.00	.00	300.00	300.00	.0
90-431-999 TABOR REQ'D EMERGENCY RESERVE	.00	.00	.00	.00	.0
<b>TOTAL CAP IMP FUND OPERATIONS</b>	<b>.00</b>	<b>.00</b>	<b>300.00</b>	<b>300.00</b>	<b>.0</b>
<u>CIF EXPENSES</u>					
90-444-300 EV EXPENSES	.00	.00	.00	.00	.0
90-444-310 COLORADO TREE COALITION EXPENS	.00	.00	.00	.00	.0
<b>TOTAL CIF EXPENSES</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.0</b>
<u>CAP IMP FUND DEBT SERVICE</u>					
90-831-471 SALES TAX BONDS - PRINCIPAL	.00	.00	125,000.00	125,000.00	.0
90-831-472 SALES TAX BONDS - INTEREST	76,725.00	76,725.00	153,450.00	76,725.00	50.0
<b>TOTAL CAP IMP FUND DEBT SERVICE</b>	<b>76,725.00</b>	<b>76,725.00</b>	<b>278,450.00</b>	<b>201,725.00</b>	<b>27.6</b>
<u>CAP IMP FUND CAPITAL</u>					
90-931-200 CAPITAL PAVEMENT	148,002.50	151,394.15	350,000.00	198,605.85	43.3
90-931-201 CAPITAL BOARDWALKS	.00	.00	100,000.00	100,000.00	.0
90-931-202 GREENBELT MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
90-931-203 CAPITAL PROFESSIONAL SERVICES	.00	.00	25,000.00	25,000.00	.0
90-931-204 CAPITAL MAINTANCE	.00	.00	50,000.00	50,000.00	.0
90-931-910 STREETScape	.00	3,299.99	.00	( 3,299.99)	.0
90-931-912 STREETScape-MAINTENANCE	.00	.00	.00	.00	.0
90-931-915 STREETScape PLAN/PROJECT MAN	.00	.00	.00	.00	.0
90-931-916 STREETScape- BELOW GROUND	.00	.00	.00	.00	.0
90-931-917 STREETScape-ABOVE GROUND	.00	.00	.00	.00	.0
90-931-918 STREETScape- MISC.	.00	.00	.00	.00	.0
90-931-919 STREETScape-LANDSCAPING	.00	.00	.00	.00	.0
<b>TOTAL CAP IMP FUND CAPITAL</b>	<b>148,002.50</b>	<b>154,694.14</b>	<b>530,000.00</b>	<b>375,305.86</b>	<b>29.2</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>224,727.50</b>	<b>231,419.14</b>	<b>808,750.00</b>	<b>577,330.86</b>	<b>28.6</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>( 191,436.57)</b>	<b>( 126,942.69)</b>	<b>( 213,750.00)</b>	<b>( 86,807.31)</b>	<b>( 59.4)</b>



Date: June 24<sup>th</sup>, 2024  
To: Mayor Kudron and Board of Trustees  
From: Kimberly White, Community Development Director

Re: **Quasi-Judicial** Resolution 34-2024; A Resolution To Approve A Lot Consolidation Of Lots 12-13 Block 3, Grand Lake Estates, 1<sup>st</sup> Filing, More Commonly Referred To As 960 Tallaqua Dr.



**Purpose**

The Town has received a lot consolidation request application from Craig A. Engelsen and Kristen W. Frisbie to consolidate two contiguous legal lots into one for the purpose of expanding their deck. This request requires Planning Commission recommendation and Board review. On June 19<sup>th</sup>, 2024, the Planning Commission unanimously voted to recommend that the Board approve the lot consolidation.

**Municipal Code**

*M.C. 12-6-8 (B) Lot Consolidations*

*Any property owner requesting to combine two or more contiguous legal lots in a previously recorded subdivision, planned development, or traditional residential development, which are owned by the same person or entity must apply for a Lot Consolidation to be submitted for review by the Planning Commission and approval by the Board of Trustees.*

- 1. Lot Consolidations are defined as meeting all of the following criteria*
  - a. Affecting property that was previously subdivided into legally recognized lots or parcels*

P.O. BOX 99, GRAND LAKE, COLORADO 80447-0099  
PH. 970/627-3435  
FAX 970/627-9290  
E-MAIL: town@townofgrandlake.com



- b. Not relocating or reconfiguring previously established lot lines*
- c. Not resulting in a new lot that had previously been separate lots divided by a public or private road*
- d. Not creating or resulting in the creation of a lot or parcel of land that would violate or fail to conform to any applicable zoning or other standard or regulation including, but not limited to, lot area, minimum frontage, building height, setbacks, density, public or private road or private drive standards, parking, or access.*
- e. Not altering public right-of-way or easements reserved for drainage or utilities of any kind located on the combined lots*

**2. Submittal Requirements**

*a. The applicant shall provide the following submission materials:*

- 1. Application Form*
- 2. Application fee or deposit*
- 3. Proof of ownership in the form of a deed of title*
- 4. Project description (narrative) including the following:*
  - a. Detailed description of lot and block numbers, new location of adjusted lot line with project coordinates, and resulting lot acreages*
  - b. Detailed description of type, size, and location of existing structures on all lots.*
- 5. A list of and addresses for all owners of adjacent property and all owners of easements over, through, or across the property.*
- 6. Lot Consolidation Plat (24" x 34") prepared by a registered land surveyor and drawn to a scale of no less than 1" = 50' (see 12-9-2 (E) and 12-9-11 (K) for specific items)*

**3. Review Procedures**

- a. The Town Planner will have fourteen (14) days from date of submission to determine completeness. Upon acceptance by the Town Planner for submission completeness, the Lot Consolidation request shall be reviewed by the Planning Commission at the next regularly scheduled public meeting. After receipt of recommendation by the Planning Commission, the Board of Trustees shall review the Lot Consolidation request at their next regularly scheduled public meeting.*

**4. Review Criteria**

- a. The Planning Commission and Board of Trustees shall apply the following review criteria in considering an application. No application shall be approved unless the Board of Trustees determines that all criteria have been met:*
- 1. The combined lot(s) are legal lots as defined in section 12-6-8(A)1*
  - 2. The combined lot(s) would not subsequently create additional lots other than the resultant lot(s)*
  - 3. The lot consolidation would not adversely affect existing access, drainage, utility easements, or rights-of-way*
  - 4. \*The lot consolidation would not adversely affect adjacent properties and the property owners' enjoyment of their property*
  - 5. Any covenants, deed restrictions, or other conditions of approval that apply to the original lots must also apply to the resultant lot(s)*
- \* For regulations governing maximum permitted floor area of structures on properties with combined lots, see sections 12-2-10(C) to 12-2-18(C).*

**5. Procedure Following Approval**

P.O. BOX 99, GRAND LAKE, COLORADO 80447-0099  
 PH. 970/627-3435  
 FAX 970/627-9290  
 E-MAIL: town@townofgrandlake.com



*a. Where the Board of Trustees has determined that a proposed Lot Consolidation complies with the requirements of these regulation, the Final Lot Consolidation Plat shall be endorsed by the Chair of the Planning Commission and the Mayor of the Town and thereafter the Town Clerk shall file the approved Plat with the Town and with the Grand County Clerk and Recorder.*

**6. In Perpetuity**

*a. Once a Lot Consolidation Plat has been approved, filed, and recorded, the resultant lot(s) are to be considered one (or more) new lot(s), in perpetuity, never to be sold separately or mortgaged separately. Only upon reapplication with the Town to re-subdivide the resultant lot(s) again can these lot(s) be sold or mortgaged separately.*

**Staff Comments**

The applicant has provided all of the appropriate submission materials as part of the submission package, including an application fee payment, deed of title, a list of adjacent property owners and easements, and a proposed lot consolidation plat (exhibit A). The property complies with all of the requirements for lot consolidation.

Staff believes the applicant meets the criteria for approval by the Board in the following ways:

- The combined lots as shown on the proposed plat meet all the attributes as defined under section 12-6-8(A)
- No other lots are created other than the one consolidated lot
- The lot consolidation would not adversely affect existing access, drainage, utility easements, or rights-of-way.
- The lot consolidation would not adversely affect adjacent properties and the property owners’ enjoyment of their property, as there is nothing currently built on the property.
- No deed restrictions or conditions are listed on the Applicant’s warranty. Staff is unaware of any other covenants or restrictions if they exist.

**Recommendation**

Staff recommends that the Board allow the lot consolidation of Lots 12-13, Block 3, Grand Lake Estates 1<sup>st</sup> Filing, to be known as 960 Tallaqua Dr. in order to allow the owner to build a deck across lot lines.

**Suggested Motions For Lot Consolidation Request:**

1. I move to adopt resolution 34-2024, as presented.

Or

2. I move to adopt resolution 34-2024, With The Following Modifications

\_\_\_\_\_.

Or

3. I Move To Deny The Request As Presented.



960 Tallaqua Lot Consolidation  
6/4/2024  
Owners: Craig Engelsen & Kristen Frisbie

Request Information

1. Application form: Previously provided.
2. Application deposit: Previously provided.
3. Proof of ownership: provided as separate attachment to the overall email sent for the lot consolidation request.
4. Project description: The Lot Consolidation Plat has all of the requested information. However, I am summarizing below:

Amended Lot 12 block three Grand Lake Estates first filing reception number 9089.  
Requesting a consolidation of lots 12 and 13, block 3 Grand Lake Estates, first filing situated in the SE 1/4 section 6, Township 3 North range 75 west of the sixth principal Meridian, town of Grand Lake County of grand state of Colorado.  
960 Tallaqua Drive.

This request is simply to remove the lot line between the two lots with no additional changes to the lots. There is one primary structure on the property which is the dwelling. The dwelling is a two-story home. The only other significant items on the two lots is a gravel driveway from the house to the street and a fire pit. The total acreage of the two lots is 0.505 acres.

5. List of addresses for adjacent property:

Adjacent properties: 371 Lakeside Dr., Grand Lake, CO 80447 & 429 Lakeside Dr., Grand Lake, CO 80447  
Owner: David and Barbara Ridgley own both properties  
930 Alexa Way, Fort Collins, CO 80526-4352

Adjacent property: Property address is not listed on the assessors page. However, it is parcel number 1193-064-07-006 on Lakeside Drive drive  
Owner: Julie Drennan  
2658 South Xenia Court, Lakewood, CO 80228-4927

Adjacent property: 912 Tallaqua Dr., Grand Lake, CO 80447  
Owner: Lee and Donna Walsh  
5386 Fir Ave., Erie, CO 80516-9133

Adjacent property: 827 Chipmunk Ln., Grand Lake, CO 80447  
Owner: Lisa Roska  
101 Hope Town Court, Cedar point, NC 28584-4501

6. Lot consolidation Plat: Previously provided.

**TOWN OF GRAND LAKE  
BOARD OF TRUSTEES  
RESOLUTION NO. 34-2024**

**A RESOLUTION APPROVING A LOT CONSOLIDATION OF LOTS 12-13, BLOCK 3,  
GRAND LAKE ESTATES 1<sup>ST</sup> FILING, MORE COMMONLY REFERRED TO AS 960  
TALLAQUA DRIVE**

**WHEREAS**, Craig A. Engelsen and Kristen W. Frisbie (the “Applicant”) are the owner of certain real property located within the Town of Grand Lake, more particularly described as follows:

Lot 12-13, Block 3, Grand Lake Estates 1<sup>st</sup> Filing Subdivision, Grand Lake, Colorado, also known as: 960 Tallaqua Dr., Grand Lake, Colorado 80447 (the “Property”); and

**WHEREAS**, the Applicant has submitted an application seeking approval of a lot consolidation (“the Application”), pursuant to Section 12-6-8(B) of the Town Code; and

**WHEREAS**, Section 12-6-8(B)(4) of the Town Code provides that the Planning Commission and the Board of Trustees are to apply the following criteria in considering an application to consolidate lots:

1. The combined lots are legal lots as defined in section 12-6-8(A)(1).
2. The combined lots would not subsequently create additional lots other than the resultant lots.
3. The consolidation would not adversely affect existing access, drainage, utility easements, or rights-of-way.
4. The lot consolidation would not adversely affect adjacent properties and the property owners’ enjoyment of their property.
5. Any covenants, deed restrictions, or other conditions of approval that apply to the original lots must also apply to the resultant lots.

**WHEREAS**, following proper notice, the Application was presented to and considered by the Planning Commission at its regular meeting on June 19th, 2024; and

**WHEREAS**, Planning Commission has recommended approval of the Application; and

**WHEREAS**, based on the Application, the representations of the Applicant to the Planning Commission and the comments of the public, the Planning Commission finds:

1. The combined lots are legal lots as defined in section 12-6-8(A)(1).
2. The combined lots would not subsequently create additional lots other than the resultant lots.
3. The consolidation would not adversely affect existing access, drainage, utility easements, or rights-of-way.
4. The lot consolidation would not adversely affect adjacent properties and the property owners’ enjoyment of their property.
5. Any covenants, deed restrictions, or other conditions of approval that apply to the original lots must also apply to the resultant lots.

**WHEREAS**, the Board of Trustees (the “Board”) reviewed the Application request at a regularly

scheduled meeting.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO AS FOLLOWS:**

**THAT**, The Board of Trustees recommends that the Application be approved subject to the conditions set forth below:

1. Payment by Applicant of all legal, engineering and administrative fees incurred by the Town in connection with review, processing, consideration and approval of the Application
2. Compliance by the Applicant with all representations made to the Planning Commission during all public hearings or meetings related to the Application
3. The resultant lot is to be considered one new lot in perpetuity, never to be sold or mortgaged separately without the reapplication and approval from the Town to re-subdivide. This limitation shall be noted on the face of the Lot Consolidation Plat prior to recording.

**THAT**, regarding severability: If any Article, Section, paragraph, sentence, clause, or phrase of this Resolution is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Resolution. The Board of Trustees declares that it would have passed this Resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid; and

**THAT**, regarding repeal: Existing resolutions or parts of resolutions covering the same matters as embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed; and

**THAT**, the approved Plat shall be recorded with the Grand County Clerk and Recorder within six months of approval by the Board of Trustees.

**DULY MOVED, SECONDED, AND APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO, THIS 24th DAY OF JUNE, 2024.**

( S E A L )

Votes Approving:  
 Votes Opposed:  
 Absent:  
 Abstained:

ATTEST:

\_\_\_\_\_  
 Alayna Carrell  
 Town Clerk

TOWN OF GRAND LAKE

\_\_\_\_\_  
 Stephan Kudron  
 Mayor

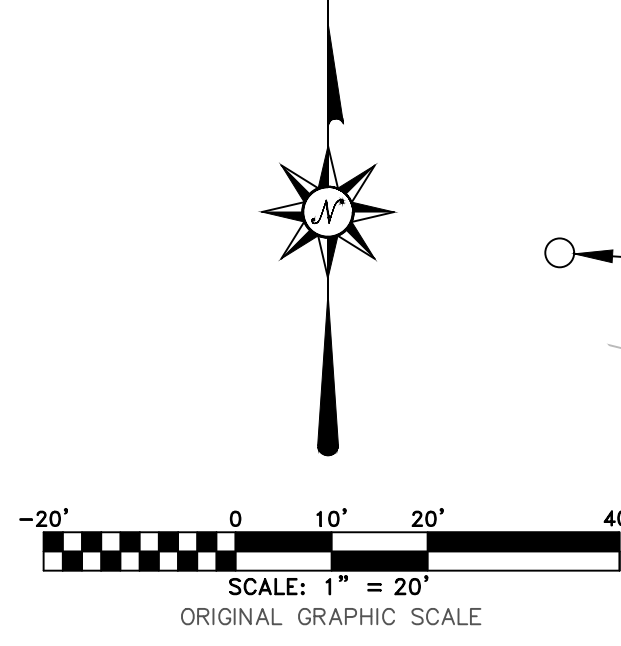
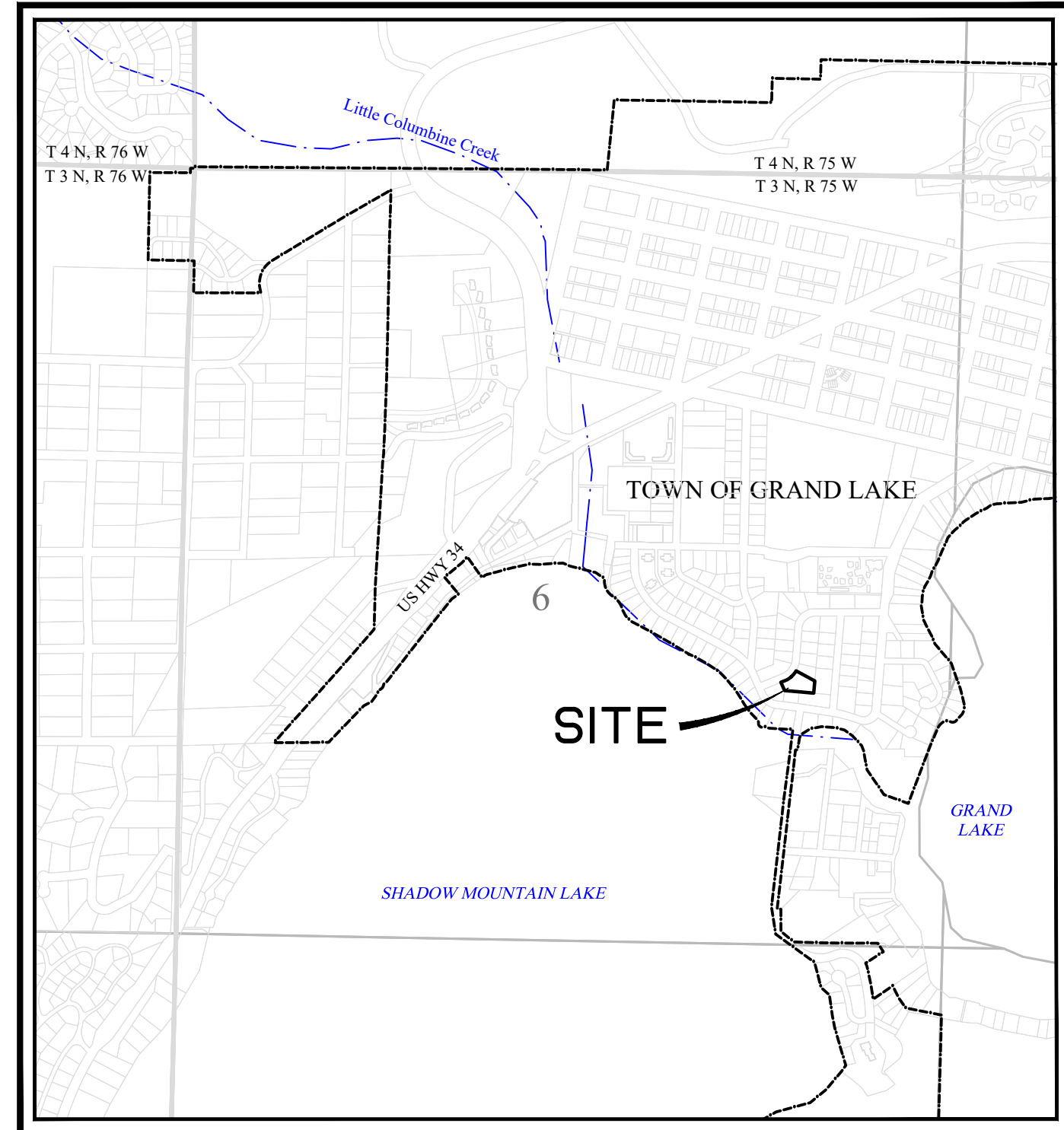
# MINOR SUBDIVISION / LOT CONSOLIDATION PLAT

## AMENDED LOT 12, BLOCK 3, GRAND LAKE ESTATES, FIRST FILING, RECEPTION #90891

### BEING A CONSOLIDATION OF LOTS 12 & 13, BLOCK 3, GRAND LAKE ESTATES, FIRST FILING

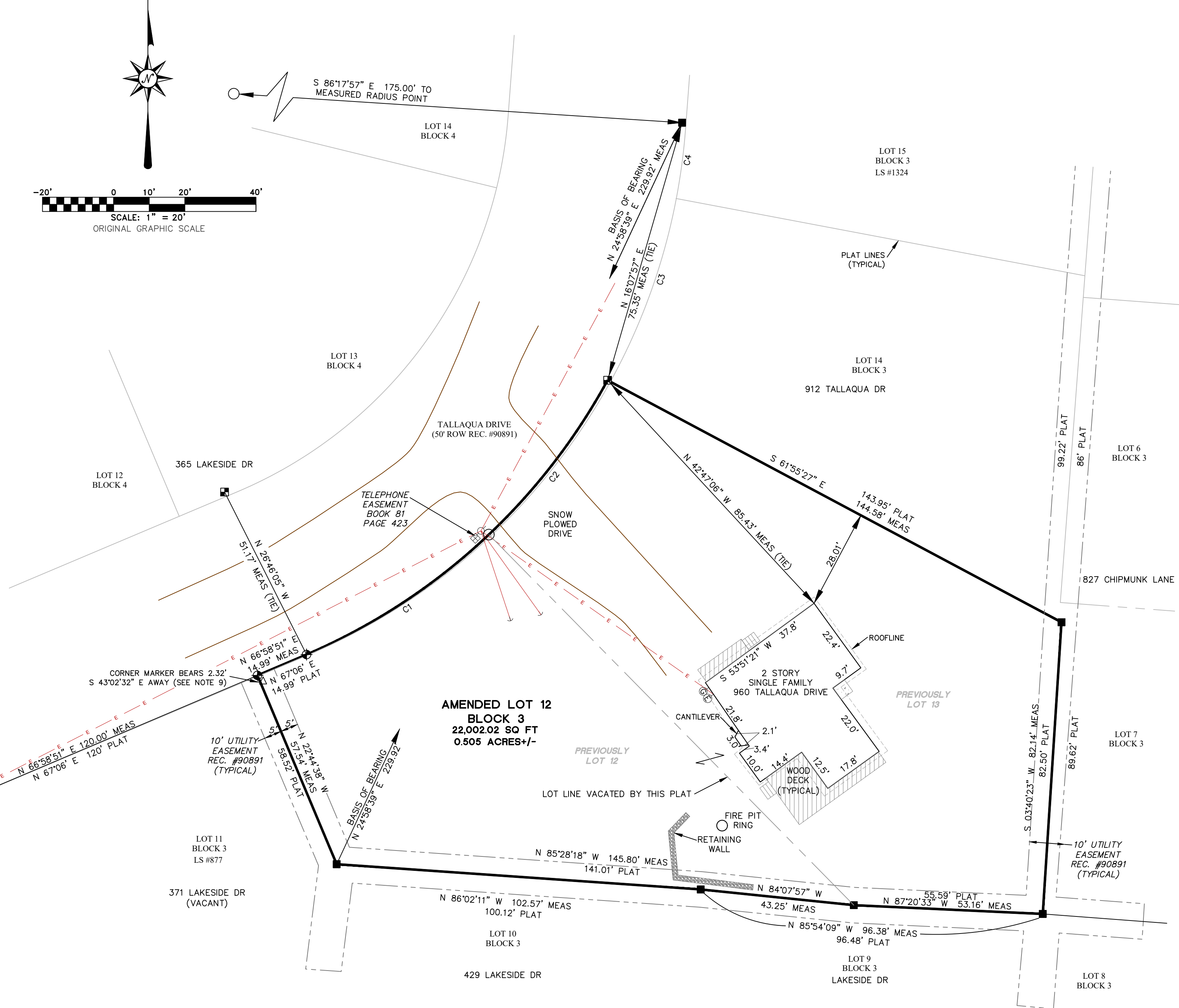
#### SITUATED IN THE SE1/4 SECTION 6, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO

OWNERSHIP VESTED BY WARRANTY DEED 2014-005830  
ALSO KNOWN AS 960 TALLAQUA DRIVE



- LEGEND**
- ◆ - SET 18" LONG #5 REBAR WITH 1.5" DIAMETER ALUMINUM CAP, PLS #31942, AT GRADE
  - - FOUND #5 REBAR, 0.3'+/- ABOVE GRADE
  - ▣ - FOUND #4 REBAR
  - △ - FOUND ALUMINUM CAPPED REBAR, PLS #25971
  - - CALCULATED POINT ONLY, NO MONUMENT SET
  - ⊕ - TELEPHONE/COMMUNICATION PEDESTAL
  - ⊗ - GAS METER
  - ⊕ - ELECTRIC METER
  - ⊖ - POWER POLE
  - ⊙ - GUY WIRE WITH ANCHOR
  - MEAS - REFERS TO MEASURED DISTANCE & BEARING, PER THIS SURVEY
  - PLAT - REFERS TO GRAND LAKE ESTATES, FIRST FILING PLAT, REC. #90891
  - REC. - RECEPTION
  - ROW - RIGHT OF WAY
  - ▬ - CONCRETE

CURVE TABLE (PLAT)				CURVE TABLE (MEAS)			
CURVE	ARC LENGTH	RADIUS	BEARING	CURVE	ARC LENGTH	RADIUS	BEARING
C1	61.70'	175.0'	N 56°39'04" E	C1	61.65'	175.00'	N 56°39'04" E
C2	55'	175.0'	N 37°33'41" E	C2	54.96'	175.00'	N 37°33'41" E
C3	55'	175.0'	N 37°33'41" E	C3	54.96'	175.00'	N 37°33'41" E
C4	20.11'	175.0'	N 37°33'41" E	C4	20.11'	175.00'	N 37°33'41" E



- NOTES**
- THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS SURVEY:
    - GRAND COUNTY RECORDS, GRAND LAKE ESTATES FIRST FILING, RECEPTION #89950, RECORDED AUGUST 17, 1959.
    - GRAND COUNTY RECORDS, GRAND LAKE ESTATES FIRST FILING, RECEPTION #90891, RECORDED JANUARY 29, 1966.
    - GRAND COUNTY SURVEY DEPOSIT, LS #877, DATED FEBRUARY 5, 2002.
    - GRAND COUNTY SURVEY DEPOSIT, LS #1392, DATED JANUARY 19, 1999.
  - BASIS OF BEARING IS N 24°58'39" E, AS CALCULATED FROM THE PLATS RECORDED AT RECEPTION #89950 & RECEPTION #90891 AS MEASURED BETWEEN THE NW CORNER OF LOT 10, BLOCK 3 (FOUND #5 REBAR) AND THE POINT OF CURVATURE ON LOT 15, BLOCK 3 (FOUND #4 REBAR) AS SHOWN HEREON.
  - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND RIGHTS OF WAY AND OTHER MATTERS OF RECORD MAY EXIST THAT ARE NOT DEPICTED HEREIN.
  - THESE PREMISES ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAYS, AND/OR AGREEMENTS AS OF RECORD MAY APPEAR.
  - UNDERGROUND UTILITIES (IF ANY) ARE NOT ADDRESSED BY THIS SURVEY.
  - THE SUBJECT PROPERTY IS CURRENTLY ZONED GRAND LAKE SINGLE FAMILY RESIDENTIAL-HIGH DENSITY, "RSH". SAID ZONING CONSISTS OF THE FOLLOWING GRAND LAKE SETBACKS:
 

FRONT	25'
SIDE	10'
REAR	10'

 \*MAXIMUM HEIGHT OF BUILDINGS 32 FEET
  - ALL DISTANCES ARE EXPRESSED IN U.S. SURVEY FOOT AND DECIMALS THEREOF.
  - FIELD WORK PERFORMED DECEMBER 31, 2019 THRU JANUARY 10, 2020 WITH APPROXIMATELY 2 FEET OF SNOW COVER.
  - THIS CORNER MONUMENT IS SET PER GRAND COUNTY RECORDS LS #877, HOWEVER, PER LS#877 AN APPARENT CALCULATING ERROR APPEARS EVIDENT RESULTING IN AN INCORRECT PLACEMENT, CONSEQUENTLY, SAID MARKER IS NOT CONSIDERED WITHIN ACCEPTABLE TOLERANCES AND IS NOT UTILIZED FOR THIS SURVEY.
  - NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS: THAT, CRAIG A. ENGELSEN & KRISTEN FRISBIE ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE TOWN OF GRAND LAKE, COLORADO, MORE FULLY DESCRIBED AS FOLLOWS:

LOTS 12 AND 13, BLOCK 3, GRAND LAKE ESTATES, FIRST FILING

THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS MINOR SUBDIVISION/LOT CONSOLIDATION PLAT, AMENDED LOT 12, BLOCK 3, GRAND LAKE ESTATES, FIRST FILING AND DO HEREBY DEDICATE AND SET APART ALL OF THE STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND PLACES AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER, AND DO HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS.

IN WITNESS WHEREOF CRAIG A. ENGELSEN, HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS  
CRAIG A. ENGELSEN

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY CRAIG A. ENGELSEN.

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

IN WITNESS WHEREOF KRISTEN FRISBIE, HAS CAUSED HER NAME TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS  
KRISTEN FRISBIE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY KRISTEN FRISBIE.

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

**TOWN BOARD OF TRUSTEES CERTIFICATE**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ BY THE BOARD OF TRUSTEES, GRAND LAKE, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE OR SOIL OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT SHALL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, STREET IMPROVEMENTS, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS, AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN OF GRAND LAKE. ALSO, THAT THE TOWN OF GRAND LAKE DOES NOT ASSUME ANY RESPONSIBILITY FOR THE CORRECTNESS OR ACCURACY OF ANY INFORMATION DISCLOSED ON THIS PLAT NOR ANY REPRESENTATIONS OR INFORMATION PRESENTED TO THE TOWN WHICH INDUCED THE TOWN TO GIVE THIS CERTIFICATE.

ATTEST  
  
TOWN CLERK \_\_\_\_\_ MAYOR \_\_\_\_\_

**CLERK'S CERTIFICATE**

STATE OF COLORADO )  
TOWN OF GRAND LAKE ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK (P/A)M., MONTH: \_\_\_\_\_, DATE: \_\_\_\_\_ 20\_\_\_\_ A.D., AND IS DULY RECORDED.

TOWN CLERK \_\_\_\_\_

**PLANNING COMMISSION CERTIFICATE**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ TOWN PLANNING COMMISSION, GRAND LAKE, COLORADO.

CHAIRMAN \_\_\_\_\_

**LAND SURVEYOR'S CERTIFICATE:**

I, TIMOTHY R. SHENK, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION/LOT CONSOLIDATION PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. SAID PLAT IS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO REVISED STATUTES, 1973, THE MONUMENTS REQUIRED BY SAID STATUTE HAVE BEEN PLACED IN THE GROUND. IT IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

SUBJECT TO REVIEW

**TIM SHENK**  
**LAND SURVEYING INC.**  
P.O. BOX 1670  
GRANBY, CO 80446  
(970) 887-1046

MINOR SUBDIVISION/LOT CONSOLIDATION PLAT  
AMENDED LOT 12, BLOCK 3,  
GRAND LAKE ESTATES, FIRST FILING  
SE1/4 SECTION 6, T-3-N, R-75-W, 6 P.M.,  
TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO

SHEET 1 OF 1:		DATE: 01/10/2020	DRAWN BY: JL
JOB: 19210	DWG: 19210.03	CHECKED BY: TS	
	CRD: 19210.04		



1026 Park Ave · PO Box 99  
Grand Lake, CO 80447  
970-627-3435  
www.townofgrandlake.com

Date: June 24th, 2024

To: Mayor Kudron and Board of Trustees  
From: Kim White, Community Development Director

RE: **(QUASI JUDICIAL) PUBLIC HEARING** Resolution 35-2024: Consideration of Approval for a Special Use Permit to Allow a Food Truck Business in a Temporary, Non-Fixed Structure on Property located at Block 19, Lot 3, Town of Grand Lake; More Commonly Referred to as 712 Grand Avenue.



**Public Hearing Process**

The public hearing should be conducted as follows:

1. Open the Public Hearing.
2. Allow staff to present the matter.
3. Allow the applicant to address the Board.
4. Take all public comment.
5. Close the Public Hearing.
6. Have Board discuss amongst themselves.
7. Board makes a motion.



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www.townofgrandlake.com

### **Purpose**

The Town has received a special use permit (SUP) application from Lone Eagle Lodge to operate their own food truck called Let's Taco About it on their commercial lot 16 Block 3, Town of Grand Lake, more commonly known as 712 Grand Avenue. This will be the first year for this request. This requires Planning Commission recommendation and Board of Trustees review. The primary landowner is Lone Eagle Lodge and has given his permission for the use.

### **Background**

Jose De Los Santos of Lone Eagle Lodge has submitted a special use application to run a stationary food truck business at the 712 Grand Ave. lot while they ramp up business at the Lone Eagle Lodge, with the intent of eventually building a kitchen in the northeastern building on the property. The business has previously been a gas station and hotel, and will now be used as a restaurant and hotel (exhibit 1 application).

**The parcel is zoned Commercial and, while the business is a use by right (*eating and drinking places; frozen food locker- M.C. 12-2-18 (A) 2*), because the business is being run at the same location as another business and is a non-fixed/ temporary structure, a Special Use Permit is required per Municipal Code 12-2-31. A Special Use permit will allow this use of a temporary structure for a maximum of six months.**

The Applicant's proposed Special Use is a commercial business offering freshly-made Mexican cuisine known as Let's Taco About It. The business would operate from 6:00AM until midnight, daily. Restrooms are located in the Lone Eagle lobby along with the trash receptacles. If approved, the permit would be good through December 25<sup>th</sup>. The truck will stay in the same location daily and not move each evening (image 1). The seating would be located in the garage and on the chained off patio (image 2), with the lobby being transformed into a bar area.

The Applicant's submission includes all required materials and supporting documentation:

- Application Main Form
- Cover letter detailing the business operation
- Narrative description of the nature of the Special Use
- Copy of Grand Lake Sales Tax License
- Letter from Owner stating a lease agreement is in place.
- Images of the proposed site and plan of the site
- Will obtain a current Town Business License, for food truck separate from Lodge.

11 certified letters were sent to property owners within 200 feet of the site and Legal Notice, x have been received to date. Notice was posted in the Middle Park Times with no comments received to date (exhibit 2). The planning commission heard the application at the properly notice public hearing on June 19<sup>th</sup>, 2024 and voted unanimously to approve the application. They requested that the wheels be covered with a skirt of some sort, and the applicant agreed.

### **Municipal Code**

**Municipal Code section 12-2-18 (A) Uses Permitted by Right Commercial District:**



1026 Park Ave · PO Box 99  
Grand Lake, CO 80447  
970-627-3435  
www.townofgrandlake.com

2. Amusement and/or recreational businesses other than those provided for in 12-2-18(A)8; automobile parking lot; ...; eating and drinking places; frozen food locker; offices...; said businesses being of a retail or service nature, and limited as set forth.

**Municipal Code section 12-2-31 [Special and Conditional Use Regulations]**

General SUP- A permit for the temporary use (six months or less) of private property.

(b) For Commercial/Mixed Use, the permit shall be utilized for the approval of proposed accessory uses, not incidental to the primary use of the property, or when there are two or more businesses present, with at least one business that is proposed to be located in a non-fixed structure, or a temporary facility; or when the total square footage of the unit/structure does not meet the minimum floor area for the zoning district where it is located.

**2. Recommendation of Commission Approval or Conditional Approval:**

(i) Upon adoption and transmittal of the Commission's Resolution, Town Staff shall set a date for a Public Hearing on the application before the Board of Trustees. At least fifteen (15) days prior to the scheduled date, Town Staff shall cause a legal notice to run in a local newspaper of general circulation advertising the time, date, and location of the SUP Public Hearing and certified letters to be mailed to all property owners within two hundred (200') feet of any portion of the property proposed for the SUP indicating the time, date, and location of the SUP Public Hearing.

(ii) Final action on the Special Use Permit is to be taken by the Board of Trustees at the Public Hearing; except that the Board may continue the Public Hearing to another time before taking final action.

**Staff Comments**

Staff has the following comments regarding the applicant's Special Use Permit request:

In making determination of a recommendation of approval or denial of the SUP application, the Commission considered the following factors:

- (i) Relationship of the proposed Special Use to the economic development objectives of the Town and the anticipated impact of the SUP on existing businesses.
- (ii) Effect upon traffic, with particular reference to congestion, automotive and pedestrian safety and convenience, traffic flow and control, access, maneuverability, and (if applicable) snow removal from the streets and parking areas.
- (iii) Effect upon the character of the area in which the proposed Special Use is to be located, including the scale and bulk of the proposed Special Use in relation to surrounding uses and neighborhood.
- (iv) Such other factors and criteria as the Commission deems applicable to the proposed Special Use including but not limited to: proposed length of use; specific businesses, land owners or other interested parties to be notified; or proposed conditions of SUP issuance.

**Board Action**

The Board has the following options:





1026 Park Ave · PO Box 99  
Grand Lake, CO 80447  
970-627-3435  
[www.townofgrandlake.com](http://www.townofgrandlake.com)

Section 11, Item B.

- 
1. I move to adopt BOT Resolution 35 – 2024 as presented; OR
  2. I move to adopt BOT Resolution 35 – 2024 with the following additional conditions; OR
  3. I move to deny Resolution 35 – 2024

**From:** [REDACTED]  
**To:** [Kim White](#)  
**Cc:** [REDACTED]  
**Subject:** Re: Fw: Lone eagle lodge  
**Date:** Wednesday, May 1, 2024 2:21:04 PM  
[REDACTED]

Caution! This message was sent from outside your organization.

Hello,

I hope this email finds you well. I wanted to share with you our exciting plans for Lone Eagle Lodge, and specifically, our proposal to park a food truck on the premises. We believe this addition will not only enhance the overall experience for our guests but also contribute to the growth of tourism in Grand Lake.


To begin, we have designed a food truck concept that aligns with the unique charm and character of the lodge. If our proposal is approved, we are eager to work on the detailed plans and ensure that everything meets the necessary requirements and regulations.

Our vision extends beyond the food truck itself. We plan to create a welcoming atmosphere by adding a deck and transforming the current lobby into a vibrant restaurant and bar. By doing so, we aim to attract visitors from near and far, thereby increasing tourism in the area.

One of the observations we have made is that many restaurants in town close early, and some even close for the winter season. Our goal is to provide a year-round dining option for both locals and tourists alike. We plan to open at 7:00 AM, serving delicious breakfast options for those heading to work, and remain open until midnight every day. Additionally, we are considering implementing a delivery service in the future to cater to the needs of our valued residents.

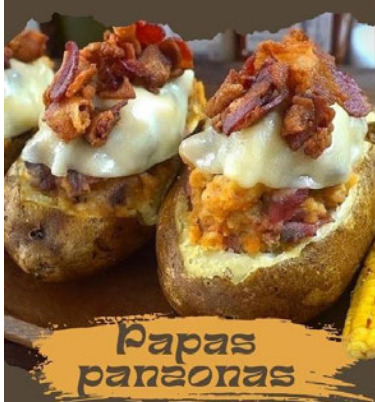
I have also included a sample of the menu. It's just a draft and will be improved.

Thank you for considering our proposal. We are confident that this venture will not only benefit Lone Eagle Lodge but also contribute to the overall growth and prosperity of Grand Lake. We look forward to discussing this opportunity further.

 [TACO ABOUT IT .mp4](#)







**Papas panaonas**



**chilaaquiles**  
RED AND GREEN

**Birria**  
CON CONSOME



**Quesadillas**  
ASADA / PASTOR / POLLO / BIRRIA

**menudo**  
SATURDAY & SUNDAYS ONLY

**Salsas**  
GUACAMOLE MICH  
SALSA VERDE  
SALSA DE ACEITE  
SALSA DE CACAHUATE



**OPEN**  
07.00AM - 10.00PM

(720) 525-5589  
720 GRAND AVE,  
GRAND LAKE, CO 80447  
WWW.TACOABOUTIT.COM

To whom this may concern;

We are seeking a Special Use Permit (SUP) to establish a food truck operation at the Lone Eagle Lodge property.

1. Location and Dimensions: The food truck will be positioned inside on the side of the Lone Eagle Lodge building, 8x20. This placement ensures efficient use of space while maintaining accessibility to minimize disruption to traffic flow and pedestrian pathways.
2. Utilities: The food truck will utilize existing utilities from the Lone Eagle Lodge, ensuring seamless integration with the property's infrastructure.
3. Operating: The food truck will operate during extended hours to accommodate the needs of both tourists and local residents. The schedule will accommodate early-morning and late-night dining preferences, providing affordable and convenient Mexican cuisine.
4. Winter Operation: Recognizing the demand for dining options during the winter season when many other establishments are closed, the food truck will remain operational year-round, providing consistent service to guests and visitors.

To further ensure compatibility with neighboring properties, measures will be implemented to mitigate any potential disruptions:

- Traffic Circulation: The placement of the food truck will be carefully considered to maintain smooth traffic flow within the property.
- Off-Street Parking: Adequate off-street parking will be designated to accommodate customers, preventing congestion on surrounding roads.
- Compatibility with Surrounding Properties: The operation will be conducted in a manner that respects the character of the surrounding area, ensuring harmonious coexistence with neighboring properties.

Additionally, while plans are underway to convert the Lone Eagle Lodge lobby into a permanent Bar & restaurant, the initial establishment of the food truck allows for timely service provision, aligning with seasonal demands. This phased approach ensures a seamless transition towards the long-term goal of establishing a restaurant while simultaneously meeting immediate market needs.

restroom  
trash  
hours

To whom this may concern;

Once our SUP is approved, we will purchase the food truck and obtain all the requirements below.

- i) Colorado Sales Tax License,
- (ii) Grand Lake Sales Tax License,
- (iii) Grand Lake Business License.

The business name has been registered with the Secretary of State.

To whom this may concern;

I Victor De Los Santos, owner of Lone Eagle Lodge, address 720 Grand Ave. Grand Lake, CO. 80447, give Permission to Jose De Los Santos, owner of Taco About It LLC, food truck, to park and conduct business at my property.

Warm Regards,

A handwritten signature in blue ink, appearing to be 'Victor De Los Santos', written over a horizontal line.

Date: 5/7/24



**TOWN OF GRAND LAKE  
BOARD OF TRUSTEES  
RESOLUTION NO. 35-2024**

**A RESOLUTION APPROVING WITH CONDITIONS A SPECIAL USE PERMIT (SUP) TO ALLOW A COMMERCIAL USE ON PROPERTY LOCATED AT BLOCK 19, LOT 3, TOWN OF GRAND LAKE; MORE COMMONLY REFERRED TO AS 712 GRAND AVENUE**

**WHEREAS**, the Town of Grand Lake (the “Town”) received a Special Use Permit (SUP) Application (the “Application”) from Jose De Los Santos of Let’s Taco About It; (the “Applicant”); and

**WHEREAS**, Lot 16, Block 3, Town of Grand Lake (the “Property”) is zoned commercial; and

**WHEREAS**, the Property is owned by BRRRR INVESTMENTS LLC; and

**WHEREAS**, Municipal Code 12-2-31(A) General SUP states:

- 2. A [SUP] permit [is required] for the temporary use (six months or less) of private property.
- (b) For Commercial/Mixed Use, the permit shall be utilized for the approval of proposed accessory uses, not incidental to the primary use of the property, or when there are two or more business present, with at least one business that is proposed to be located in a non-fixed structure, or a temporary facility.....
- 3. At a Public Hearing, after receiving comment and testimony, the Commission shall make recommendation to the Board of Trustees in the form of a resolution.; and

**WHEREAS**, Municipal Code 12-2-18 (A) Uses Permitted by Right in a Commercial District states: eating and drinking places; frozen food locker; and

**WHEREAS**, the Applicant is requesting a temporary, non-fixed food facility (the “Use”) on the Property; and

**WHEREAS**, the Commission reviewed the Application at a Public Hearing on June 19<sup>th</sup>, 2024; and

**WHEREAS**, the Commission considered the following factors when reviewing the Application:

- (i) Relationship of the proposed Special Use to the economic development objectives of the Town and the anticipated impact of the SUP on existing businesses.
  - (ii) Effect upon traffic, with particular reference to congestion, automotive and pedestrian safety and convenience, traffic flow and control, access, maneuverability, and (if applicable) snow removal from the streets and parking areas.
  - (iii) Effect upon the character of the area in which the proposed Special Use is to be located, including the scale and bulk of the proposed Special Use in relation to surrounding uses and neighborhood.
  - (iv) Such other factors and criteria as the Commission deems applicable to the proposed Special Use including but not limited to: proposed length of use; specific businesses; land owners or other interested parties to be notified; or proposed conditions of SUP issuance.
- and;

**WHEREAS**, the Planning Commission recommended approval of the Application for the Use on the Property for six months.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE AS FOLLOWS:**

- 1. The proposed location of the Use is in accord with the purposes of this Chapter and the purposes of the Commercial District; and
- 2. The proposed location of the Use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor will the proposed use be materially injurious to nearby land uses, properties, or improvements.
- 3. The proposed use will comply with all of the applicable provisions of the Code of Ordinances.
- 4. The Applicant shall comply with such terms and conditions as the Board of Trustees determines are necessary to carry out the letter and intent of the Special Use Permit process.
- 5. The Board of Trustees hereby grants the Special Use Permit for a temporary “Use” located on the Property subject to the following conditions:
  - 1. The hours of operation are limited to 6 am to 11:59pm, Sunday through Saturday.
  - 2. The SUP is valid beginning June 25<sup>th</sup>, 2024 and shall expire on December 25<sup>th</sup>, 2024.
  - 3. Any changes to this Special Use Permit shall be reviewed and approved by the Planning Commission and Board of Trustees.
  - 4. Review of this Special Use Permit may be warranted by the Commission and Board of Trustees, if two (2) or more written complaints are received by the Town in any six (6) month period.
  - 5. This SUP has a penalty clause included specifying a Fifty Dollar (\$50.00) per day fine for each and every day the business is out of compliance with the Date of this permit.
  - 6. The Applicant complies with all other federal, state, and local regulations.
  - 7. Failure to adhere to these conditions shall be cause for Town Staff to either suspend or revoke the SUP without notice or hearing.

**INTRODUCED, PASSED AND ADOPTED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE AND SIGNED THIS 24<sup>TH</sup> DAY OF JUNE, 2024.**

( S E A L )

Votes Approving:  
Votes Opposed:  
Absent:  
Abstained:

**ATTEST:**

**BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO**

\_\_\_\_\_  
Alayna Carrell, Town Clerk

By: \_\_\_\_\_  
Steve Kudron, Mayor

**From:** [Lone Eagle Lodge](#)  
**To:** [Kim White](#)  
**Subject:** Hi Kim, Wanted to follow up to see if this picture is ok or what the food truck will look like. Please advise.  
**Date:** Tuesday, June 4, 2024 9:51:02 AM

Caution! This message was sent from outside your organization.



Warm Regards,

Lone Eagle Lodge  
970-880-3549

**TOWN OF GRAND LAKE  
BOARD OF TRUSTEES  
RESOLUTION NO. 36-2024**

**A RESOLUTION APPROVING A SPECIAL USE PERMIT (SUP) TO ALLOW A  
COMMERCIAL USE ON PROPERTY LOCATED AT BLOCK 3, LOT 16, TOWN OF GRAND  
LAKE; MORE COMMONLY REFERRED TO AS 1143 GRAND AVENUE**

**WHEREAS**, the Town of Grand Lake (the “Town”) received a Special Use Permit (SUP) Application (the “Application”) from Skol Sweets, LLC dba Mary’s Mountain Cookies; (the “Applicant”); and

**WHEREAS**, Lot 16, Block 3, Town of Grand Lake (the “Property”) is zoned commercial; and

**WHEREAS**, the Property is owned by Hunting Dog Ventures, LLC; and

**WHEREAS**, Municipal Code 12-2-31(A) General SUP states:

- 2. *A [SUP] permit [is required] for the temporary use (six months or less) of private property.*
- (b) For Commercial/Mixed Use, the permit shall be utilized for the approval of proposed accessory uses, not incidental to the primary use of the property, or when there are two or more business present, with at least one business that is proposed to be located in a non-fixed structure, or a temporary facility.....*
- 3. *At a Public Hearing, after receiving comment and testimony, the Commission shall make recommendation to the Board of Trustees in the form of a resolution.; and*

**WHEREAS**, Municipal Code 12-2-18 (A) Uses Permitted by Right in a Commercial District states: eating and drinking places; frozen food locker; and

**WHEREAS**, the Applicant is requesting a temporary, non-fixed food facility (the “Use”) on the Property; and

**WHEREAS**, the Commission reviewed the Application at a Public Hearing on June 19<sup>th</sup>, 2024; and

**WHEREAS**, the Commission considered the following factors when reviewing the Application:

- (i) Relationship of the proposed Special Use to the economic development objectives of the Town and the anticipated impact of the SUP on existing businesses.
  - (ii) Effect upon traffic, with particular reference to congestion, automotive and pedestrian safety and convenience, traffic flow and control, access, maneuverability, and (if applicable) snow removal from the streets and parking areas.
  - (iii) Effect upon the character of the area in which the proposed Special Use is to be located, including the scale and bulk of the proposed Special Use in relation to surrounding uses and neighborhood.
  - (iv) Such other factors and criteria as the Commission deems applicable to the proposed Special Use including but not limited to: proposed length of use; specific businesses; land owners or other interested parties to be notified; or proposed conditions of SUP issuance.
- and;

**WHEREAS**, the Planning Commission recommended approval of the Application for the Use on the Property for six months.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE AS FOLLOWS:**

- 1. The proposed location of the Use is in accord with the purposes of this Chapter and the purposes of the Commercial District; and
- 2. The proposed location of the Use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor will the proposed use be materially injurious to nearby land uses, properties, or improvements.
- 3. The proposed use will comply with all of the applicable provisions of the Code of Ordinances.
- 4. The Applicant shall comply with such terms and conditions as the Board of Trustees determines are necessary to carry out the letter and intent of the Special Use Permit process.
- 5. The Board of Trustees hereby grants the Special Use Permit for a temporary “Use” located on the Property subject to the following conditions:
  - 1. The hours of operation are limited to 9 am to 5pm, Thursday through Sunday, during the summer season, to be extended for holidays and events.
  - 2. The SUP is valid beginning June 25<sup>th</sup>, 2024 and shall expire on December 25<sup>th</sup>, 2024.
  - 3. Any changes to this Special Use Permit shall be reviewed and approved by the Planning Commission and Board of Trustees.
  - 4. Review of this Special Use Permit may be warranted by the Commission and Board of Trustees, if two (2) or more written complaints are received by the Town in any six (6) month period.
  - 5. This SUP has a penalty clause included specifying a Fifty Dollar (\$50.00) per day fine for each and every day the business is out of compliance with the Date of this permit.
  - 6. The Applicant complies with all other federal, state, and local regulations.
  - 7. Failure to adhere to these conditions shall be cause for Town Staff to either suspend or revoke the SUP without notice or hearing.

**INTRODUCED, PASSED AND ADOPTED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE AND SIGNED THIS 24<sup>TH</sup> DAY OF JUNE, 2024.**

( S E A L )

Votes Approving:  
Votes Opposed:  
Absent:  
Abstained:

**ATTEST:**

**BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO**

\_\_\_\_\_  
Alayna Carrell, Town Clerk

By: \_\_\_\_\_  
Steve Kudron, Mayor



1026 Park Ave · PO Box 99  
Grand Lake, CO 80447  
970-627-3435  
www.townofgrandlake.com

Date: June 24th, 2024

To: Mayor Kudron and Board of Trustees  
From: Kim White, Community Development Director

RE: **(QUASI JUDICIAL) PUBLIC HEARING** Resolution 36-2024: Consideration of Approval for a Special Use Permit to Allow a Food Truck Business in a Temporary, Non-Fixed Structure on Property located at Block 3, Lot 16, Town of Grand Lake; More Commonly Referred to as 1143 Grand Avenue.



**Public Hearing Process**

The public hearing should be conducted as follows:

1. Open the Public Hearing.
2. Allow staff to present the matter.
3. Allow the applicant to address the Board.
4. Take all public comment.
5. Close the Public Hearing.
6. Have Board discuss amongst themselves.
7. Board makes a motion.



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www.townofgrandlake.com

**Purpose**

The Town has received a special use permit (SUP) application from Mary’s Mountain Cookies to operate a food truck on occupied commercial lot 16 Block 3, Town of Grand Lake, more commonly known as 1143 Grand Avenue. This will be the first year for this request. This requires Planning Commission recommendation and Board of Trustees review. The primary landowner is Hunting Dog Ventures, LLC and has given permission for the use.

**Background**

Paul Klees of Skol Sweets, LLC dba Mary’s Mountain Cookies has submitted a special use application to run a seasonal stationary food kiosk business, serving cookies at 1143 Grand Ave. for the summer of 2024. The business would be serving treats out of a gondola that has been renovated for the purpose (see image). exhibit 1 application.

**The parcel is zoned Commercial and, while the business is a use by right (*eating and drinking places; frozen food locker- M.C. 12-2-18 (A) 2*), because the business is being run at the same location as another business and is a non-fixed/ temporary structure, a Special Use Permit is required per Municipal Code 12-2-31. A Special Use permit will allow this use of a temporary structure for a maximum of six months.**

The Applicant’s proposed Special Use is a seasonal commercial business offering “retail cookies” known as Mary’s Mountain Cookies. The business would operate summer months only May- October. The proposed days and hours of operation are 5- 7 days a week with tentative hours between 10am and 6pm. SUP permits are good for 6 months, so this would expire December 2024, if approved. The gondola will stay in the same location for the summer and not move each evening and will have a small sitting area shared with Jump Start Coffee and will assist in cleaning up the open space to the east of Jump Start. The gondola will run off electricity from Jump Start, but no cookies will be made on site, rather, they will be brought in each day.

The Applicant’s submission includes all required materials and supporting documentation:

- Application Main Form
- Cover letter detailing the business operation
- Narrative description of the nature of the Special Use
- Copy of Grand Lake Sales Tax License
- Letter from Owner stating a lease agreement is in place.
- Images of the proposed site and plan of the site
- Will obtain a current Town Business License, if approved.

12 certified letters were sent to property owners within 200 feet of the site and Legal Notice, x have been received to date. Notice was posted in the Middle Park Times with no responses as of now. The Planning Commission heard the application at a properly noticed public hearing on June 19th, 2024 and voted unanimously to recommend the use.

**Municipal Code**

**Municipal Code section 12-2-18 (A) Uses Permitted by Right Commercial District:**



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2. Amusement and/or recreational businesses other than those provided for in 12-2-18(A)8; automobile parking lot; ...; eating and drinking places; frozen food locker; offices...; said businesses being of a retail or service nature, and limited as set forth.

**Municipal Code section 12-2-31 [Special and Conditional Use Regulations]**

General SUP- A permit for the temporary use (six months or less) of private property.

(b) For Commercial/Mixed Use, the permit shall be utilized for the approval of proposed accessory uses, not incidental to the primary use of the property, or when there are two or more businesses present, with at least one business that is proposed to be located in a non-fixed structure, or a temporary facility; or when the total square footage of the unit/structure does not meet the minimum floor area for the zoning district where it is located.

**2. Recommendation of Commission Approval or Conditional Approval:**

(i) Upon adoption and transmittal of the Commission's Resolution, Town Staff shall set a date for a Public Hearing on the application before the Board of Trustees. At least fifteen (15) days prior to the scheduled date, Town Staff shall cause a legal notice to run in a local newspaper of general circulation advertising the time, date, and location of the SUP Public Hearing and certified letters to be mailed to all property owners within two hundred (200') feet of any portion of the property proposed for the SUP indicating the time, date, and location of the SUP Public Hearing.

(ii) Final action on the Special Use Permit is to be taken by the Board of Trustees at the Public Hearing; except that the Board may continue the Public Hearing to another time before taking final action.

**Staff Comments**

Staff has the following comments regarding the applicant's Special Use Permit request:

In making determination of a recommendation of approval or denial of the SUP application, the Commission considered the following factors:

- (i) Relationship of the proposed Special Use to the economic development objectives of the Town and the anticipated impact of the SUP on existing businesses.
- (ii) Effect upon traffic, with particular reference to congestion, automotive and pedestrian safety and convenience, traffic flow and control, access, maneuverability, and (if applicable) snow removal from the streets and parking areas.
- (iii) Effect upon the character of the area in which the proposed Special Use is to be located, including the scale and bulk of the proposed Special Use in relation to surrounding uses and neighborhood.
- (iv) Such other factors and criteria as the Commission deems applicable to the proposed Special Use including but not limited to: proposed length of use; specific businesses, land owners or other interested parties to be notified; or proposed conditions of SUP issuance.

**Board Action**





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Section 11, Item C.

The Board has the following options:

1. I move to adopt BOT Resolution 36 – 2024 as presented; OR
2. I move to adopt BOT Resolution 36 – 2024 with the following additional conditions; OR
3. I move to deny Resolution 36 – 2024

**Skol Sweets LLC dba Mary's Mountain Cookies****Special Use Permit Narrative**

- A. **Company Information:**
- a. Skol Sweets LLC dba Mary's Mountain Cookies
  - b. Owner: Paul Klees
  - c. Mailing Address: PO Box 1515, Granby, CO 80446
  - d. Email: [skolcapital@outlook.com](mailto:skolcapital@outlook.com)
  - e. Phone: 970.519.1643
  - f. Website: [mtncookies.com](http://mtncookies.com)
- B. **Project Location:**
- a. Address: 1141 Grand Ave, Grand Lake CO 804
  - b. Parcel # 119305214009
  - c. Property Owner: Hunting Dog Ventures, LLC
  - d. Existing Business: Jump Start Coffee
  - e. Site Location: See attached Map. **EXHIBIT 1**
  - f. Zoning: Commercial under Three Lakes Design Review
  - g. Total Space Used – 6' by 6'
  - h. Parking – No additional parking required.
- C. **Agreement with Leona – JumpStart coffee**
- a. Agreement upon request.
  - b. Potential Impacts:
    - i. We feel we are a great complement to the existing business focus as well as fit in nicely to the abundant outdoor space in this location which is currently used for kids/families visiting the area.
    - ii. We plan to help Leona's efforts to continue cleaning up the space this summer.
- D. **Structure:**
- a. Mobile Gondola designed for retail, see attached photos: **EXHIBIT 2**
  - b. Gondola will be placed on the ground with electrical running to it provided by property owner.
  - c. Timeframe – May through October
- E. **Business Operations:**
- a. Retail cookies. Cookies will be brought in daily from Granby location. No cooking will take place inside the unit.
  - b. Transportation of cookies will be in sealed containers.
  - c. Product will be handled by gloves and placed in bags or boxes to the customer.
  - d. Hand washing station self-contained in unit.
  - e. Operating hours will be 5-7 days a week with tentative hours between 10am – 6pm.
  - f. Product menu can be found at [www.mtncookies.com](http://www.mtncookies.com)
  - g. This operation and systems ran successfully @ Winter Park Resort first quarter 2024
- F. **Site Preparation:**
- a. Power is already located at site.
  - b. Gondola will be placed in noted location and leveled as needed.

- c. We will provide additional trash receptacle which will be emptied at the end of each shift.
- d. Restrooms provided by Jumpstart Coffee.
- e. Approved hand washing station is located in the Gondola.
- G. Exterior Lighting
  - a. Provided by existing buildings on property as well as boardwalk lighting.
- H. Ability to Serve Letter:
  - a. No water needed in Gondola
- I. Letter of Evidence from Developer
  - a. N/A

**EXHIBIT 1: Site Location Map**

1141 Grand Ave, Grand Lake – Zoomed In

- We will be located in between the Coffee shop and Ice Cream out building, near the tent. Ideally close to the boardwalk to visually attract walk & drive traffic without blocking the view of the playground/outdoor sitting space in the back of the lot. Power will be either taken from the coffee building or exterior of the ice cream shop.



1141 Grand Ave, Grand Lake – Zoomed Out



## Exhibit 2: Gondola Pictures & Specs

More info @ <https://thegondolashop.com/products/coffee-bar>



### DETAILS

- One color industrial paintwork (basecoat-clearcoat)
- Refurbished-modified Steamboat 8 passenger gondola from 1986
- Custom-built wood shelving
- Custom-built serving door that serves as awning once opened  
- lockable at night with inside latches
- Ceiling white LEDs
- Refurbished plexiglass windows
- 6 plug power-bar pre-installed
- Pallet jack access for easy movability
- Outside wood shelf for extra counter space (7"x36")
- Outside dimensions 78"long x 66"wide x 85"high
- Inside dimensions within shelving 3'x5'x81" high
- Approx weight 850lbs



**June 24, 2024**

**To: Mayor Kudron & Grand Lake Board of Trustees**  
**From: Alayna Carrell, Acting Town Manager/Town Clerk**  
**Re: Grand Lake Cemetery Fee Schedule**

Attached is Resolution 37-2024, updating the Grand Lake Cemetery Fee Schedule.

The proposed update is to raise the "Traditional Burial Excavation Fee" from \$950 to \$1,200 due to a rise in labor and equipment use cost.

The proposed excavation increase was compared to other local cemeteries and those municipalities are allowing the families to contract their own services. Since our cemetery falls in Rocky Mountain National Park, per our Rules & Regulations, we only allow excavations to be performed by town approved excavators, in which Public Works Director, Reed-Tolonen has been able to find a reliable and trustworthy hire and contract when needed.

Staff recommends the Board approve Resolution 37-2024 to better benefit the administration of the Grand Lake Cemetery.

**TOWN OF GRAND LAKE  
BOARD OF TRUSTEES  
RESOLUTION NO. 37-2024**

**A RESOLUTION UPDATING THE FEE SCHEDULE FOR  
THE GRAND LAKE CEMETERY**

**WHEREAS**, the Grand Lake Area Cemetery is within the boundaries of the Rocky Mountain National Park; and,

**WHEREAS**, the Town of Grand Lake and the National Park Service have entered into an Agreement for the use and administration of the Grand Lake Area Cemetery; and,

**WHEREAS**, the Agreement sets forth that the Town of Grand Lake shall have a process for administering the Cemetery;

**NOW THEREFORE BE IT RESOLVED BY THE GRAND LAKE BOARD OF TRUSTEES THAT THE FOLLOWING FEE SCHEDULE FOR THE GRAND LAKE AREA CEMETERY IS HEREBY ADOPTED:**

**CEMETERY FEE SCHEDULE**

Cremation Perpetual Care Fee	\$500.00
Cremation Excavation Fee	\$175.00
Traditional Perpetual Care Fee	\$750.00
Traditional Excavation Fee	\$1400.00
Refundable Headstone Deposit/Fee	\$250.00
Plot Reservation Fee	\$50.00

These fees shall remain in full force and effect unless changed by a subsequent resolution duly enacted by the Board of Trustees.

**INTRODUCED, PASSED AND ADOPTED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE AND SIGNED THIS 10<sup>TH</sup> DAY OF JUNE 2024.**

(SEAL)

Votes Approving:  
Votes Opposing:  
Abstained:  
Absent:

ATTEST: TOWN OF GRAND LAKE

\_\_\_\_\_  
Alayna Carrell, Town Clerk

\_\_\_\_\_  
Stephan Kudron, Mayor



# Grand Lake Board of Trustees

## Consideration to Award Construction Services on Lucy Lane

Date: June 24<sup>th</sup>, 2024

To: Mayor Kudron and Trustees  
From: Kimberly White, Community Development Director

Re: Consideration to Award Construction Services on Lucy Lane

**Background**

The Lucy Love Minor Subdivision annexation agreement (exhibit A) requires the Town and the developer to work together to build a road through the center of the 9 acres. Town Staff created a “Request for Proposal” for construction of a road on the Lucy Love minor Subdivision. Jesik Consulting created construction documents (exhibit B) and geotechnical data (exhibit C) for the project and they were provided to the bidders. The bid was open to the public for the requisite fourteen (14) days from May 22nd, 2024 to until 5pm, June 6th, 2024. An addendum was issued for the bid, so the bid end date was extended until June 13<sup>th</sup>, 2024 at 5pm to allow bidders to review the changes. We had 56 companies download or view the documents and sent out 3 courtesy emails to United Company, Conroy Excavation, and Stan Miller. None of the courtesy emails had a response. The Town received one (1) submission for the construction (exhibit E).

**Discussion**

The chosen contractor has submitted an itemized price list for each item (exhibit E) which should make it easier to split the cost with the property owner as per the annexation agreement (exhibit A). The Town, in its discretion, may award the Contract to the responsible and responsive proposer submitting the proposal which is deemed to be the most advantageous to the Town, price and other factors being considered. The Town reserves the right to reject the Bid of any Offeror who does not pass any evaluation to the Owner’s satisfaction.

**Recommended Motions:**

The Trustees have the following options:

1. Motion to Direct the Staff to enter into an agreement for construction services on Lucy Lane.

OR

2. Motion to Direct the Staff to enter into an agreement for construction services on Lucy Lane, with the following conditions \_\_\_\_\_.

OR

3. Motion to Direct the Staff to open the bid for a longer timeframe to gather more bidders.

P.O. BOX 99, GRAND LAKE, COLORADO 80447-0099  
PH. 970/627-3435  
FAX 970/627-9290  
E-MAIL: town@townofgrandlake.com



**DRAFT ANNEXATION AGREEMENT**  
(Genette Simpkins RLT for Love Parcel)

THIS AGREEMENT is made and entered into this 19<sup>TH</sup> day of JULY, 2023, by and between Genette Simpkins RLT, a Colorado Revocable Living Trust, hereinafter referred to as "Owner," and the TOWN OF GRAND LAKE, a Colorado municipality, hereinafter referred to as "Grand Lake" or "Town."

**WITNESSETH**

WHEREAS, Owner desires to annex to Grand Lake an 8.98 acre property more particularly described on Exhibit A, which is attached hereto, incorporated herein, and made a part hereof (hereafter referred to as "the Property"); and

WHEREAS, Owner has executed a petition to annex the Property, dated January 31, 2023, a copy of which is on file with the Town Clerk; and

WHEREAS, Owner desires to annex the Property into the Town, to subdivide the Property into four (4) lots as shown on Exhibit B, and to zone each lot "Residential Estate" pursuant to the Town Code Section 12-2-9; and

WHEREAS, it is to the mutual benefit of the parties hereto to enter into the following Agreement regarding annexation of the Property to the Town and other matters as set forth herein; and

WHEREAS, Owner acknowledges that upon annexation, the Property will be subject to all ordinances, resolutions, and other regulations of the Town of Grand Lake, as they may be amended from time to time; and

WHEREAS, Owner acknowledges the need for conveyances and dedication of certain property, including but not limited to property for rights-of-ways and easements, to Grand Lake as contemplated in this Agreement or the Grand Lake Municipal Code, in connection with annexation, subdivision, or development of the Property.

NOW, THEREFORE, IN CONSIDERATION OF THE ABOVE PREMISES AND THE COVENANTS AS HEREINAFTER SET FORTH, IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. Incorporation of Recitals. The parties confirm and incorporate the foregoing recitals into this Agreement.
2. Purpose. The purpose of this Agreement is to set forth the terms and conditions of the annexation of the Property to the Town and to confirm previous discussions between the Parties related to the annexation and the Contract to Buy and Sell Real Estate dated September 28, 2020 previously entered into between the Town and Stanley & Simpkins Investments, LLC. relating to property commonly referred to as the Mathews property, which is adjacent to the Property. Except as expressly provided to the contrary, all terms and conditions are in addition to all requirements concerning annexation, subdivision, and development contained in the Grand Lake Municipal Code, Comprehensive Plan, and the Municipal Annexation Act of 1965, as amended, C.R.S. §31-12-101 et seq.
3. Further Acts. Owner agrees to execute promptly upon request of Grand Lake any and all maps, surveys and other documents necessary to accomplish the annexation of the Property and the other provisions of this Agreement. Owner agrees not to sign any other petition for annexation of the Property or any petition for annexation election relating to the Property, except upon request of Grand Lake.
4. Annexation Documents. Owner agrees to provide legal documents, surveys, engineering work, newspaper publications, notices, maps and reports determined by Grand Lake to be necessary to accomplish t

annexation, subdivision, and development of the Property.

5. **Zoning and Land Use as Consideration for Annexation.** The Parties recognize that it is the intent and desire of Owner to develop the Property in a manner generally consistent with the zoning and land uses presented in paragraph 10 below, and that the granting of such zoning by the Town of Grand Lake is a material consideration of the Owner’s agreement to annex the Property to the Town. Owner shall take all actions necessary to permit zoning by Grand Lake of the annexed Property within the time prescribed by state statute and Town Code. In the event the Town does not zone the Property in accordance with the uses further described in paragraph 10, then the Town agrees not to oppose disconnection of the Property by the Owner, subject to the requirements of state law.
  
6. **Water Rights Dedication.** Owner shall dedicate water rights as required by Chapter 10 of the Grand Lake Municipal Code.
  
7. **Municipal Services.** Grand Lake agrees to make available to the Property all of the usual municipal services provided by the Town, in accordance with the ordinances and policies of the Town. Owner acknowledges that Town services do not include, as of the date of the execution of this Agreement, fire protection services or emergency medical services, waste water or sewer treatment services.
  
8. **Public Improvements.** Except as specifically provided herein, all required public improvements shall be designed and constructed to Town standards by Owner at Owner’s expense. Owner further agrees to provide financial guarantees for construction and warranty of all required improvements for each phase of the development, and to dedicate to the Town any or all of the improvements as required by Town ordinances. The public improvements and financial guarantees shall be set forth in a Development Agreement between the Town and Owner or other documents deemed acceptable by the Town. Such Development Agreement must be entered into before the earlier of (1) commencement of installation of public utility improvements or (2) issuance of the first building permit for any portion of the Property.
  
9. **Additional Obligations.**
  - a. As a portion of the consideration for the Town’s purchase of the 21-acre Matthew’s property adjacent to the Property, the Town and the Owner agreed to the following, which agreement is hereby confirmed:
    - (1) The Town will duly consider annexing the Property and be responsible for any fees associated with said annexation and the subsequent subdivision of the Property into four or fewer lots;
    - (2) The Town will provide a water tap to Owner at no charge to Owner to be used on the North East lot of the Property;
    - (3) The Town will grant to Owner and record a non-exclusive easement for access and utilities from Foxy Lane and Moose Lane to the Property across property belonging to the Town commonly known as the Matthews property, the location of such to be determined by the Town on or before January 1, 2024; and
    - (4) The parties will construct a road to the Property within the existing County owned Right Of Way immediately south of the Property and continuing through the Property from the South boundary to the North boundary of the Property (“the Roadway ROW”), and coordinate installation of utilities in such roadway as follows:
      - (i) On or before June 1, 2024, the Town shall remove the trees from the center 40 feet of the 60 foot Roadway ROW, and improve such 40 foot area to “rough grade.” Rough grade will include all cut and fills and grading of such 40 foot wide area to within 2 feet of final grade, in compliance with road construction engineering specifications to be obtained

the Town.

- (ii) On or before October 31, 2024, Owner shall complete installation of deep utilities in the Roadway ROW, including installation of water and sewer mains near the center of the Roadway ROW.
- (iii) On or before June 1, 2025, the Town will finish the traveled portions of the Roadway ROW to within 6 inches of final grade.
- (iv) On or before September 1, 2025, Owner will complete installation of all other utilities including gas, electric, phone and cable along one or both of the 10 foot utility easements along the sides of such Roadway ROW.
- (v) Provided Owner completes installation of the public utility improvements, including initial acceptance of such public improvements by the Town, on or before September 1, 2025, the Town agrees to repair, replace, restore or construct the traveled portions of the Roadway ROW to a Class C roadway on or before October 31, 2025.
- (vi) The deadline for either party to complete their respective tasks set forth in subsections (i) through (v) may be extended by written agreement of the parties in the event of adverse weather, supply problems or other unforeseen circumstances.
- (vii) Prior to the earlier of (1) Owner’s commencement of installation of public utility improvements or (2) issuance of the first building permit for any portion of the Property, Owner shall enter into a Development Agreement acceptable to the Town, as provided for in Section 8, above.
- (viii) Any provision of a subsection of this Section 9 to the contrary notwithstanding, and regardless of whether Owner has completed installation of utilities in or near the Roadway ROW, after September 1, 2025, the Town shall have the right but not the obligation to construct such roadway within the Roadway ROW as the Town deems appropriate to provide access to the Town’s adjacent property, known as the Mathews property

b. Owner will record a deed restriction on the Property and each of the four (4) lots to be created as a result of subdividing the Property, within thirty (30) days of the date of approval of the plat creating the four lots, prohibiting the Property or any of the four resulting lots from being further subdivided.

c. Owner shall be responsible for the acquisition, design, construction, implementation, and mitigation of all on site and off site impacts and improvements, with such obligations to be more specifically agreed upon by the parties as part of the Development Agreement provided for in Section 8 above.

10. Zoning and Land Use.

a. It is Owner’s intent and desire to subdivide the Property into four (4) lots, each zoned Residential Estate – RE as set forth in Grand Lake Municipal Code Section 12-2-9.

b. Owner agrees that the design, improvement, construction, and development of the Property described herein shall be in conformance with the Town of Grand Lake requirements, as those requirements exist at the time of site plan or other land development applications.

c. Rezoning Process. Owner has submitted a request to rezone the Property Residential Estate – RE and such request has been processed concurrently with the petition for annexation. This provision does not waive the authority of the Owner or the Town of Grand Lake to initiate rezoning of the land in accordance with the ordinances of the Town of Grand Lake. Land use is subject to the police power and legislative authority of the Town of Grand Lake.

11. Deferred Submittals. The Parties recognize and agree there are several items the Grand Lake Town Code contemplates will be submitted as part of the subdivision process or as part of the final development application prior to approval of the final plat. However, the Parties further recognize that some of those items can safely and reasonably be postponed until a later point in the development process and that their submission at the time of the final plat is unnecessary, so long as they are provided before any physical development of the Property commences. Accordingly, the Parties agree that the submission of the following items are postponed until the filing of the first application for a building permit or other permit to be issued by the Town in connection with development of the Property:

- a. The drawn and graphic information required in the Preliminary Development Application as provided for in Article 12-9 of the Town Code, but in its finalized, detailed form.
- b. Final engineering plans for public roads.
- c. Final engineering plans for utility systems.
- d. Final engineering plans for storm drainage control systems.
- e. Any other data, surveys, analyses, studies, plans, designs, or submissions that are otherwise required as part of the Final Development Application, as provided for in Article 12-9 of the Town Code.

12. Development and Construction in Conformance with all Applicable Laws, Rules, and Regulations. Owner agrees that the design, improvement, construction, development, and use of the Property shall be in conformance with all applicable laws and ordinances and that Owner shall comply with all Town ordinances, resolutions, laws, rules and regulations including without limitation, those pertaining to annexation, development, subdivision, zoning, storm drainage, utilities, streets and roadways, access to Town streets and roadways, and flood control, as those regulations may be amended from time to time.

13. No Repeal of Laws. Nothing contained in this Agreement shall constitute or be interpreted as a repeal of the Town’s ordinances or resolutions, or as a waiver of the Town’s legislative, governmental, or police powers to promote and protect the health, safety, and welfare of the Town and its inhabitants; nor shall this Agreement prohibit the enactment or increase by the Town of any tax or fee.

14. Disconnection. No right or remedy of disconnection of the Property from the Town shall accrue from this Agreement, except as expressly provided herein. In the event the Property or any portion thereof is disconnected, Grand Lake shall have no obligation to provide any services of any kind to the disconnected Property or portion thereof and this Agreement shall be void and of no further force and effect as to such Property or portion thereof.

15. Severability. The parties agree that if any part, term, portion, or provision of this Agreement is held by a court of competent jurisdiction to be illegal or in conflict with any law of the State of Colorado, the validity of the remaining parts, terms, portions, or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, portion, or provision held to be invalid.

16. Future Cooperation. The parties agree they will cooperate with one another in accomplishing the terms, conditions, and provisions of the Agreement, and will execute such additional documents as necessary to effectuate its purpose and the intent of the parties.

- 17. No Joint Venture or Partnership/No Assumption of Liability. Nothing contained in this Agreement is intended to create a partnership or joint venture between the Town and Owner, and any implication to the contrary is hereby expressly disavowed. It is understood and agreed that this Agreement does not provide for the joint exercise by the parties of any activity, function, or service, nor does it create a joint enterprise, nor does it constitute any party hereto as any agent of another party hereto for any purpose whatsoever. Except as specifically otherwise provided in this agreement, no party shall in any way assume any of the liability of any other party for any act or obligations of the other party.
  
- 18. Amendment. This Agreement may be amended only by mutual agreement of the Town and Owner. Such amendments shall be in writing, shall be recorded with the County Clerk and Recorder of Grand County, Colorado, shall be covenants running with the land, and shall be binding upon all persons or entities having an interest in the Property subject to the amendment unless otherwise specified in the amendment.
  
- 19. Entire Agreement. This Agreement embodies the entire agreement of the parties. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement supersedes all previous communications, representations, or agreements, either verbal or written between the parties.
  
- 20. Owner. As used in the Agreement, the term “Owner” shall include any of the trustees, beneficiaries, heirs, transferees, successors, or assigns of Owner, and all such parties shall have the right to enforce this Agreement and shall be subject to the terms of this Agreement, as if they were the original parties thereto. In the event of a transfer of all or any portion of the Property, provided the Town approves such transfer, such approval not to be unreasonably withheld, the transferring Owner shall be relieved of any and all obligations under this Agreement that arise after the date of such transfer with respect to the transferred portions of the Property.
  
- 21. Amendments to Law. As used in this Agreement, unless otherwise specifically provided herein, any reference to any provision of any Town ordinance, resolution, regulation, or policy is intended to refer to also include subsequent amendments or revisions to such ordinance, resolution, regulation, or policy, and the parties agree such amendments or revisions shall be binding upon Owner.
  
- 22. Failure to Annex. This Agreement shall be null and void if the Town fails to approve the annexation of the Property.
  
- 23. Breach of Agreement.
  - a. Breach by Owner; Town’s Remedies. In the event of a default or breach by the Owner of any term, condition, covenant, or obligation under this Agreement, the Town may take action, as it deems necessary to protect the public health, safety, and welfare; to protect lot buyers and builders; and to protect the citizens of the Town from hardship. The Town’s remedies include:
    - (1) The refusal to issue to the Owner any development permit, building permit, certificate of occupancy, or other approval. This remedy shall not affect sales to bona fide purchasers nor be applied to bona fide purchasers (i.e. purchasers of individual lots by persons unrelated to Owner);
    - (2) A demand that the security given for the completion of the public improvements be paid or honored;
    - (3) The refusal to consider further development plans within the Property; and /or
    - (4) Any other remedy available at law.

Unless necessary to protect the immediate health, safety, and welfare of the Town or Town residents, the Town shall provide the Owner ten (10) days written notice of its intent to take any action under this Paragraph during which ten-day period the Owner may cure the breach described in said notice and prevent further action by the Town.

b. Breach by Town. Parties agree that in the event of a breach by the Town, Owner will have the right to seek all remedies provided by law, except and excluding any claim against the Town for damages or other monetary relief of any kind.

24. General Provisions. Town shall, at no cost to the Town, cooperate with Owner with any filings, applications, approvals, or other administrative procedures with governmental entities other than the Town, which are necessary to allow Owner to fulfill its obligations under this Agreement and to develop the Property in a timely manner. Nothing contained in the Agreement shall constitute or be interpreted as a repeal of existing codes, ordinances or as a waiver of the Town’s legislative, governmental or police powers to promote and protect the health, safety, and general welfare of the Town or its inhabitants; nor shall this agreement prohibit the enactment by the Town of any fee, resolution or ordinance which is of uniform or general application throughout the Town or a specific system or section within the Town.

25. Notice. All notices required under this Agreement shall be in writing and shall be hand delivered, or sent via registered or certified mail, return receipt requested, postage prepaid, to the addresses of the parties herein set forth. All notices by hand delivery shall be effective upon receipt. All notices by mail shall be considered effective seventy-two (72) hours after deposit in the United States mail with the proper address as set forth below. Either Party, by notice so given, may change the address to which future notices shall be sent.

Notice to Town: Town of Grand Lake  
Attn: Town Manager  
1026 Park Avenue  
PO Box 99  
Grand Lake, CO 80447

With copy to: Town Attorney  
Town of Grand Lake  
8400 E. Prentice Avenue, Penthouse  
Greenwood Village, CO 80111

Notice to Owner: Genette Simpkin’s RLT  
Attn: Genette Simpkins  
45-238 Kokokahi Place  
Kaneohe, HI 96744

26. Election. Owner agrees that it is voluntarily entering into this Agreement. Owner represents and submits that to the extent an election would be required pursuant to C.R.S. §31-12-112, as amended, to approve the annexation or to impose terms and conditions upon the Property to be annexed, Owner owns 100 percent of the Property, excluding public streets and alleys, and would vote to approve the annexation and all terms and conditions as set forth herein. Thus, any election would necessarily result in a majority of the electors’ approval to the annexation and the terms and conditions.

27. Legislative Discretion. The Owner acknowledges that the annexation and zoning of the Property are subject to the legislative discretion of the Board of Trustees of the Town of Grand Lake. No assurances of annexation, zoning, or other land use have been made or relied upon by the Owner, except as expressly set forth in this Agreement. In the event that, in the exercise of its legislative discretion, any action with respect to the annexation, zoning or land use approval for the Property, as contemplated herein is not taken, then the Ow

may seek disconnection from the Town in accordance with state law, as may be appropriate and Town agrees not to oppose such disconnection.

28. No Third-Party Rights. This Agreement is made solely for the benefit of the parties hereto and is not intended to nor shall it be deemed to confer rights to any persons or entities not named as parties hereto.

29. Governing Law. The laws of the State of Colorado shall govern the validity, performance, and enforcement of this Agreement. Should either party institute legal suit or action for enforcement of any obligation contained herein, it is agreed that the venue of such suit or action shall be in Grand County, Colorado.

30. Headings. The paragraph headings in this Agreement shall not be used in the construction or interpretation hereof as they have no substantive effect and are for convenience only.

31. Governmental Immunity and Indemnification. In the event that any person, corporation, special district, municipal or county government, or any other entity asserts any claim or appeal against the Town, its officials, or employees pursuant to the provisions of the Colorado Municipal Annexation Act, C.R.S., Section 31-12-101, et seq., the Owner agrees to reimburse the Town for all reasonable costs and attorney's fees incurred by the Town in defense of such claims whether or not such defense is successful. The Town shall, at all times, have control over the defense of the Town in such matters and nothing herein shall be construed to require the Town to assert any position which is inappropriate, in the sole judgment of the Town. The Town and Owner shall confer with each other concerning the defense and/or settlement of any such action. By entering into this Agreement, the Town does not waive or intend to waive the protections otherwise afforded to it pursuant to the provisions of the Colorado Governmental Immunity Act, Sections 24-10-101, et seq., C.R.S.

ATTEST: TOWN OF GRAND LAKE, COLORADO  
A Municipal Corporation

By: \_\_\_\_\_ By: \_\_\_\_\_  
Town Clerk Mayor

OWNER  
By: [Signature] TRUSTEE 7/19/2023  
Signature Title Date

HAWAII )  
STATE OF COLORADO )  
City + COUNTY ) ss.  
Honolulu

SUBSCRIBED AND SWORN to before me this 19th day of July, 2023, by  
Robin S. Nabagawa

WITNESS my hand and official seal.

*[Handwritten Signature]*

Notary Public in and for the State of Colorado; *Hawaii*  
My commission *NPL*



NOTARY PUBLIC CERTIFICATION  
Robin S. Nakagawa First Judicial Circuit  
Doc. Description: DRAFT ANNEXATION  
AGREEMENT General  
Samplings Pt for Love parcel

No. of Pages: 11 Date of Doc. 1/19/23

*[Handwritten Signature]* 1/19/23  
Notary Signature Date  
*Commission Expires 1/24/2025*





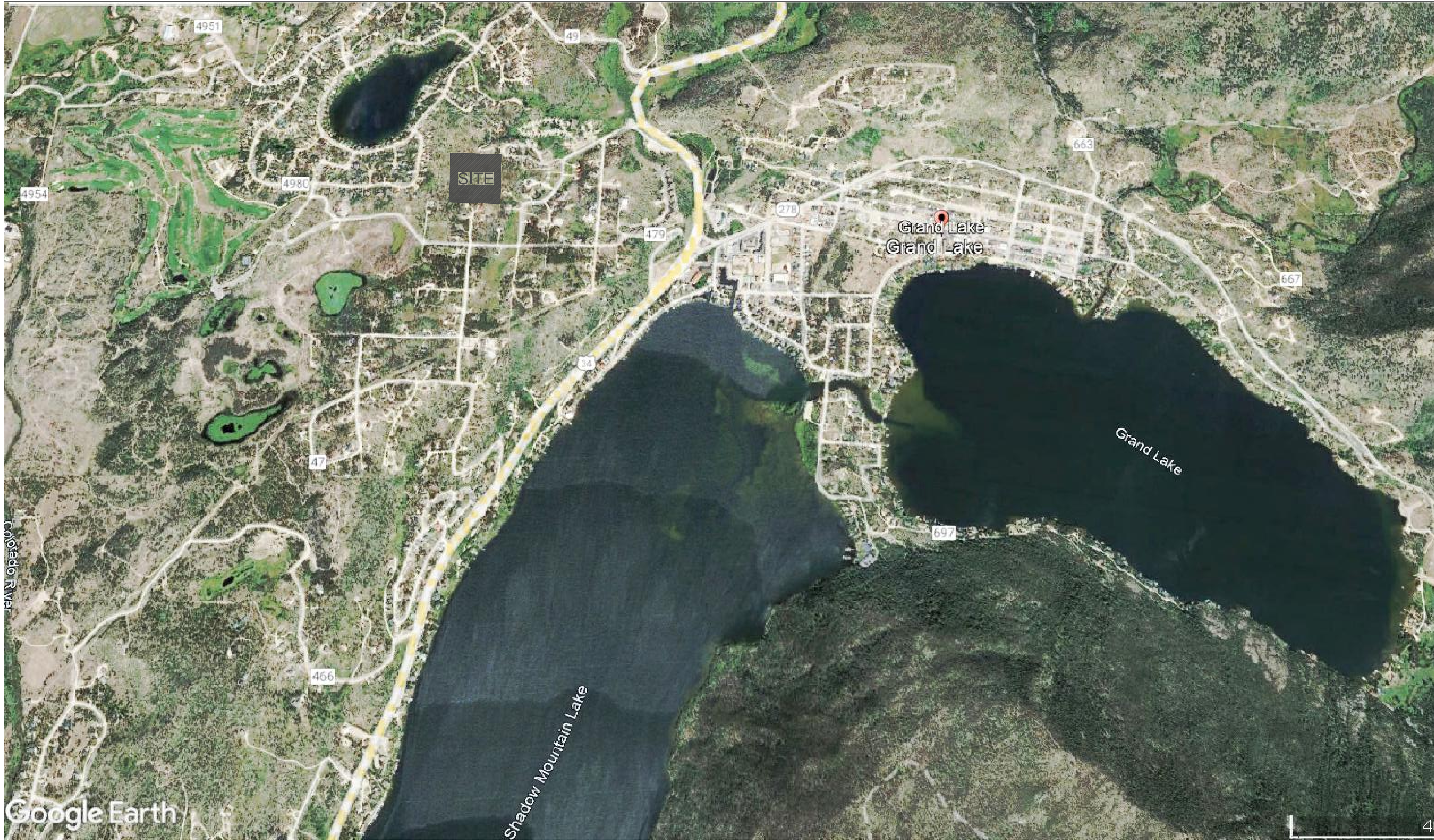
**ANNEXATION AGREEMENT  
EXHIBITS**

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- A. Legal Description
- B. Graphic of proposed easements, roads, rights of way, and utilities. (Draft Final Plat)

EXHIBIT A: Legal Description

EXHIBIT B: Graphic of proposed easements, roads, rights of way, and utilities. (Draft Final Plat)

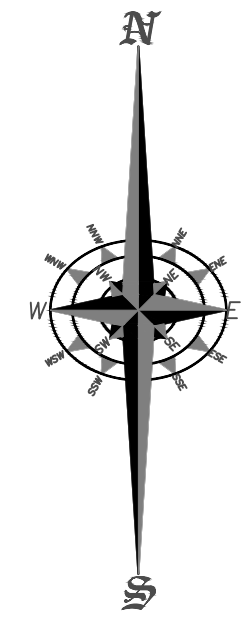


Google Earth

## SHEET INDEX

Sheet P-1: 40 Scale Site Grading Plan View  
 Sheet P-2: 10 Scale Horizontal Curve Geometry  
 Sheet PP-1: Plan & Profile View of Proposed Lucy Lane  
 Sheet CS-1: Cross Sections - Lucy Lane  
 Sheet U-1: Proposed Utility Installations

Sheet D-1: Details  
 Sheet D-2: Details  
 Sheet D-3: Details  
 Sheet D-4: Details  
 Sheet N-1: Plan Notes



1	Sheet D-3	2 15 24
2	Sheet D-4	3 18 24
3	Utilities	5/28/24
4	Sheet N-1	5/29/24
NO.	REVISION	APPV'D DATE

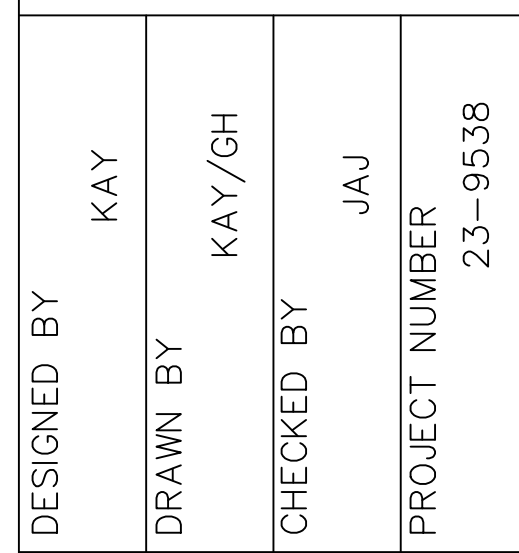
Lucy Lane  
 Plan View  
 Vicinity Map

DESIGNED BY  
 KAY

DRAWN BY  
 KAY/GH

CHECKED BY  
 JAJ

PROJECT NUMBER  
 23-9538

















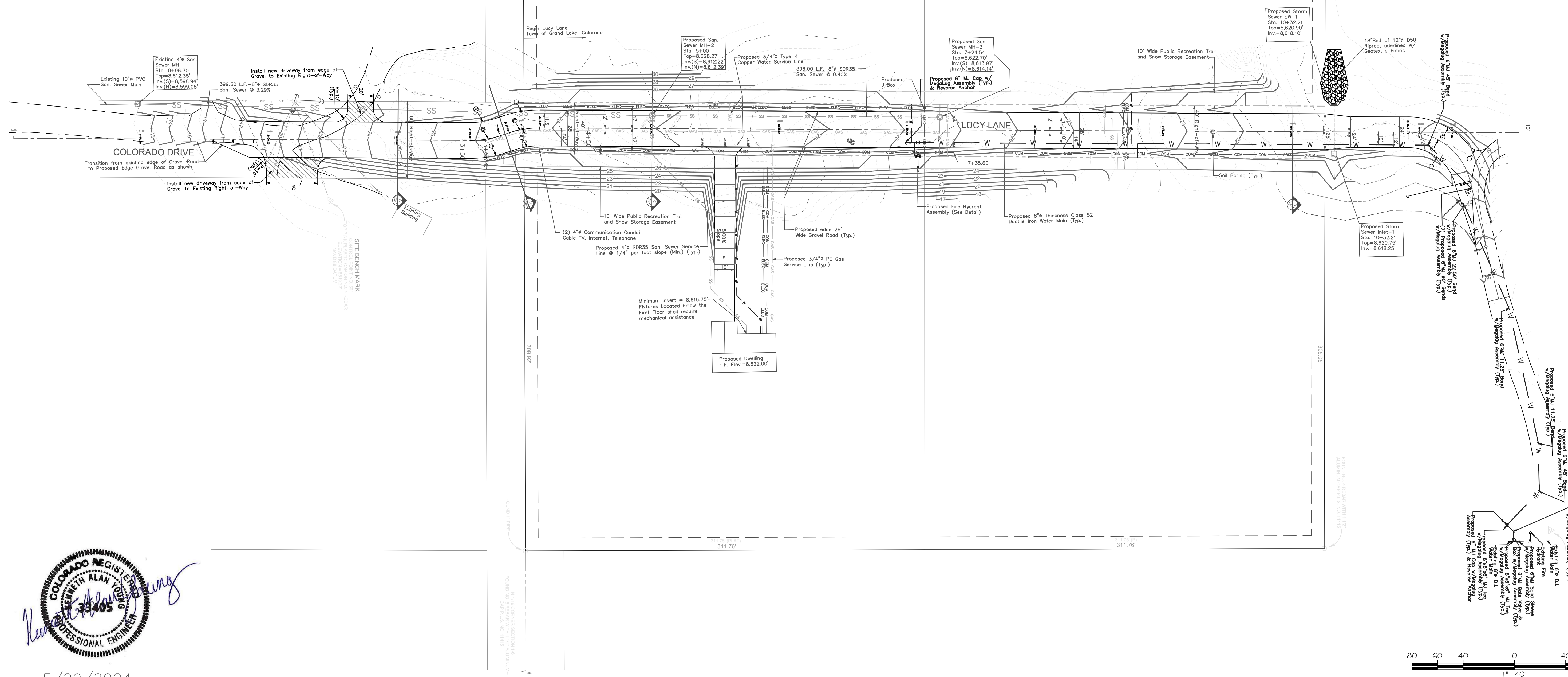
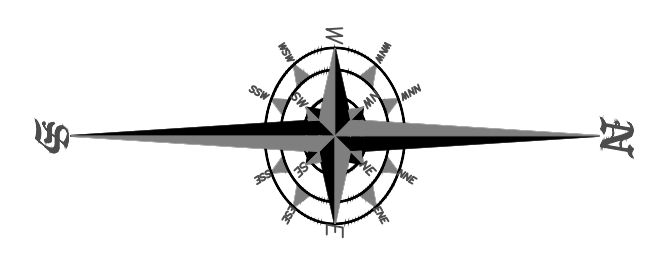
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 5/28/24

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 Cover  
 SHEET OF

# LEGEND

-  Existing Contour (1')
-  Existing Contour (5')
-  Proposed Contour (1')
-  Existing Sanitary Sewer Main
-  Existing Potable Water Main
-  Proposed Sanitary Sewer Main
-  Proposed Potable Water Main
-  Proposed Gas Main
-  Proposed Storm Sewer/Culvert
-  Proposed Underground Electric
-  Proposed Underground Commur
-  Proposed Right-of-Way
-  Existing/Proposed Easement
-  Proposed Edge Gravel Road



1	Lucy Lane	11/10/23
2	Lucy Lane	12/20/23
3	Lucy Lane	1/03/24
4	Lucy Lane Utilities	1/31/24
NO.	REVISION	APPV'D DATE

Lucy Lane  
Plan View  
Site Grading  
and Utilities

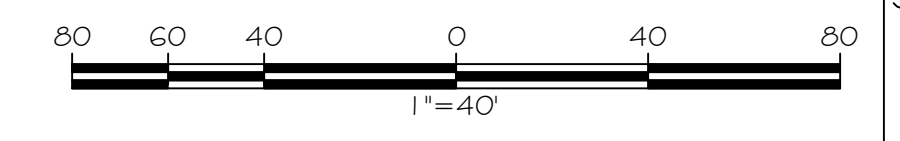
DESIGNED BY	KAY
DRAWN BY	KAY/GH
CHECKED BY	JAJ
PROJECT NUMBER	23-9538

  
800 W. 8th Street  
Pueblo, Colorado 81003  
(719) 582-5588  
WWW.JESIK.US

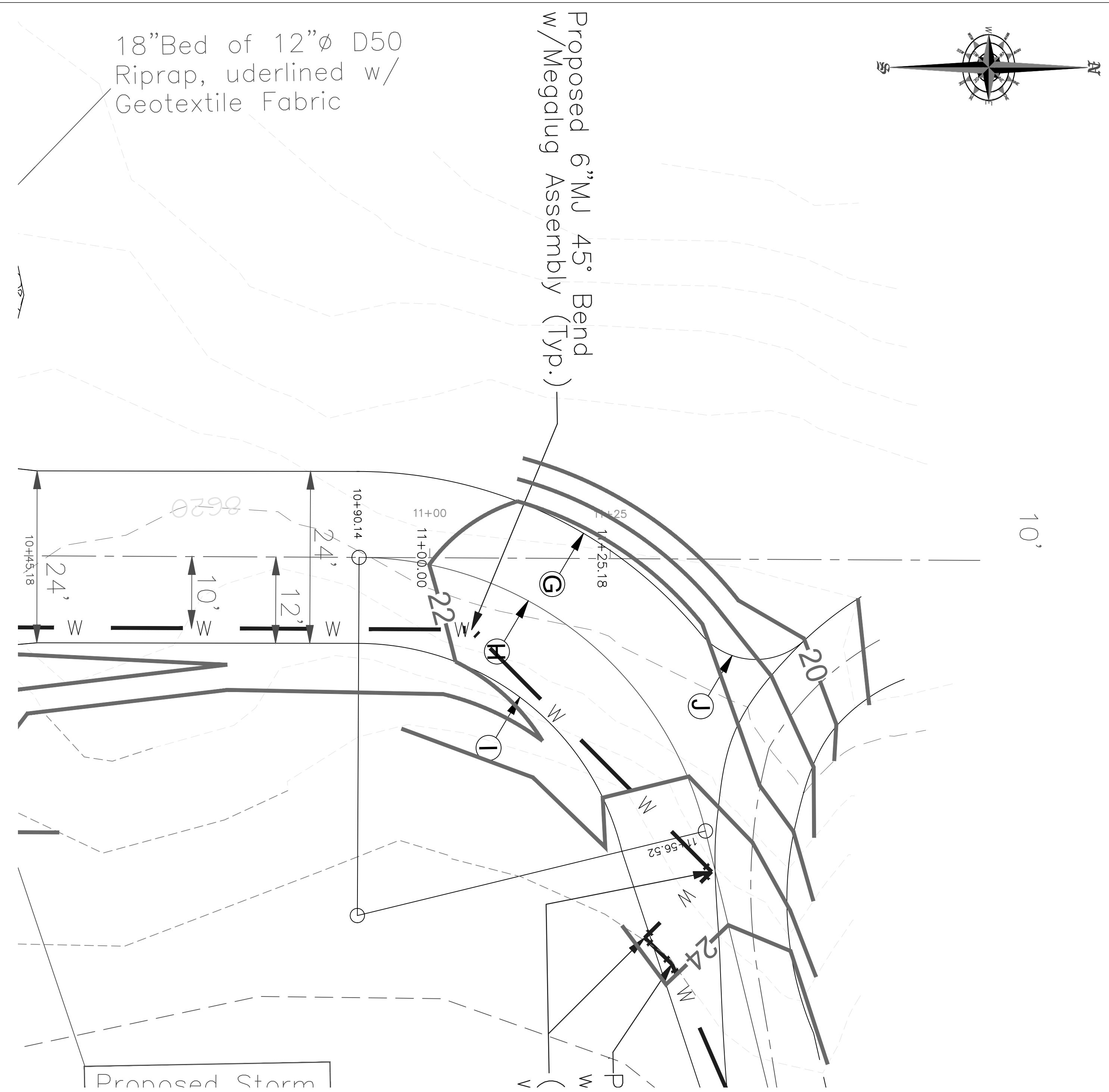
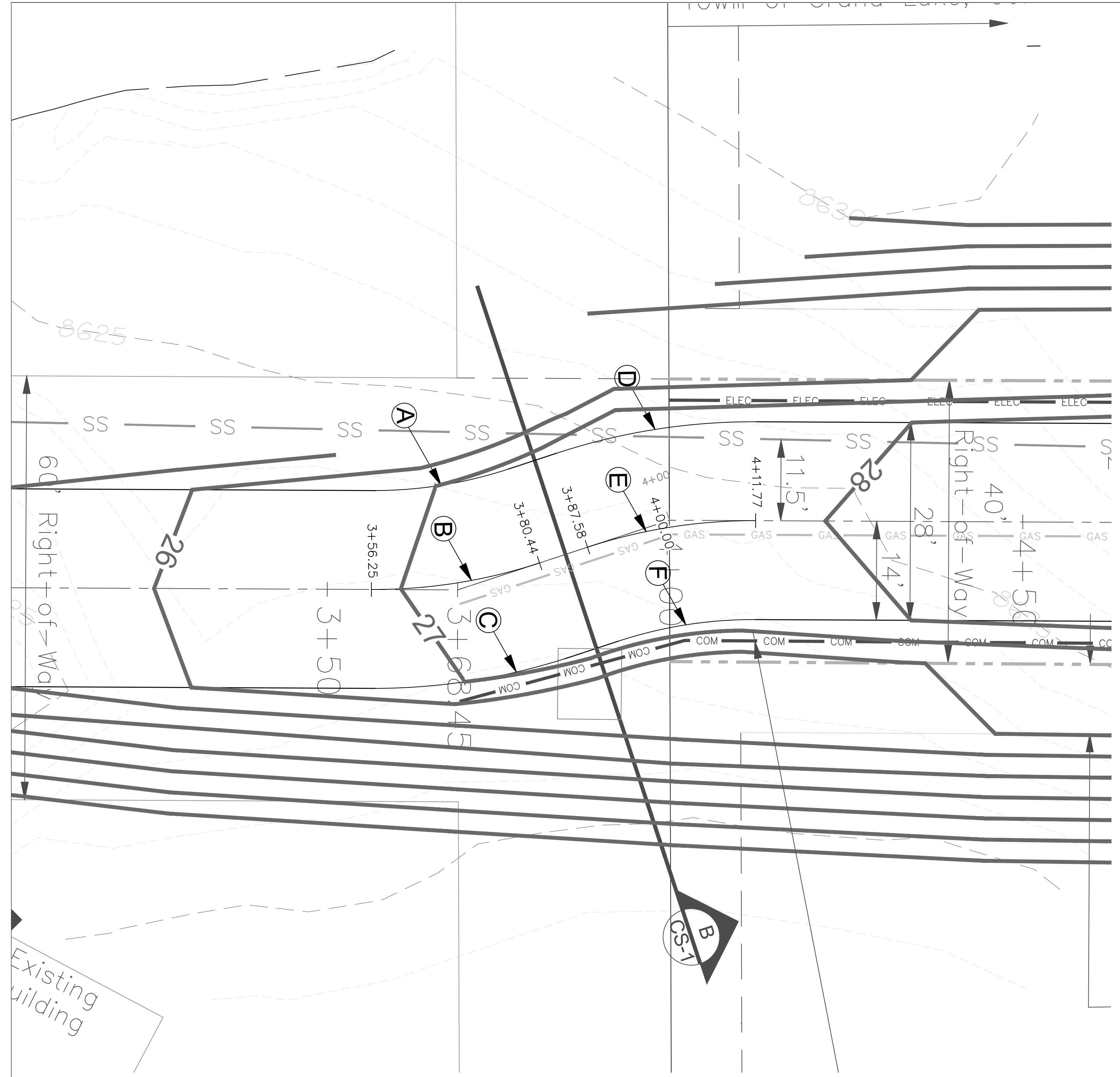
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5/29/24

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SHEET  
P-1  
SHEET OF



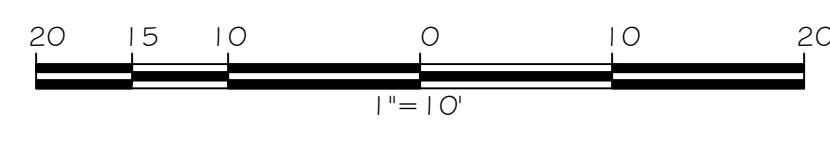
5/29/2024



Curve	Sta PC	Sta PT	D	R	L	Δ	Δ/2	T	LC	LC Bearing
Horiz. Curve Designation	Pt. of Curvature	Pt. of Tangency	Degree of Curvature (Degrees/100 ft.)	Radius in feet	Length of Curve (ft.)	Central Angle (Decimal Degrees)	1/2 Central Angle (Decimal Degrees)	Tangent Length (ft.)	Long Chord (ft.)	Long Chord Bearing
A	356.25	380.44	93.93	61.00	19.68	18.48	9.24	9.93	19.59	N 7°57'55" E
B	356.25	380.44	76.39	75.00	24.19	18.48	9.24	12.20	24.09	N 7°57'55" E
C	356.25	380.44	64.38	89.00	28.71	18.48	9.24	14.48	28.59	N 7°57'55" E
D	387.58	411.77	93.93	61.00	19.68	18.48	9.24	9.93	19.59	N 7°57'55" E
E	387.58	411.77	76.39	75.00	24.19	18.48	9.24	12.20	24.09	N 7°57'55" E
F	387.58	411.77	64.38	89.00	28.71	18.48	9.24	14.48	28.59	N 7°57'55" E
G	1090.14	1134.01	92.41	62.00	54.79	50.63	25.32	29.33	53.02	N 39°18'36" E
H	1090.14	1156.52	114.59	50.00	66.38	76.07	38.03	39.11	61.61	N 39°18'36" E
I	1090.14	1156.52	150.78	38.00	50.45	76.07	38.03	29.72	46.83	N 39°18'36" E
J			572.96	10.00	16.36	93.77	46.88	10.68	14.60	N 4°40'13" E



5/29/2024



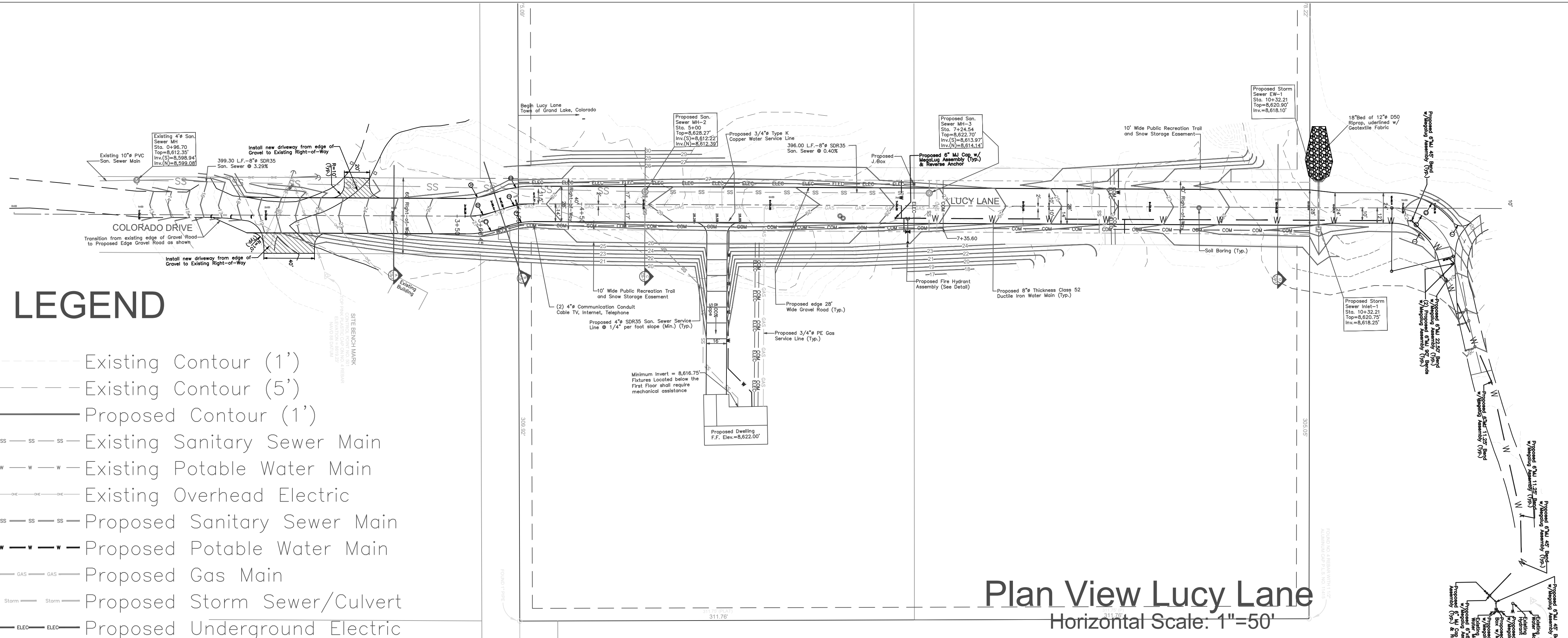
DESIGNED BY	KAY	5/28/24	11/10/23
DRAWN BY	KAY/GH	5/29/24	12/20/23
CHECKED BY	JAJ		1/03/24
PROJECT NUMBER	23-9538		1/31/24
			APPV'D DATE
Lucy Lane			
Plan View			
Horizontal Curve			
Geometry			
NO.	REVISION		

**Jesik**  
 800 W. 8th Street  
 Pueblo, Colorado 81003  
 (719) 582-5588  
 WWW.JESIK.US

DATE  
5/29/24

SCALE  
 HORZ : 1"=10'  
 VERT : -

SHEET  
P-2  
SHEET OF



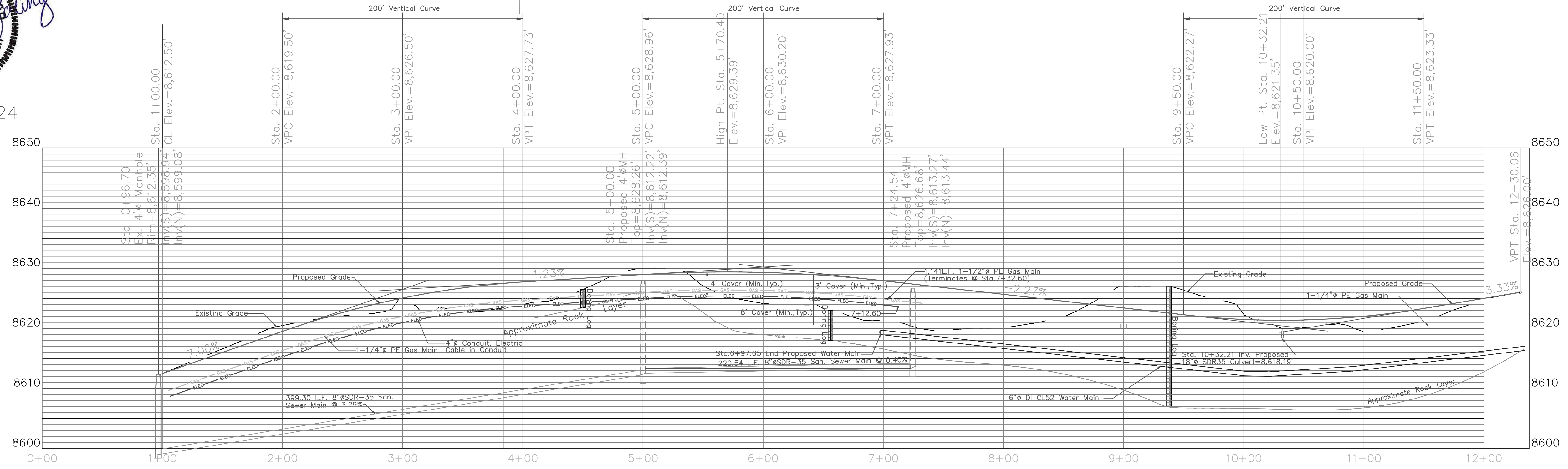
### LEGEND

- Existing Contour (1')
- Existing Contour (5')
- Proposed Contour (1')
- Existing Sanitary Sewer Main
- Existing Potable Water Main
- Existing Overhead Electric
- Proposed Sanitary Sewer Main
- Proposed Potable Water Main
- Proposed Gas Main
- Proposed Storm Sewer/Culvert
- Proposed Underground Electric
- Proposed Underground Communication
- Proposed Right-of-Way
- Existing/Proposed Easement

**Plan View Lucy Lane**  
Horizontal Scale: 1"=50'



5/29/2024



**Profile View Lucy Lane** Horizontal Scale: 1"=50'  
Vertical Scale: 1"=10'

DESIGNED BY	KAY	5 Utilities	5/28/24	1	Lucy Lane	11/10/23
DRAWN BY	KAY/GH	6 Utilities	5/29/24	2	Lucy Lane	12/20/23
CHECKED BY	JAJ			3	Lucy Lane	1/03/24
PROJECT NUMBER	23-9538			4	Lucy Lane Utilities	1/31/24
				NO.	REVISION	APPV'D DATE

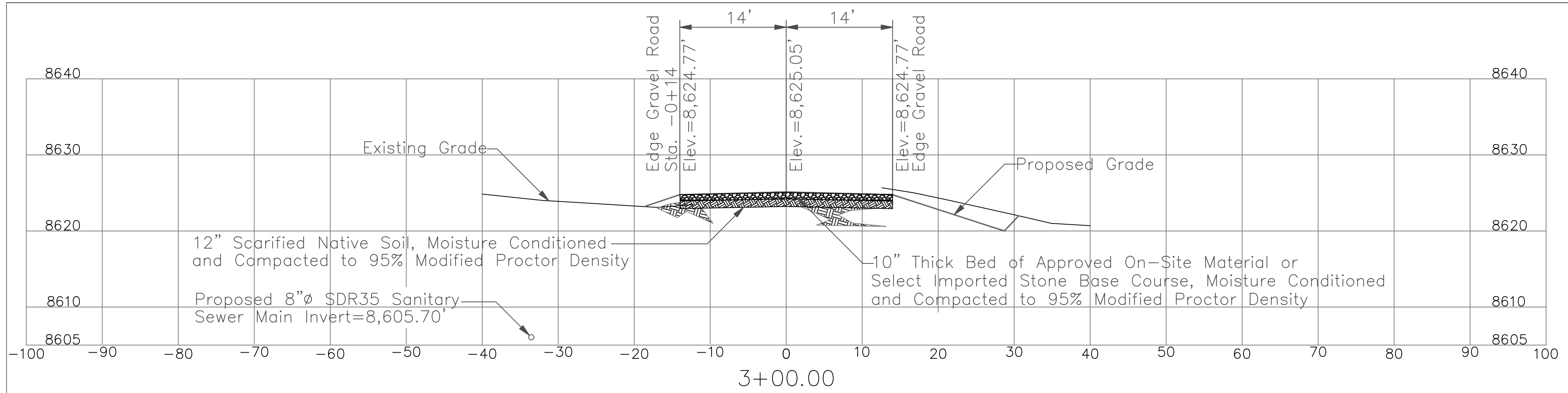
**Jesik**  
800 W. 8th Street  
Pueblo, Colorado 81003  
(719) 582-5588  
WWW.JESIK.US

DATE  
5/29/24

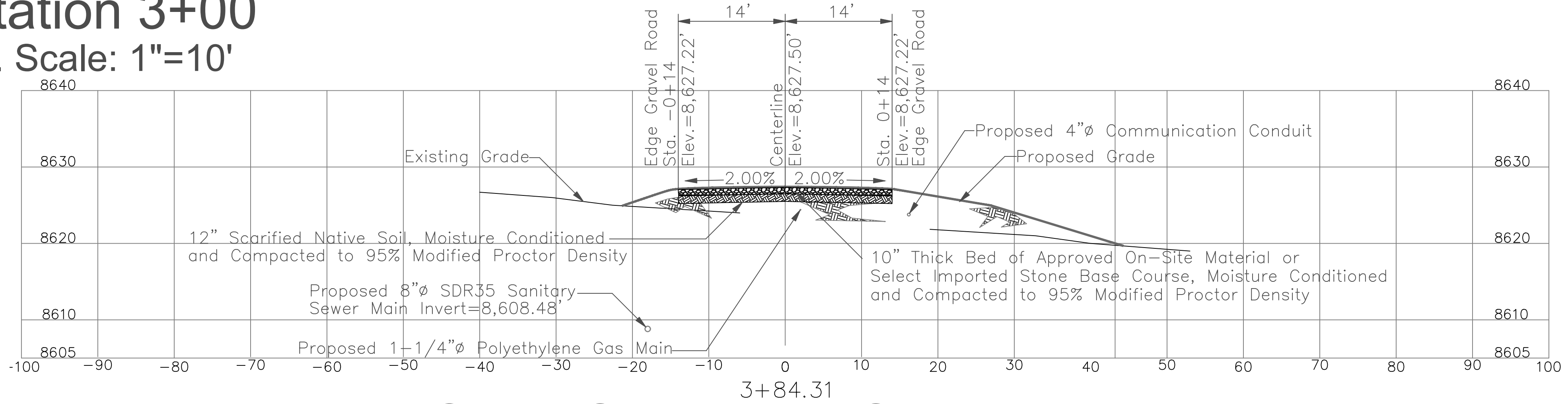
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VERT : 1"=10'

SHEET  
PP-1

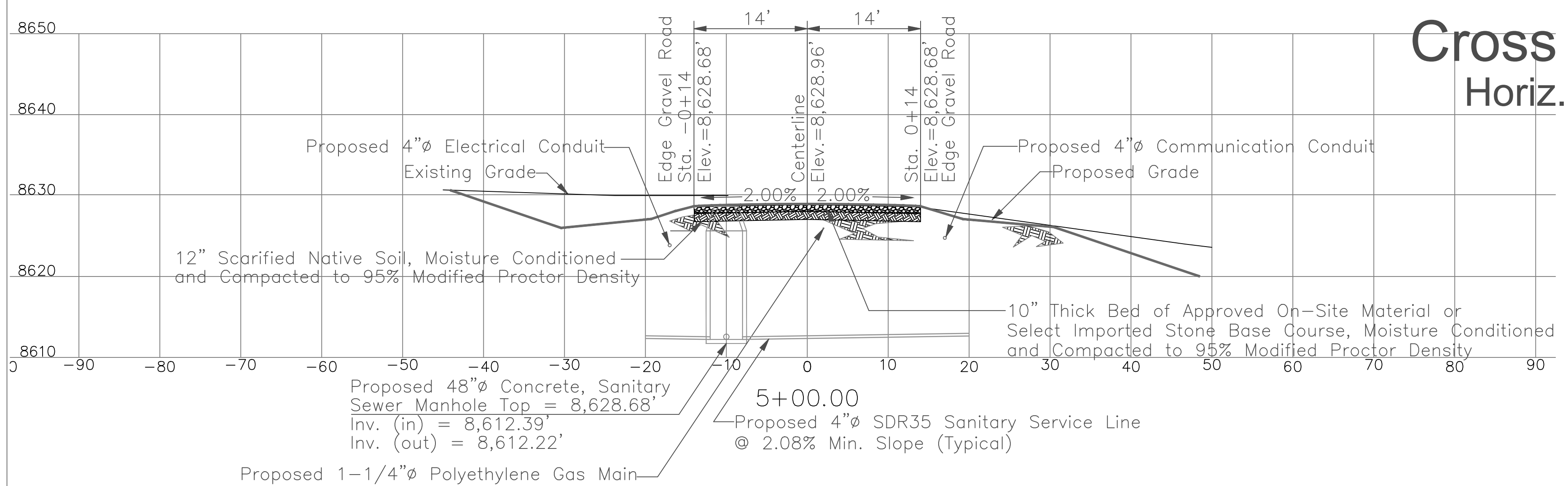
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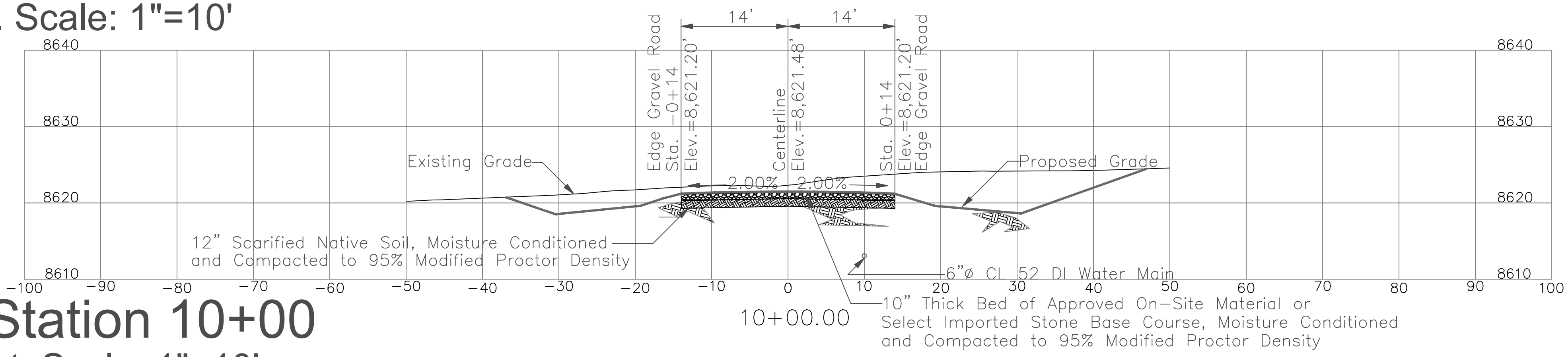
**Cross Section A - Station 3+00**  
 Horiz. Scale: 1"=10', Vert. Scale: 1"=10'



**Cross Section B - Station 3+84.31**  
 Horiz. Scale: 1"=10', Vert. Scale: 1"=10'



**Cross Section C - Station 5+00**  
 Horiz. Scale: 1"=10', Vert. Scale: 1"=10'



**Cross Section D - Station 10+00**  
 Horiz. Scale: 1"=10', Vert. Scale: 1"=10'



5/29/2024

DESIGNED BY	KAY
DRAWN BY	KAY/GH
CHECKED BY	JAJ
PROJECT NUMBER	23-9538

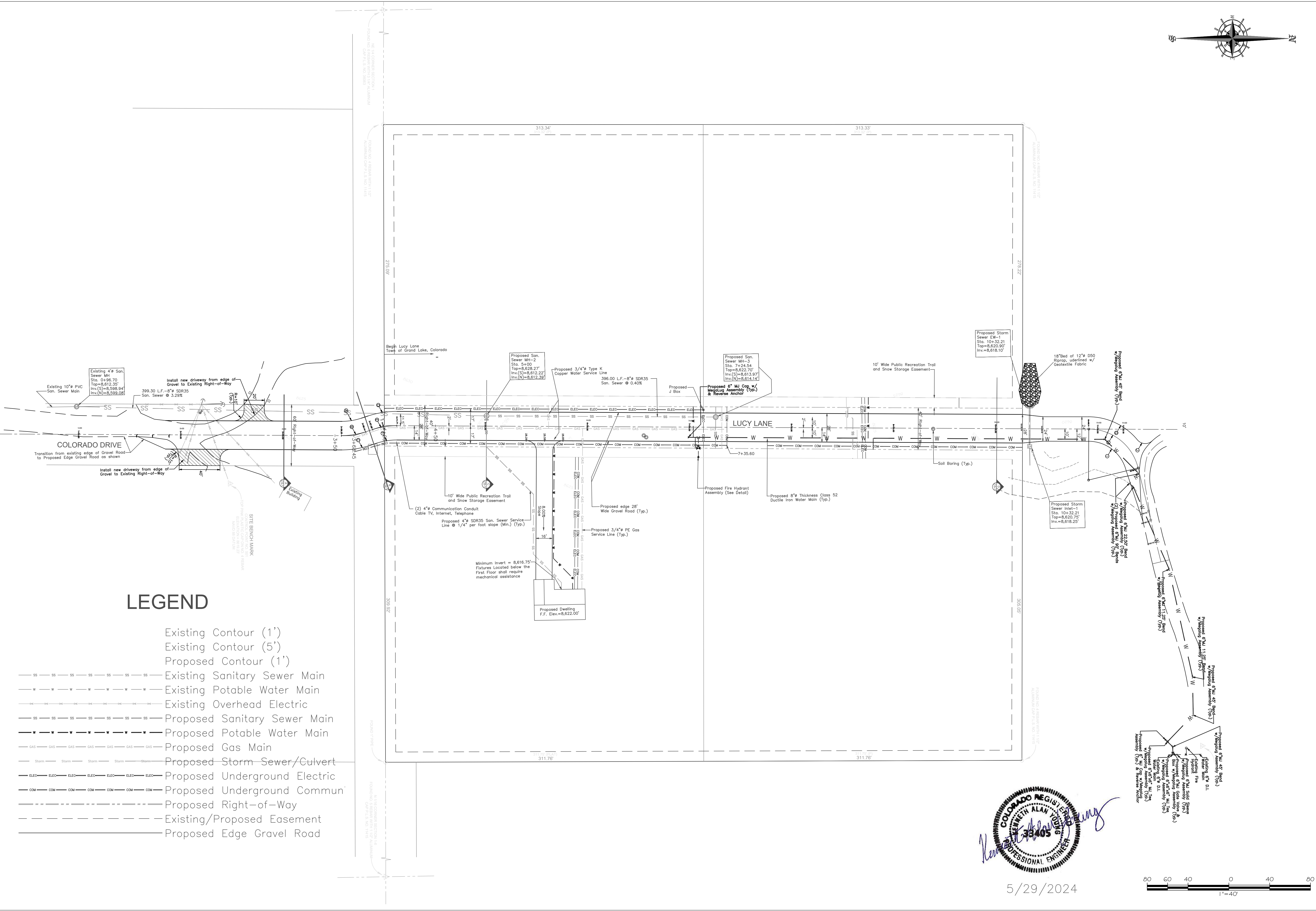
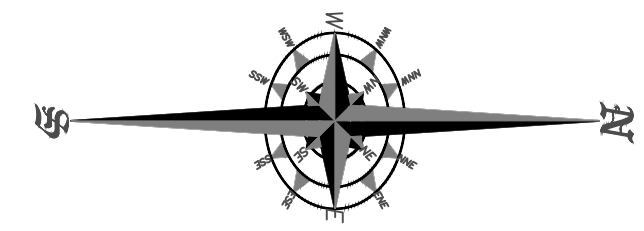
  

DATE	5/28/24
SCALE	HORIZ : 1"=10' VERT : 1"=10'
SHEET	CS-1
SHEET OF	104

UTILITIES	1	2	3	4	NO. REVISION	APPV'D DATE





1	Utilities	5/28/24
2	Utilities	5/29/24
3		
4		
NO.	REVISION	APPV'D DATE

Lucy Lane

# Plan View Proposed Utility Installations

DESIGNED BY	KAY
DRAWN BY	KAY/GH
CHECKED BY	JAJ
PROJECT NUMBER	23-9538

800 W. 8th Street  
Pueblo, Colorado 81003  
(719) 582-5588  
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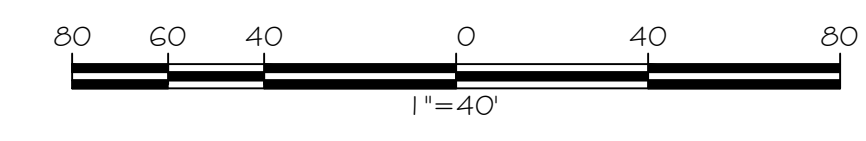
DATE  
5/29/24

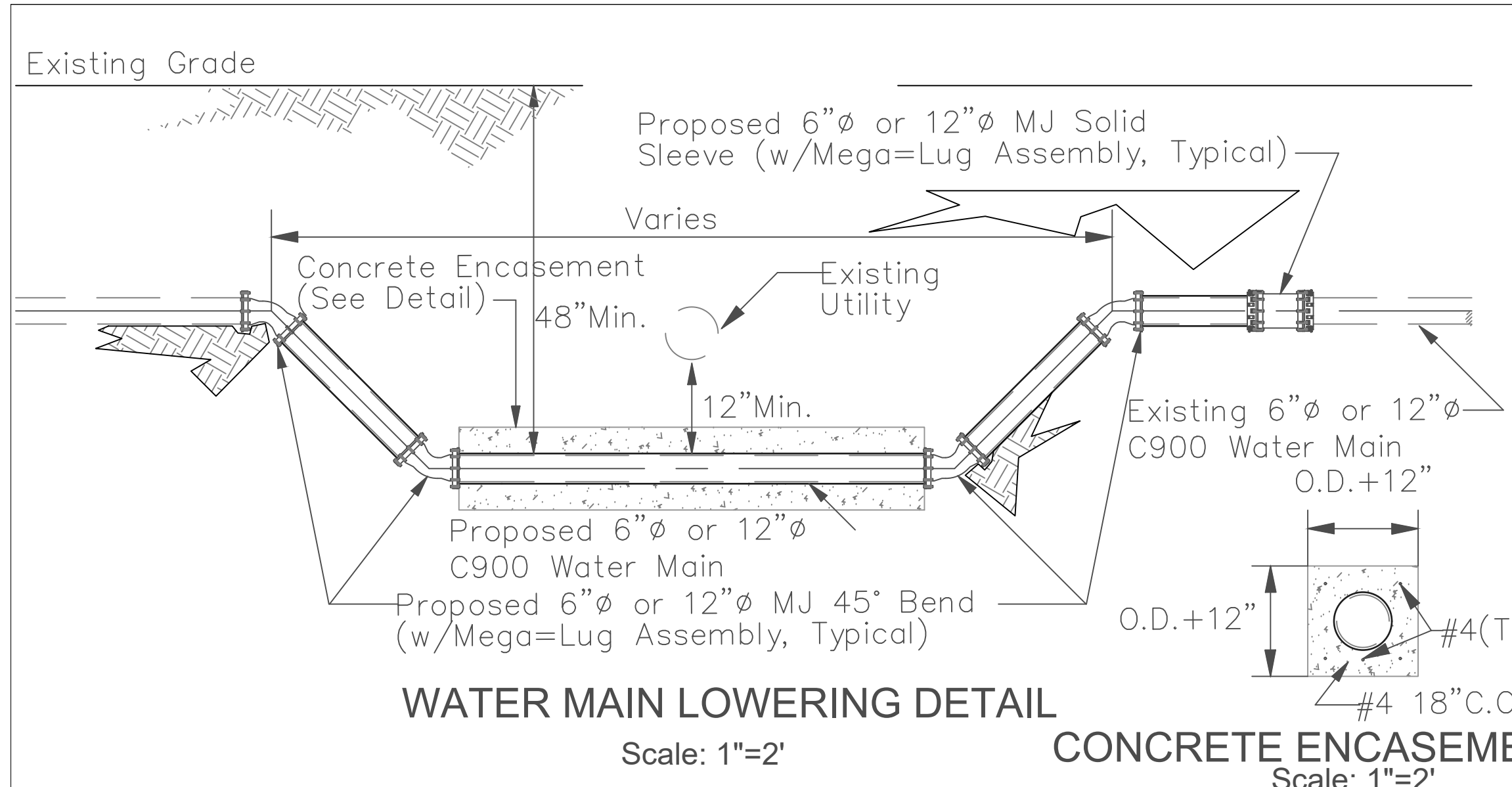
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SHEET  
U-1  
SHEET OF



5/29/2024



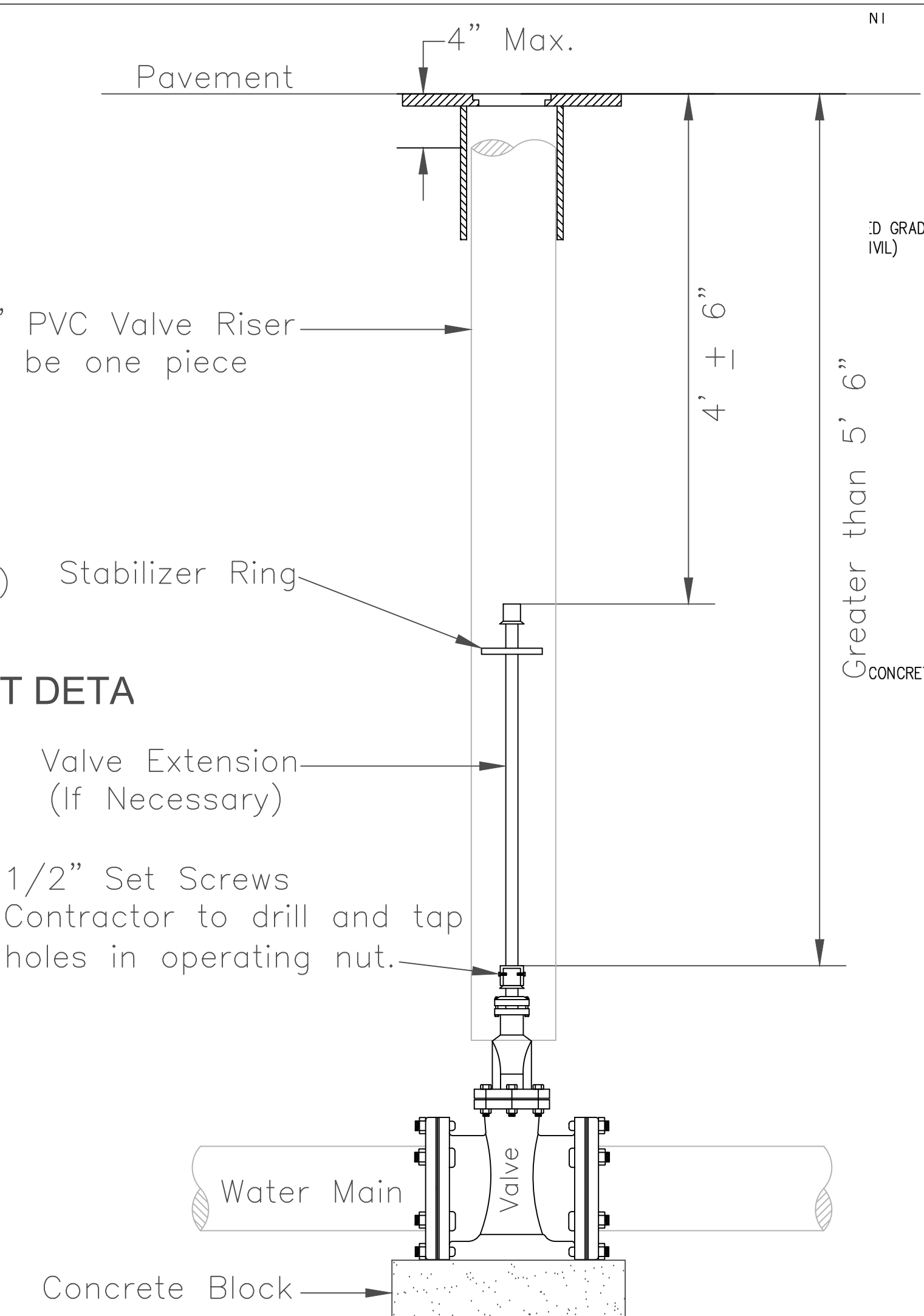


**WATER MAIN LOWERING DETAIL**

Scale: 1"=2'

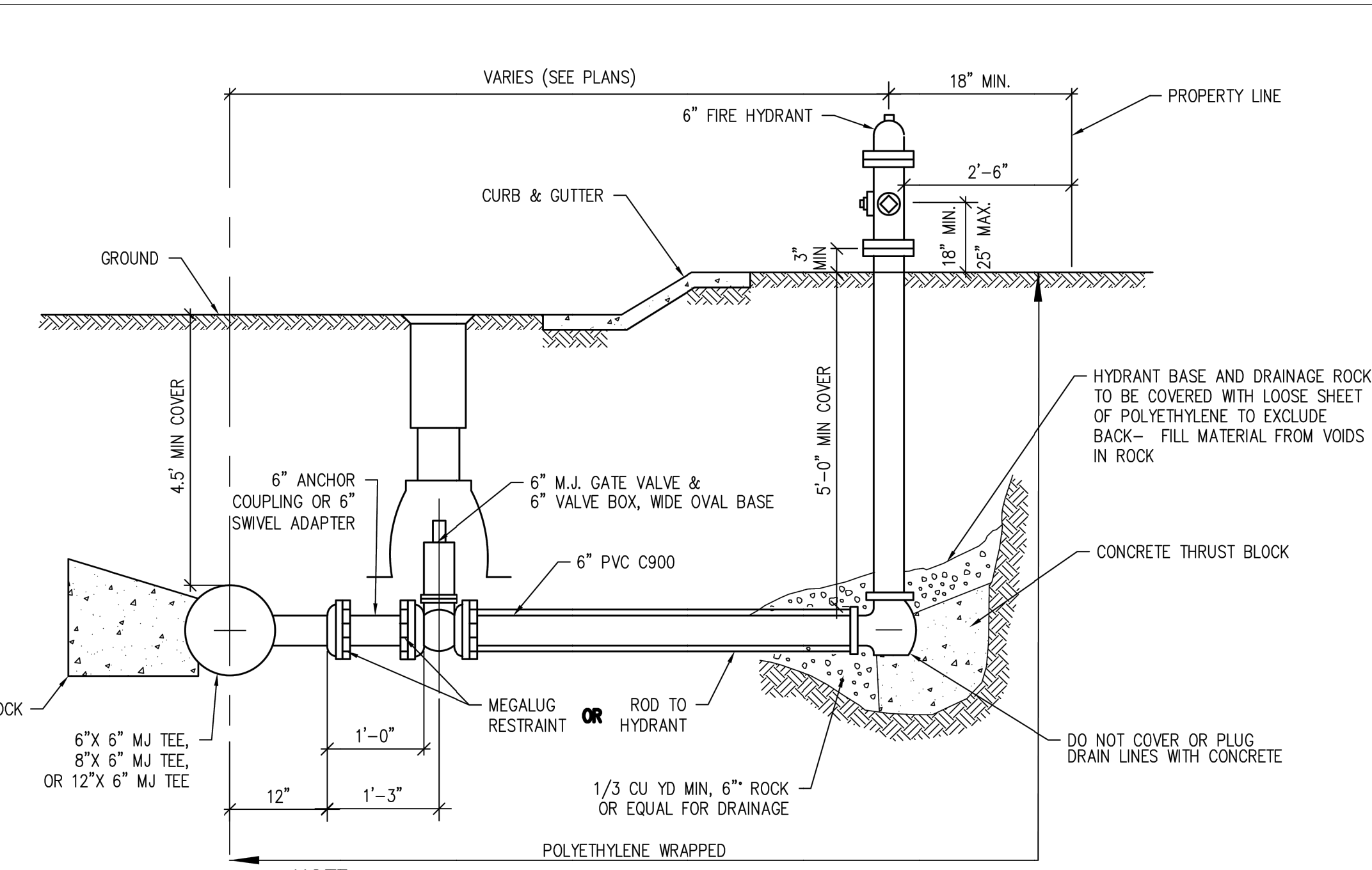
**CONCRETE ENCASEMENT DETAIL**

Scale: 1"=2'



**Valve Installation Detail**

NOT TO SCALE



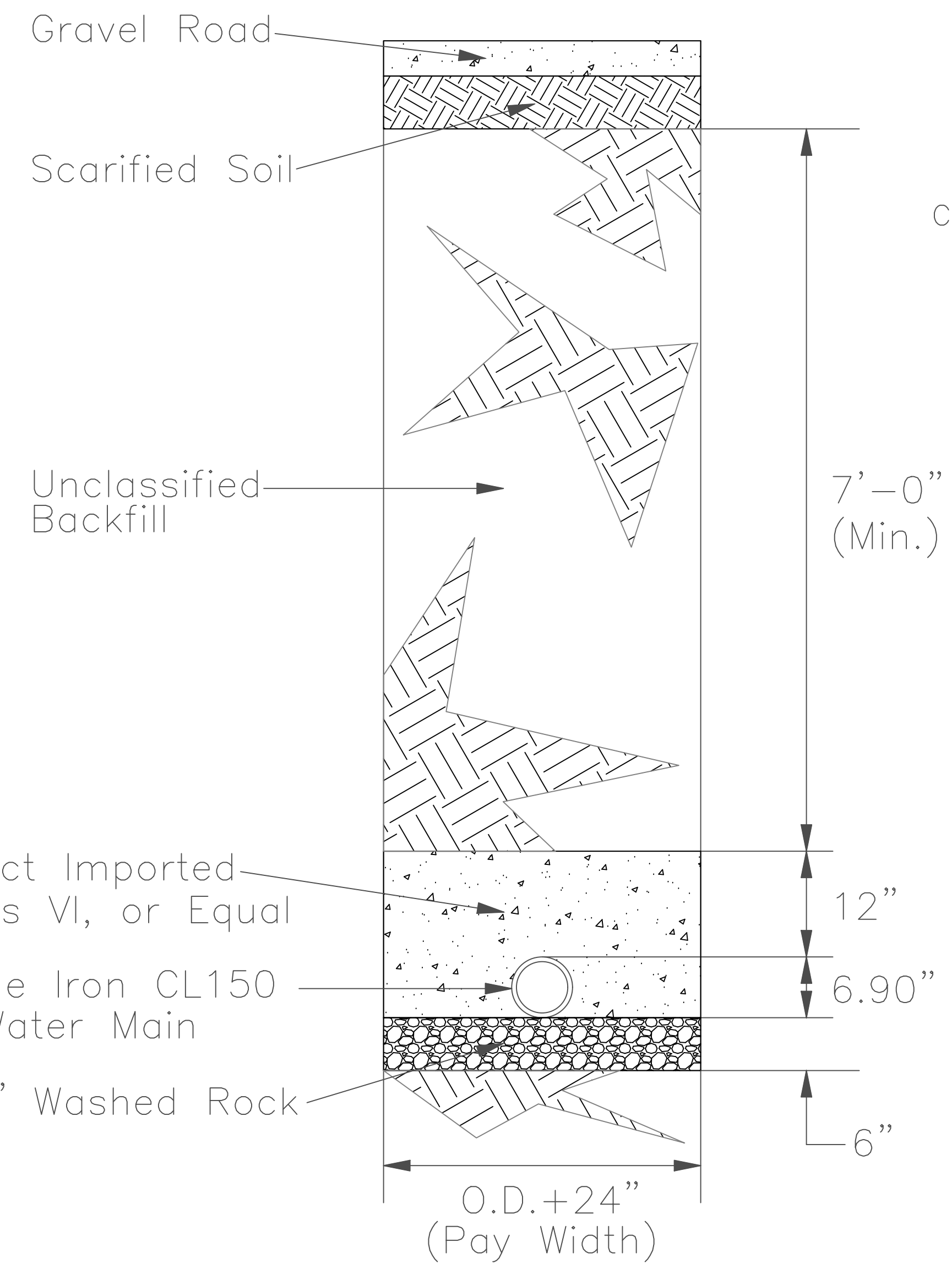
**Fire Hydrant Assembly Detail**

Not to Scale

- NOTE:**
- ALTERNATE TO THE ABOVE, FASTEN MJ VALVE DIRECTLY TO A MJ ANCHOR TEE (ALSO CALLED SWIVEL TEE)
  - NO HORIZONTAL OR VERTICAL BENDS ARE ALLOWED IN FIRE HYDRANT BRANCH OR SPRINKLER LINES
  - NO PORTION OF THE FIRE HYDRANT MAY PROTRUDE INTO SIDEWALK AREA

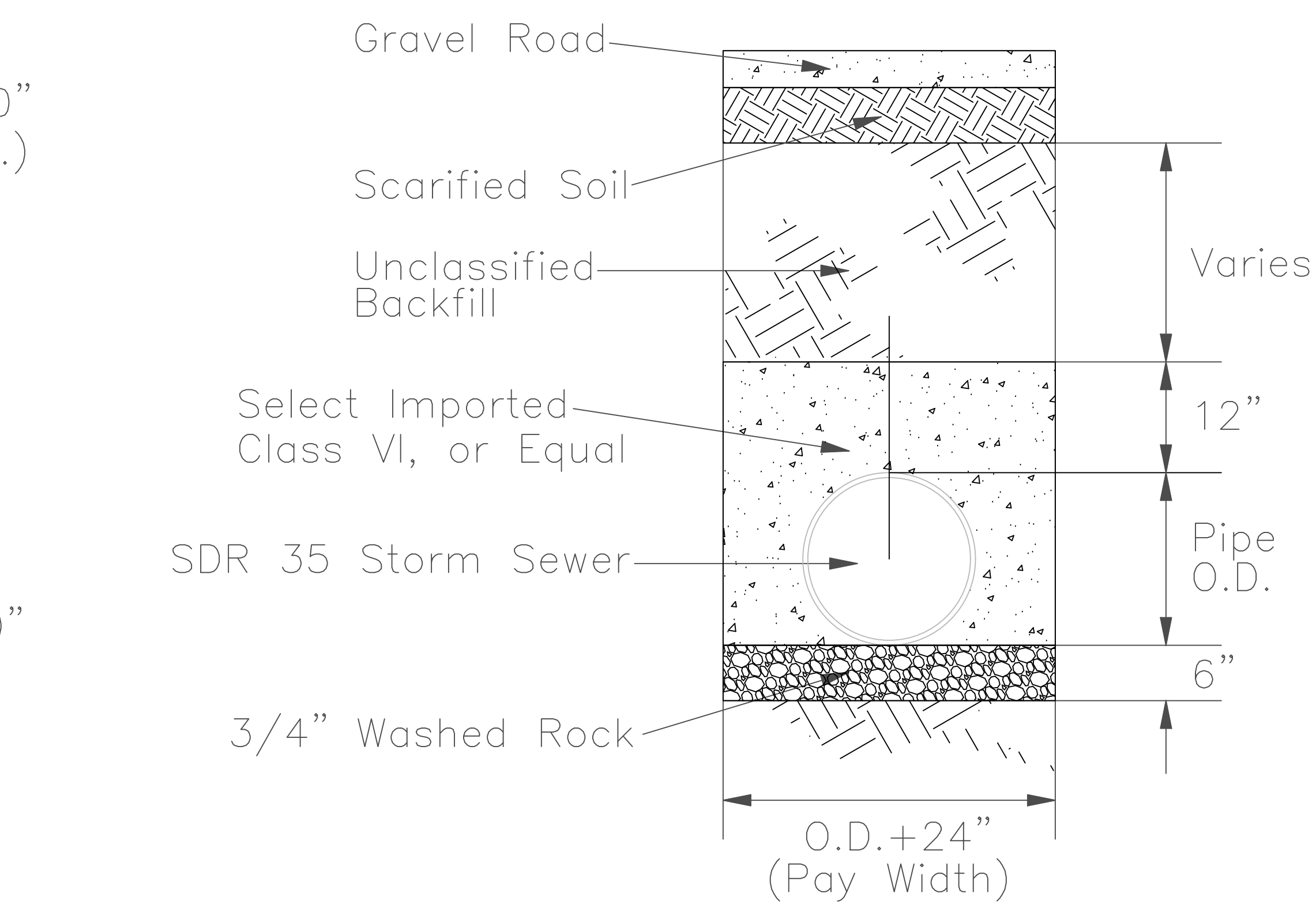


5/28/2024



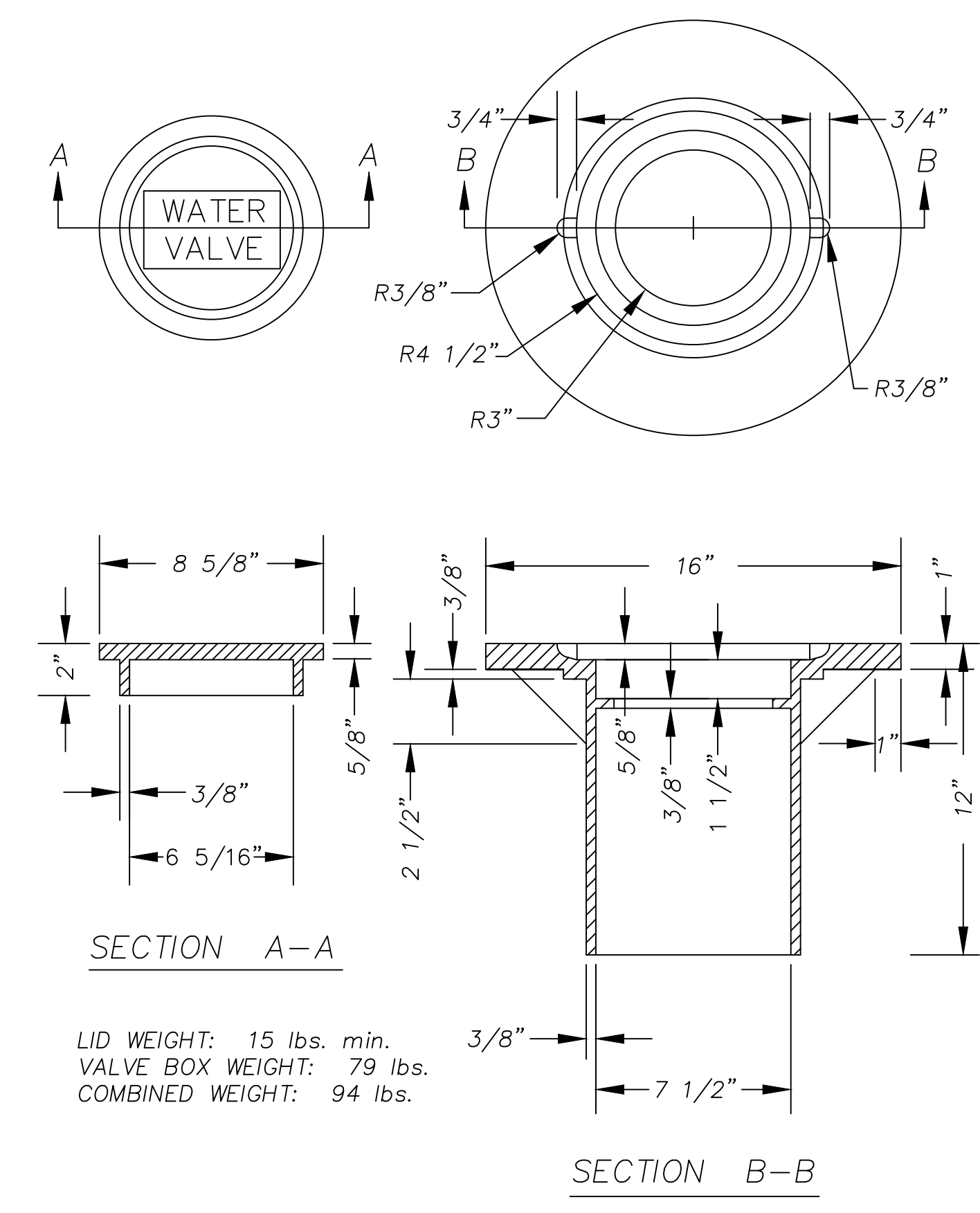
**Potable Water Main Trench Detail**

Scale: 1"=1'-0"



**Storm Sewer Main Trench Detail**

Scale: 1"=1'-0"



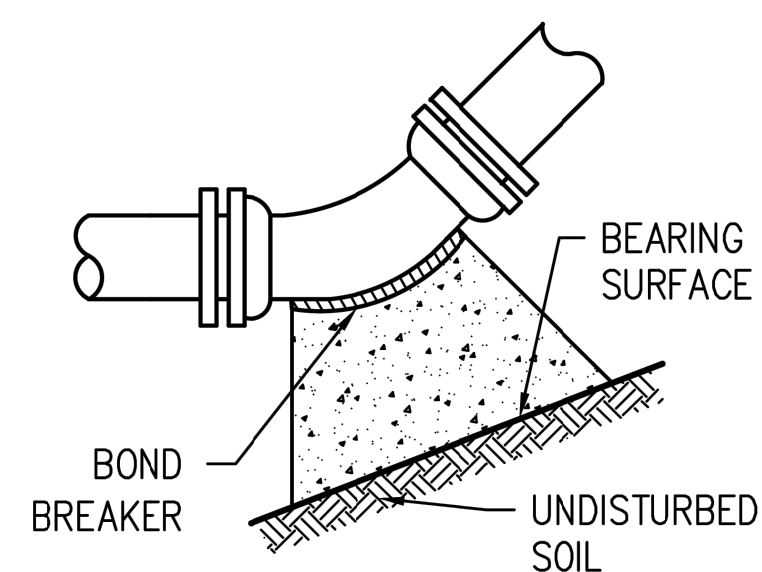
**Valve Box Lid Detail**

NOT TO SCALE

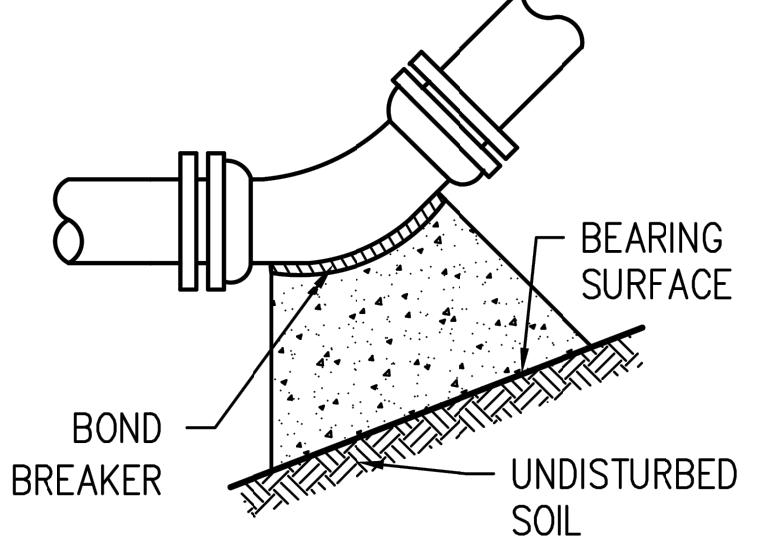
DESIGNED BY	KAY	PROJECT NUMBER	23-9538
DRAWN BY	KAY/GH		
CHECKED BY	JAJ		
<b>Jesik</b>			
800 W. 8th Street Pueblo, Colorado 81003 (719) 582-5588 WWW.JESIK.US			
DATE	5/28/24		
SCALE	HORZ : As Shown VERT : -		
SHEET	D-1		
SHEET	OF		
Util Xing	2/5/24		
Utilities	5/28/24		
1			
2			
3			
4			
NO. REVISION			APP'D DATE

Lucy Lane

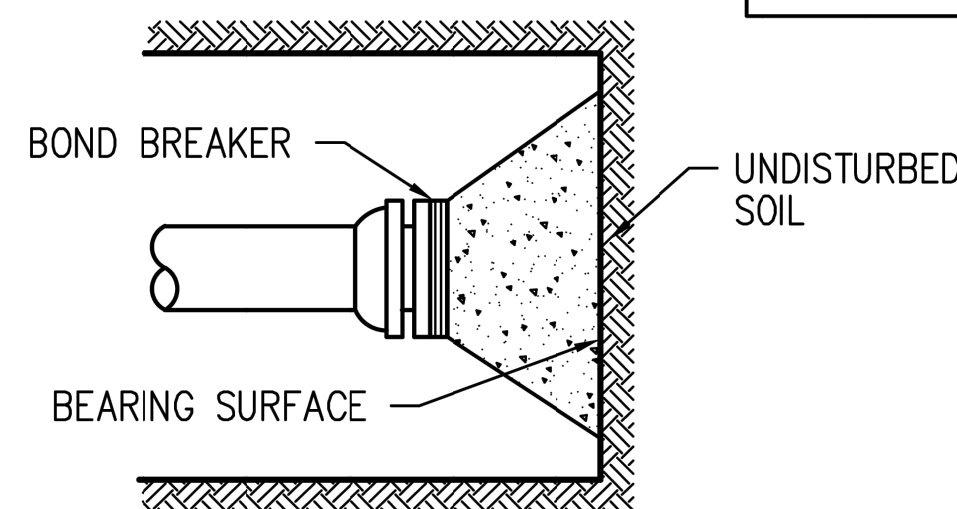
Details



**UPWARD BEND**

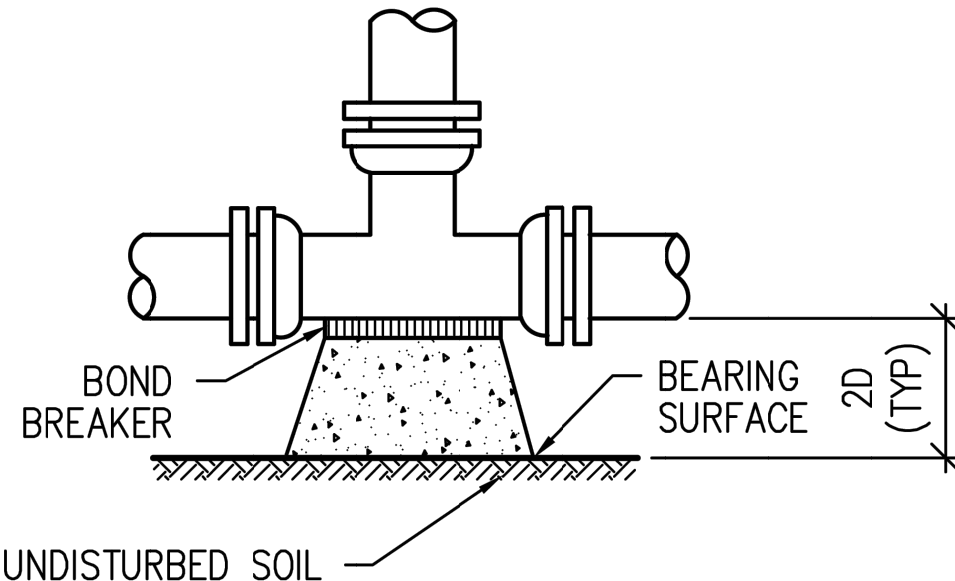


**DOWNWARD BEND**

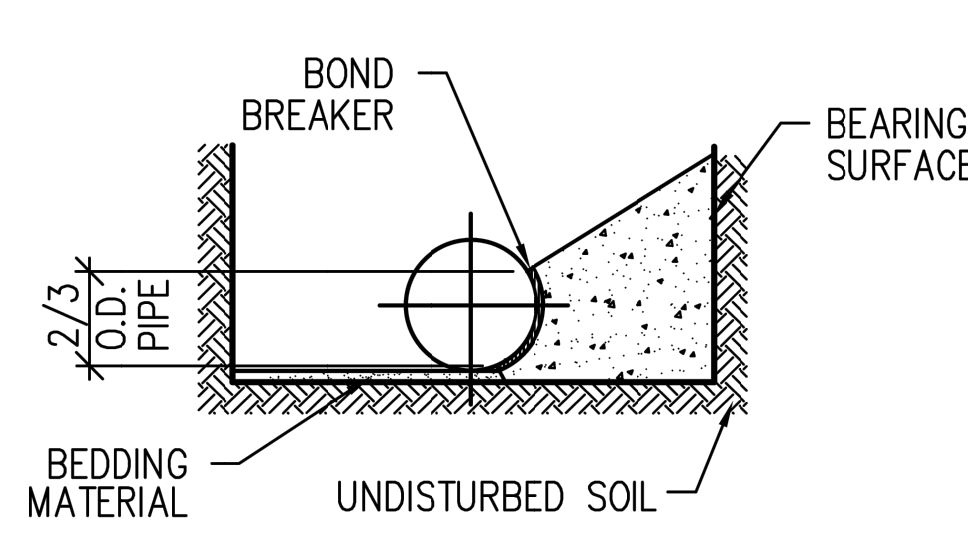


**DEAD END**

**11-1/4', 22-1/2', 45° & 90° BENDS**



**TEE**

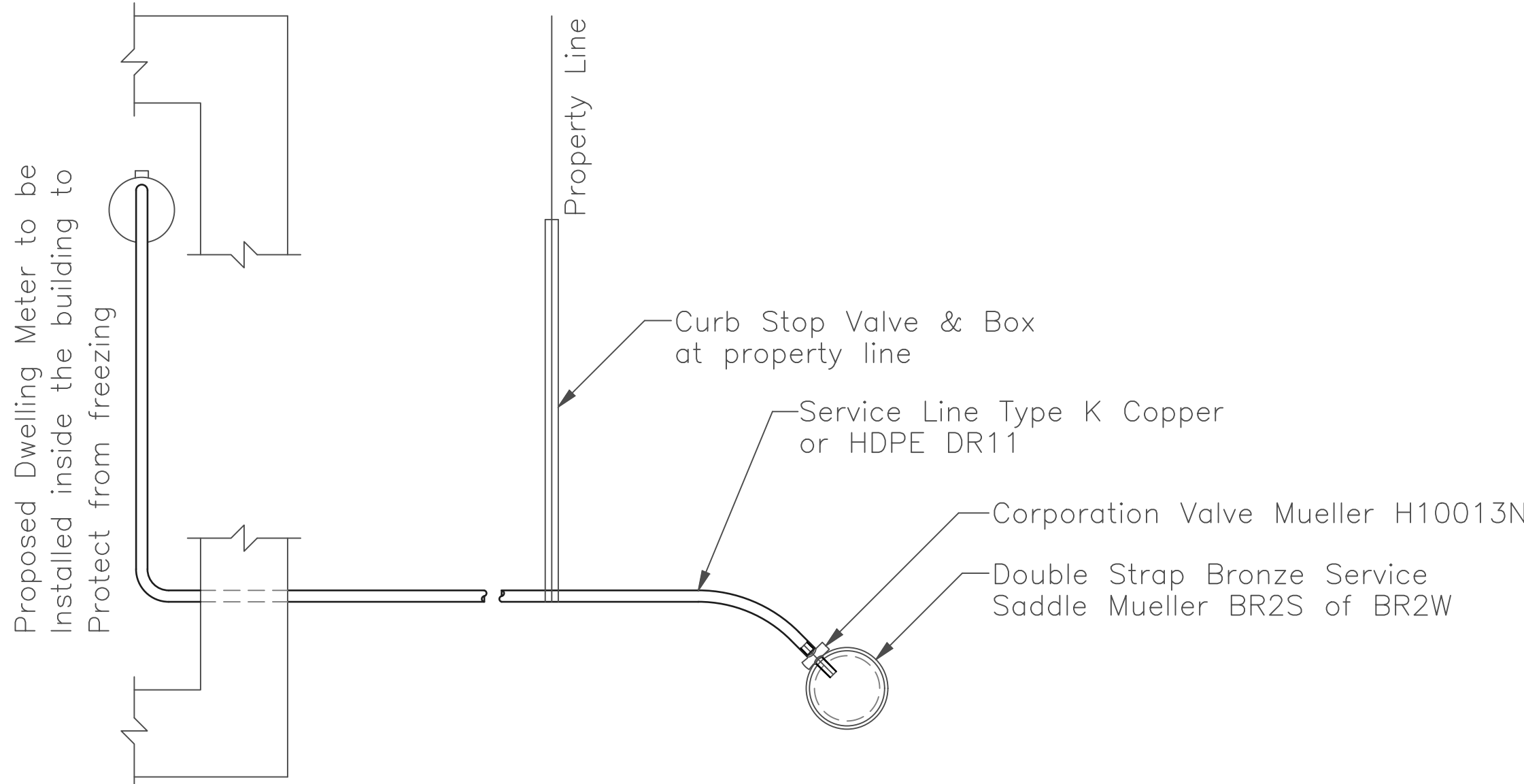


**TYPICAL CROSS SECTION**

- NOTES:**
- BEARING SURFACES SHOWN IN CHART ARE MINIMUM SQUARE FEET BASED ON 150 PSI INTERNAL PIPE PRESSURE PLUS WATER HAMMER.
  - 4", 6", 8", & 12" WATER HAMMER = 110 PSI BASED ON 3000psf SOIL BEARING CAPACITY
  - USE TYPE II PORTLAND CEMENT 3000 PSI CONCRETE
  - ALL VALVES, TEES, BENDS AND PLUGS SHALL BE RESTRAINED AND THRUST BLOCKED

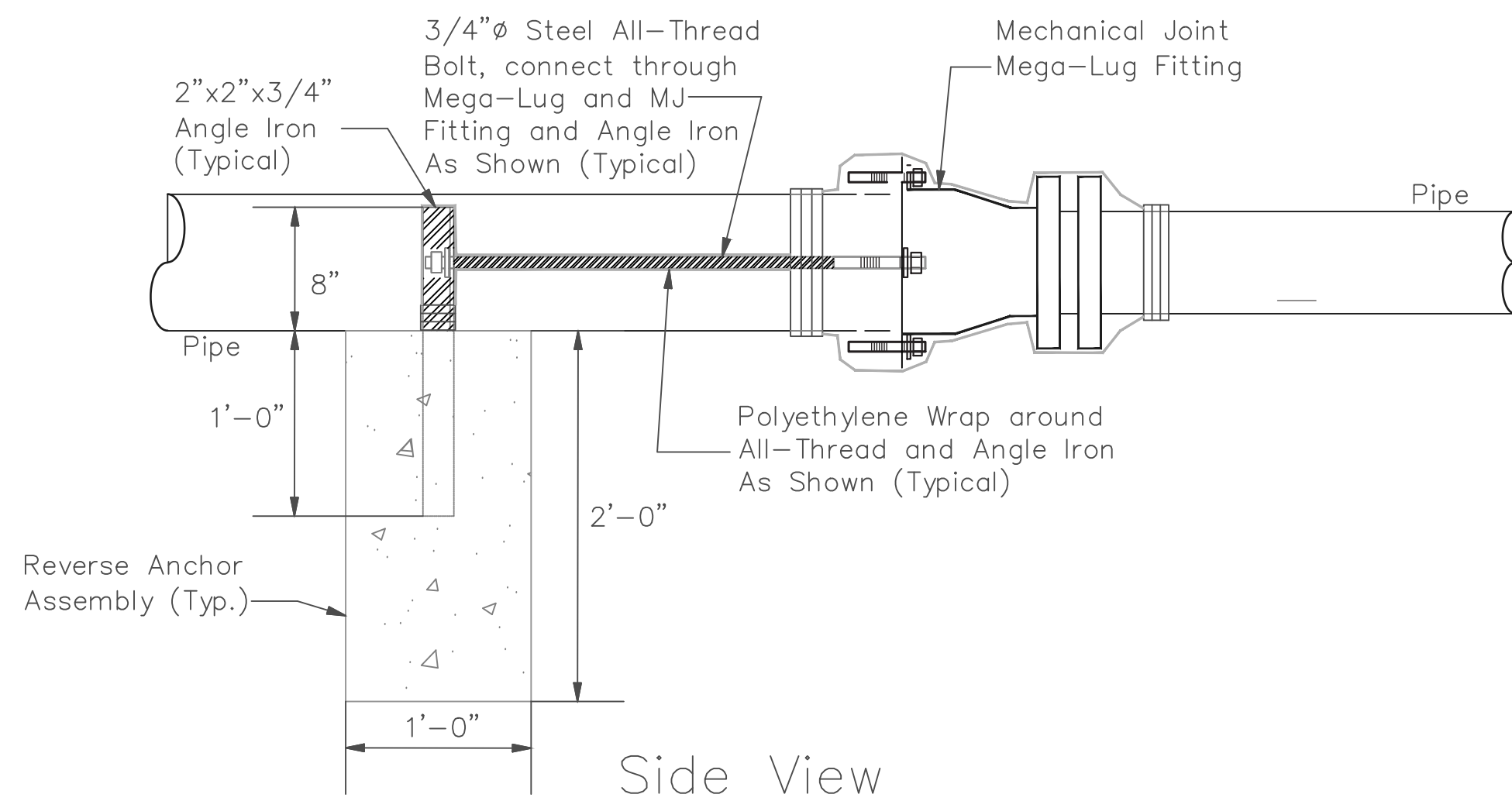
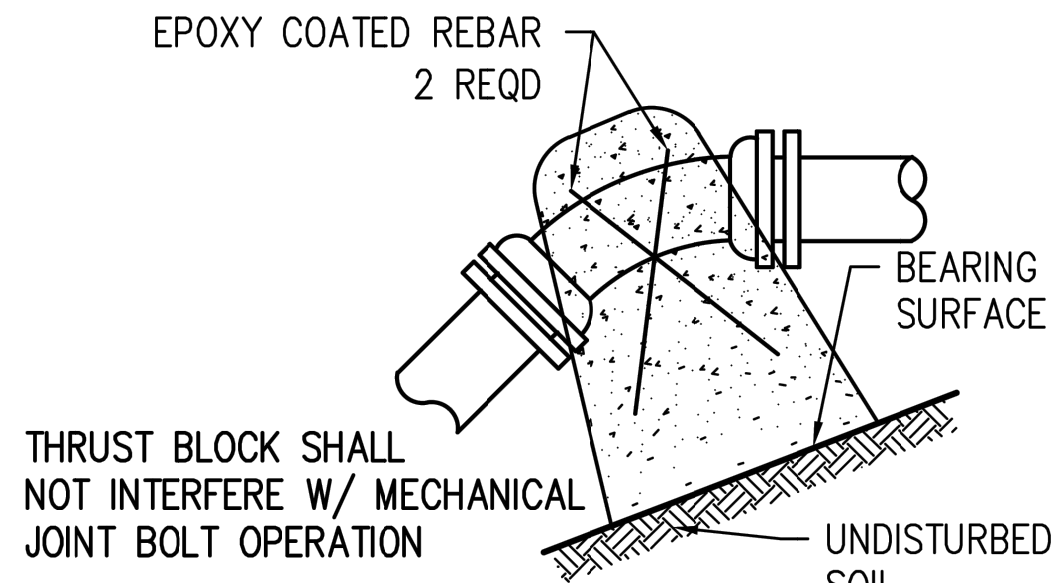
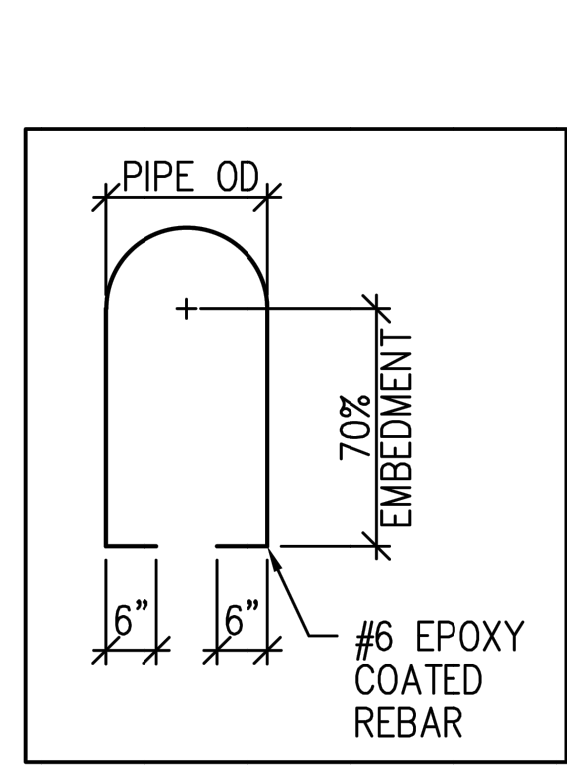
SIZE OF PIPE	TEE OR DEAD END	SURFACE AREA (SQ FT)				CONC VOL (CU YD)
		11-1/4'	22-1/2'	45°	90°	
4"	1.50	1.00	1.00	1.00	2.0	0.34
6"	3.00	1.00	1.25	2.25	4.5	0.71
8"	5.25	1.00	2.00	4.00	8.0	1.22
12"	11.25	2.25	4.50	8.75	17.0	1.83

**MINIMUM BEARING SURFACE AREA (IN SQUARE FEET)**

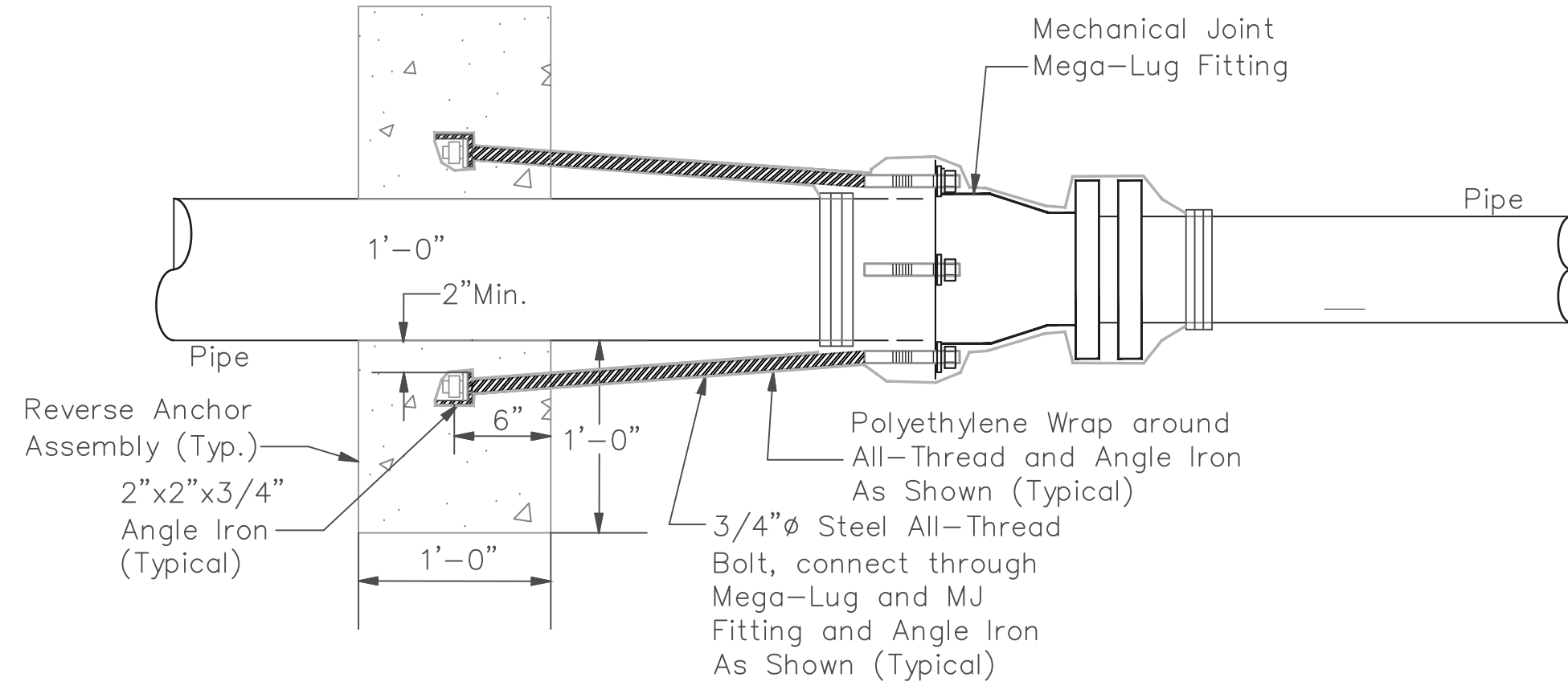


**Service Tap/Meter Installation Detail**

Not to Scale



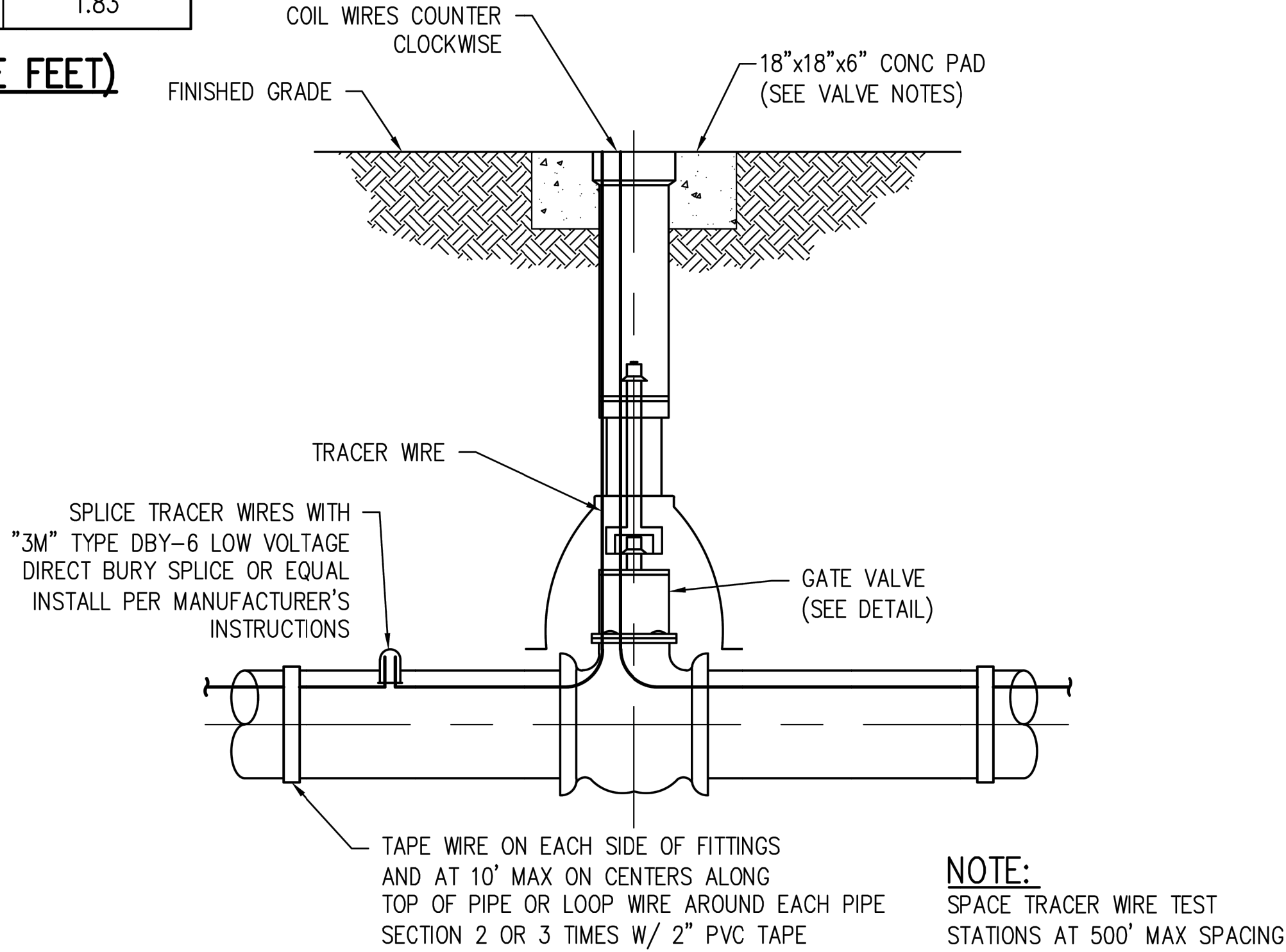
Side View



Plan View

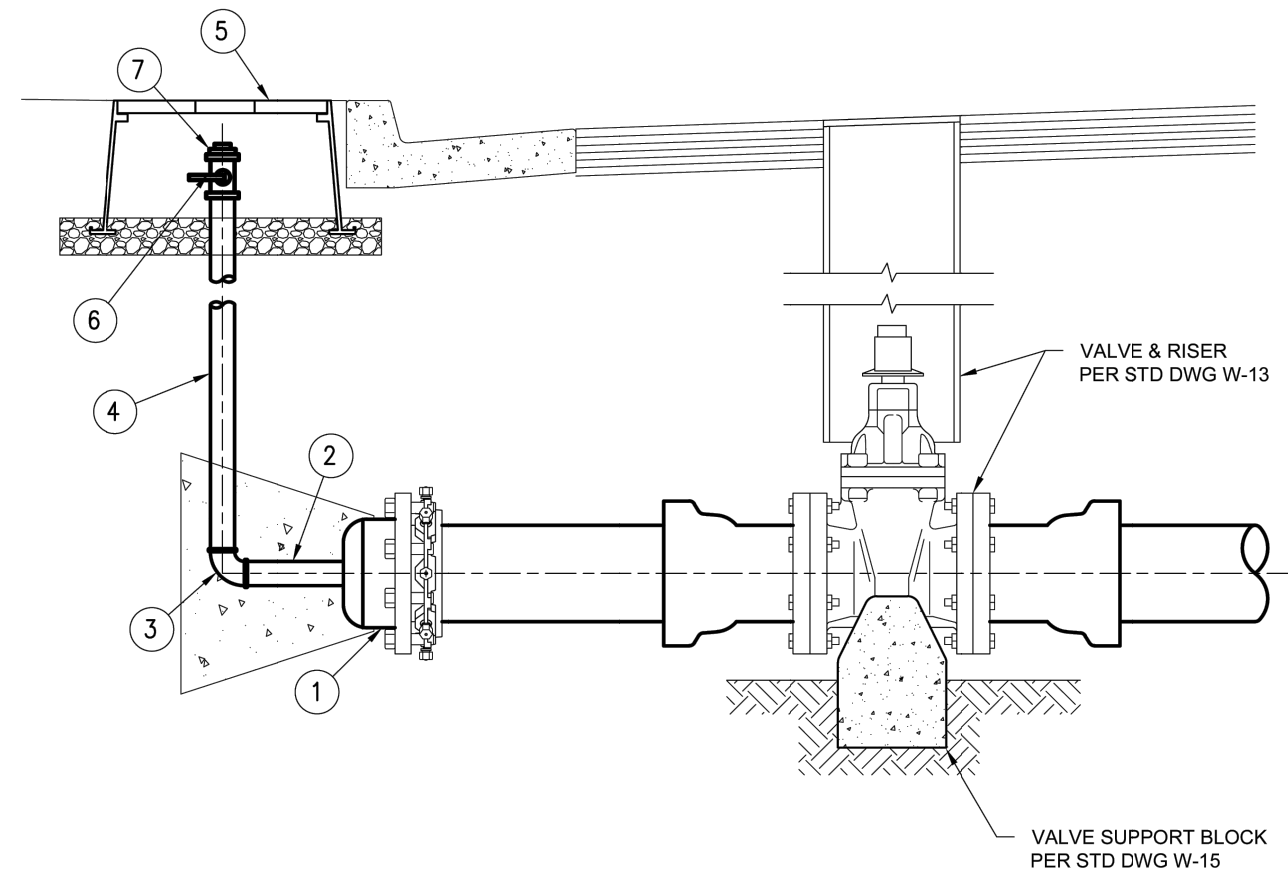
**REVERSE ANCHOR ASSEMBLY DETAIL**

Not to Scale



**TRACER WIRE INSTALLATION AND TEST STATION DETAIL**

**NOTE:**  
SPACE TRACER WIRE TEST STATIONS AT 500' MAX SPACING



- NOTES:**
- METER BOX FOR BALL VALVE TO BE LOCATED ADJACENT TO AND BEHIND CURB, UNLESS OTHERWISE NOTED ON PLANS.
  - IF END OF MAIN IS IN STREET, INSTALL 2" BRASS PIPE LEVEL TO BEHIND CURB. USE ADDITIONAL 2" 90° BRASS ELBOW.
  - WHEN BLOW-OFF IS LOCATED BEHIND A ROLLED CURB & GUTTER, OR WHERE NO CURB EXISTS USE TRAFFIC STYLE BOX AND LID.

ITEM	DESCRIPTION
(1)	MAN x 2" MJ TAPPED END CAP
(2)	2" x 6" BRASS NIPPLE
(3)	2" 90° BRASS ELBOW
(4)	2" BRASS PIPE
(5)	METER BOX PER STANDARD DETAIL W-11
(6)	2" BALL VALVE PER APPROVED MATERIALS LIST
(7)	2" BRASS PLUG

**Temporary Blow-Off Assembly**

Not to Scale



5/29/2024

NO.	REVISION	DATE
1	BOA	2/5/24
2	Utilities	5/28/24
3	Curb Stop & Box	5/29/24
4		

Lucy Lane

Details

DESIGNED BY	KAY
DRAWN BY	KAY/GH
CHECKED BY	JAJ
PROJECT NUMBER	23-9538

DATE	5/29/24
SCALE	HORZ : As Shown VERT : -
SHEET	D-2
SHEET OF	

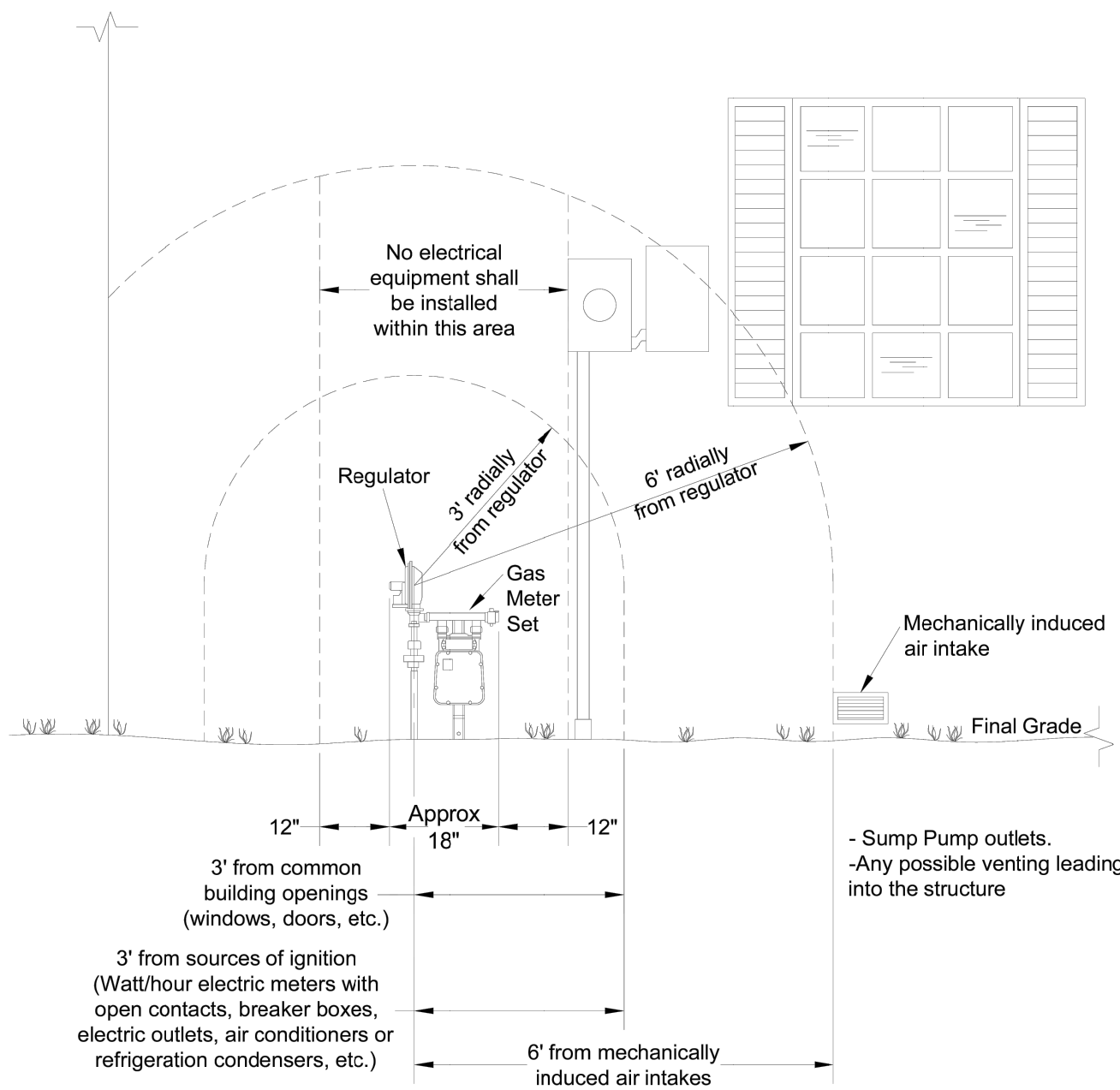
## SERVICE INSTALL REQUIREMENTS

### Natural Gas and Electric Residential Service

Natural gas meters and regulators should be at least three feet (measured radially) from any source of ignition, such as electric switches and air-conditioning units. You must also maintain the 3-foot distance from doors, windows, vents and air intakes (6 feet from a mechanically induced air intake), outside water spigots and garage doors. In areas where city water is not available, the natural gas service line must be a minimum of 15 feet from a water well. Xcel Energy sets meters about six inches above final grade to allow slight changes in grade and landscaping around the meter without interfering with meter mechanisms. Note: Meters cannot be set under a deck or steps. The electric meter must be installed according to all electrical codes and applicable regulations. For joint trenching, both the natural gas and electric meter are preferred to be on the same side of the house.

### DRAWING CR-10

CLEARANCE REQUIREMENTS FROM GAS METER



- NOTES:
- 3' minimum working clearance from non-electrical obstructions is preferred around gas meter set.
  - Disregard clearances when measuring around corners of structure.
  - See Sections 4.2.1(4), 4.3.1(3), and drawings SC-20, SC-20A, and SC-20B for ice and snow shield requirements.
  - Plastic gas services and electric services can be installed in the same joint trench; steel gas services are prohibited from joint trench installation with electric services. Also, gas and electric services shall have a minimum of 12" spacing, whether they are in the same trench or not.

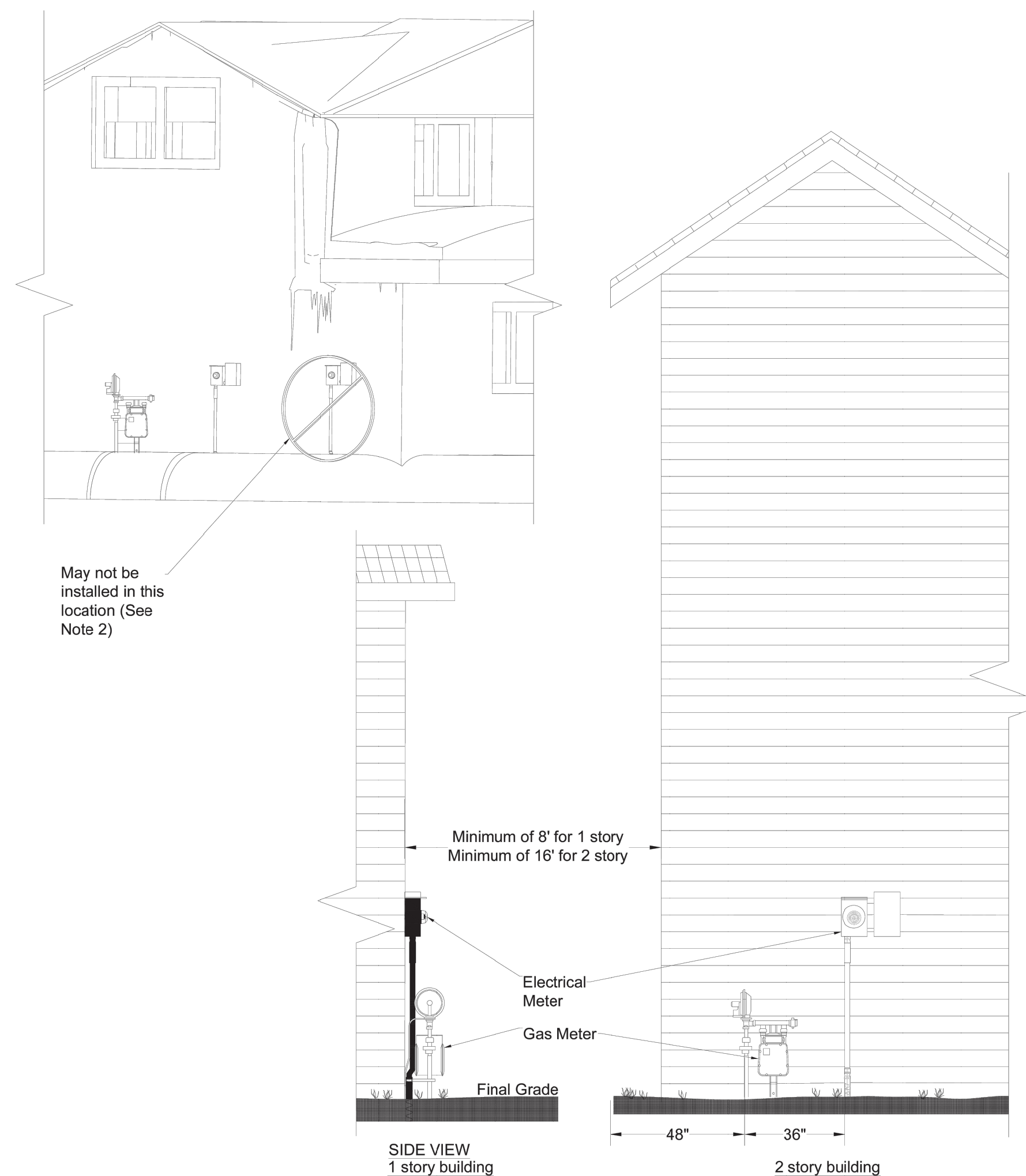
	Issued	Replaces	Drawn by	Approved	File	STANDARD FOR ELECTRIC INSTALLATION AND USE
	Oct-21	Jan-19	DCP		I-7.1	I-7.1

### Gas Service Meter Installation Detail 1

Not to Scale

### DRAWING SC-20B

HEAVY SNOWFALL AND ICE LOADING METER REQUIREMENTS OF MI AND CO COUNTIES: EAGLE, LAKE, PARK, AND SUMMIT



- NOTES:
- Customers of MI and CO counties: Eagle, Lake, Park, and Summit must comply with this page.
  - There may be no adjacent drip side rooflines within 8' of meters for 1 story buildings and within 16' of 2 story buildings. Meters on the same building under the gable or non-drip side must be a minimum of 4' from the drip line.
  - Meters will not be set until the location is adequate and approved by Xcel Energy.
  - If installation of meters on the gable or non-drip side of the structure is impractical then the meter may be installed in a remote location with prior approval from meter dept needed for obtaining location for a remote set. For examples see SC-50, SC-70, or SC-80.
  - Meters in locations with heavy snowfall, ice loading or in locations above 6,000 feet elevation shall be located on the gable or non-drip side of a building or structure.

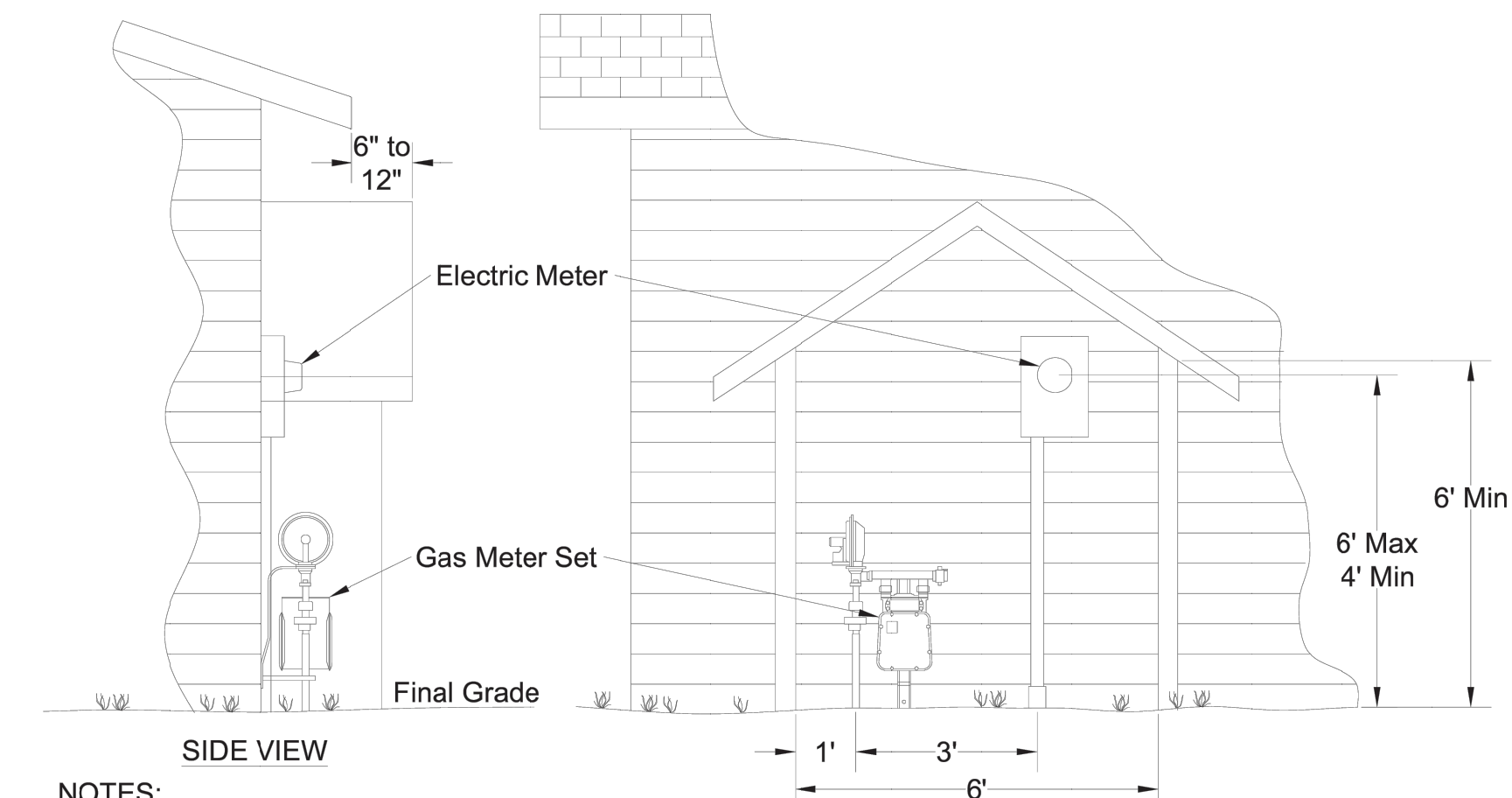
	Issued	Replaces	Drawn by	Approved	File	STANDARD FOR ELECTRIC INSTALLATION AND USE
	Oct-21	NEW	DCP		I-1.5B	I-1.5B

### Gas Service Meter Installation Detail 3

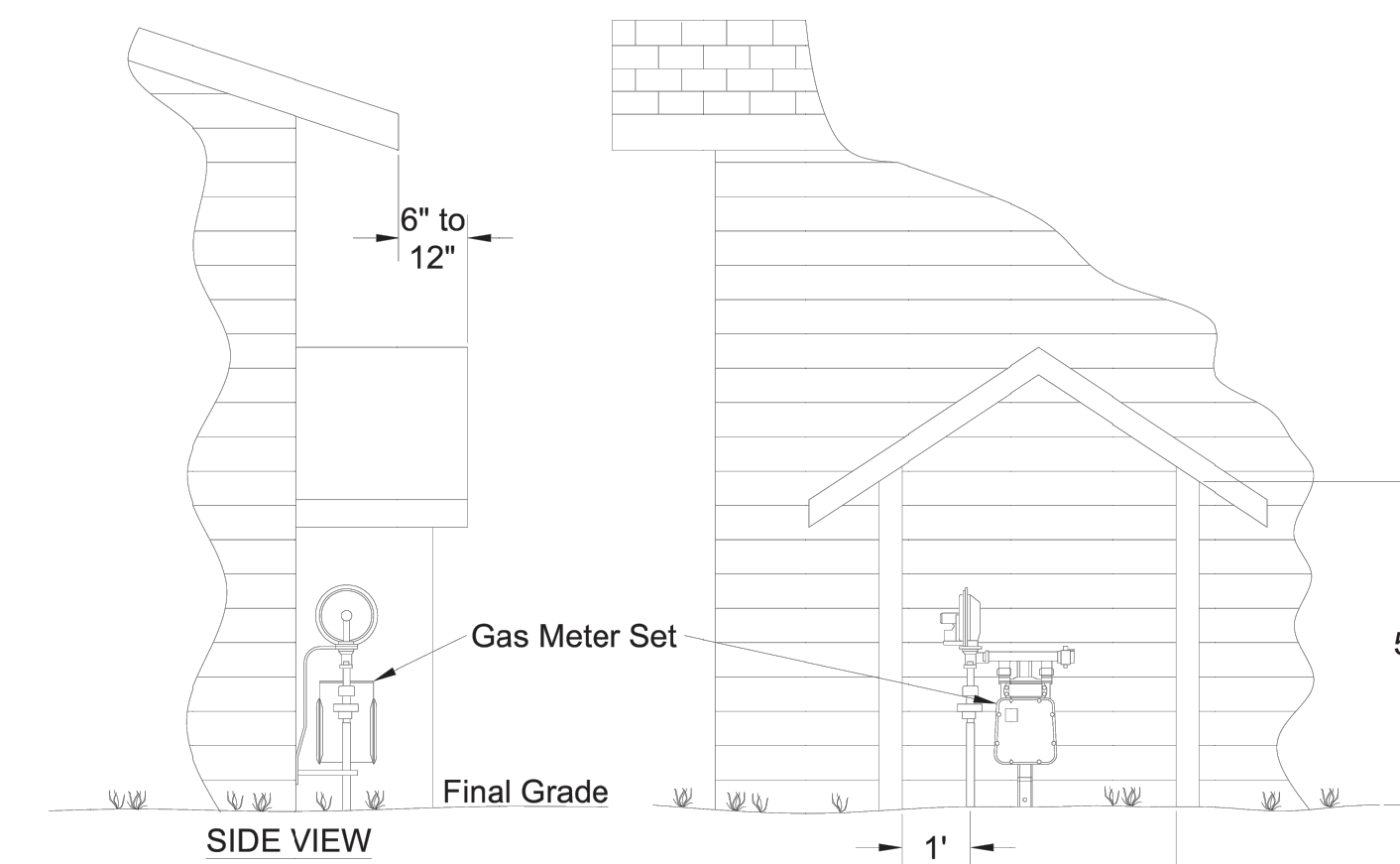
Not to Scale

### DRAWING SC-20A

METER ICE AND SNOW SHIELD  
(Hot Sequence Installation Shown)



- NOTES:
- Required meter protection will consist of walls and gable roof which are structurally part of the building.
  - Walls will be 6' high and 6' apart.
  - Gable roof will extend a minimum of 6" beyond drip line (preferably 12").
  - Meters will not be set until meter protection is in place and approved by Xcel Energy.
  - Not allowed in the following MI and CO counties: Eagle, Lake, Park, and Summit.



- NOTES:
- Required meter protection will consist of walls and gable roof which are structurally part of the building.
  - Walls will be 5' high and 4' apart.
  - Gable roof will extend a minimum of 6" beyond drip line (preferably 12").
  - Meters will not be set until meter protection is in place and approved by Xcel Energy.
  - Not allowed in the following MI and CO counties: Eagle, Lake, Park, and Summit.

	Issued	Replaces	Drawn by	Approved	File	STANDARD FOR ELECTRIC INSTALLATION AND USE
	Oct-21	Jan-17	DCP		I-1.5A	I-1.5A

### Gas Service Meter Installation Detail 2

Not to Scale

					APPV'D	DATE
1	2	3	4	NO.	REVISION	

Lucy Lane

Details

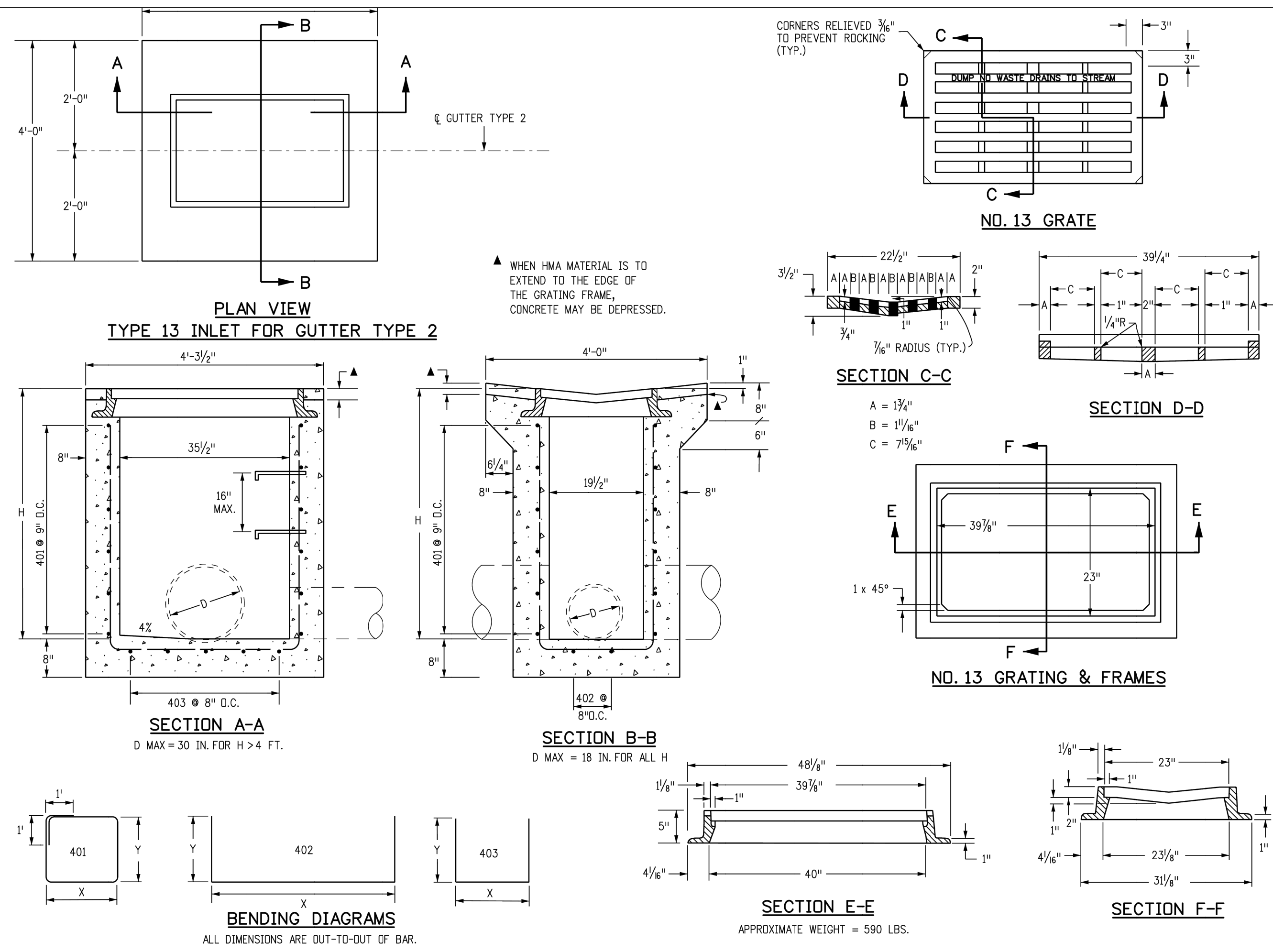
DESIGNED BY	KAY
DRAWN BY	KAY/GH
CHECKED BY	JAJ
PROJECT NUMBER	23-9538

800 W. 8th Street  
Pueblo, Colorado 81003  
(719) 582-5588  
WWW.JESIK.US

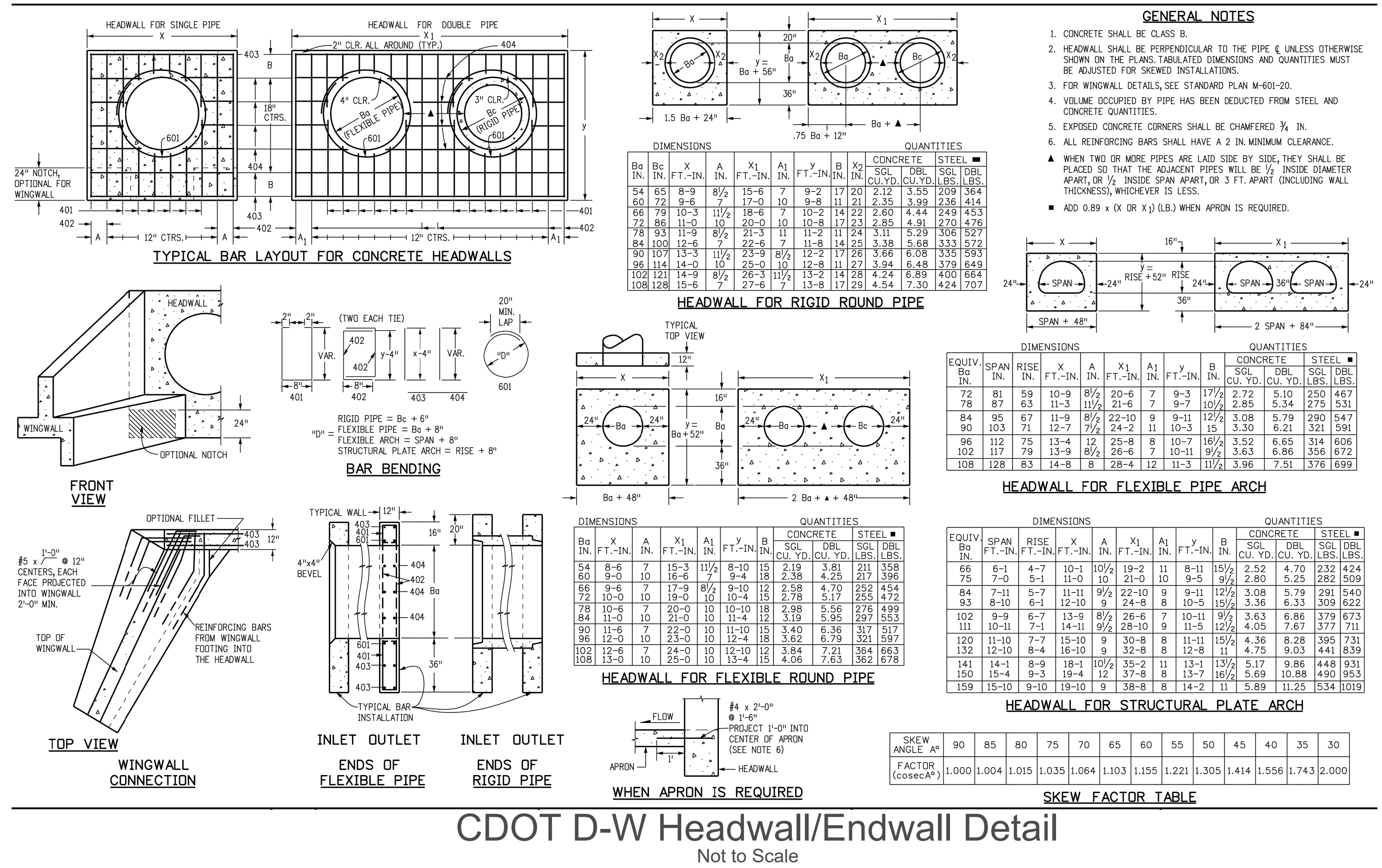
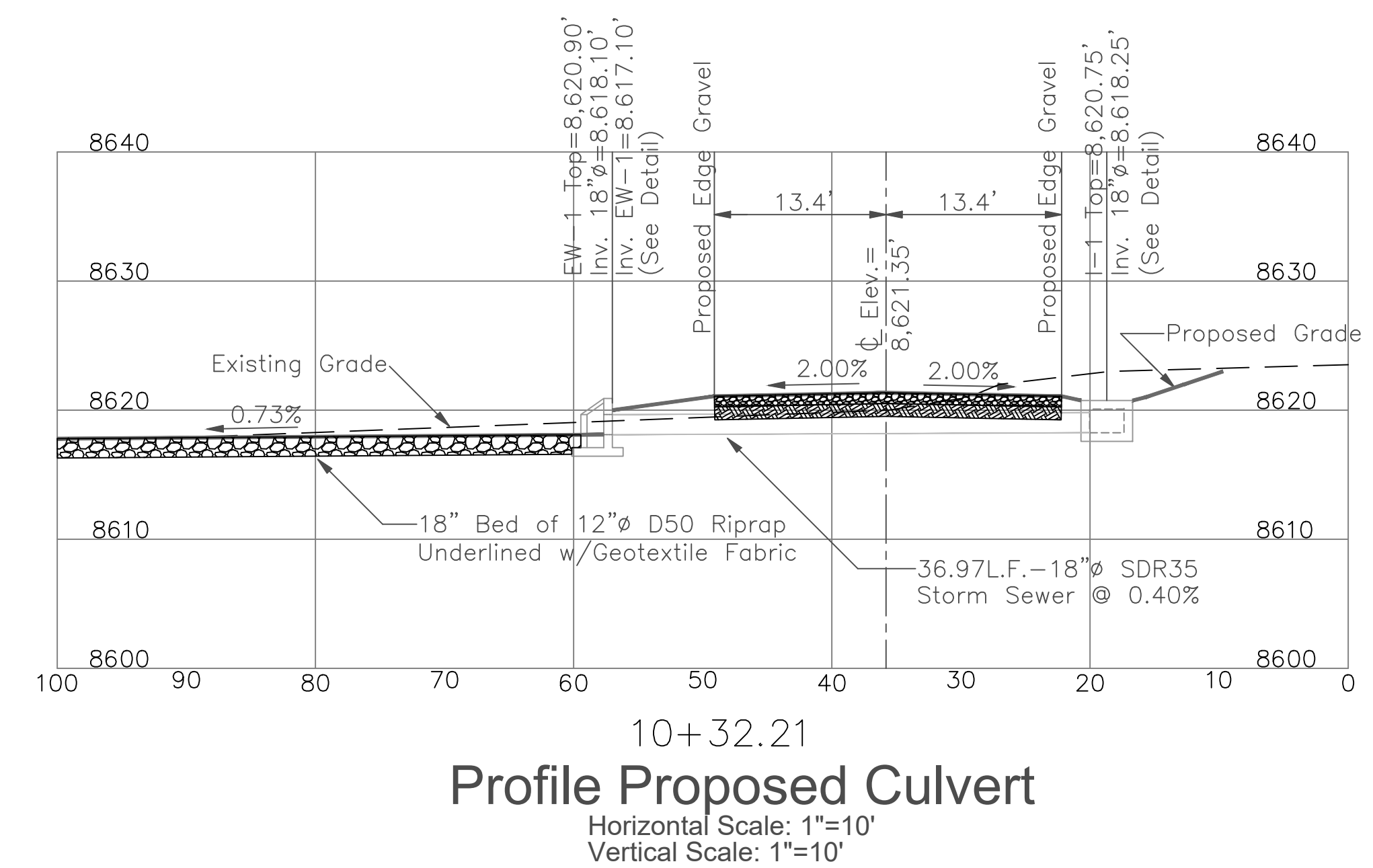
DATE	5/28/24
SCALE	HORZ : As Shown VERT : -
SHEET	D-3
SHEET	OF



5/28/2024



CDOT Type 13 Inlet Detail  
Not to Scale



CDOT D-W Headwall/Endwall Detail  
Not to Scale

DESIGNED BY	KAY	DATE	5/29/24
DRAWN BY	KAY/GH	UTILITIES	1
CHECKED BY	JAJ	NO. REVISION	2
PROJECT NUMBER	23-9538		3
			4
		APP'D	DATE

Lucy Lane

Details



5/29/2024

DATE	5/29/24
SCALE	HORZ : As Shown
	VERT : -
SHEET	D-4
SHEET	OF

UTILITIES

- A. The lines shown on the drawings indicating existing lines and new lines, are not to be construed as the exact location of said lines, or in fact all lines that may exist. The Contractor is responsible for verifying the final location and depth of any lines affecting the project work.
- B. The Contractor shall provide, at his own expense, all necessary utilities required for his operations under the contract. The Contractor shall provide and maintain in good order such equipment and installations to perform the work in a safe and satisfactory manner.
- C. Water lines, gas lines, wire lines, service connections, meter and valve boxes, light standards, cableways, and all other utility facilities within the limits of the proposed construction are to be relocated or adjusted at the Owner's expense unless otherwise provided in the Contract.
- D. If utility facilities or appurtenances are found that are neither identified in the Contract, nor revealed by site investigation, the Owner will determine whether adjustment or relocation of the utility is necessary. The Engineer will make arrangements with either the utility owner or the Contractor to accomplish necessary adjustments or relocations when not otherwise provided for in the Contract.
- E. Where the Contractor's operations are adjacent to properties of telephone, power, or other utility companies, to which damage might result in considerable expense, loss, or inconvenience, work shall not commence until arrangements for the protection of the utilities have been made.
- F. If water or utility services are interrupted, the Contractor shall promptly notify the Owner and shall cooperate in the restoration of service. Repair work shall be continuous until the service is restored. Work shall not be undertaken around fire hydrants until the provisions for continued service have been approved by the local fire authority. The Owner's contact is: Office: (970) 627-3435, Matt Reed-Tolonen (Public Works Director): (970) 531-9594.
- G. The Contractor shall comply with Article 1.5 of Title 9, CRS ("Excavation Requirements") when excavating or grading is planned in the area of underground utility facilities. The Contractor shall notify all affected utilities at least two (2) business days prior to commencing such operations. Contact the Utility Notification Center of Colorado (UNCC) (811) to have locations of UNCC registered lines marked by member companies. All other underground facilities shall be located by contacting the respective company. Utility service laterals shall also be located prior to beginning excavation or grading.

CONSTRUCTION

- A. The lines shown on the drawings are proposed improvements, finished grades for structures, profile and details of the work. Any modification must be approved by the Project Engineer (Either Kenneth Young (719) 568-2074, Email: Ken@jesik.us, or Andy Jesik (719) 582-5588, Email: andy@jesik.us).
- B. All items which are to be demolished, shall become the property of the Contractor, and shall be immediately removed.
- C. All disturbed areas shall be permanently stabilized with a native seed mixture. The Contractor shall submit same to the Project Engineer for approval.
- D. The Contractor shall implement all erosion control features as soon as the upstream area is disturbed.
- E. The Contractor shall submit to the Owner a comprehensive Construction Schedule, prior to the commencement of any construction activity. The Engineer shall review, said Schedule and either request modification, or approve without exception. Once the Notice to Proceed is executed and the Construction Schedule is approved, the Contractor may commence with construction activities. Any deviations to the approved Construction Schedule shall require written approval by the Engineer.
- F. The Contractor shall notify the Owner immediately, in writing, of any potential errors, omissions or conflicting information contained on the Plans or Contract Documents.
- G. All Change Orders initiated by the Contractor, shall be submitted to the Owner, in writing, including supporting documentation. Prior Approval is required before commencement of altered or added work.
- H. The sanitary sewer service lines shall tie into the proposed sanitary sewer manholes, as shown on the plans.
- I. All other utility services shall be extended to the Right-of-Way line and terminated as shown on the plans. It shall be the responsibility of the Individual Lot Owner to connect to the utility service lines.
- J. Pressure and Leak Testing of Proposed Water Main:
  - 1. The Contractor shall fill and flush the pipeline prior to pressure and leakage testing and disinfection of the water system. The lines shall be filled by the Onwer's representative or the the Contractor under the supervision of the Owner's representative.
  - 2. The lines shall be filled slowly to prevent entrapping air. The lines shall then be flushed at blowoffs or hydrants. Valves shall be opened and closed slowly to prevent surges while maintaining positive pressure in the system at all times. Disposal of the water flushed from the pipeline shall not cause erosion, a nuisance or disrupt traffic.
  - 3. The Contractor will be required to perform a pressure and leakage test of water mains, valves, and fittings in the constructed system (not service lines 2 inches in diameter or less). Where any section of the main is provided with concrete thrust blocks, the test shall not be made until at least 5 days have elapsed after the concrete was placed. If high-early strength cement is used in the concrete thrust block, the test shall be made after 48 hours.
  - 4. The Contractor shall utilize fire hydrant where available on the pipeline to conduct the tests. When necessary, additional taps into the pipeline may be required to perform the testing. The Contractor shall supply all required materials and equipment required for testing and additional tapping of the pipeline. The tests shall be conducted in the presence of the Owner or Owner's representative.
  - 5. The pipeline segment to be tested (**NOT TO EXCEED 1,000 FEET IN LENGTH**) shall be isolated and approved by the Onwer. The pipeline or segment shall be filled with water and subjected to a pressure and leakage test with water as set forth in AWWA Standard C605. Each separate lateral shall be tested. Any excessive leakage, as determined by the Owner, shall be located and repairs made. Should the pipeline or segments tested exceed permissible leakage limits, the Contractor shall excavate and locate the source of the leakage and make repairs. After the Contractor has notified the Owner that repairs have been made, the test shall be repeated until the pipeline or segment test results are within the specified limits.
- K. Disinfection of the Proposed Water Main:
  - 1. All mains, valves, hydrants, hydrant connections and other appurtenances installed under this Contract shall, upon completion of all water supply related construction be disinfected in accordance with AWWA Standard C651 and any additional requirements of the Owner. The water main shall be isolated from any existing in-service line to prevent any cross connections with the existing line.
  - 2. The Contractor, under the supervision of the Owner, shall take water samples and have the samples tested by an approved laboratory. The samples shall be prepared, taken, stored in containers, and handled by the methods required by the testing laboratory standards. If initial testing is unsatisfactory with the health department standards or as determined by the Owner, the Contractor shall disinfect and retest the water main. This procedure shall be repeated until satisfactory results are obtained at the Contractor's expense. **NO PORTION OF THE WATER MAIN SHALL BE TAPPED FOR SERVICE UNTIL THE LINE HAS BEEN INSPECTED, DISINFECTED AND ACCEPTED.**
  - 3. The Owner will furnish water to the Contractor at no cost for flushing, testing, and disinfecting the pipeline, if hydrants or other connections are convenient to the work. Otherwise, the Contractor shall be responsible for securing a water supply acceptable to the Owner, at no additional cost. The wasteful use of furnished water will not be allowed.
  - 4. Mains shall be drained the hydrants, blowoffs and air vents.
  - 5. Hydrants or blowoffs shall not be connected to any sewer, submerged in any stream, or be installed in any other manner that will permit back siphonage into the distribution system. The discharge and disposal of water used for disinfection shall comply with all state and federal requirements.

					APP'D	DATE
1	2	3	4	NO.	REVISION	



LUCY LANE

PLAN NOTES

DESIGNED BY	KAY
DRAWN BY	KAY
CHECKED BY	AJ
PROJECT NUMBER	23-9538

800 W. 8th Street  
Pueblo, Colorado 81003  
(719) 582-5588  
WWW.JESIK.US

DATE  
5/29/2024

SCALE  
HORZ :  
VERT :

SHEET  
N-1  
SHEET OF

# GEOTECHNICAL ENGINEERING & SITE INVESTIGATION REPORT

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## FOR

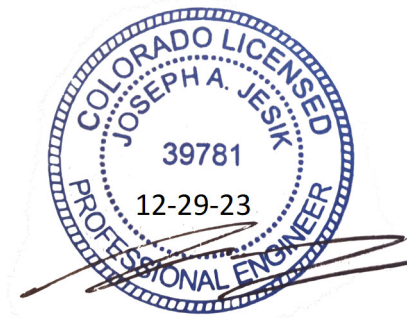
Lucy Street  
Grand Lake, Colorado

## PREPARED FOR:

Town of Grand Lake  
PO Box 99  
1026 Park Avenue  
Grand Lake, Colorado 80447

## PREPARED BY

Jesik Consulting  
Project Number: 23-9538



**Joseph A. Jesik, P.E.**

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## 1. INTRODUCTION

Jesik Consulting has completed a site investigation and pavement design for Lucy Street at the request of Ms. Kimberly White with the Town of Grand Lake, Colorado. Site investigation results, concrete, subgrade preparation, and structural pavement recommendations are included in the report.

A new 2-lane road is being designed in a north/south direction to start at the northern end of County Road 471 and curve east to intersect Foxy Lane. The road will be named Lucy Street. Four commercial lots will eventually be developed in addition to the Town's Public Works Maintenance facility. Heavy equipment and trucks related to the maintenance facility are anticipated to use the road in addition to local traffic. Traffic loading for the road is estimated as a local road with a low volume of heavy equipment and trucks.

Alternate pavement sections presented in this report include gravel and asphalt road sections. There will be no curb and gutter and drainage ditches will be constructed parallel and at the edges of the road. Water and sewer pipelines will be constructed within the roadway. The existing soils and rock will be cut, and fills may be as deep as 15-feet.

## 2. GENERAL

Three (3) bores were drilled to a depth of approximately 3 to 20-feet below the existing ground surface. Bores shallower than 20-feet encountered auger refusal on igneous rock. Boring locations are shown in Appendix A.

Surficial soils consist of non-plastic, medium dense to dense, fine to coarse, silty sand. The sand was underlain by highly to moderately weathered rock. Excavation into the rock will likely require heavy excavation equipment, hydraulic hammers or drill and blast construction methods. Boring logs and laboratory test data are presented in Appendix C.

Cut slopes into the onsite soils should have a final slope of 3:1. Cuts into the highly to moderately weathered igneous rock should have a maximum finished slope of 1½:1.

## 3. ROAD FILL RECOMMENDATIONS

ON SITE silty SAND soils and excavated rock May be used as road fill. Fill material may also be purchased from a supplier that certifies that the material meets Class 1 Structural Fill Material or Class 6 Road Base guidelines. "Crusher Fines" are not acceptable for use as a structural fill. fill should have a maximum liquid limit (LL) of 35 and maximum plasticity index (PI) of 6. Swell should be less than 1% when wetted with a 500 pound per square foot (psf) surcharge pressure.

Fill material may be sourced from a non-certifying supplier or an alternate location; however, it must be approved by this firm prior to placement.

Testing of the fill must be performed as stated above, AND compaction testing must be performed during placement, for each lift of fill (maximum 8-inch lifts prior to compaction). If any sample of fill material does not pass compaction requirements, the entire lift must be scarified; moisture conditioned, re-compacted and evaluated for conformance. If any sample of fill does not pass tests for constituency, the failing material must be removed in its entirety.

Fill material must be properly placed. This will include the determination of its maximum dry density and optimum moisture content, with a modified proctor test (ASTM D1557) as well as its moisture and density after being placed. On-Site Fill should be compacted to a minimum of 95% of the maximum dry density, and from -2% to +2% of the optimum moisture content. The contractor may need to add water to the fill to achieve proper compaction. Water should be added at the borrow area to achieve uniform moisture conditions in the fill material if possible.

#### **4. EXCAVATIONS**

We believe the surficial materials found in our bores can be excavated using conventional excavation equipment. Excavations should be sloped or shored to meet local, state, and federal safety regulations. Based on our investigation and Occupational Safety and Health Administration (OSHA) standards, we believe the fill and natural soils classify as Type C. Type C soil requires temporary excavation side slopes no steeper than 1 ½:1, in dry conditions. Excavation slopes specified by OSHA are dependent upon soil types and ground water conditions encountered. The contractor's "competent person" should identify the soils encountered in the excavation and refer to OSHA standards to determine appropriate slopes. Stockpiles of soils and equipment should not be placed within a horizontal distance equal to one-half the excavation depth, from the edge of excavation. A professional engineer should design excavations deeper than 20 feet.

Water and sewer lines are often constructed beneath pavements. Compaction of trench backfill can have a significant effect on the life and serviceability of pavements. We recommend trench backfill be moisture conditioned and compacted to 95% of the maximum dry density (MDD) and within 2% of the optimum moisture content (OMC) as determined by the modified proctor test (ASTM D1557). Placement and compaction testing of trench backfill should be observed and evaluated by a trained soils technician.

#### **5. FIELD AND LABORATORY ANALYSIS**

Three bores were drilled in the project area at the approximate location shown on the Site Map in Appendix A using a truck-mounted solid stem auger. Borings were

stopped at depths ranging from 3 to 20 feet below the existing ground. Bore lengths of less than 20-feet encountered rock and the auger could not be advanced.

Soil and rock are visually logged during drilling by our personnel. Logs include soil and rock classification, density/consistency or hardness, weathering, moisture conditions, color, and other observations that may impact the design or construction. Changes in soil/rock types and properties are noted along with groundwater conditions encountered during drilling.

The driller collects soil samples from different depths to determine subsurface conditions and properties. A 2-inch O.D. brass liner is placed inside of a split-barrel sampler to retrieve the samples. The sample barrel is driven into the ground by a 140-pound hammer free falling 30 inches. Drill cuttings and bulk samples may also be collected where liner samples are not retrieved. Samples are taken to our laboratory for testing and analysis.

Laboratory testing may consist of moisture content, dry density, swell/ consolidation potential, water soluble sulfate, and particle size distribution.

Our project engineer then reviews field logs and laboratory test results. Subsurface conditions presented in the report are based upon drilling, observations, laboratory testing, and our experience in the area.

## 6. CONCRETE

Concrete exposed to injurious concentrations of sulfates from soil and water should be made with sulfate-resisting cement. The soils on this site are deemed to have a sulfate severity of Moderate and corresponding exposure class of S1. Concrete exposed to this type of soil should therefore incorporate sulfate resistant cementitious material. Furthermore, the concrete should have a maximum water-to-cement ratio of 0.45, a minimum compressive strength of 4000 psi and be entrained with air.

## 7. SITE PREPARATION

Site preparation should be performed such that standing and ponding of water around the site is minimized. Clay soils should be kept from desiccating (drying and shrinking) by sprinkling the soils. Drainage swales or channels should be created where necessary to route water away from the excavation and construction area.

Vegetation and organic material should be removed in areas to receive fill and they should be scarified to a depth of at least 12 inches, moisture conditioned to within 2 percent of optimum moisture content (OMC) and compacted to at least 95 percent of Modified Proctor maximum dry density (MDD) (ASTM D 1557).

The existing on-site soils are suitable for reuse as fill material provided vegetation; debris and other deleterious materials are substantially removed. If import material is required, we recommend importing granular non-expansive soil. Import fill should contain 100 percent passing the 2- inch sieve with less than 30 percent silt and clay-sized particles and have a liquid limit less than 25 percent and a plasticity index less than 10 percent. A sample of import material should be submitted for approval prior to stockpiling at the site.

The properties of the fill will affect the performance of the pavements. The fill should be moisture conditioned, placed in thin loose lifts (12 inches or less), and compacted to at least 95 percent of modified proctor (ASTM D1557) dry density. The granular fill should be moistened to within 2 percent of optimum moisture content. Placement and compaction of fill should be observed and tested by a qualified testing agency.

## 8. PAVEMENT

The design basis presented in this document is based upon the 1993 American Association of State Highway and Transportation Officials (AASHTO) Design Guide and the Colorado Asphalt Pavement Association (CAPA) Design Guides.

### Subgrade Soils

The existing subgrade materials classify as A-1 soils according to the AASHTO classification system. We have assumed that the onsite silty SAND will be used for the pavement section subgrade. For design purposes, an “R” value of 24 was determined in laboratory testing to represent the subgrade strength for pavement sections.

A subgrade resilient modulus of 5,629 pounds per square inch per inch (lb./in<sup>2</sup>) was calculated using the following formula:

$$Mr = 10^{\frac{S1+18.72}{6.24}}$$

$$S1 = \left( \frac{R - 5}{11.29} \right) + 3$$

A modulus of subgrade reaction (*k*) of 290 lb./in<sup>2</sup>/in was calculated from the resilient modulus with the following formula:

$$k = \frac{Mr}{19.4}$$

Traffic Estimates

We have estimated ESALs (Equivalent 18-kip Single Axle Load) of 97,000 (10 EDLA) for pavement with a 20-year design life.

**8.1 Asphalt Section Design**

The following parameters were used for the asphalt pavement section design.

Table 14.1.1 – Asphalt Section Design Values

<i>Design Parameter</i>	<i>Value</i>
Design Period	20 Years
Reliability	85%
Combined Standard Error ( $S_0$ )	0.45
Initial Serviceability Index ( $p_i$ )	4.5
Terminal Serviceability Index ( $p_t$ )	2.0
Serviceability Loss ( $\Delta PSI$ )	2.5
Asphalt Strength Coefficient	0.44
Asphalt Drainage Coefficient	1.0
Aggregate Strength Coefficient	0.12
Aggregate Drainage Coefficient	1.0
Aggregate Resilient Modulus ( $M_r$ )	28,000 (lb/in <sup>2</sup> )
Subgrade Resilient Modulus ( $M_r$ )	5,629 (lb/in <sup>2</sup> )
Modulus of Subgrade Reaction ( $k$ )	290 (lb/in <sup>2</sup> /in)

**8.2 Recommended Asphalt Pavement Sections**

Pavement sections were calculated using PaveExpress Software which is based on AASHTO 1993/1998 methodologies. The required minimum pavement thickness is shown in the table below. A composite pavement section is preferred over a full depth asphalt section.

Table 8.2.1 – Minimum Pavement Thickness (Inches)

<i>Classification</i>	<i>HMA+ABC</i>	<i>HMA</i>	<i>Gravel Base Course</i>
Local Road w/ Trucks & Equipment	4" + 6.5"	6"	10"

*Abbreviations: HMA = Hot Mix Asphalt*

*ABC = Aggregate Base Course (CDOT Class 6 or approved equal)*

*NR = Not Recommended*

**8.3 Pavement Construction Recommendations**

Asphalt should consist of a mixture of aggregate, filler, and asphalt cement determined by a qualified engineer.

**8.3.1 Subgrade Preparation**

After clearing and grubbing and rough grading, the exposed subgrade should be scarified to a depth of twelve (12) inches and moisture conditioned to within 3 percent of the optimum moisture content for the onsite sandy clay and compacted to a minimum of 95 percent of the maximum dry density based on the modified proctor test (ASTM D1557).

**8.3.2 Proofroll**

Before paving, the subgrade should be proof rolled with a heavily loaded pneumatic-tired vehicle. This vehicle should have a gross vehicle weight of at least 50,000 pounds with a loaded single axle weight of 18,000 pounds and a tire pressure of at least 100 psi. Areas that deform excessively under heavy wheel loads are not stable and should be removed and replaced to achieve a stable subgrade prior to paving or placement of subgrade.

**8.3.3 Drainage**

The collection and diversion of surface water away from paved areas is extremely important for the satisfactory performance of pavement. Drainage design should provide for the removal of water from paved areas and prevent wetting of subgrade soils.

**8.3.4 Maintenance**

Periodic maintenance of paved areas is critical to achieve the design pavement life. Crack sealing should be performed annually as new cracks appear. Joint seals in concrete should be performed annually as new cracks appear. Joint seals in concrete should be replaced as they deteriorate. Chip seals, fog seals, or slurry seals applied at approximate intervals of 3 to 5 years are usually necessary for asphalt. As conditions warrant, it may be necessary to perform patching and structural overlays at approximate 10-year intervals.

## 9. LIMITATIONS

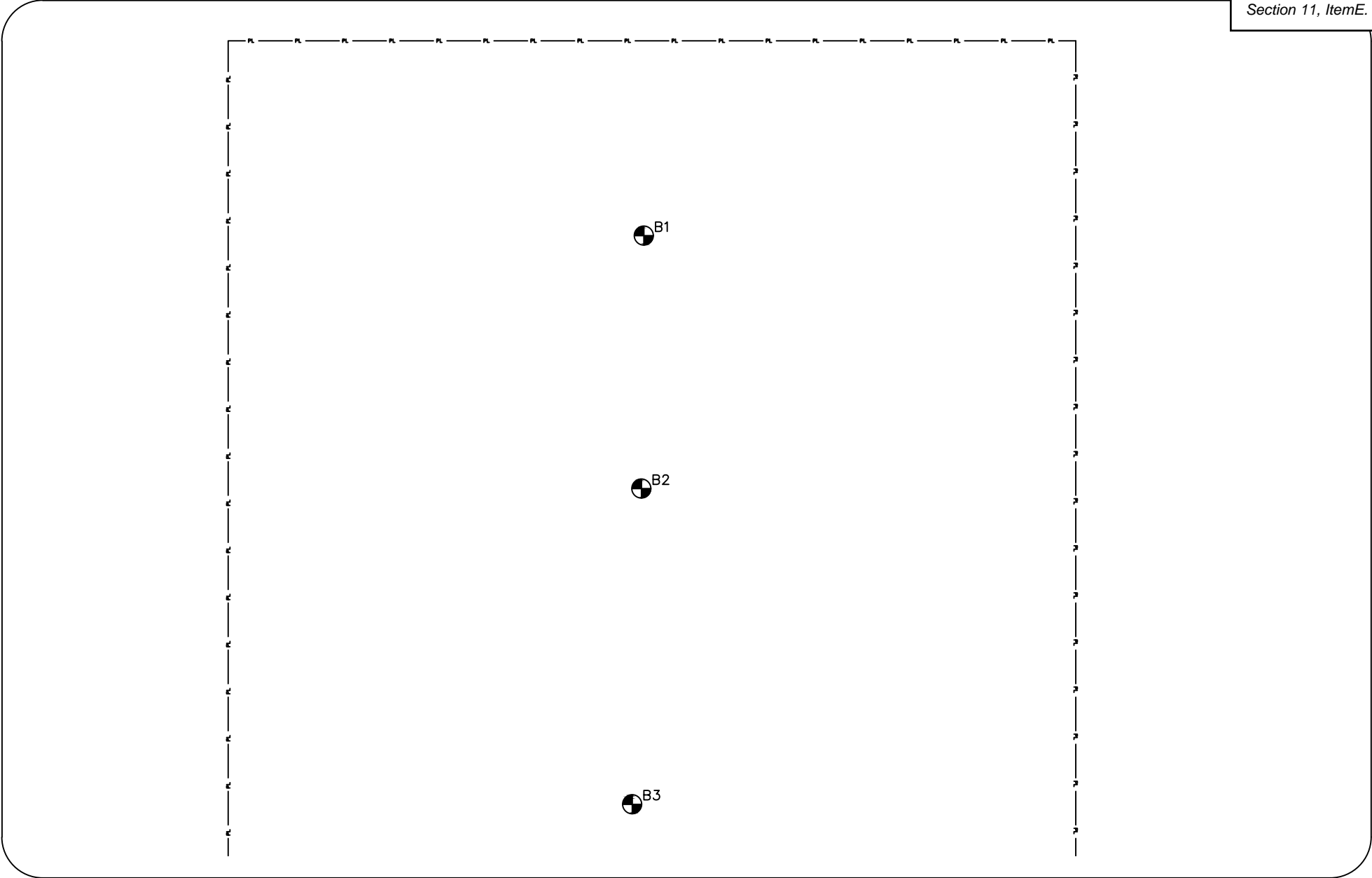
In any subsurface investigation, limited data is available from which to formulate soil descriptions and generate recommendations for foundations and related construction components. The samples taken are indicative of the subsurface materials at the time and at the location the samples were taken. Precipitation, seasonal changes, and excavating are just a few factors that may create changes in the subsurface conditions of the site. If conditions are encountered which vary significantly different from those described in this report, contact this office before proceeding.

By acceptance of this report all parties agree that the purpose of this report is to provide geotechnical data and foundation recommendations only and does not address nor was intended to address any environmental issues, hazardous materials, mold issues, toxic waste issues or other subsurface situations or conditions other than those described within this report. This report is intended for the sole use of the above-named client and their approved agents. This office cannot be responsible for any conclusions or recommendations made by other parties based upon the data contained herein.

No warranty, expressed or implied, is made.

# APPENDIX A: MAP





**GENERAL NOTES**

BORINGS DRILLED AUGUST 30, 2023  
ALL MEASUREMENTS ARE APPROXIMATE

JJ	Rev	
No.	Revision/Issue	Date

**Jesik**

800 W 8th ST  
Pueblo, Colorado 81003  
(719) 582-5588  
www.jesik.us

**SITE INVESTIGATION PLAN FOR:**

WHITE  
LUCY ST  
GRAND LAKES  
GRAND COUNTY, COLORADO

<b>PROJECT NUMBER:</b> 23-9538	<b>SHEET:</b>
<b>DATE:</b> 12/22/2023	SP-1
<b>SCALE:</b> 1" = 100'	

## APPENDIX B: BORING LOGS

Project: <b>Lucy Street</b>	<b>Jesik Consulting</b> 800 W. 8th Street Pueblo, CO 81003 (719) 582-5588	<b>Log of Boring BT</b> <b>Sheet 1 of 1</b>
Project Location: <b>Grand Lake, CO</b>		
Project Number: <b>23-9538</b>		

Date(s) Drilled: <b>08/30/2023</b>	Logged By: <b>Caleb Lewis</b>	Checked By: <b>AJ</b>
Drilling Method: <b>Solid stem auger</b>	Drill Bit Size/Type: <b>4" Carbide</b>	Total Depth of Borehole: <b>20 feet bgs</b>
Drill Rig Type: <b>Giddings</b>	Drilling Contractor: <b>Jesik</b>	Approximate Surface Elevation: <b>----</b>
Groundwater Level and Date Measured: <b>NE</b>	Sampling Method(s): <b>Modified California</b>	Hammer Data: <b>SPT 140 lbs/30"</b>
Borehole Backfill: <b>None</b>	Location: <b>40.25462°, -105.84593</b>	

Depth (feet)	Sample Type	Sampling Resistance, blows/ft	Material Type	Graphic Log	MATERIAL DESCRIPTION	Water Content, %	Dry Unit Weight, pcf	Percent Fines	Uniformity Coefficient	LL, %	PI, %	Swell/Consolidation, %	Comments
0			SM		SAND, some silt, medium dense to dense, moist to dry, brownish yellow to brown								
6-10										NL	NP		
4-12						11.6		21					
10-20						4.4		24					
13-30						3.7		20					
50/11					TDD								

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Project: <b>Lucy Street</b>	<b>Jesik Consulting</b> 800 W. 8th Street Pueblo, CO 81003 (719) 582-5588	<b>Log of Boring BZ</b> <b>Sheet 1 of 1</b>
Project Location: <b>Grand Lake, CO</b>		
Project Number: <b>23-9538</b>		

Date(s) Drilled: <b>08/30/2023</b>	Logged By: <b>Caleb Lewis</b>	Checked By: <b>AJ</b>
Drilling Method: <b>Solid stem auger</b>	Drill Bit Size/Type: <b>4" Carbide</b>	Total Depth of Borehole: <b>5 feet bgs</b>
Drill Rig Type: <b>Giddings</b>	Drilling Contractor: <b>Jesik</b>	Approximate Surface Elevation: <b>----</b>
Groundwater Level and Date Measured: <b>NE</b>	Sampling Method(s): <b>Bulk, Modified California</b>	Hammer Data: <b>SPT 140 lbs/30"</b>
Borehole Backfill: <b>None</b>	Location: <b>40.25404°, -105.84592</b>	

Depth (feet)	Sample Type	Sampling Resistance, blows/ft	Material Type	Graphic Log	MATERIAL DESCRIPTION	Water Content, %	Dry Unit Weight, pcf	Percent Fines	Uniformity Coefficient	LL, %	PI, %	Swell/Consolidation, %	Comments
0			SM		SAND, some silt, trace gravel, medium dense, dry, brown					NL	NP		
7-20													
5					TDD - auger refusal on granite	6.1		25					
10													
15													
20													
25													
30													

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Project: <b>Lucy Street</b>	<b>Jesik Consulting</b> 800 W. 8th Street Pueblo, CO 81003 (719) 582-5588	<b>Log of Boring B5</b> <b>Sheet 1 of 1</b>
Project Location: <b>Grand Lake, CO</b>		
Project Number: <b>23-9538</b>		

Date(s) Drilled: <b>08/30/2023</b>	Logged By: <b>Caleb Lewis</b>	Checked By: <b>AJ</b>
Drilling Method: <b>Solid stem auger</b>	Drill Bit Size/Type: <b>4" Carbide</b>	Total Depth of Borehole: <b>3 feet bgs</b>
Drill Rig Type: <b>Giddings</b>	Drilling Contractor: <b>Jesik</b>	Approximate Surface Elevation: <b>----</b>
Groundwater Level and Date Measured: <b>NE</b>	Sampling Method(s): <b>Modified California</b>	Hammer Data: <b>SPT 140 lbs/30"</b>
Borehole Backfill: <b>None</b>	Location: <b>40.25379°, -105.84588</b>	

Depth (feet)	Sample Type	Sampling Resistance, blows/ft	Material Type	Graphic Log	MATERIAL DESCRIPTION	Water Content, %	Dry Unit Weight, pcf	Percent Fines	Uniformity Coefficient	LL, %	PI, %	Swell/Consolidation, %	Comments
0			SM		SAND, some silt, some gravel, medium dense, non plastic, moist, brown					NL	NP		
7-12					TDD - auger refusal on granite								

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Project: **Lucy Street**  
 Project Location: **Grand Lake, CO**  
 Project Number: **23-9538**

**Jesik Consulting**  
 800 W. 8th Street  
 Pueblo, CO 81003  
 (719) 582-5588

**Boring Log Key**

1	2	3	4	5	6	7	8	9	10	11	12	13	14
Depth (feet)	Sample Type	Sampling Resistance, blows/ft	Material Type	Graphic Log	MATERIAL DESCRIPTION	Water Content, %	Dry Unit Weight, pcf	Percent Fines	Uniformity Coefficient	LL, %	PI, %	Swell/Consolidation, %	Comments

**COLUMN DESCRIPTIONS**

- 1** Depth (feet): Depth in feet below the ground surface.
- 2** Sample Type: Type of soil sample collected at the depth interval shown.
- 3** Sampling Resistance, blows/ft: Number of blows to advance driven sampler one foot (or distance shown) beyond seating interval using the hammer identified on the boring log.
- 4** Material Type: Type of material encountered.
- 5** Graphic Log: Graphic depiction of the subsurface material encountered.
- 6** MATERIAL DESCRIPTION: Description of material encountered. May include consistency, moisture, color, and other descriptive text.
- 7** Water Content, %: Water content of the soil sample, expressed as percentage of dry weight of sample.
- 8** Dry Unit Weight, pcf: Dry weight per unit volume of soil sample measured in laboratory, in pounds per cubic foot.
- 9** Percent Fines: The percent fines (soil passing the No. 200 Sieve) in the sample. WA indicates a Wash Sieve, SA indicates a Sieve Analysis.
- 10** Uniformity Coefficient: Sieve U<sub>c</sub>
- 11** LL, %: Liquid Limit, expressed as a water content.
- 12** PI, %: Plasticity Index, expressed as a water content.
- 13** Swell/Consolidation, %: Swell/Consolidation
- 14** Comments: Comments and observations regarding drilling or sampling made by driller or field personnel.

**FIELD AND LABORATORY TEST ABBREVIATIONS**

- CHEM: Chemical tests to assess corrosivity
- COMP: Compaction test
- CONS: One-dimensional consolidation test
- LL: Liquid Limit, percent
- PI: Plasticity Index, percent
- SA: Sieve analysis (percent passing No. 200 Sieve)
- UC: Unconfined compressive strength test, Qu, in ksf
- WA: Wash sieve (percent passing No. 200 Sieve)

**MATERIAL GRAPHIC SYMBOLS**

Silty SAND (SM)

**TYPICAL SAMPLER GRAPHIC SYMBOLS**

Bulk Sample

2.5-inch-OD Modified California w/ brass liners

**OTHER GRAPHIC SYMBOLS**

- Water level (at time of drilling, ATD)
- Water level (after waiting, AW)
- Minor change in material properties within a stratum
- Inferred/gradational contact between strata
- Queried contact between strata

**GENERAL NOTES**

- 1: Soil classifications are based on the Unified Soil Classification System. Descriptions and stratum lines are interpretive, and actual lithologic changes may be gradual. Field descriptions may have been modified to reflect results of lab tests.
- 2: Descriptions on these logs apply only at the specific boring locations and at the time the borings were advanced. They are not warranted to be representative of subsurface conditions at other locations or times.
- 3: Blow counts of 6-12 indicate that it took 6 blows to drive the sampler the first 6 inches into the ground and 12 blows to drive the sampler the second 6 inches into the ground for a total of 12 inches.
- 4: Blow counts of 50/8 indicate that it took 50 blows to drive the sampler into the ground a total of 8 inches.

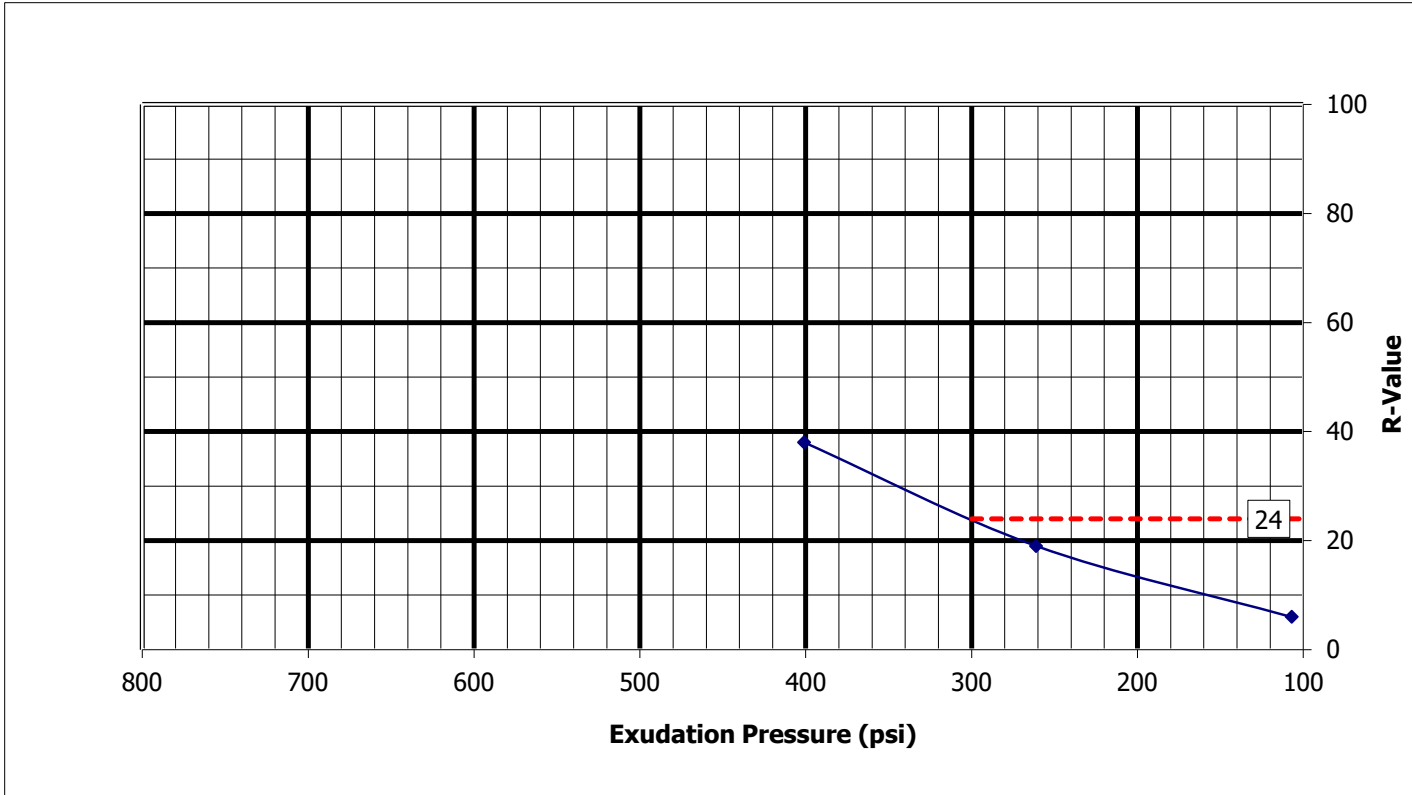
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Figure B

**APPENDIX C: LABORATORY TEST RESULTS**

**R-VALUE TEST GRAPH (ASTM D2844)**

Project Number:	23.032, Jesik Consulting	Date:	09/27/23
Project Name:	General Lab Testing 2023 (Jesik Project No. 23-9538)	Technician:	J. De Los Santos
Lab ID Number:	232840	Reviewer:	G. Hoyos
Sample Location:	Grand Lakes, CO (Sample Reference No. 2659)		
Visual Description:	SAND, silty, with gravel, brown		



**R-Value @ Exudation Pressure 300 psi:** 24  
**Specification:**

CDOT Pavement Design Manual, 2011.  
 Eq. 2.1 & 2.2, page 2-3.

$S_1 = [(R-5)/11.29]+3$                        **$S_1 = 4.68$**   
 $M_R = 10^{[(S_1 + 18.72)/6.24]}$                  **$M_R = 5,629$**   
 $M_R =$  Resilient Modulus, psi  
 $S_1 =$  the Soil Support Value  
 $R =$  the R-Value obtained

Test Specimen:	1	2	3
Moisture Content, %:	9.9	10.8	13.1
Expansion Pressure, psi:	0.18	-0.05	-0.10
Dry Density, pcf:	129.1	125.9	121.9
R-Value:	38	19	6
Exudation Pressure, psi:	401	261	107

**Note:** The R-Value is measured; the  $M_R$  is an approximation from correlation formulas.





# Liquid Limit, Plastic Limit, and Plasticity Index of Soils ASTM D4318

Section 11, Item E.

800 W. 6th Street  
Pueblo, Colorado 81003  
(719) 582-5588  
www.jesik.us

Project Name: <u>Lucy Street</u>	Tested By: <u>CL</u>	Date: <u>9/7/2023</u>
Source/Boring: <u>B1</u>	Checked By: <u>AJ</u>	Date: <u>9/19/2023</u>
Depth/Sample No: <u>2</u>	Test Number: <u>1</u>	Project No: <u>23-9538</u>
Sample Time: <u>-</u>	Delivery Date: <u>8/30/2023</u>	Sample Date: <u>8/30/2023</u>

## LIQUID LIMIT

Container No.:				
Container mass (g):	-			
Wet soil + can mass (g):	-			
Dry soil + can mass (g):	-			
Blow count, N:	-			
Dry soil mass (g):				
Water mass (g):				
Water content:				

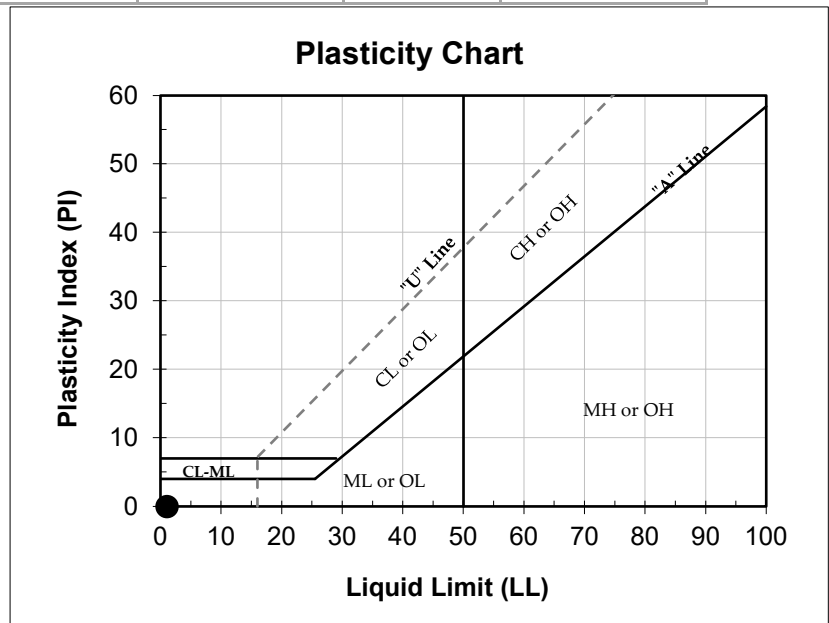
## PLASTIC LIMIT

Container No.:				
Container mass (g):	-			
Wet soil + container mass (g):	-			
Dry soil + container mass (g):	-			
Dry soil mass (g):				
Mass of moisture (g):				
Water content:				

LIQUID LIMIT, LL = NL  
 PLASTIC LIMIT, PL = NP  
 PLASTICITY INDEX, PI = NP

### SAMPLE DESCRIPTION:

Rolling Device: Hand  
 Liquid Limit Device: Manual  
 Grooving Tool: Plastic





# Liquid Limit, Plastic Limit, and Plasticity Index of Soils ASTM D4318

Section 11, Item E.

800 W. 6th Street  
Pueblo, Colorado 81003  
(719) 582-5588  
www.jesik.us

Project Name: <u>Lucy Street</u>	Tested By: <u>CL</u>	Date: <u>9/7/2023</u>
Source/Boring: <u>B2</u>	Checked By: <u>AJ</u>	Date: <u>9/19/2023</u>
Depth/Sample No: <u>2</u>	Test Number: <u>2</u>	Project No: <u>23-9538</u>
Sample Time: <u>-</u>	Delivery Date: <u>8/30/2023</u>	Sample Date: <u>8/30/2023</u>

## LIQUID LIMIT

Container No.:				
Container mass (g):	-			
Wet soil + can mass (g):	-			
Dry soil + can mass (g):	-			
Blow count, N:	-			
Dry soil mass (g):				
Water mass (g):				
Water content:				

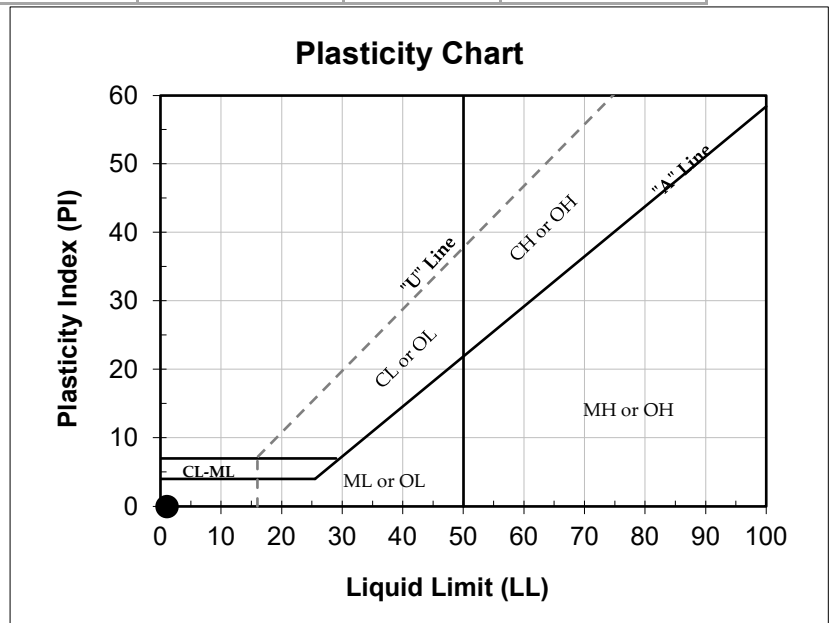
## PLASTIC LIMIT

Container No.:				
Container mass (g):	-			
Wet soil + container mass (g):	-			
Dry soil + container mass (g):	-			
Dry soil mass (g):				
Mass of moisture (g):				
Water content:				

LIQUID LIMIT, LL = NL  
 PLASTIC LIMIT, PL = NP  
 PLASTICITY INDEX, PI = NP

### SAMPLE DESCRIPTION:

Rolling Device: Hand  
 Liquid Limit Device: Manual  
 Grooving Tool: Plastic





# Liquid Limit, Plastic Limit, and Plasticity Index of Soils ASTM D4318

Section 11, Item E.

800 W. 6th Street  
Pueblo, Colorado 81003  
(719) 582-5588  
www.jesik.us

Project Name: <u>Lucy Street</u>	Tested By: <u>CL</u>	Date: <u>9/7/2023</u>
Source/Boring: <u>B3</u>	Checked By: <u>AJ</u>	Date: <u>9/19/2023</u>
Depth/Sample No: <u>2</u>	Test Number: <u>3</u>	Project No: <u>23-9538</u>
Sample Time: <u>-</u>	Delivery Date: <u>8/30/2023</u>	Sample Date: <u>8/30/2023</u>

## LIQUID LIMIT

Container No.:				
Container mass (g):	-			
Wet soil + can mass (g):	-			
Dry soil + can mass (g):	-			
Blow count, N:	-			
Dry soil mass (g):				
Water mass (g):				
Water content:				

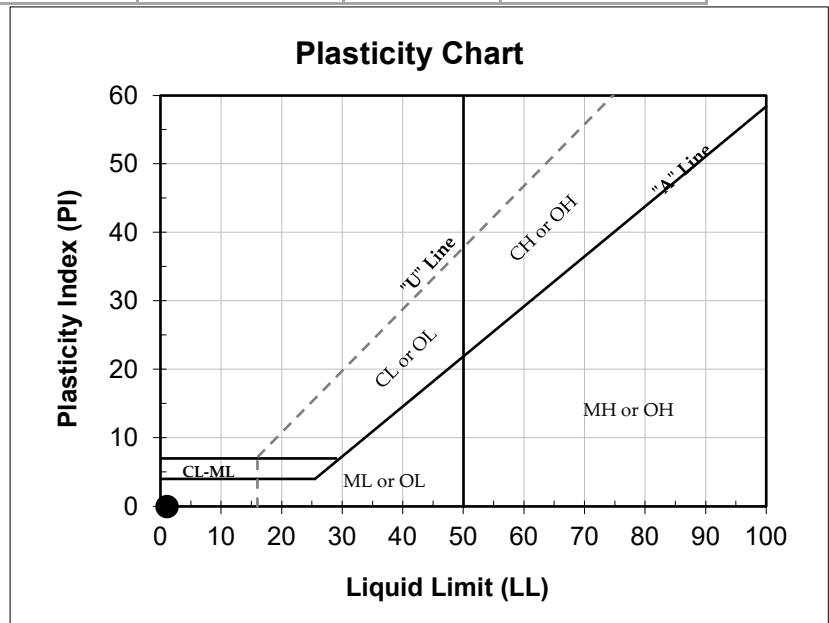
## PLASTIC LIMIT

Container No.:				
Container mass (g):	-			
Wet soil + container mass (g):	-			
Dry soil + container mass (g):	-			
Dry soil mass (g):				
Mass of moisture (g):				
Water content:				

LIQUID LIMIT, LL = NL  
 PLASTIC LIMIT, PL = NP  
 PLASTICITY INDEX, PI = NP

### SAMPLE DESCRIPTION:

Rolling Device: Hand  
 Liquid Limit Device: Manual  
 Grooving Tool: Plastic

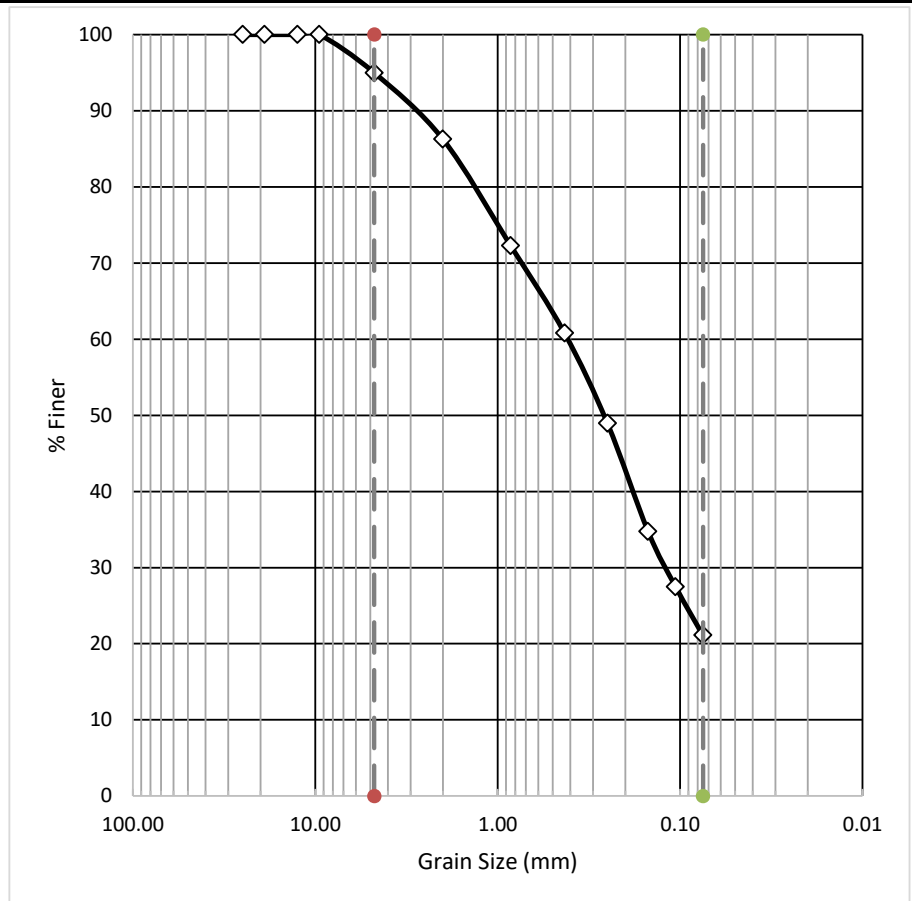


# Particle Size Distribution of Soils ASTM D6913

Project Name:	Lucy Street	Tested By:	CL	Date:	9/7/2023
Source/Boring:	B1	Checked By:	AJ	Date:	9/19/2023
Depth/Sample No:	4	Test Number:	1	Project No:	23-9538
Sample Time:	-	Delivery Date:	8/30/2023	Sample Date:	8/30/2023

Sieve No.	Dia (mm)	% Passing
1"	25.00	100%
3/4"	19.00	100%
1/2"	12.50	100%
3/8"	9.50	100%
#4	4.75	95%
#10	2.00	86%
#20	0.85	72%
#40	0.43	61%
#60	0.25	49%
#100	0.15	35%
#140	0.11	27%
#200	0.075	21.1%

% Gravel:	5%
% Sand:	74%
% Clay/Silt:	21.1%



D <sub>10</sub> : -	C <sub>u</sub> : -
D <sub>30</sub> : .13	C <sub>c</sub> : -
D <sub>50</sub> : .28	
D <sub>60</sub> : .41	

Natural Moisture Content (%): 11.6%

Town of Grand Lake, ColoradoJune 13, 2024

To whom it may concern:

My name is Robert Clifton, and I am the owner of Evergreen Excavation Company. We are based out of Kremmling, Co. and are in our 5<sup>th</sup> season in business. I have been in this industry for 38 years and have lived in Colorado for 24 of those years. During that time, I have built infrastructure projects ranging in contract value from \$2M to \$100M. I can and will provide references upon request. My experience building projects like yours is quite extensive and we are confident that we will be successful building yours as well. As a local contractor, I will personally be onsite every day throughout the lifecycle of this entire project to ensure the project is on time and on budget. We are excited about this opportunity and look forward to working with you.

Sincerely,

Robert Clifton

**BID SCHEDULE - Utility and Site Work for Lucy Love Minor Subdivision - 4/18/2024**

ITEM NO.	UNITS	UNIT PRICE	QUANTITY	DESCRIPTION	TOTAL PRICE
1.00	LS		1	Mobilization	\$44,200.-
0.01	HR	\$590.-	8	Potholing Existing Utilities	\$4,720.-
2.01	AC	\$8,265.-	1.79	Clearing and Grubbing	\$14,794.35
2.03	CY	\$33.25	4,651.50	Excavation for Lucy Lane (Cut)	\$154,662.38
2.03	CY	\$23.50	919.24	Excavation for Lucy Lane (Fill)	\$21,602.14
2.03	CY	\$48.75	1,687.14	Trench Excavation for Placement of Proposed Sanitary Sewer	\$82,248.08
2.03	CY	\$125.44	846.64	Trench Excavation for Placement of Proposed Water Main	\$106,202.52
2.03	CY	\$27.90	231.07	Trench Excavation for Gas, Electrical and Communication Lines	\$6,446.35
2.03	CY	\$37.25	875.50	Rock Excavation	\$32,612.38
2.06	CY	\$23.50	885.09	Placement and Compaction of 10" of On-Site Material	\$20,799.62
2.06	CY	\$14.10	1,062.11	Scarify and Compact 12" of Native Soil	\$14,975.75
2.08	LS		1	Erosion Control - Installation of Concrete Washout	\$650.-
2.08	LS		1	Erosion Control	\$2,670.-
5.01	EA		1	48" Concrete Manhole (h=16.54')	\$8,690.-
5.01	EA		1	48" Concrete Manhole (h=8.73')	\$7,980.-
6.02	TONS	\$124.59	78.26	12" D50 Rip Rap - 24" Thick, Underlined w/Geotextile Fabric	\$9,750.41
8.01	AC	\$2,753.-	0.89	Seeding and Sodding	\$2,450.17
10.01	LF	\$132.42	36.97	Proposed 18" SDR35 Culvert	\$4,895.57
10.01	LF	\$25.83	795.30	Proposed 8" SDR35 Sanitary Sewer Main	\$20,542.60
10.01	LF	\$99.63	82.50	Proposed 4" SDR35 Sanitary Sewer Service Line	\$8,219.48
11.01	LF	\$36.16	959.23	6" DI CL 52 Water Main	\$34,685.76
11.01	LF	\$36.16	19.00	6" DI CL 52 Water Main (Hydrant Run)	\$687.04
11.01	LF	\$25.10	91.31	Water Service (3/4" Type K Copper or HDPE)	\$2,291.88
11.02	EA	\$3,720.-	1	6" MJ Gate Valve & Box (w/Megalug Assembly)	\$3,720.-
11.02	EA	\$1,990.-	3	6"x6"x6" MJ Tee (w/Megalug Assembly)	\$5,970.-
11.02	EA	\$2,040.-	2	6" MJ 90° Bend (w/Megalug Assembly)	\$4,080.-
11.02	EA	\$2,025.-	3	6" MJ 45° Bend (w/Megalug Assembly)	\$6,075.-
11.02	EA	\$2,020.-	2	6" MJ 22.5° Bend (w/Megalug Assembly)	\$4,040.-
11.02	EA	\$2,015.-	1	6" MJ 11.25° Bend (w/Megalug Assembly)	\$2,015.-
11.02	EA	\$1,990.-	2	6" MJ Caps (w/Magalug Assembly & Reverse Anchor)	\$3,980.-
11.02	EA	\$2,025.-	1	6" MJ Solid Sleeve (w/Megalug Assembly)	\$2,025.-
11.02	EA	\$12,958.-	1	Fire Hydrant Assembly (Incl. Hyd. Valve, 8-Foot Bury Depth)	\$12,958.-
11.02	EA	\$370.-	34	6" Megalug Assembly	\$12,580.-
-	LF		625.28	Communication Conduit	
-	LF		100.00	Communication Service	
-	LF		625.28	Electrical Conduit	
-	LF		100.00	Electrical Conduit Service	
-	LF		656.41	1-1/4" PE Gas Main	
-	LF		100.40	3/4" PE Gas Service Line	
-	EA		1	Connection to Existing Water Main	\$4,125.-
-	EA		1	Connection to Existing Sanitary Sewer Manhole	\$3,190.-
-	EA		1	Connection to Existing Gas Main	
-	EA		1	Connection to Existing Electrical Main	
-	EA		1	Connection to Existing Communication System	
11.07	LF	\$1.05	2,000	Tracer Wire	\$2,100.-
15.06	LS		1	Construction Surveying	\$37,290.-
<b>TOTAL BID</b>					<b>\$710,924.98</b>
<b>ALTERNATE A FOR 4" HOT BITUMINOUS PAVEMENT &amp; 6.5" AGGREGATE BASE COURSE</b>					
ITEM NO.	UNITS	UNIT PRICE	QUANTITY	DESCRIPTION	TOTAL PRICE
3.04	TONS		620.61	Aggregate Base Course (Class VI or Equal)	\$38,943.28
4.03	TONS		455.11	Hot Bituminous Pavement	\$95,500.-
<b>TOTAL ALTERNATE A BID</b>					<b>\$845,368.26</b>
<b>ALTERNATE B FOR 6" HOT BITUMINOUS PAVEMENT (FULL DEPTH ASPHALT)</b>					
ITEM NO.	UNITS	UNIT PRICE	QUANTITY	DESCRIPTION	TOTAL PRICE
4.03	TONS		689.57	Hot Bituminous Pavement	\$142,500.-
<b>TOTAL ALTERNATE B BID</b>					<b>\$853,424.98</b>