



GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING AGENDA

Monday, February 23, 2026 at 4:00 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*

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

<https://us06web.zoom.us/j/86984855822>

You can also dial in using your phone.

United States: 719-359-4580

Access Code: 869 8485 5822



WORK SESSION 4:00 PM

1. Call to Order
2. Roll Call
3. Conflicts of Interest
4. Items of Discussion
 - A. Brand & Things
 - B. Grand County Office of Emergency Management Update

EVENING MEETING 6:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Announcements
4. Roll Call
5. Conflicts of Interest
6. Mayor's Report
7. Manager's Report
 - A. February 23, 2026
8. Public Comments (Limited to 3 Minutes)

9. Consent Agenda

A. Accounts Payable- February 23, 2026

B. Meeting Minutes- February 9, 2026

10. Financial Review

A. January 2026 Financial Statements

11. Items of Discussion

A. Marketing Update

B. Consideration of Updated Liquor License Boundary Map for Rotary Club of Grand Lake “Grand Lake Skijoring” Special Event Permit

C. Consideration of Resolution No. 18-2026 — Fee Waiver Request for Rotary Club of Grand Lake Bingo Nights (June 19–September 6, 2026)

D. Consideration of Resolution No. 19-2026 — Fee Waiver Request for Rotary Club of Grand Lake Annual Pancake Breakfast (July 4, 2026)

E. Consideration of Resolution No. 20-2026 — Fee Waiver Request for Grand Arts Council Summer Concert Series (July 1–September 2, 2026)

F. Consideration of Resolution No. 21-2026 — Fee Waiver Request for Grand Lake Area Historical Society “Happening — A Storytelling Event” (January–December 2026)

G. **Quasi-Judicial Public Hearing:** Consideration of Resolution No. 23-2026 — Conditional Use Permit for 620 Grand Avenue (Mixed-Use Building Remodel)

H. Consideration of Administrative Appeal — Petition for Major Encroachment at 329 Mountain Ave (Helma Residence)

I. Consideration of Resolution No. 22-2026 — Historic Rapids Lodge Sign Variance Request (210 Rapids Lane)

J. Consideration of Granby–Grand Lake Connector MOU and FY2026 Transit Funding Allocation

K. Discussion of Sauna Concession Request — Lakeside

L. Consideration of Letters of Support — Colorado Energy Office Complete Streets Grant

12. Future Items for Consideration

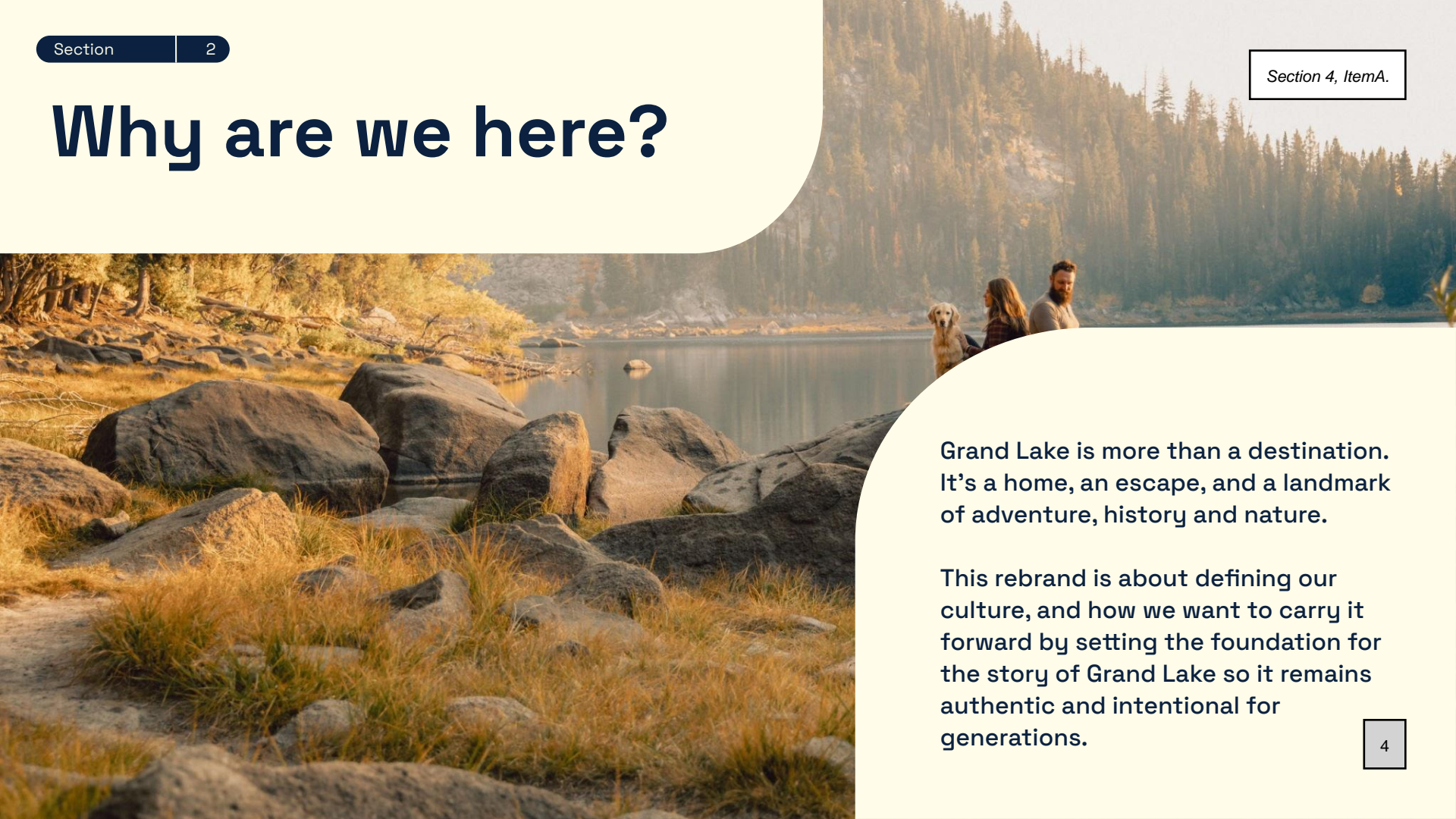
13. Adjourn Meeting

Rebrand Day One: Who are we?

Grand Lake, Co

Feb 23, 2026

Why are we here?

A scenic landscape of Grand Lake. In the foreground, there are large, dark grey boulders and patches of dry, golden-brown grass. A calm lake reflects the surrounding forest. In the middle ground, a man and a woman are standing on the rocks, looking towards the water. A light-colored dog is sitting next to them. The background is a dense forest of tall evergreen trees under a soft, hazy sky.

Grand Lake is more than a destination. It's a home, an escape, and a landmark of adventure, history and nature.

This rebrand is about defining our culture, and how we want to carry it forward by setting the foundation for the story of Grand Lake so it remains authentic and intentional for generations.

Final Product

Logo and Foundations

Since we already have a new website for Visit Grand Lake, let's focus on the foundational pieces of what makes Grand Lake, Grand Lake. The concrete, static components that will carry through for generations to come.



Logo

One logo to be used across every internal and external representation of Grand Lake, Colorado



Brand

Like the one you stamp on livestock. A simple, meaningful and recognizable stamp staking our claim.



Slogan, Motto, Mantra

The bumper sticker of our town. This will tell you everything you need to know about who we are and what we represent.



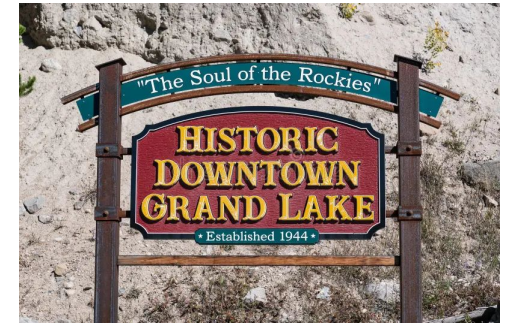
Mood Board

Foundation for what is to become the future of branding materials, marketing and messaging for Grand Lake.

Our Current Brands



Section 4, Item A.



Town of
Grand Lake

Visualization Exercise



What do you think of these?



What do you think of these?



What do you think of these?



COLUMBIA FALLS
MONTANA



BIGFORK
SMALL VILLAGE + BIG ADVENTURE

What is Grand Lake?

Section 4, ItemA.



What words, people, places, things...

represent Grand Lake.

remind you of Grand Lake.

embody the future of ideal Grand Lake.

Ready, go...

...

...

...

...

NOT Grand Lake?

Section 4, ItemA.



What words and things...

do we **NOT** want to represent Grand Lake.

Ready, go...

...

...

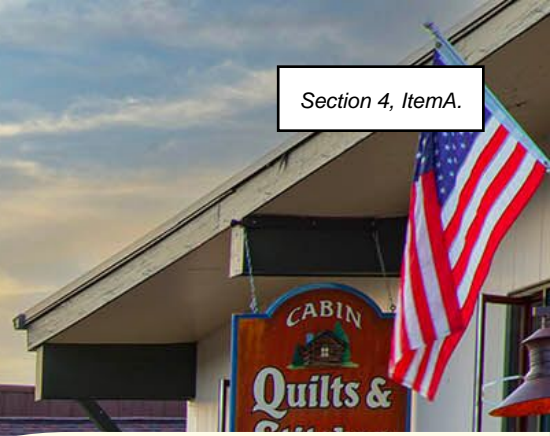
...

...

This?



Section 4, Item A.



Or that?

Town or Village?



Progressive or Conservative? (not politics)

hitching post vs car charger
wood stove vs solar panels
horse vs ebike
paddleboard vs canoe
live music vs dj
vegan vs chuckwagon

Adventure or Peace?

reading books vs extreme sports
spas vs cold plunge
meditation vs exercise
take your breath away vs catch your breath

Whiskey or Wine or Beer?

A glowing orange tent is pitched on a grassy hillside in a mountainous landscape at dusk. The tent is illuminated from within, casting a warm glow. The background features dark, silhouetted mountains under a sky with soft, colorful clouds in shades of purple, pink, and blue. The overall scene is serene and atmospheric.

Historical or Fictional?

Moose costume or Moose Moose
Cartoon or Tintype

Cowboy Boots or Hiking Boots?

A photograph of a yellow tent pitched on a grassy hillside in a mountainous landscape at dusk. The tent is illuminated from within, casting a warm glow. The background features dark, silhouetted mountains under a sky with soft, colorful clouds in shades of purple, pink, and blue.

Natural or Artificial?

Puddle and Pond
or
Pool and Splash Pad

Family or Adult?



Simple or Elegant?

A photograph of a mountainous landscape at dusk. In the foreground, a simple orange tent is pitched on a grassy slope, illuminated from within, casting a warm glow. The background features dark, rugged mountains under a sky with soft, colorful clouds in shades of purple, pink, and blue. The overall mood is serene and contemplative.


National Park or National Forest?

A glowing orange tent is pitched on a rocky, grassy slope in a mountainous landscape at dusk. The tent is illuminated from within, casting a warm glow. The background features dark, silhouetted mountains under a sky with soft, colorful clouds in shades of purple, pink, and blue. The overall scene is serene and evokes a sense of wilderness and outdoor recreation.

High Class or Low Class?

A glowing orange tent is pitched on a rocky, grassy slope in a mountainous landscape at dusk. The tent is illuminated from within, casting a warm glow. The background features dark, silhouetted mountains under a cloudy sky with a hint of sunset or sunrise light.

Steak or Hamburger?

A photograph of a mountainous landscape at dusk. In the foreground, a glowing orange tent is pitched on a grassy slope. The background features dark, rugged mountains under a sky with soft, colorful clouds. Large white text is overlaid on the center of the image.

Resort or Town?



Sleeping Bag or Bed?

A glowing orange tent is pitched on a grassy hillside in a mountainous landscape at dusk. The tent is illuminated from within, casting a warm glow. The background features dark, silhouetted mountains under a cloudy sky with a hint of sunset or sunrise light.

One of Kind or One in a Million?

A glowing orange tent is pitched on a grassy hillside at dusk. The tent's interior light is visible through the entrance. In the background, dark, rugged mountains rise against a sky filled with soft, purple and blue clouds. The overall scene is serene and evokes a sense of solitude in nature.



MANAGER UPDATE

2/23/2026

To: Town of Grand Lake Board of Trustees

From: Steve Kudron, Town Manager

Activities & Events Recap

- Tightline Outdoors Fishing Ice Addiction 2.0 was this past weekend in Grand Lake February 20 and 21, 2026. This expanded two-day event adds an elite class tournament, demonstrations and activities to the lineup. The event organizers have been very satisfied with planning and execution to date.
- This is the week! The 2nd Annual Grand Lake Skijor starts on Friday and runs through Sunday March 1st. Public Works staff has been working daily to complete the myriad of tasks required to prep the Town for the event. The organizers and staff have been working well together ensuring all facets of the event are coordinated.

Department Notes

- **Admin**
 - Networking is going in at the Visitor Center
 - CEO Accelerator Round 2 is in submission. There is a support letter for your approval.
 - Business Tax license season has been completed.
- **Finance**
 - ERP Conversion continues
 - 2025 yearly audit has started. The auditors will be on site the week of March 13, 2026
- **Code Enforcement**
 - STR enforcement continues
 - We have had very little in the way of trash and parking violations
- **Planning**
 -
 - ***There is an opening on the Grand Lake Planning Commission. A full commission ensures the best representation possible.***
 - The Next scheduled Planning Commission meeting is March 4, 2026

- **Public Works**
 - Snow production is continuing. Public Works Staff are manning the equipment nightly as the temperature falls into the production range
 - Weather stations have been permitted and located. (Frost Solutions)
 - Traffic statistics are now being downloaded bi-weekly with the information going to Public Works, Marketing and me.

- **Grand Lake Center**
 - The fitness center is busy every day.

- **Marketing/Events/Visitor Center/Communications**
 - Gift basket for CO Preservation raffle
 - Mailed 2025-26 guidebooks to 10 welcome centers
 - Events Info, story ideas and photos to GCCTB (Brouhaha PR), per media request
 - Meetings/calls with S2C/AWA, Cooper Roberts, SkyHi, Pixel N Pine, CCI/GLCD
 - Finalized marketing budget
 - Updated car counter info - 35,506 cars in January 2026 (entrance) = approx. 94k people

- **Intergovernmental**
 - I will be attended Colorado Preservation Inc.'s Saving Places 2026 February 11-13, 2026 in Denver. There are many great ideas I was able to take and will be bringing to you some ideas and opportunities regarding the historic preservation economy.

- **Water Department**
 - Normal operations

- **Marina**
 - Quiet Time

- **Pay as You Throw**
 - Normal Operations

- **Space to Create**
 - The Town, GCHA and Creative District have held three information sessions regarding the residences. Applications open on March 16th.
 - Production of the modules completed last week. They will be transported to Hudson, CO until being delivered, then placed on March 9th.

Upcoming Event Highlights:

- February 21-22, 2026: Tightline Outdoors Fishing and Education Weekend
- February 28-March 1, 2026 Grand Lake Skijor

For all the great events happening in Grand Lake as well as Rocky Mountain Folk School classes, check out the December newsletter on the Town's website.

Next Board Meeting: March 9, 2026



To: Mayor Bergquist & Trustees
From: Stephanie Rhone, Treasurer
Date: February 23, 2026
RE: Accounts Payable- February 23, 2026

BACKGROUND:

Pursuant to standard procedure, the Town Board of Trustees reviews and approves accounts payable at each Board meeting.

FISCAL NOTE

The accounts payable documentation was distributed to the Board via email on February 17, 2026, for review.

STAFF RECOMMENDATION

Staff recommends approval of the accounts payable as presented.

SUGGESTED MOTIONS

I move to approve (or deny) the accounts payable for February 23, 2026.



GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING MINUTES

Monday, February 09, 2026, at 6:30 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*

1. Call to Order

Mayor Bergquist called the Board of Trustees meeting to order at 6:00 P.M. in the Town Hall Board Room.

2. Pledge of Allegiance

Mayor Bergquist led the Pledge of Allegiance.

3. Announcements

Mayor Bergquist requested that all cell phones be turned off during the meeting.

4. Roll Call

Mayor Bergquist, Mayor Pro-Tem Sobon, Trustees Arntson, Causseaux, Miller, Mills, and Schoenherr were present, along with Town Manager Kudron, Town Attorney Krob and Town Clerk Pro-Tem Weekes.

5. Conflicts of Interest

None.

6. Mayor's Report

Mayor Bergquist deferred the Mayor’s Report due to the length of the agenda.

7. Manager's Report

A. February 9, 2026

Activities & Events Recap

- The 9th Annual Grand Lake Pond Hockey Tournament was held January 31 and February 1, 2026. Attendance was great and the lake cooperated with good ice.
- Winter Carnival was February 7th. It was fun to bring a little winter to an otherwise dry and warm 2026 so far
- We are in regular communication for the upcoming Flight for Life Poker Run. If conditions allow, the club is hoping the have the event.
- Tightline Outdoors Fishing will be presenting Ice Addiction 2.0 in Grand Lake February 20 and 21, 2026. This expanded two day event adds an elite class tournament, demonstrations and activities to the lineup.

Department Notes

- **Admin**
 - Staff continues to digitize all the Town’s historic planning documents. This will help to remove much of the clutter in the planning office in increase accessibility to the important Town documents.
 - Our Grant to GOCO was not selected as a finalist.

- **Finance**
 - Our ERP integration process is in progress. Chart of Accounts Mapping starts this week

- **Code Enforcement**
 - STR enforcement continues
 - We have had very little in the way of trash and parking violations

- **Planning**
 - The Colorado Energy Office has recommended us to resubmit with adjustments our last mile transit opportunities. The grant resubmittal is due February 18, 2026
 - *There is an opening on the Grand Lake Planning Commission. A full commission ensures the best representation possible.*
 - The Next scheduled Planning Commission meeting is February 18, 2026

- **Public Works**
 - Snow production is continuing. Public Works Staff are manning the equipment nightly as the temperature falls into the production range
 - The interior facility repairs have been completed at the Stanley House and Pitkin building.

- **Grand Lake Center**
 - Pickleball is a thing.

- **Marketing/Events/Visitor Center/Communications**
 - The Town has contracted for the Marketing funds from Grand County Tourism
 - Advertising:
 - Meta ads started for @GGL (6 per quarter rotating)
 - Sky hi ads running for Carnival and S2C leasing (two each)
 - Public Relations:
 - Pond Hockey feature on Fox News morning show 1/31 as result of PR pitch

- Carnival feature on 9news 2/2 (thanks to GLCD)
- Skijor news feature (courtesy of GL Skijor team)
- Winter Carnival/Ice sculpting article - <https://www.globaltravelerusa.com/learn-to-ice-sculpt-at-grand-lake-viking-winter-carnival-colorado/>
- Journalist will be in town for Carnival (thanks to GLCD)
- Marketing campaigns
 - S2C leasing info: press release, social posts, print flyers, e-newsletters, e-mail blast to interest list and SkyHi ads (2)
 - Winter Carnival: social posts, print flyers, e-news, Sky hi ads (2)
 - National Plan For Vacation Day: press release, socials, e-news, blog on GGL.com
- Reviewing previous/existing contracts with web host, marketing agency and photog/vids
- Meetings with KFFR, GLCD, Granicus (SEO quarterly review), GC-PIO group (quarterly), Guidebook contractors, S2C committee, DarkSky consultant, Denver Post
- Monthly newsletters to GLACC members (final), GGL visitor info list, TOGL and GLC
- Starting guidebook project - out May 2026
- **Intergovernmental**
 - The Lift ran a test run for transit on Monday the 2nd
 - I will be attending Colorado Preservation Inc.'s Saving Places 2026 February 11-13, 2026 in Denver.
- **Water Department**
 - The Kaufmann House has a service line break.
 - Water Department staff shut the water down at the curb to keep further damage from occurring.
 - Damage was reported at a neighboring business.
 - Normal operations
- **Marina**
 - Quiet Time
- **Pay as You Throw**
 - Normal Operations
- **Space to Create**
 - The first residences information session was held February 3, 2026. The more are scheduled before the applications open March 16th

Upcoming Event Highlights:

- February 10, 2026: Happenings at the House – Special guest Tim Zimmerman
- February 14, 2026: Flight for Life Poker Run
- February 21-22, 2026: Tightline Outdoors Fishing and Education Weekend
- February 28-March 1, 2026 Grand Lake Skijor

For all the great events happening in Grand Lake as well as Rocky Mountain Folk School classes, check out the December newsletter on the Town’s website.

Next Board Meeting: February 23, 2026

8. Public Comments (Limited to 3 Minutes)

Kate Elliot, 312 Park Avenue- Mrs. Elliot shared her experience as a local business owner and host family for J-1 international students, noting the important role they play in helping local businesses address seasonal staffing challenges. She expressed appreciation for their contributions to the community and proposed exploring a J-1 international student appreciation initiative or event to recognize their hard work and positive impact.

9. Consent Agenda

A. Accounts Payable- February 9, 2026

B. Meeting Minutes- January 26, 2026

Mayor Pro-Tem Sobon motioned to approve the consent agenda for February 9, 2026. Trustee Miller seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

Trustee Causseaux	Aye
Trustee Schoenherr	Aye
Trustee Mills	Aye
Trustee Miller	Aye
Trustee Arntson	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

10. Items of Discussion

A. Quasi-Judicial Hearing: Special Event Liquor Permit Application and Resolution No. 03-2026 – Grand Arts Council “Comedy in the House”

Presented by Event Manager Sarah Weekes.

Alan Walker was present on behalf of the Grand Arts Council.

Mayor Pro-Tem Sobon motioned to approve the special event liquor permit application and Resolution 03-2026, setting certain fees for the Grand Arts Council special event “Comedy in the House, Hypnotist Night” to be held on February 21, 2026, from 4:00 p.m. to 10:00 p.m. at the Grand Lake Community House, 1026 Park Avenue. Trustee Causseaux seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

Trustee Mills	Aye
Trustee Arntson	Aye
Trustee Schoenherr	Aye
Trustee Miller	Aye
Trustee Causseaux	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

B. Quasi-Judicial Hearing: Special Event Liquor Permit Application and Resolution No. 04-2026 – Grand Arts Council “Moors & McCumber Concert”

Presented by Event Manager Sarah Weekes.

Alan Walker was present on behalf of the Grand Arts Council.

Trustee Causseaux motioned to approve the special event liquor permit application and Resolution 04-2026, setting certain fees for the Grand Arts Council special event “Moors & McCumber Concert,” to be held on March 21, 2026, from 4:00 p.m. to 10:0 p.m., at the Grand Lake Community House, 1026 Park Avenue. Mayor Pro-Tem Sobon seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

Trustee Schoenherr	Aye
Trustee Causseaux	Aye
Trustee Mills	Aye
Trustee Arntson	Aye
Trustee Miller	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

C. Quasi-Judicial Hearing: Special Event Liquor Permit Application and Resolution No. 05-2026 – Grand Arts Council “Comedy Night in the House”

Presented by Event Manager Sarah Weekes.

Alan Walker was present on behalf of the Grand Arts Council.

Trustee Causseaux motioned to approve the special event liquor permit application and Resolution 05-2026, setting certain fees for the Grand Arts Council special event “Comedy Night in the House,” to be held on May 23, 2026, from 5:00 p.m. to 9:30 p.m. at the Grand Lake Community

House, 1026 Park Avenue. Trustee Mills seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

Trustee Miller	Aye
Trustee Schoenherr	Aye
Trustee Arnston	Aye
Trustee Mills	Aye
Trustee Causseaux	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

D. Public Hearing – Appeal of Staff Denial of Minor Encroachment and Petition for Major Encroachment, 329 Mountain Avenue

The item was postponed to a future meeting.

E. Consideration of Resolution No. 11-2026 – Waiver of Certain Fees for Grand Lake Skijoring “Grand Lake Skijoring” Event (February 27, 2026, through March 1, 2026)

Presented by Event Manager Sarah Weekes.

Mayor Pro-Tem Sobon motioned to approve Resolution 11-2026, a resolution setting certain fees for Grand Lake Skijoring “Grand Lake Skijoring” event to be held on February 27, 2026, through March 1, 2026. Trustee Miller seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

Trustee Mills	Aye
Trustee Arnston	Aye
Trustee Schoenherr	Aye
Trustee Miller	Aye
Trustee Causseaux	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

F. Consideration of Resolution No. 12-2026 – Waiver of Certain Fees for Grand Lake Rotary Club’s “Grand Lake Skijoring Beer Garden” Event (February 27, 2026, through March 1, 2026)

Presented by Event Manager Sarah Weekes.

Judy Eberly, 671 County Road 4956, present on behalf of the Grand Lake Rotary Club.

Trustee Causseaux motioned to approve Resolution 12-2026, a resolution setting certain fees for Grand Lake Rotary Club “Grand Lake Skijoring Beer Garden” event to be held on February 27, 2026, through March 1, 2026. Mayor Pro-Tem Sobon seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

Trustee Miller	Aye
Trustee Schoenherr	Aye
Trustee Mills	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

G. Consideration of Resolution No. 13-2026 – Waiver of Certain Fees for Grand Arts Council “Moors & McCumber Concert” Event (March 21st, 2026)

Presented by Event Manager Sarah Weekes.

Mayor Pro-Tem Sobon motioned to approve Resolution 13-2026, a resolution setting certain fees for Grand Arts Council “Moors & McCumber Concert” event to be held on March 21, 2026. Trustee Arntson seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

Trustee Schoenherr	Aye
Trustee Miller	Aye
Trustee Mills	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

H. Consideration of Resolution No. 14-2026 – Waiver of Certain Fees for Grand Arts Council “Comedy Night” Event (May 23rd, 2026)

Presented by Event Manager Sarah Weekes.

Trustee Causseaux motioned to approve Resolution 14-2026, a resolution setting certain fees for Grand Arts Council “Comedy Night” event to be held on May 23, 2026. Trustee Mills seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

Trustee Causseaux	Aye
Trustee Arntson	Aye
Trustee Schoenherr	Aye
Trustee Miller	Aye
Trustee Mills	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

I. Consideration of Resolution No. 15-2026 – Waiver of Certain Fees for Grand Arts Council “Hypnotist Night” Event (February 21st, 2026)

Presented by Event Manager Sarah Weekes.

Trustee Causseaux motioned to approve Resolution 15-2026, a resolution setting certain fees for Grand Arts Council “Hypnotist Night” event to be held on February 21, 2026. Trustee Mills seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

Trustee Miller	Aye
Trustee Schoenherr	Aye
Trustee Causseaux	Aye
Trustee Arntson	Aye
Trustee Mills	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

J. Consideration of Resolution 16-2026 Canceling the April 7, 2026, Regular Municipal Election

Town Attorney Krob was present for questions.

Trustee Causseaux motioned to approve Resolution 16-2026, cancelling the April 7, 2026, regular municipal election and declaring the candidates elected, and authorizing the Town Clerk to issue all required notices and filings. Trustee Schoenherr seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

Trustee Mills	Aye
Trustee Arnston	Aye
Trustee Schoenherr	Aye
Trustee Causseaux	Aye
Trustee Miller	Aye
Mayor Pro-Tem Sobon	Nay
Mayor Bergquist	Aye

K. Consideration of Resolution 17-2026 – Approving a One-Year Lease for Certain Real Property Located at 195 County Road 48

Presented by Town Manager Kudron.

Trustee Miller motioned to recommend the Mayor to sign the lease agreement with Alayna Carrell for the lease term expiring January 31, 2027 at \$1,800.00 a month. Trustee Schoenherr seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

Trustee Arntson	Aye
Trustee Causseaux	Nay
Trustee Schoenherr	Aye

Trustee Miller	Aye
Trustee Mills	Aye
Mayor Pro-Tem Sobon	Nay
Mayor Bergquist	Aye

L. Consideration of Purchase of a New Gym Floor for the Grand Lake Center

Presented by Town Manager Kudron.

Trustee Miller motioned to approve the contract for the gym floor rehabilitation with Wellness Flooring for \$38,870.49. Trustee Arntson seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

Trustee Schoenherr	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Mills	Aye
Trustee Miller	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

M. Consideration of Approval of IT Services for the Town Visitor Center

Presented by Town Manager Kudron.

Mayor Pro-Tem Sobon motioned to approve the quote for IT hardware and installation at the Grand Lake Visitor Center. Trustee Causseaux seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

Trustee Mills	Aye
Trustee Arntson	Aye
Trustee Schoenherr	Aye
Trustee Causseaux	Aye
Trustee Miller	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

N. Consideration of Sponsorship with KFFR Radio

Presented by Town Manager Kudron.

Ryan Wilson, Katie Fox, and Morgan Collin, of 551 S. Zerex Street, presented on behalf of KFFR.

Trustee Causseaux motioned to recommend the Manager sign the agreement with KFFR for 2026 sponsorship in the amount of \$10,000.00. Trustee Mills seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

Trustee Miller	Aye
Trustee Mills	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Schoenherr	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

11. Future Items for Consideration

- Town of Grand Lake Branding
- Lease Renewals

12. EXECUTIVE SESSION PURSUANT TO C.R.S. 24-6-402(4)(b) AND (e) TO DETERMINE THE TOWN'S POSITION ON A MATTER SUBJECT TO NEGOTIATION AND TO RECEIVE LEGAL ADVICE FROM THE TOWN ATTORNEY ON SPECIFIC LEGAL QUESTIONS ALL RELATED TO A PARCEL OF PROPERTY OWNED BY THE TOWN

Trustee Causseaux motioned to enter executive session pursuant to C.R.S. 24-6-402(4)(b) and (e) to determine the town’s position on a matter subject to negotiation and to receive legal advice from the Town Attorney on specific legal questions all related to a parcel of property owned by the town. Trustee Miller seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

Trustee Mills	Aye
Trustee Arntson	Aye
Trustee Schoenherr	Aye
Trustee Miller	Aye
Trustee Causseaux	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

The Board reconvened in open session following executive session. Town Attorney Krob stated that the discussions held during executive session were in accordance with C.R.S. 24-6-402(4)(b) and (e).

13. Adjourn Meeting

Trustee Causseaux moved to adjourn the meeting, and Trustee Miller seconded. Town Clerk Pro-Tem Weekes called for a vote, and the motion passed unanimously.

This meeting of the Board of Trustees was adjourned at 8:52 PM.

(Attest)

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor



Town of Grand Lake
January 2026 Financial Statements

TOWN OF GRAND LAKE
COMBINED CASH INVESTMENT
JANUARY 31, 2026

<u>COMBINED CASH ACCOUNTS</u>		
01-104000	2019 UBB MONEY MARKET	(572,521.43)
01-104500	2019 UBB CHKG - OPERATIONS	198,027.39
01-106500	BANK MIDWEST / CCB	47,066.84
01-107500	UTILITY CASH CLEARING ACCT	1,520.00
	TOTAL COMBINED CASH	(325,907.20)
01-200000	ACCOUNTS PAYABLE GENERAL	1,440.00
01-100000	CASH ALLOCATED TO OTHER FUNDS	324,467.20
	TOTAL UNALLOCATED CASH	.00

<u>CASH ALLOCATION RECONCILIATION</u>		
10	ALLOCATION TO GENERAL FUND	(260,550.53)
20	ALLOCATION TO WATER FUND	(1,686.31)
40	ALLOCATION TO MARINA FUND	(9,716.64)
50	ALLOCATION TO PAY-AS-YOU-THROW FUND	4,330.00
90	ALLOCATION TO CAPITAL IMPROVEMENT FUND	(56,843.72)
	TOTAL ALLOCATIONS TO OTHER FUNDS	(324,467.20)
	ALLOCATION FROM COMBINED CASH FUND - 01-100000	324,467.20
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

Section 10, Item A.

TOWN OF GRAND LAKE
 BALANCE SHEET
 JANUARY 31, 2026

GENERAL FUND

<u>ASSETS</u>		
10-100000	CASH IN COMBINED CASH FUND	(260,550.53)
10-103000	CSAFE	751.40
10-103100	CSAFE - CORE	8,787.54
10-109100	COLOTRUST	1,160.37
10-117000	ACCOUNTS RECEIVABLE	(117,972.13)
10-117100	PROPERTY TAXES RECEIVABLE	(1,143.37)
10-117500	ACCOUNTS RECIVABLE - AR	(2,450.00)
10-123000	FUEL AR - FUEL PAYMENTS	2,628.80
10-129000	UNLEADED GAS INVENTORY	(82.58)
10-130000	DIESEL INVENTORY	(3,113.54)
		(371,984.04)
<u>LIABILITIES AND EQUITY</u>		
<u>LIABILITIES</u>		
10-200000	ACCOUNTS PAYABLE GENERAL	(103,036.73)
10-205000	RETAINAGE PAYABLE	2,649.67
10-219100	FLEX MEDICAL	866.68
10-228100	GLC CUSTOMER DEPOSITS	(250.00)
10-228400	DEPOSITS TOWN EVENTS	550.00
10-228500	LAND USE/MUNI PROP DEPOSITS	500.00
		(98,720.38)
UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	(273,263.66)
	BALANCE - CURRENT DATE	(273,263.66)
	TOTAL FUND EQUITY	(273,263.66)
	TOTAL LIABILITIES AND EQUITY	(371,984.04)

8 % OF THE FISCAL YEAR HAS ELAPSED

2
46

Section 10, Item A.

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>GENERAL TAXES</u>						
10-311-100	PROPERTY TAXES	11,623.87	11,623.87	782,706.00	771,082.13	1.5
10-311-110	SPECIFIC OWNERSHIP	3,503.45	3,503.45	15,000.00	11,496.55	23.4
10-311-120	INTEREST & PENALTY-PROP TAXES	.00	.00	300.00	300.00	.0
10-311-130	MOTOR VEHICLE USE & SALES TAX	.00	.00	40,000.00	40,000.00	.0
10-311-140	SALES TAX 4%	.00	.00	2,619,354.00	2,619,354.00	.0
10-311-150	BUILDING USE TAX	.00	.00	70,000.00	70,000.00	.0
10-311-160	CIGARETTES-SELECT SALES TAX	225.42	225.42	3,000.00	2,774.58	7.5
10-311-161	MARIJUANA TAX	119.21	119.21	50,000.00	49,880.79	.2
	TOTAL GENERAL TAXES	15,471.95	15,471.95	3,580,360.00	3,564,888.05	.4
<u>UTILITY FRANCHISE TAX</u>						
10-316-170	FRANCHISE CABLE	.00	.00	20,000.00	20,000.00	.0
10-316-171	FRANCHISE TELEPHONE	208.54	208.54	5,000.00	4,791.46	4.2
10-316-172	FRANCHISE ELECTRIC	9,144.88	9,144.88	35,000.00	25,855.12	26.1
10-316-173	FRANCHISE NATURAL GAS	2,358.43	2,358.43	20,000.00	17,641.57	11.8
	TOTAL UTILITY FRANCHISE TAX	11,711.85	11,711.85	80,000.00	68,288.15	14.6
<u>LICENSES & PERMITS</u>						
10-321-100	LIQUOR LICENSE FEE	.00	.00	4,500.00	4,500.00	.0
10-321-120	SALES TAX LICENSE \$10	650.00	650.00	1,500.00	850.00	43.3
10-321-130	MOTOR VEHICLE LICENSE (RURAL)	.00	.00	2,000.00	2,000.00	.0
10-321-140	SIGN PERMIT	.00	.00	500.00	500.00	.0
10-321-150	GRADING PERMIT	.00	.00	100.00	100.00	.0
10-321-160	ANIMAL LICENSE	5.00	5.00	150.00	145.00	3.3
10-321-170	ENCROACHMENT PERMIT/LICENSE	450.00	450.00	400.00	(50.00)	112.5
10-321-175	BUSINESS LICENSE COMMISSION	948.75	948.75	57,650.00	56,701.25	1.7
10-321-180	NIGHTLY RENTAL LICENSE FEE	13,649.50	13,649.50	117,000.00	103,350.50	11.7
10-321-190	BOARDWALK SALES PERMIT	.00	.00	25.00	25.00	.0
10-321-191	MARIJUANA LICENSE FEES	.00	.00	2,000.00	2,000.00	.0
	TOTAL LICENSES & PERMITS	15,703.25	15,703.25	185,825.00	170,121.75	8.5
<u>GRANTS</u>						
10-334-900	GRANTS - OTHER	.00	.00	70,000.00	70,000.00	.0
	TOTAL GRANTS	.00	.00	70,000.00	70,000.00	.0

8 % OF THE FISCAL YEAR HAS ELAPSED

2
47

Section 10, Item A.

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>INTERGOVERNMENTAL</u>						
10-335-130	GRAND CNTY ROAD & BRIDGE	.00	.00	12,351.00	12,351.00	.0
10-335-200	HIGHWAY USER TAX FUND	.00	.00	30,716.00	30,716.00	.0
10-335-800	CONSERVATION TRUST FUND	.00	.00	3,000.00	3,000.00	.0
10-335-900	OTHER INTERGOVERNMENTAL	27,310.00	27,310.00	3,000.00	(24,310.00)	910.3
	TOTAL INTERGOVERNMENTAL	27,310.00	27,310.00	49,067.00	21,757.00	55.7
<u>CHARGES FOR SERVICES</u>						
10-341-200	CEMETERY REVENUES	.00	.00	10,000.00	10,000.00	.0
10-341-300	ZONING & SUBDIVISION REVIEW	.00	.00	3,000.00	3,000.00	.0
10-341-400	ATTAINABLE HOUSING FEE REVENUE	.00	.00	4,000.00	4,000.00	.0
10-341-500	EV CHARGING STATION REVENUE	.00	.00	12,000.00	12,000.00	.0
10-341-600	FUEL DEPOT SURCHARGE	238.98	238.98	2,000.00	1,761.02	12.0
10-341-850	NIGHTLY RENTAL APP FEE \$165	.00	.00	2,000.00	2,000.00	.0
10-341-900	CEMETERY EXCAVATING FEE	.00	.00	1,000.00	1,000.00	.0
	TOTAL CHARGES FOR SERVICES	238.98	238.98	34,000.00	33,761.02	.7
<u>GRAND LAKE CENTER REVENUES</u>						
10-350-101	GLC - RENTAL FEES	.00	.00	18,000.00	18,000.00	.0
10-350-121	GLC - MEMBERSHIPS	9,276.65	9,276.65	85,000.00	75,723.35	10.9
10-350-131	GLC - REC FEES	1,470.00	1,470.00	15,000.00	13,530.00	9.8
	TOTAL GRAND LAKE CENTER REVENUES	10,746.65	10,746.65	118,000.00	107,253.35	9.1
<u>FINES AND FORFEITURES</u>						
10-351-100	ORDINANCE/TRAFFIC FINES	.00	.00	500.00	500.00	.0
	TOTAL FINES AND FORFEITURES	.00	.00	500.00	500.00	.0
<u>INVESTMENT INCOME</u>						
10-355-100	INTEREST REVENUE	10,977.93	10,977.93	100,000.00	89,022.07	11.0
	TOTAL INVESTMENT INCOME	10,977.93	10,977.93	100,000.00	89,022.07	11.0

8 % OF THE FISCAL YEAR HAS ELAPSED

48

Section 10, Item A.

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>OTHER</u>						
10-360-110	SALE OF ASSETS	.00	.00	6,000.00	6,000.00	.0
10-360-140	EVENT RENT - LAND, BUILDINGS	250.00	250.00	6,000.00	5,750.00	4.2
10-360-160	RENT - ENTERPRISE FUND SITES	.00	.00	2.00	2.00	.0
10-360-200	MISC. REVENUES - GENERAL	219.84	219.84	15,000.00	14,780.16	1.5
	TOTAL OTHER	469.84	469.84	27,002.00	26,532.16	1.7
<u>CAPITAL SPECIFIC</u>						
10-377-140	GRANTS - CAPITAL	.00	.00	50,000.00	50,000.00	.0
10-377-160	SPACE TO CREATE REVENUE	20,414.66	20,414.66	5,137,000.00	5,116,585.34	.4
	TOTAL CAPITAL SPECIFIC	20,414.66	20,414.66	5,187,000.00	5,166,585.34	.4
	TOTAL FUND REVENUE	113,045.11	113,045.11	9,431,754.00	9,318,708.89	1.2

8 % OF THE FISCAL YEAR HAS ELAPSED

49

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>CEMETERY COMMITTEE</u>						
10-410-211	CEMETERY SUPPLIES/MISC EXP	.00	.00	3,500.00	3,500.00	.0
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
	TOTAL CEMETERY COMMITTEE	.00	.00	9,500.00	9,500.00	.0
<u>PC/BOA</u>						
10-412-143	PLANNING COMM COMPENSATION	455.49	455.49	10,000.00	9,544.51	4.6
10-412-211	OFFICE SUPPLIES	.00	.00	400.00	400.00	.0
10-412-311	POSTAGE/ADS/LEGAL NOTICES	.00	.00	750.00	750.00	.0
10-412-314	PURCHASED SERVICES	11,324.00	11,324.00	75,000.00	63,676.00	15.1
10-412-319	MISC.-PLANNING COMMISSION/BOA	.00	.00	300.00	300.00	.0
10-412-320	COMPUTER HARDWARE	4,175.00	4,175.00	1,000.00	(3,175.00)	417.5
10-412-351	PLANNING LEGAL SERVICES	.00	.00	15,000.00	15,000.00	.0
10-412-370	TRAINING/TRAVEL	.00	.00	6,000.00	6,000.00	.0
	TOTAL PC/BOA	15,954.49	15,954.49	108,450.00	92,495.51	14.7
<u>BOARD OF TRUSTEES</u>						
10-413-142	WORKERS' COMPENSATION	.00	.00	1,000.00	1,000.00	.0
10-413-143	BOT COMPENSATION	759.15	759.15	25,000.00	24,240.85	3.0
10-413-211	OFFICE/MEETING SUPPLIES	840.00	840.00	5,000.00	4,160.00	16.8
10-413-215	ELECTIONS	.00	.00	3,000.00	3,000.00	.0
10-413-316	DUES/MEMBERSHIPS	.00	.00	25,000.00	25,000.00	.0
10-413-370	TRAINING/TRAVEL	.00	.00	7,500.00	7,500.00	.0
10-413-460	LONG RANGE/MISC	.00	.00	1,000.00	1,000.00	.0
10-413-461	APPRECIATION PROGRAM	.00	.00	10,000.00	10,000.00	.0
10-413-462	COMPUTER EQUIPMENT	662.40	662.40	1,000.00	337.60	66.2
10-413-463	WATER QUALITY ISSUES	.00	.00	250.00	250.00	.0
10-413-465	COMPUTER SOFTWARE	.00	.00	500.00	500.00	.0
10-413-728	MISCELLANEOUS DONATIONS	.00	.00	10,000.00	10,000.00	.0
10-413-843	ROCKY MTN REP THEATRE	.00	.00	1,500.00	1,500.00	.0
10-413-859	GRAND FOUNDATION	.00	.00	52,000.00	52,000.00	.0
10-413-870	BOARD CONTINGENCY	.00	.00	5,000.00	5,000.00	.0
10-413-999	TABOR REQ'D EMERGENCY RESERVE	.00	.00	136,552.00	136,552.00	.0
	TOTAL BOARD OF TRUSTEES	2,261.55	2,261.55	284,302.00	282,040.45	.8
<u>GREENWAYS COMMITTEE</u>						
10-414-241	ARBOR DAY SUPPLIES	345.48	345.48	1,500.00	1,154.52	23.0
10-414-320	CONTRACT LANDSCAPING SERVICES	.00	.00	102,772.00	102,772.00	.0
	TOTAL GREENWAYS COMMITTEE	345.48	345.48	104,272.00	103,926.52	.3

8 % OF THE FISCAL YEAR HAS ELAPSED

50

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%	
<u>ADMINISTRATION</u>						
10-415-100	GROSS WAGES - ADMINISTRATION	54,060.42	54,060.42	519,690.00	465,629.58	10.4
10-415-103	OT/COMP TIME BUYOUT	340.08	340.08	2,000.00	1,659.92	17.0
10-415-105	BONUS	.00	.00	7,000.00	7,000.00	.0
10-415-132	ICMA TOWN PAID BENEFIT	4,226.01	4,226.01	42,295.00	38,068.99	10.0
10-415-133	HEALTH/DENTAL-EMPLOYEE	9,928.55	9,928.55	83,082.00	73,153.45	12.0
10-415-135	DEP HEALTH/DENTAL	5,288.95	5,288.95	107,437.00	102,148.05	4.9
10-415-136	MEDICAL BENEFIT ALLOWANCE	.00	.00	10,000.00	10,000.00	.0
10-415-141	UNEMPLOYMENT INSURANCE	382.91	382.91	1,057.00	674.09	36.2
10-415-142	WORKERS' COMPENSATION	.00	.00	15,000.00	15,000.00	.0
10-415-143	SOCIAL SECURITY MATCH	3,530.98	3,530.98	32,779.00	29,248.02	10.8
10-415-144	MEDICARE MATCH	825.80	825.80	7,666.00	6,840.20	10.8
10-415-145	FAMILI BENEFIT ADMIN	180.70	180.70	2,379.00	2,198.30	7.6
10-415-211	OFFICE SUPPLIES	262.97	262.97	9,000.00	8,737.03	2.9
10-415-215	COMPUTER SOFTWARE	908.45	908.45	20,000.00	19,091.55	4.5
10-415-220	COMPUTER HARDWARE	2,899.90	2,899.90	5,000.00	2,100.10	58.0
10-415-226	SMALL EQUIPMENT	44.99	44.99	3,000.00	2,955.01	1.5
10-415-231	GAS/FUEL	.00	.00	1,200.00	1,200.00	.0
10-415-232	VEHICLE MAINTENANCE	.00	.00	2,000.00	2,000.00	.0
10-415-233	OFFICE EQUIPMENT MAINTENANCE	139.42	139.42	2,000.00	1,860.58	7.0
10-415-237	BUILDING MAINTENANCE	8,180.51	8,180.51	2,000.00	(6,180.51)	409.0
10-415-238	TOWN HALL FURNISHINGS	.00	.00	1,000.00	1,000.00	.0
10-415-311	POSTAGE/FREIGHT	1,500.00	1,500.00	5,000.00	3,500.00	30.0
10-415-312	COMPUTER SERVICES	8,731.56	8,731.56	58,500.00	49,768.44	14.9
10-415-314	ADS & LEGAL NOTICES	25.48	25.48	3,000.00	2,974.52	.9
10-415-316	DUES & MEMBERSHIPS	3,995.00	3,995.00	2,000.00	(1,995.00)	199.8
10-415-319	MISCELLANEOUS SERVICES	.00	.00	3,200.00	3,200.00	.0
10-415-330	BANK FEES	220.70	220.70	500.00	279.30	44.1
10-415-341	ELECTRIC UTILITY	.00	.00	5,492.00	5,492.00	.0
10-415-342	SEWER UTILITY	3,846.43	3,846.43	1,409.00	(2,437.43)	273.0
10-415-343	WATER UTILITY	.00	.00	1,503.00	1,503.00	.0
10-415-344	TELEPHONE/INTERNET UTILITY	400.26	400.26	9,448.00	9,047.74	4.2
10-415-345	NATURAL GAS UTILITY	141.07	141.07	4,928.00	4,786.93	2.9
10-415-346	WEBSITE HOSTING SERVICES	.00	.00	18,500.00	18,500.00	.0
10-415-347	RECYCLING - TOWN HALL	.00	.00	500.00	500.00	.0
10-415-351	LEGAL SERVICES	2,414.50	2,414.50	55,000.00	52,585.50	4.4
10-415-352	AUDIT	.00	.00	10,200.00	10,200.00	.0
10-415-353	JUDGE-MUNICIPAL COURT	.00	.00	500.00	500.00	.0
10-415-355	PROFESSIONAL SERVICES-OTHER	23,278.30	23,278.30	25,000.00	1,721.70	93.1
10-415-370	TRAINING/TRAVEL	.00	.00	4,500.00	4,500.00	.0
10-415-393	DOCUMENT RECORDING	.00	.00	250.00	250.00	.0
10-415-513	PROPERTY/CASUALTY INSURANCE	29.76	29.76	35,000.00	34,970.24	.1
10-415-514	POSITION BONDS	.00	.00	400.00	400.00	.0
10-415-560	TREASURER'S FEES	232.48	232.48	15,654.00	15,421.52	1.5
10-415-800	ATTAINABLE HOUSING EXPENSES	.00	.00	3,000.00	3,000.00	.0
10-415-870	CONTINGENCY - GENERAL ADMIN	6,581.25	6,581.25	.00	(6,581.25)	.0
10-415-885	EVENTS TOWN	563.00	563.00	.00	(563.00)	.0
	TOTAL ADMINISTRATION	143,160.43	143,160.43	1,139,069.00	995,908.57	12.6

8 % OF THE FISCAL YEAR HAS ELAPSED

7
51

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>ECONOMIC DEVELOPMENT GRANTS</u>						
10-416-100	TRAIL GROOMERS	.00	.00	40,000.00	40,000.00	.0
10-416-250	HEADWATERS TRAIL ASSOC- HTA	5,000.00	5,000.00	5,000.00	.00	100.0
10-416-261	CREATIVE DISTRICT	.00	.00	100,000.00	100,000.00	.0
	TOTAL ECONOMIC DEVELOPMENT GRANTS	5,000.00	5,000.00	145,000.00	140,000.00	3.5
<u>MARKETING AND COMMUNICATIONS</u>						
10-417-100	GROSS WAGES - MARKETING	.00	.00	175,000.00	175,000.00	.0
10-417-103	OT/COMP TIME BUYOUT	.00	.00	1,000.00	1,000.00	.0
10-417-105	BONUS	.00	.00	2,000.00	2,000.00	.0
10-417-110	GROSS WAGES - VISITOR CENTER	.00	.00	48,000.00	48,000.00	.0
10-417-132	ICMA TOWN PAID BENEFIT	.00	.00	14,240.00	14,240.00	.0
10-417-133	HEALTH/DENTAL - EMPLOYEE	1,548.80	1,548.80	64,695.00	63,146.20	2.4
10-417-135	HEALTH/DENTAL - DEPENDENT	.00	.00	18,160.00	18,160.00	.0
10-417-136	MEDICAL BENEFIT ALLOWANCE	.00	.00	3,000.00	3,000.00	.0
10-417-141	UNEMPLOYMENT INSURANCE	.00	.00	452.00	452.00	.0
10-417-142	WORKERS' COMPENSATION	.00	.00	10,000.00	10,000.00	.0
10-417-143	SOCIAL SECURITY MATCH	.00	.00	14,012.00	14,012.00	.0
10-417-144	MEDICARE MATCH	.00	.00	3,277.00	3,277.00	.0
10-417-145	FAMLI BENEFIT	.00	.00	1,017.00	1,017.00	.0
10-417-237	BUILDING MAINTENANCE	.00	.00	7,850.00	7,850.00	.0
10-417-320	MARKETING	.00	.00	75,000.00	75,000.00	.0
10-417-355	PROFESSIONAL SERVICES	.00	.00	36,000.00	36,000.00	.0
10-417-885	TOWN EVENTS	.00	.00	43,400.00	43,400.00	.0
10-417-887	CONTINENTAL DIVIDE TRAIL	.00	.00	2,500.00	2,500.00	.0
	TOTAL MARKETING AND COMMUNICATIONS	1,548.80	1,548.80	519,603.00	518,054.20	.3
<u>PUBLIC SAFETY</u>						
10-421-314	DISPATCH OPERATIONS	.00	.00	27,115.00	27,115.00	.0
10-421-339	SHERIFF'S CONTRACT	.00	.00	257,000.00	257,000.00	.0
	TOTAL PUBLIC SAFETY	.00	.00	284,115.00	284,115.00	.0

8 % OF THE FISCAL YEAR HAS ELAPSED

52

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%	
<u>PUBLIC WORKS</u>						
10-431-100	GROSS WAGES - PUBLIC WORKS	48,153.30	48,153.30	609,310.00	561,156.70	7.9
10-431-103	OT/COMP TIME BUYOUT	1,115.87	1,115.87	21,398.00	20,282.13	5.2
10-431-105	BONUS	.00	.00	7,000.00	7,000.00	.0
10-431-111	ON CALL PAY	1,200.00	1,200.00	18,250.00	17,050.00	6.6
10-431-132	ICMA TOWN PAID BENEFIT	2,837.88	2,837.88	52,765.00	49,927.12	5.4
10-431-133	HEALTH/DENTAL-EMPLOYEE	10,976.40	10,976.40	149,820.00	138,843.60	7.3
10-431-135	DEP HEALTH/DENTAL	6,952.83	6,952.83	47,670.00	40,717.17	14.6
10-431-136	MEDICAL BENEFIT ALLOWANCE	.00	.00	8,400.00	8,400.00	.0
10-431-141	UNEMPLOYMENT INSURANCE	391.10	391.10	1,319.00	927.90	29.7
10-431-142	WORKERS' COMPENSATION	.00	.00	89,575.00	89,575.00	.0
10-431-143	SOCIAL SECURITY MATCH	3,232.96	3,232.96	40,893.00	37,660.04	7.9
10-431-144	MEDICARE MATCH	756.08	756.08	9,564.00	8,807.92	7.9
10-431-145	FAMILI BENEFIT PW	143.47	143.47	2,968.00	2,824.53	4.8
10-431-222	GENERAL SUPPLIES	117.64	117.64	7,000.00	6,882.36	1.7
10-431-224	SAFETY SUPPLIES	2,229.24	2,229.24	7,000.00	4,770.76	31.9
10-431-226	VEHICLE SUPPLIES	.00	.00	4,000.00	4,000.00	.0
10-431-227	SMALL TOOLS	1,294.70	1,294.70	7,500.00	6,205.30	17.3
10-431-231	GAS/FUEL/LIQUIDS	.00	.00	40,000.00	40,000.00	.0
10-431-232	VEHICLE MAINTENANCE	479.09	479.09	10,000.00	9,520.91	4.8
10-431-233	EQUIPMENT MAINTENANCE	.00	.00	37,500.00	37,500.00	.0
10-431-235	TIRES/CHAINS	.00	.00	10,000.00	10,000.00	.0
10-431-236	MISC. BRIDGE WORK	.00	.00	10,000.00	10,000.00	.0
10-431-237	BUILDING MAINTENANCE	4,695.28	4,695.28	8,000.00	3,304.72	58.7
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	1,030.80	1,030.80	75,000.00	73,969.20	1.4
10-431-245	BOARDWALK MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
10-431-253	TREE REMOVAL	800.00	800.00	5,000.00	4,200.00	16.0
10-431-254	TREE SPRAYING	.00	.00	3,500.00	3,500.00	.0
10-431-256	EV STATION MAINTENANCE	.00	.00	4,000.00	4,000.00	.0
10-431-312	COMPUTER SERVICES	.00	.00	9,000.00	9,000.00	.0
10-431-314	ADS/BID NOTICES	.00	.00	2,000.00	2,000.00	.0
10-431-317	UNIFORM ALLOWANCE	350.00	350.00	3,600.00	3,250.00	9.7
10-431-318	TRASH/RECYCLE SERVICES	.00	.00	23,137.00	23,137.00	.0
10-431-319	MISC. PURCHASED SERVICES	720.00	720.00	2,500.00	1,780.00	28.8
10-431-341	ELECTRIC UTILITY	2,605.00	2,605.00	15,185.00	12,580.00	17.2
10-431-343	WATER UTILITY	.00	.00	617.00	617.00	.0
10-431-344	TELEPHONE/INTERNET UTILITY	376.65	376.65	6,245.00	5,868.35	6.0
10-431-345	NATURAL GAS UTILITY	784.50	784.50	6,514.00	5,729.50	12.0
10-431-349	STREET LIGHT ELECTRIC UTILITY	1,885.00	1,885.00	4,912.00	3,027.00	38.4
10-431-354	ENGINEERING/SURVEYING SERVICES	.00	.00	10,000.00	10,000.00	.0
10-431-370	TRAINING/TRAVEL	.00	.00	10,000.00	10,000.00	.0
10-431-399	EQUIP RENTAL	560.00	560.00	15,000.00	14,440.00	3.7
10-431-400	WINTER LIGHTS	.00	.00	60,000.00	60,000.00	.0
10-431-870	CONTINGENCY- PUBLIC WORKS	.00	.00	15,000.00	15,000.00	.0
	TOTAL PUBLIC WORKS	93,687.79	93,687.79	1,480,642.00	1,386,954.21	6.3

8 % OF THE FISCAL YEAR HAS ELAPSED

53

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>GRAND LAKE CENTER EXPENDITURES</u>					
10-450-100 GROSS WAGES - GL CENTER	7,074.35	7,074.35	101,912.00	94,837.65	6.9
10-450-103 OT/COMP TIME BUYOUT	.00	.00	500.00	500.00	.0
10-450-105 BONUS	.00	.00	1,250.00	1,250.00	.0
10-450-132 ICMA TOWN PAID BENEFIT	496.32	496.32	8,293.00	7,796.68	6.0
10-450-133 HEALTH/DENTAL-EMPLOYEE	1,239.30	1,239.30	21,565.00	20,325.70	5.8
10-450-135 DEP. HEALTH/DENTAL	1,548.95	1,548.95	9,080.00	7,531.05	17.1
10-450-136 MEDICAL BENEFIT ALLOWANCE	.00	.00	1,500.00	1,500.00	.0
10-450-141 UNEMPLOYMENT INSURANCE	58.09	58.09	207.00	148.91	28.1
10-450-142 WORKERS' COMPENSATION	.00	.00	3,500.00	3,500.00	.0
10-450-143 SOCIAL SECURITY MATCH	450.19	450.19	6,427.00	5,976.81	7.0
10-450-144 MEDICARE MATCH	105.29	105.29	1,505.00	1,399.71	7.0
10-450-145 FAMILI BENEFIT (GLC)	27.30	27.30	466.00	438.70	5.9
10-450-211 OFFICE SUPPLIES	.00	.00	1,500.00	1,500.00	.0
10-450-220 OPERATING SUPPLIES	533.38	533.38	5,000.00	4,466.62	10.7
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	.00	.00	1,500.00	1,500.00	.0
10-450-237 BUILDING MAINTENANCE	.00	.00	10,000.00	10,000.00	.0
10-450-238 MINOR/MISC FURNISHINGS	790.00	790.00	2,000.00	1,210.00	39.5
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
10-450-312 COMPUTER SERVICES	1,825.20	1,825.20	12,000.00	10,174.80	15.2
10-450-320 MARKETING	.00	.00	5,000.00	5,000.00	.0
10-450-341 ELECTRIC UTILITY	.00	.00	9,732.00	9,732.00	.0
10-450-342 SEWER UTILITY	153.09	153.09	4,833.00	4,679.91	3.2
10-450-343 WATER UTILITY	.00	.00	1,120.00	1,120.00	.0
10-450-344 TELEPHONE/INTERNET/TV UTILITY	442.04	442.04	6,833.00	6,390.96	6.5
10-450-345 NATURAL GAS UTILITY	1,049.82	1,049.82	5,318.00	4,268.18	19.7
10-450-350 MAINTENANCE AGREEMENT	.00	.00	5,800.00	5,800.00	.0
10-450-352 AUDIT	.00	.00	1,190.00	1,190.00	.0
10-450-355 PURCHASED PROFESSIONAL SERV.	370.05	370.05	5,800.00	5,429.95	6.4
10-450-370 TRAINING/TRAVEL	.00	.00	300.00	300.00	.0
10-450-513 PROPERTY/CASUALTY INSURANCE	.00	.00	12,000.00	12,000.00	.0
10-450-755 EXERCISE EQUIPMENT	.00	.00	6,000.00	6,000.00	.0
10-450-869 SUMMER CAMP	.00	.00	30,000.00	30,000.00	.0
10-450-870 CONTINGENCY - GL CENTER	.00	.00	500.00	500.00	.0
TOTAL GRAND LAKE CENTER EXPENDITUR	16,163.37	16,163.37	287,831.00	271,667.63	5.6

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>PARKS</u>						
10-452-220	RESTROOM OPERATING SUPPLIES	609.60	609.60	27,000.00	26,390.40	2.3
10-452-221	LAWN SUPPLIES	.00	.00	10,000.00	10,000.00	.0
10-452-236	SAND & DREDGE	.00	.00	5,000.00	5,000.00	.0
10-452-237	BUILDING MAINTENANCE	.00	.00	35,000.00	35,000.00	.0
10-452-238	DOCK MAINTENANCE	.00	.00	20,000.00	20,000.00	.0
10-452-239	MISCELLANEOUS MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
10-452-243	BENCHES/PLANTERS/FENCES	.00	.00	5,000.00	5,000.00	.0
10-452-244	THOMASSON PARK MAINTENANCE	.00	.00	1,000.00	1,000.00	.0
10-452-248	IRRIGATION SYSTEM MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
10-452-250	BACKFLOW MAINTENANCE	.00	.00	3,000.00	3,000.00	.0
10-452-319	MISCELLANEOUS SERVICES	500.00	500.00	3,000.00	2,500.00	16.7
10-452-341	ELECTRIC UTILITY	.00	.00	12,369.00	12,369.00	.0
10-452-342	SEWER UTILITY	446.51	446.51	628.00	181.49	71.1
10-452-343	WATER UTILITY	.00	.00	15,594.00	15,594.00	.0
10-452-345	NATURAL GAS UTILITY	1,286.72	1,286.72	8,744.00	7,457.28	14.7
10-452-450	PARK IMPROVEMENTS	(12,000.00)	(12,000.00)	5,000.00	17,000.00	(240.0)
10-452-870	CONTINGENCY - PARKS	.00	.00	1,000.00	1,000.00	.0
	TOTAL PARKS	(9,157.17)	(9,157.17)	162,335.00	171,492.17	(5.6)
<u>DEPARTMENT 460</u>						
10-460-750	FIREWORKS	.00	.00	30,000.00	30,000.00	.0
10-460-880	ICE RINK	.00	.00	2,000.00	2,000.00	.0
	TOTAL DEPARTMENT 460	.00	.00	32,000.00	32,000.00	.0
<u>ADMIN CERTIFICATE OF PARTICIPA</u>						
10-815-982	LAND ACQUISITION - PRINCIPAL	.00	.00	100,000.00	100,000.00	.0
10-815-983	LAND ACQUISITION-INTEREST	.00	.00	31,176.00	31,176.00	.0
	TOTAL ADMIN CERTIFICATE OF PARTICIPA	.00	.00	131,176.00	131,176.00	.0
<u>ADMIN CAPITAL</u>						
10-915-922	ADMIN CAPITAL EXPENDITURES	.00	.00	97,000.00	97,000.00	.0
10-915-923	TOWN HALL CAPITAL OUTLAY	.00	.00	30,000.00	30,000.00	.0
10-915-950	SPACE TO CREATE EXPENDITURES	117,344.03	117,344.03	4,537,000.00	4,419,655.97	2.6
	TOTAL ADMIN CAPITAL	117,344.03	117,344.03	4,664,000.00	4,546,655.97	2.5

8 % OF THE FISCAL YEAR HAS ELAPSED

11
55

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>PUBLIC WORKS CAPITAL</u>						
10-931-910	CAPITAL EQUIPMENT PURCHASE	.00	.00	80,000.00	80,000.00	.0
10-931-921	PAVING	.00	.00	20,000.00	20,000.00	.0
10-931-922	DRAINAGE	.00	.00	30,000.00	30,000.00	.0
	TOTAL PUBLIC WORKS CAPITAL	.00	.00	130,000.00	130,000.00	.0
<u>PARKS CAPITAL</u>						
10-952-971	PARK IMPROVEMENTS	.00	.00	50,000.00	50,000.00	.0
	TOTAL PARKS CAPITAL	.00	.00	50,000.00	50,000.00	.0
	TOTAL FUND EXPENDITURES	386,308.77	386,308.77	9,532,295.00	9,145,986.23	4.1
	NET REVENUE OVER EXPENDITURES	(273,263.66)	(273,263.66)	(100,541.00)	172,722.66	(271.8)

8 % OF THE FISCAL YEAR HAS ELAPSED

12
56

TOWN OF GRAND LAKE
BALANCE SHEET
JANUARY 31, 2026

WATER FUND

<u>ASSETS</u>			
20-100000	CASH IN COMBINED CASH FUND	(1,686.31)	
20-102000	CSAFE	251.03	
20-109100	COLOTRUST	5,865.17	
20-117000	ACCTS RECEIVABLE/WATER SALES	164,309.98	
		<hr/>	
	TOTAL ASSETS		168,739.87
			<hr/> <hr/>
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
20-200000	ACCOUNTS PAYABLE GENERAL	19,321.29	
20-219100	FLEX MEDICAL	283.34	
		<hr/>	
	TOTAL LIABILITIES		19,604.63
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	149,135.24	
		<hr/>	
	BALANCE - CURRENT DATE	149,135.24	
		<hr/>	
	TOTAL FUND EQUITY		149,135.24
			<hr/> <hr/>
	TOTAL LIABILITIES AND EQUITY		168,739.87
			<hr/> <hr/>

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>WATER REVENUES</u>					
20-344-100 WATER SALES	195,151.31	195,151.31	757,788.00	562,636.69	25.8
20-344-110 TAP FEES - CAPITAL	.00	.00	39,000.00	39,000.00	.0
20-344-120 RESALE METERS INCOME	.00	.00	5,000.00	5,000.00	.0
20-344-140 INTEREST REVENUE	6,116.20	6,116.20	50,000.00	43,883.80	12.2
20-344-190 BULK WATER PERMITS	.00	.00	800.00	800.00	.0
TOTAL WATER REVENUES	201,267.51	201,267.51	852,588.00	651,320.49	23.6
TOTAL FUND REVENUE	201,267.51	201,267.51	852,588.00	651,320.49	23.6

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2026

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>WATER OPERATIONS</u>						
20-430-100	GROSS WAGES - WATER	16,125.28	16,125.28	300,635.00	284,509.72	5.4
20-430-103	OT/COMP TIME BUYOUT	511.45	511.45	2,000.00	1,488.55	25.6
20-430-105	BONUS	.00	.00	3,000.00	3,000.00	.0
20-430-111	ON CALL PAY	1,400.00	1,400.00	18,200.00	16,800.00	7.7
20-430-132	ICMA TOWN PAID BENEFIT	1,400.94	1,400.94	26,051.00	24,650.06	5.4
20-430-133	HEALTH/DENTAL-EMPLOYEE	2,786.98	2,786.98	51,075.00	48,288.02	5.5
20-430-135	DEP HEALTH/DENTAL	1,549.90	1,549.90	20,430.00	18,880.10	7.6
20-430-136	MEDICAL BENEFIT ALLOWANCE	.00	.00	4,000.00	4,000.00	.0
20-430-141	UNEMPLOYMENT INSURANCE	121.89	121.89	651.00	529.11	18.7
20-430-142	WORKERS' COMPENSATION	.00	.00	42,000.00	42,000.00	.0
20-430-143	SOCIAL SECURITY MATCH	1,174.57	1,174.57	20,189.00	19,014.43	5.8
20-430-144	MEDICARE MATCH	274.70	274.70	4,723.00	4,448.30	5.8
20-430-145	FAMILI BENIFIT	35.43	35.43	1,465.00	1,429.57	2.4
20-430-210	OFFICE SUPPLIES	1,084.65	1,084.65	1,500.00	415.35	72.3
20-430-211	COMPUTER SUPPLIES	.00	.00	2,500.00	2,500.00	.0
20-430-215	COMPUTER SOFTWARE	.00	.00	9,000.00	9,000.00	.0
20-430-220	COMPUTER HARDWARE	.00	.00	2,500.00	2,500.00	.0
20-430-221	CHEMICALS	50.00	50.00	20,000.00	19,950.00	.3
20-430-222	LAB SUPPLIES/EQUIPMENT	134.36	134.36	1,500.00	1,365.64	9.0
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	.00	.00	800.00	800.00	.0
20-430-228	SAFETY EQUIPMENT	.00	.00	1,000.00	1,000.00	.0
20-430-231	GAS/FUEL/FLUIDS	.00	.00	4,000.00	4,000.00	.0
20-430-232	VEHICLE MAINTENANCE	.00	.00	3,000.00	3,000.00	.0
20-430-233	EQUIPMENT MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
20-430-234	WELL/PLANT MAINTENANCE	3,220.00	3,220.00	3,500.00	280.00	92.0
20-430-235	TIRES & CHAINS	.00	.00	1,000.00	1,000.00	.0
20-430-237	BUILDING MAINTENANCE	.00	.00	1,000.00	1,000.00	.0
20-430-238	DISTRIBUTION LINE MAINTENANCE	14,038.46	14,038.46	25,000.00	10,961.54	56.2
20-430-239	MISC. MAINTENANCE	.00	.00	150.00	150.00	.0
20-430-240	ROAD MATERIALS	.00	.00	3,000.00	3,000.00	.0
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	928.18	928.18	.00	(928.18)	.0
20-430-253	COGS-METER	.00	.00	10,000.00	10,000.00	.0
20-430-311	POSTAGE/FREIGHT	.00	.00	1,500.00	1,500.00	.0
20-430-314	LEGAL NOTICES/ADS	.00	.00	600.00	600.00	.0
20-430-316	MEMBERSHIPS	.00	.00	700.00	700.00	.0
20-430-317	UNIFORM ALLOWANCE	100.00	100.00	1,800.00	1,700.00	5.6
20-430-318	TESTING SERVICES	.00	.00	3,000.00	3,000.00	.0
20-430-319	MISCELLANEOUS SERVICES	.00	.00	100.00	100.00	.0
20-430-320	TELEMETRY MAINTENANCE	85.00	85.00	4,000.00	3,915.00	2.1
20-430-321	COMPUTER SYSTEM SUPPORT	7,110.48	7,110.48	17,000.00	9,889.52	41.8
20-430-330	BANK FEES	.00	.00	100.00	100.00	.0
20-430-341	ELECTRIC UTILITY	.00	.00	31,000.00	31,000.00	.0
20-430-344	TELEPHONE UTILITY	.00	.00	3,100.00	3,100.00	.0
20-430-345	NATURAL GAS UTILITY	.00	.00	5,100.00	5,100.00	.0
20-430-351	LEGAL SERVICES	.00	.00	600.00	600.00	.0
20-430-352	AUDIT	.00	.00	3,400.00	3,400.00	.0
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

8 % OF THE FISCAL YEAR HAS ELAPSED

15
59

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2026

		WATER FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
20-430-370	TRAINING/TRAVEL	.00	.00	2,000.00	2,000.00	.0
20-430-513	PROPERTY/CASUALTY INSURANCE	.00	.00	17,000.00	17,000.00	.0
20-430-514	POSITION BONDS	.00	.00	100.00	100.00	.0
20-430-870	CONTINGENCY-OPERATIONS	.00	.00	6,000.00	6,000.00	.0
TOTAL WATER OPERATIONS		52,132.27	52,132.27	696,619.00	644,486.73	7.5
<u>WATER DEBT SERVICE</u>						
20-830-640	DWRF LOAN - PRINCIPAL	.00	.00	74,282.00	74,282.00	.0
20-830-645	DWRF LOAN - INTEREST	.00	.00	20,506.00	20,506.00	.0
TOTAL WATER DEBT SERVICE		.00	.00	94,788.00	94,788.00	.0
TOTAL FUND EXPENDITURES		52,132.27	52,132.27	791,407.00	739,274.73	6.6
NET REVENUE OVER EXPENDITURES		149,135.24	149,135.24	61,181.00	(87,954.24)	243.8

8 % OF THE FISCAL YEAR HAS ELAPSED

 16
 60

TOWN OF GRAND LAKE
BALANCE SHEET
JANUARY 31, 2026

MARINA FUND

<u>ASSETS</u>		
40-100000	CASH IN COMBINED CASH FUND	(9,716.64)
40-109100	COLOTRUST	1,600.47
		<hr/>
	TOTAL ASSETS	(8,116.17)
		<hr/> <hr/>
<u>LIABILITIES AND EQUITY</u>		
<u>LIABILITIES</u>		
40-200000	ACCOUNTS PAYABLE GENERAL	(66.48)
		<hr/>
	TOTAL LIABILITIES	(66.48)
	UNAPPROPRIATED FUND BALANCE:	
	REVENUE OVER EXPENDITURES - YTD	(8,049.69)
		<hr/>
	BALANCE - CURRENT DATE	(8,049.69)
		<hr/>
	TOTAL FUND EQUITY	(8,049.69)
		<hr/>
	TOTAL LIABILITIES AND EQUITY	(8,116.17)
		<hr/> <hr/>

Section 10, Item A.

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2026

MARINA FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>MARINA REVENUES</u>					
40-344-113 RENTALS (NON-TAXABLE)	.00	.00	375,000.00	375,000.00	.0
40-344-115 TOURS	.00	.00	75,000.00	75,000.00	.0
40-344-120 BUILDING SPACE RENTAL	.00	.00	4,350.00	4,350.00	.0
40-344-145 KAYAK SLIP RENTAL	.00	.00	3,600.00	3,600.00	.0
40-344-155 SUP SLIP RENTAL	(1,950.00)	(1,950.00)	4,600.00	6,550.00	(42.4)
40-344-170 INTEREST EARNED	1,600.47	1,600.47	8,000.00	6,399.53	20.0
40-344-180 BOAT DAMAGE	.00	.00	1,000.00	1,000.00	.0
40-344-200 SALE OF ASSETS	.00	.00	27,000.00	27,000.00	.0
TOTAL MARINA REVENUES	(349.53)	(349.53)	498,550.00	498,899.53	(.1)
TOTAL FUND REVENUE	(349.53)	(349.53)	498,550.00	498,899.53	(.1)

8 % OF THE FISCAL YEAR HAS ELAPSED

 18
 62

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2026

MARINA FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>MARINA OPERATIONS</u>					
40-460-100	GROSS WAGES - MARINA	.00	.00	75,000.00	75,000.00 .0
40-460-103	OT/COMP TIME BUYOUT	.00	.00	8,000.00	8,000.00 .0
40-460-105	BONUS	.00	.00	4,000.00	4,000.00 .0
40-460-110	GROSS WAGES-MARINA PT/SEASONAL	5,769.60	5,769.60	140,080.00	134,310.40 4.1
40-460-132	ICMA TOWN PAID BENEFIT	.00	.00	6,960.00	6,960.00 .0
40-460-133	HEALTH/DENTAL - EMPLOYEE	.00	.00	22,700.00	22,700.00 .0
40-460-136	MEDICAL BENEFIT ALLOWANCE	.00	.00	2,000.00	2,000.00 .0
40-460-141	UNEMPLOYMENT INSURANCE	46.16	46.16	454.00	407.84 10.2
40-460-142	WORKERS' COMPENSATION	.00	.00	37,000.00	37,000.00 .0
40-460-143	SOCIAL SECURITY MATCH	357.72	357.72	14,079.00	13,721.28 2.5
40-460-144	MEDICARE MATCH	83.66	83.66	3,293.00	3,209.34 2.5
40-460-145	FAMILI BENEFIT	.00	.00	1,022.00	1,022.00 .0
40-460-211	OFFICE SUPPLIES	.00	.00	1,000.00	1,000.00 .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	750.00	750.00 .0
40-460-231	FUEL	.00	.00	12,000.00	12,000.00 .0
40-460-233	EQUIPMENT (BOAT) MAINTENANCE	.00	.00	15,000.00	15,000.00 .0
40-460-237	BUILDING/FACILITY MAINTENANCE	.00	.00	20,000.00	20,000.00 .0
40-460-312	COMPUTER SERVICES	.00	.00	4,000.00	4,000.00 .0
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	.00	8,000.00	8,000.00 .0
40-460-341	ELECTRIC UTILITY	.00	.00	1,100.00	1,100.00 .0
40-460-342	SEWER UTILITY	1,443.02	1,443.02	600.00	(843.02) 240.5
40-460-343	WATER UTILITY	.00	.00	588.00	588.00 .0
40-460-344	TELEPHONE/INTERNET UTILITY	.00	.00	1,800.00	1,800.00 .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	10,000.00	10,000.00 .0
40-460-370	TRAINING/TRAVEL	.00	.00	500.00	500.00 .0
40-460-512	AUDIT	.00	.00	1,700.00	1,700.00 .0
40-460-513	PROPERTY/CASUALTY INSURANCE	.00	.00	5,200.00	5,200.00 .0
40-460-514	POSITION BONDS	.00	.00	300.00	300.00 .0
40-460-516	SITE LEASE	.00	.00	1.00	1.00 .0
40-460-870	CONTINGENCY	.00	.00	500.00	500.00 .0
	TOTAL MARINA OPERATIONS	7,700.16	7,700.16	407,977.00	400,276.84 1.9
<u>MARINA CAPITAL</u>					
40-960-610	CAPITAL EQUIPMENT	.00	.00	89,250.00	89,250.00 .0
	TOTAL MARINA CAPITAL	.00	.00	89,250.00	89,250.00 .0

8 % OF THE FISCAL YEAR HAS ELAPSED

 10
 63

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

MARINA FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
TOTAL FUND EXPENDITURES	7,700.16	7,700.16	497,227.00	489,526.84	1.6
NET REVENUE OVER EXPENDITURES	(8,049.69)	(8,049.69)	1,323.00	9,372.69	(608.4)

TOWN OF GRAND LAKE
BALANCE SHEET
JANUARY 31, 2026

PAY-AS-YOU-THROW FUND

<u>ASSETS</u>		
50-100000	CASH IN COMBINED CASH FUND	4,330.00
	TOTAL ASSETS	<u>4,330.00</u>
<u>LIABILITIES AND EQUITY</u>		
<u>LIABILITIES</u>		
50-200000	ACCOUNTS PAYABLE GENERAL	125.00
	TOTAL LIABILITIES	125.00
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	<u>4,205.00</u>
	BALANCE - CURRENT DATE	<u>4,205.00</u>
	TOTAL FUND EQUITY	<u>4,205.00</u>
	TOTAL LIABILITIES AND EQUITY	<u>4,330.00</u>

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2026

PAY-AS-YOU-THROW FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%	
<u>PAYT REVENUES</u>						
50-344-110	PAYT BAGS: DIRECT SALES (T)	100.00	100.00	4,000.00	3,900.00	2.5
50-344-111	PAYT TAX	.00	.00	368.00	368.00	.0
50-344-115	PAYT BAGS: VENDOR PUR (NT)	4,230.00	4,230.00	80,000.00	75,770.00	5.3
	TOTAL PAYT REVENUES	4,330.00	4,330.00	84,368.00	80,038.00	5.1
	TOTAL FUND REVENUE	4,330.00	4,330.00	84,368.00	80,038.00	5.1

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2026

PAY-AS-YOU-THROW FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>PAYT OPERATIONS</u>					
50-470-200	.00	.00	3,000.00	3,000.00	.0
50-470-250	.00	.00	6,500.00	6,500.00	.0
50-470-300	.00	.00	35,000.00	35,000.00	.0
50-470-301	125.00	125.00	1,500.00	1,375.00	8.3
50-470-310	.00	.00	1.00	1.00	.0
50-470-315	.00	.00	35,000.00	35,000.00	.0
50-470-350	.00	.00	368.00	368.00	.0
50-470-512	.00	.00	510.00	510.00	.0
50-470-870	.00	.00	300.00	300.00	.0
TOTAL PAYT OPERATIONS	125.00	125.00	82,179.00	82,054.00	.2
TOTAL FUND EXPENDITURES	125.00	125.00	82,179.00	82,054.00	.2
NET REVENUE OVER EXPENDITURES	4,205.00	4,205.00	2,189.00	(2,016.00)	192.1

8 % OF THE FISCAL YEAR HAS ELAPSED

22
67

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2026

FUND 60

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>SPACE TO CREATE GRAND LK REV</u>					
60-344-185 RENTAL INCOME - RESIDENTIAL	.00	.00	122,000.00	122,000.00	.0
60-344-195 RENTAL INCOME - COMMERCIAL	.00	.00	8,000.00	8,000.00	.0
TOTAL SPACE TO CREATE GRAND LK REV	.00	.00	130,000.00	130,000.00	.0
TOTAL FUND REVENUE	.00	.00	130,000.00	130,000.00	.0

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

		FUND 60				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
		-----	-----	-----	-----	-----
<u>SPACE TO CREATE GRAND LK EXP</u>						
60-480-246	OPERATING - RESIDENTIAL	.00	.00	25,000.00	25,000.00	.0
60-480-248	OPERATING - COMMERCIAL	.00	.00	6,000.00	6,000.00	.0
60-480-356	PROPERTY MGMT - RESIDENTIAL	.00	.00	11,250.00	11,250.00	.0
60-480-358	PROPERTY MGMT - COMMERCIAL	.00	.00	1,250.00	1,250.00	.0
	<u>TOTAL SPACE TO CREATE GRAND LK EXP</u>	.00	.00	43,500.00	43,500.00	.0
 <u>DEPARTMENT 840</u>						
60-840-640	DEBT SERVICE - PRINCIPAL	.00	.00	10,000.00	10,000.00	.0
60-840-642	DEBT SERVICE - INTEREST	.00	.00	13,000.00	13,000.00	.0
60-840-870	RESERVES	.00	.00	1,350.00	1,350.00	.0
	<u>TOTAL DEPARTMENT 840</u>	.00	.00	24,350.00	24,350.00	.0
	 <u>TOTAL FUND EXPENDITURES</u>	.00	.00	67,850.00	67,850.00	.0
	 <u>NET REVENUE OVER EXPENDITURES</u>	.00	.00	62,150.00	62,150.00	.0

TOWN OF GRAND LAKE
BALANCE SHEET
JANUARY 31, 2026

CAPITAL IMPROVEMENT FUND

<u>ASSETS</u>	
90-100000 CASH IN COMBINED CASH FUND	(56,843.72)
90-109100 COLOTRUST	2,744.44
90-117000 ACCOUNTS RECEIVABLE	(25,760.28)
	<hr/>
TOTAL ASSETS	(79,859.56)
	<hr/> <hr/>
<u>LIABILITIES AND EQUITY</u>	
UNAPPROPRIATED FUND BALANCE:	
REVENUE OVER EXPENDITURES - YTD	(79,859.56)
	<hr/>
BALANCE - CURRENT DATE	(79,859.56)
	<hr/>
TOTAL FUND EQUITY	(79,859.56)
	<hr/>
TOTAL LIABILITIES AND EQUITY	(79,859.56)
	<hr/> <hr/>

TOWN OF GRAND LAKE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

CAPITAL IMPROVEMENT FUND

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>%</u>
<u>CIF REVENUES</u>						
90-344-110	SALES & USE TAX 1%	.00	.00	580,000.00	580,000.00	.0
90-344-140	INTEREST REVENUES	2,744.44	2,744.44	20,000.00	17,255.56	13.7
	TOTAL CIF REVENUES	<u>2,744.44</u>	<u>2,744.44</u>	<u>600,000.00</u>	<u>597,255.56</u>	<u>.5</u>
	TOTAL FUND REVENUE	<u>2,744.44</u>	<u>2,744.44</u>	<u>600,000.00</u>	<u>597,255.56</u>	<u>.5</u>

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2026

CAPITAL IMPROVEMENT FUND

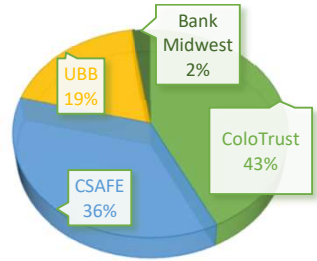
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>CAP IMP FUND OPERATIONS</u>						
90-431-870	CONTINGENCY	.00	.00	275.00	275.00	.0
	TOTAL CAP IMP FUND OPERATIONS	.00	.00	275.00	275.00	.0
<u>CAP IMP FUND DEBT SERVICE</u>						
90-831-471	SALES TAX BONDS - PRINCIPAL	.00	.00	130,000.00	130,000.00	.0
90-831-472	SALES TAX BONDS - INTEREST	.00	.00	145,800.00	145,800.00	.0
	TOTAL CAP IMP FUND DEBT SERVICE	.00	.00	275,800.00	275,800.00	.0
<u>CAP IMP FUND CAPITAL</u>						
90-931-200	CAPITAL PAVEMENT	.00	.00	250,000.00	250,000.00	.0
90-931-201	CAPITAL BOARDWALKS	.00	.00	50,000.00	50,000.00	.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
90-931-918	STREETSCAPE- MISC.	82,604.00	82,604.00	.00	(82,604.00)	.0
	TOTAL CAP IMP FUND CAPITAL	82,604.00	82,604.00	380,000.00	297,396.00	21.7
	TOTAL FUND EXPENDITURES	82,604.00	82,604.00	656,075.00	573,471.00	12.6
	NET REVENUE OVER EXPENDITURES	(79,859.56)	(79,859.56)	(56,075.00)	23,784.56	(142.4)

8 % OF THE FISCAL YEAR HAS ELAPSED

72

BANK CASH BALANCES

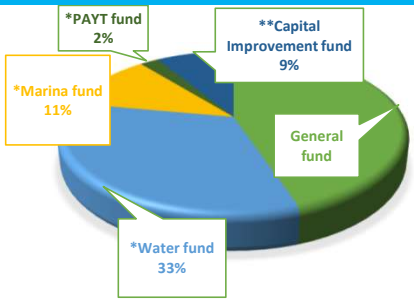
Bank	Amount
ColoTrust	\$3,499,922
CSAFE	\$2,970,153
UBB	\$1,521,999
Bank Midwest	\$195,059
TOTAL CASH *	\$8,187,133



*A portion of the funds are committed or restricted. Cash is allocated to certain funds - see below.

FUND BALANCES

General fund	\$ 4,206,525
*Water fund	\$ 3,104,110
*Marina fund	\$ 1,060,704
*PAYT fund	\$ 191,310
**Capital Improvement fund	\$ 820,846
TOTAL	\$ 9,383,495



*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	\$ 127,438	Committed Fund for the Grand Lake Cemetery
Conservation Trust Funds	\$ 50,488	Restricted Funds from State Lottery for Parks & Open Space
Attainable Housing Funds	\$ 321,906	Restricted Funds from building permit fees and nightly rental license for attainable housing
Emergency Reserves	\$ 117,000	TABOR Emergency Reserves Requirement
Sales Tax Bond Required Reserves	\$ 280,500	Streetscape Bond Requirement (CIP Fund)
TOTAL	\$ 897,332	Balances are adjusted at year end during audit

LIABILITIES over \$50K

Certificate of Participation (GF)	\$ 1,114,937	Issued to finance the acquisition of land
Drinking Water Revolving Fund (WF)	\$ 1,043,767	Construction of an underground water storage tank in 2018
Sales Tax Bonds (CIP Fund)	\$ 3,195,000	Construction of streets, sidewalks, drainage and other street-related improvements
TOTAL	\$ 5,353,704	

Town of Grand Lake Prepaids, ACH Debits, and Transfers

Prepaids and ACH Debits

<u>Company / Purpose</u>	<u>Date</u>	<u>Amount</u>
Paychex Payroll	01/14/26	\$ 47,606
Paychex Payroll Taxes	01/15/26	\$ 19,176
ICMA Retirement	01/15/26	\$ 9,645
CEBT (Health, Dental, Vision, and Life Ins)	01/21/26	\$ 44,761
Paychex Payroll	01/29/25	\$ 48,550
Paychex Payroll Taxes	01/30/26	\$ 19,196

Bank Transfers

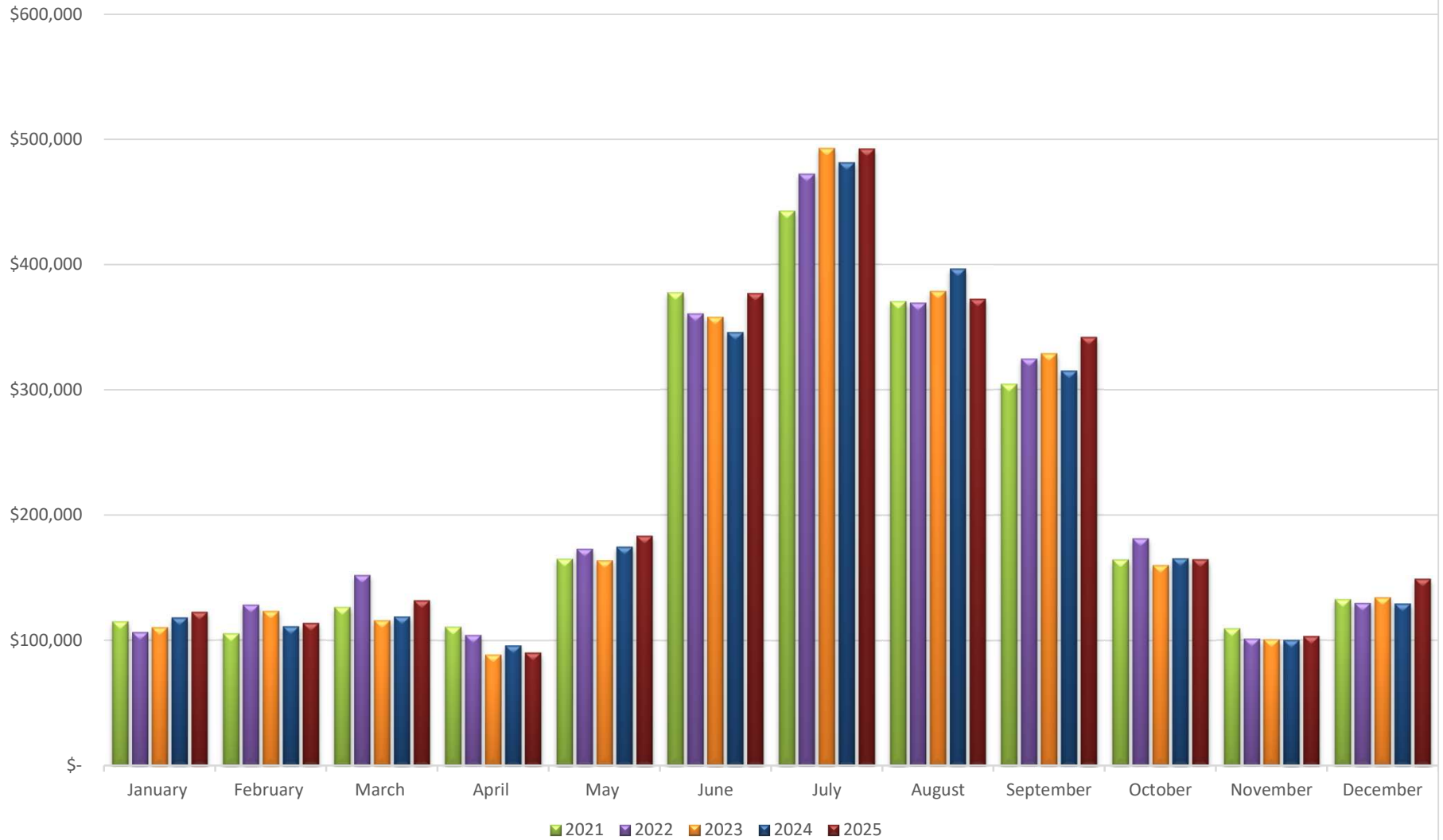
<u>From</u>	<u>To</u>	<u>Date</u>	<u>Amount</u>
UBB Money Market	UBB Operating	01/07/26	\$ 125,000
UBB Money Market	UBB Operating	01/13/26	\$ 150,000
UBB Money Market	Bank Midwest/CCB	01/15/26	\$ 90,000
UBB Money Market	UBB Operating	01/16/26	\$ 175,000
UBB Money Market	Bank Midwest/CCB	01/21/26	\$ 70,000
UBB Money Market	UBB Operating	01/27/26	\$ 160,000
UBB Money Market	Bank Midwest/CCB	01/29/26	\$ 89,479

4% SALES TAX CASH FLOW REPORT
TOWN OF GRAND LAKE
FISCAL YEAR 2025

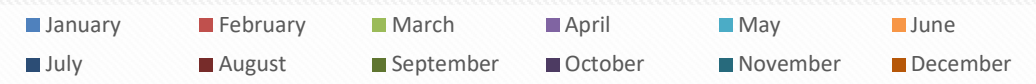
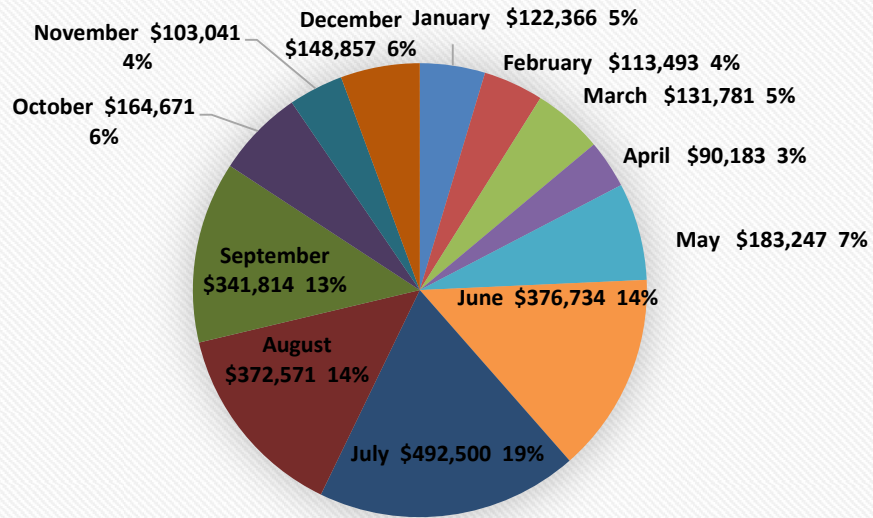
Sales Month	2025	2024	2023	2022	2021
January	\$ 122,366	\$ 117,972	\$ 110,248	\$ 106,350	\$ 114,888
February	\$ 113,493	\$ 110,759	\$ 123,072	\$ 127,918	\$ 105,125
March	\$ 131,781	\$ 118,874	\$ 115,936	\$ 151,941	\$ 126,469
April	\$ 90,183	\$ 95,992	\$ 88,692	\$ 104,344	\$ 110,867
May	\$ 183,247	\$ 174,513	\$ 163,725	\$ 172,788	\$ 164,901
June	\$ 376,734	\$ 345,644	\$ 357,780	\$ 360,464	\$ 377,346
July	\$ 492,500	\$ 481,419	\$ 492,768	\$ 472,409	\$ 442,768
August	\$ 372,571	\$ 396,761	\$ 378,782	\$ 369,399	\$ 370,626
September	\$ 341,814	\$ 314,945	\$ 328,788	\$ 324,475	\$ 304,337
October	\$ 164,671	\$ 165,557	\$ 159,985	\$ 181,308	\$ 164,428
November	\$ 103,041	\$ 99,969	\$ 100,490	\$ 100,997	\$ 109,224
December	\$ 148,857	\$ 129,140	\$ 134,012	\$ 129,464	\$ 132,476
Total	\$ 2,641,257	\$ 2,551,546	\$ 2,554,277	\$ 2,601,855	\$ 2,523,455

YTD Comparison	2025	2024	2023	2022	2021
Annual Budget	\$ 2,384,727	\$ 2,337,968	\$ 2,337,968	\$ 2,461,018	\$ 1,741,825
YTD Actual	\$ 2,641,257	\$ 2,551,546	\$ 2,554,277	\$ 2,601,855	\$ 2,523,455
Year to Date % of Budget	110.76%	109.14%	109.25%	105.72%	144.87%
\$ Change from Prior Year to Date	\$ 89,711	\$ (2,731)	\$ (47,578)	\$ 78,401	\$ 544,144
% Change from Prior Year to Date	3.52%	-0.11%	-1.83%	3.11%	27.49%

4% SALES TAX CASH FLOW 2025 General Fund YTD through December



% of Sales Tax revenues per month for YTD 2025 (4% Sales Tax)



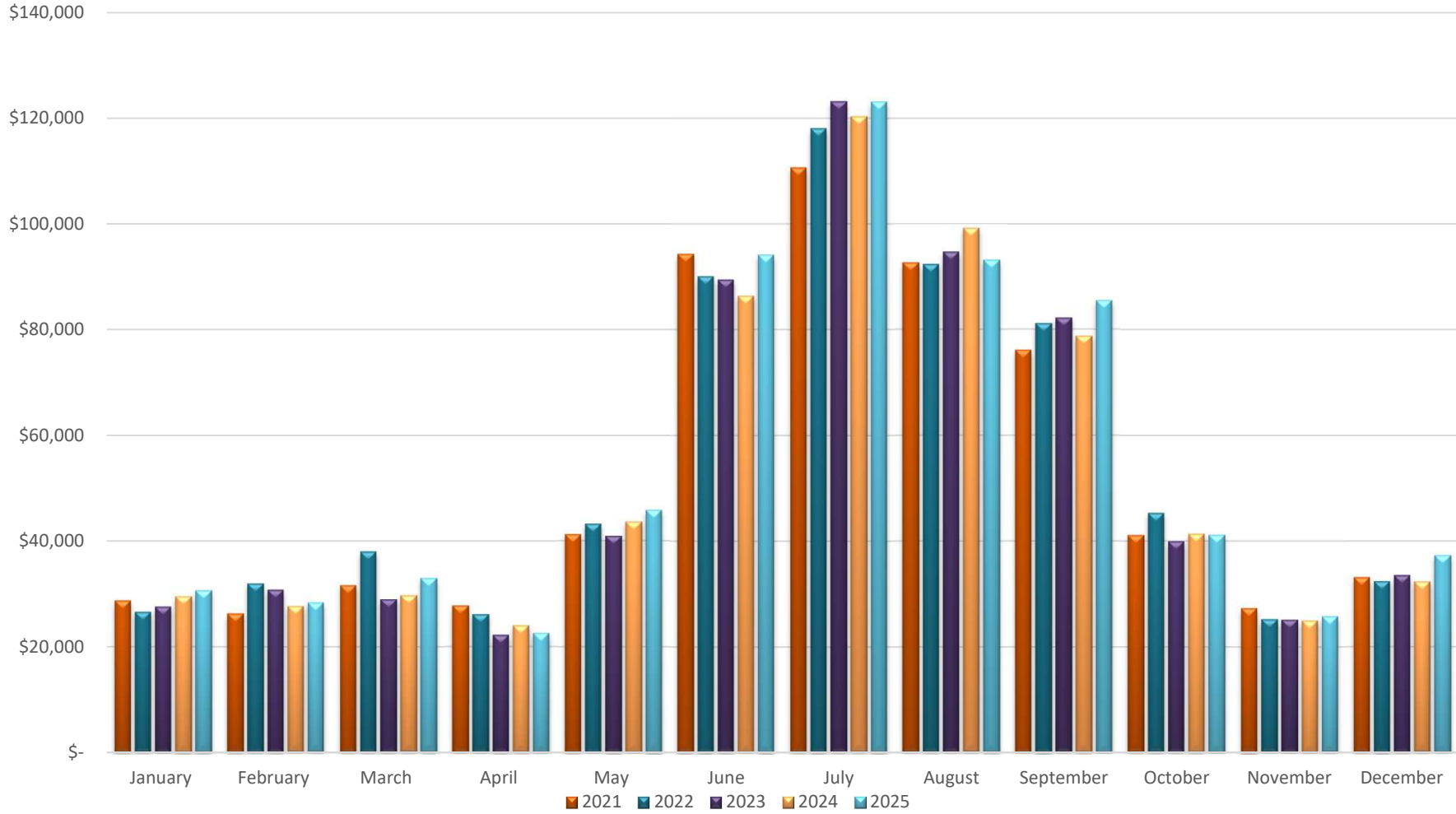
1% SALES TAX CASH FLOW REPORT

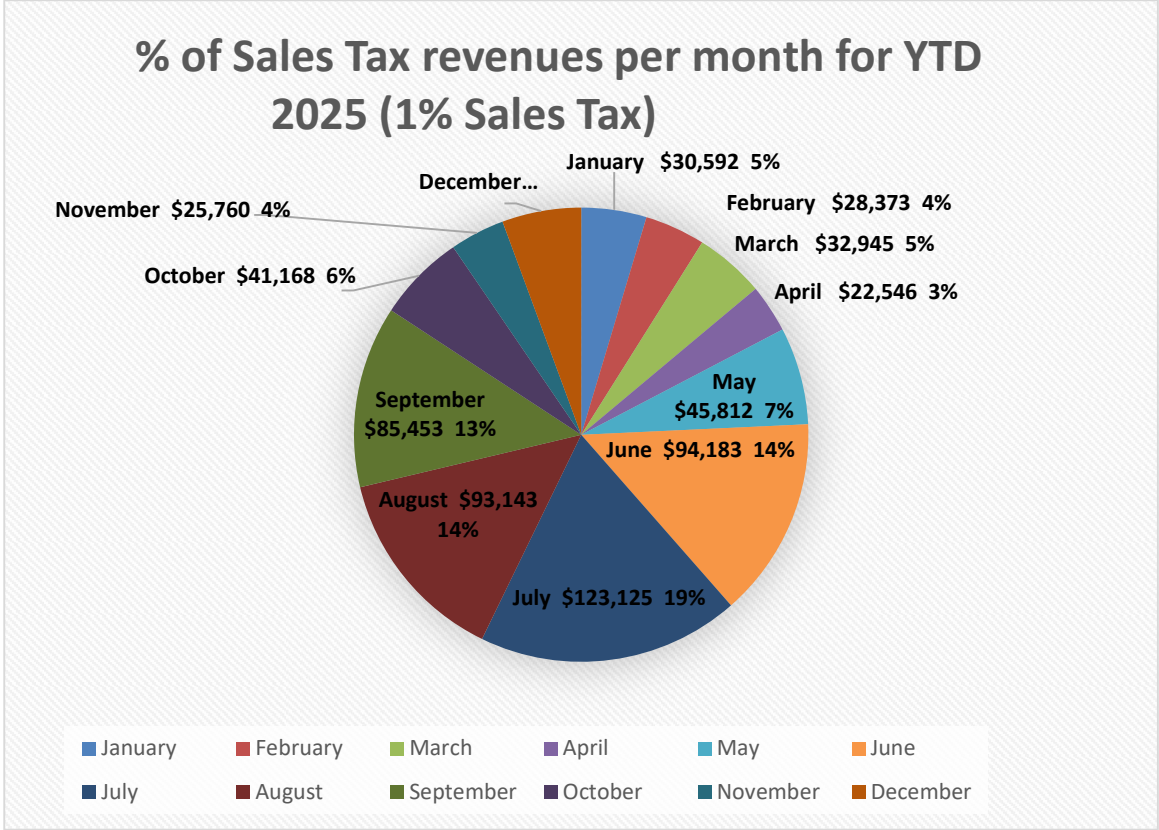
TOWN OF GRAND LAKE FISCAL YEAR 2025

Sales Month	2025	2024	2023	2022	2021
January	\$ 30,592	\$ 29,493	\$ 27,562	\$ 26,587	\$ 28,722
February	\$ 28,373	\$ 27,690	\$ 30,768	\$ 31,979	\$ 26,281
March	\$ 32,945	\$ 29,719	\$ 28,984	\$ 37,985	\$ 31,617
April	\$ 22,546	\$ 23,998	\$ 22,173	\$ 26,086	\$ 27,717
May	\$ 45,812	\$ 43,628	\$ 40,931	\$ 43,197	\$ 41,225
June	\$ 94,183	\$ 86,411	\$ 89,445	\$ 90,116	\$ 94,336
July	\$ 123,125	\$ 120,355	\$ 123,192	\$ 118,102	\$ 110,692
August	\$ 93,143	\$ 99,190	\$ 94,695	\$ 92,350	\$ 92,656
September	\$ 85,453	\$ 78,736	\$ 82,197	\$ 81,119	\$ 76,084
October	\$ 41,168	\$ 41,389	\$ 39,996	\$ 45,327	\$ 41,107
November	\$ 25,760	\$ 24,992	\$ 25,122	\$ 25,249	\$ 27,306
December	\$ 37,214	\$ 32,285	\$ 33,503	\$ 32,366	\$ 33,119
Total	\$ 660,314	\$ 637,886	\$ 638,569	\$ 650,464	\$ 630,864

YTD Comparison	2025	2024	2023	2022	2021
Annual Budget	\$ 580,000	\$ 580,000	\$ 584,250	\$ 615,252	\$ 435,000
YTD Actual	\$ 660,314	\$ 637,886	\$ 638,569	\$ 650,464	\$ 630,864
Year to Date % of Budget	113.85%	109.98%	109.30%	105.72%	145.03%
\$ Change from Prior Year to Date	\$ 22,428	\$ (683)	\$ (11,895)	\$ 19,600	\$ 76,192
% Change from Prior Year to Date	3.52%	-0.11%	-1.83%	3.11%	13.74%

1% SALES TAX CASH FLOW 2025 Capital Improvement Fund YTD through December





TOWN OF GRAND LAKE

Section 10, Item A.

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of January 31, 2026 - Unaudited

GENERAL FUND	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Revenues					
Taxes					
Property Tax	\$ 783,006	\$ 11,624	\$ (771,382)	1.5	
Specific Ownership Tax	15,000	3,503	(11,497)	23.4	
General Sales Tax	2,619,354	-	(2,619,354)	-	Sales tax revenues run 1 month behind
Building Use Tax	70,000	-	(70,000)	-	Part of the building application fees
Motor Vehicle Use Tax	40,000	-	(40,000)	-	
Cigarette Tax	3,000	225	(2,775)	7.5	Tax revenues run 2 months behind
Marijuana Tax/Fees	50,000	119	(49,881)	0.2	
Franchise Tax	80,000	11,712	(68,288)	14.6	Quarterly payments
Subtotal Taxes	3,660,360	27,183	(3,633,177)	0.7	
Licenses & Permits					
Business Licenses	57,650	949	(56,701)	1.6	Annual event in July
Nightly Rental Licenses	117,000	13,650	(103,350)	11.7	
Liquor License	4,500	-	(4,500)	-	
Other Licenses	6,675	1,104	(5,571)	16.5	Sign, grading, animal, boardwalk permits
Subtotal Licenses & Permits	185,825	15,703	(170,122)	8.5	
Intergovernmental					
County Road and Bridge	12,351	-	(12,351)	-	
Grants	70,000	-	(70,000)	-	
Highway Users Tax	30,716	-	(30,716)	-	Tax revenues run 2 months behind
Conservation Trust Fund	3,000	-	(3,000)	-	Quarterly revenue
Other Intergovernmental	3,000	27,310	24,310	910.3	State severance tax and federal mineral funds
Subtotal Intergovernmental	119,067	27,310	(91,757)	22.9	
Charges for Services					
Attainable Housing Fee	4,000	-	(4,000)	-	Part of the building application fees
Zoning and Subdivision Review	3,000	-	(3,000)	-	
Cemetery	11,000	-	(11,000)	-	Perpetual fees
Grand Lake Center	118,000	10,747	(107,253)	9.1	Memberships, rec fees, rental income \$35K not reaccuring
Other Charges for Services	16,000	239	(15,761)	1.5	EV charging rev and nightly rental app fee and fuel surcharges
Subtotal Charges for Services	152,000	10,986	(141,014)	7.2	
Fines and Forfeitures	500	-	(500)	-	Ordinances and parking fines - fine forgiveness in 2023
Fees and Leases	-	-	-	-	Quarterly payment for Chamber rent
Net Investment Income	100,000	10,978	(89,022)	11.0	Interest income
Other Revenue	21,002	470	(20,532)	2.2	event fees and rentals
Capital Specific Revenue	5,193,000	20,415	(5,172,585)	0.4	\$4M Strong Communities, \$3M Community Rev, \$174,019 LPC (\$2M Addtl Housing for 2026)
Total Revenues	\$ 9,431,754	\$ 113,045	\$ (9,318,709)	1.2	

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of January 31, 2026 - Unaudited

GENERAL FUND (CONT)

Expenditures	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Boards and Committees					
Board of Trustees	\$ 284,302	2,262	\$ 282,040	0.8	Community grants, donations, BOT compensation office supplies
Cemetery Committee	9,500	-	9,500	-	
Planning Comm & Board of Adj	108,450	15,954	92,496	14.7	Consultant & training
Greenways Committee	104,272	346	103,926	0.3	Town flowers, planters, Arbor day
Subtotal Boards and Committee:	506,524	18,562	487,962	3.7	
Administration					
Personnel	830,386	78,764	751,622	9.5	Wages and benefits
Supplies	37,000	4,071	32,929	11.0	Office supplies
Repairs and Maintenance	8,200	8,365	(165)	102.0	
Purchased Services	72,200	14,473	57,727	20.0	Postage, computer services, Gov.os
Utility Services	41,779	4,388	37,391	10.5	Water and Sewer are billed quarterly
Professional Services	90,700	25,693	65,007	28.3	Legal & Other
Marketing	-	-	-	-	Quarterly contribution to Chamber
Other	58,804	7,406	51,398	12.6	Qtrly Prop Ins, Treas Fees, Attainable Housing
Subtotal Administration	1,139,069	143,160	995,909	12.6	
Economic Development Grants	145,000	5,000	140,000	3.4	Headwaters & Creative District - Trail Groomers is in Dec.
Marketing and Communications					
Personnel	354,853	1,549	353,304	0.4	
Repairs and Maintenance	7,850	-	7,850	-	
Marketing	75,000	-	75,000	-	
Professional Services	36,000	-	36,000	-	
Town Events	43,400	-	43,400	-	
Other	2,500	-	2,500	-	Continental Divide Trail
Subtotal Mktg and Comms	519,603	1,549	518,054	0.3	
Public Safety					
Personnel	-	-	-	-	
Purchased Services	284,115	-	284,115	-	Dispatch & Sheriff's Contract
Subtotal Public Safety	284,115	-	284,115	-	
Public Works					
Personnel	1,062,531	75,760	986,771	7.1	Wages and benefits
Supplies	25,500	2,347	23,153	9.2	
Repairs and Maintenance	212,500	8,300	204,200	3.9	
Purchased Services	13,500	720	12,780	5.3	Computer, Fuel Cloud, background checks, UI testing
Utility Services	56,611	5,651	50,960	10.0	
Professional Services	70,000	-	70,000	-	Winter lights and engineering
Other	40,000	910	39,090	2.3	Training, equipment rental, sign repair
Subtotal Public Works	1,480,642	93,688	1,386,954	6.3	

TOWN OF GRAND LAKE

Section 10, Item A.

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of January 31, 2026 - Unaudited

GENERAL FUND (CONT)

Expenditures	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Grand Lake Center					
Personnel	\$ 156,204	\$ 11,000	\$ 145,204	7.0	Wages and benefits
Supplies	6,500	533	5,967	8.2	
Repairs and Maintenance	20,400	790	19,610	3.9	
Utility Services	27,838	1,645	26,193	5.9	
Professional Services	18,990	2,195	16,795	11.6	Computer Service
Other	57,900	-	57,900	-	Marketing, Training, Insurance, Summer Camp
Subtotal Grand Lake Center	287,832	16,163	271,669	5.6	
Parks					
Personnel	-	-	-	-	
Supplies	37,000	610	36,390	1.6	Cleaning, bathroom, and lawn supplies
Repairs and Maintenance	82,000	-	82,000	-	
Utility Services	37,334	1,733	35,601	4.6	
Other	6,000	500	5,500	8.3	
Parks Capital	-	(12,000)	12,000	-	Marquee
Fireworks	30,000	-	30,000	-	
Ice Rink	2,000	-	2,000	-	
Subtotal Parks	194,334	(9,157)	203,491	(4.7)	
Capital Outlay	4,844,000	117,344	4,726,656	2.4	Town Hall, Space to Create, PW Equip, Paving, and Drainage
Debt service					
Lease Principal	100,000	-	100,000	-	Certificate of Participation
Lease Interest	31,176	-	31,176	-	Certificate of Participation
Subtotal Debt Service	131,176	-	131,176	-	
Reserves	-	-	-	-	
Total Expenditures	\$ 9,532,295	\$ 386,309	\$ 9,145,986	4.1	
Net Revenue Over (Under)					
Expenditures	\$ (100,541)	\$ (273,264)	\$ (172,723)		

TOWN OF GRAND LAKE

Section 10, Item A.

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of January 31, 2026 - Unaudited

CAPITAL IMPROVEMENT FUND

	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Revenues					
General Sales Tax	\$ 580,000	\$ -	\$ (580,000)	-	Sales tax revenues run 1 month behind
Subtotal Taxes	<u>580,000</u>	<u>-</u>	<u>(580,000)</u>	<u>-</u>	
Intergovernmental					
Grants	-	-	-	-	
Other Intergovernmental	-	-	-	-	
Subtotal Intergovernmental	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
Other Revenue	-	-	-	-	
Net Investment Income	20,000	2,744	(17,256)	13.7	Interest
Total Revenues	<u>\$ 600,000</u>	<u>\$ 2,744</u>	<u>\$ (597,256)</u>	<u>0.5</u>	
Expenditures					
Grant Expenses	-	-	-	-	
Operations	275	-	(275)	-	Bond
Capital Outlay	380,000	82,604	(297,396)	21.7	Boardwalk maint & paving
Debt service					
Bond Principal	130,000	-	(130,000)	-	Annual payment
Bond Interest	145,800	-	(145,800)	-	Semi annual payments
Subtotal Debt Service	<u>275,800</u>	<u>-</u>	<u>(275,800)</u>	<u>-</u>	
Reserves	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
Total Expenditures	<u>\$ 656,075</u>	<u>\$ 82,604</u>	<u>\$ (573,471)</u>	<u>12.6</u>	
Net Revenue Over (Under)					
Expenditures	<u>\$ (56,075)</u>	<u>\$ (79,860)</u>	<u>\$ (23,785)</u>		

TOWN OF GRAND LAKE

Section 10, Item A.

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of January 31, 2026 - Unaudited

WATER FUND

	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Revenues					
Water Sales	\$ 757,788	\$ 195,151	\$ (562,637)	25.8	Billed quarterly (Jan, April, July, Oct)
Tap Fees	39,000	-	(39,000)	-	
Resale Meters	5,000	-	(5,000)	-	New meters purchased by owner
Bulk Water Permits	800	-	(800)	-	
Miscellaneous	-	-	-	-	
Sale of Assets	-	-	-	-	
Interest Income	50,000	6,116	(43,884)	12.2	
Reimbursement Income	-	-	-	-	
Capital Lease Proceeds	-	-	-	-	
Total Revenues	\$ 852,588	\$ 201,267	\$ (651,321)	23.6	
Expenditures					
Personnel	496,219	25,381	485,004	5.1	Wages and Benefits
Office Supplies	15,500	1,085	15,099	7.0	
Operations Supplies	24,400	134	19,169	0.5	
Repairs and Maintenance	49,650	17,343	35,421	34.9	
Resale Supplies	10,150	928	10,150	9.1	Meters
Purchased Services	27,000	7,110	19,266	26.3	Computer Support and Telemetry
Utilities	39,200	-	35,591	-	Water and Sewer are billed quarterly
Professional Services	9,400	-	(820)	-	Legal, Engineering, and Audit
Other Expenses	25,100	150	20,667	0.6	Quarterly property insurance
Water Capital	-	-	-	-	
Debt Service-Principal	74,282	-	72,819	-	Semi annual payments
Debt Service-Interest	20,506	-	21,969	-	Semi annual payments
Total Expenditures	\$ 791,407	\$ 52,131	\$ 739,276	6.6	
Net Revenue Over (Under)					
Expenditures	\$ 61,181	\$ 149,136	\$ 87,955		

TOWN OF GRAND LAKE

Section 10, Item A.

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of January 31, 2026 - Unaudited

MARINA FUND

	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Revenues					
Marina Rentals	\$ 375,000	\$ -	\$ (375,000)	-	
Tours	75,000	-	(75,000)	-	
Space Rentals	12,550	(1,950)	(14,500)	(15.5)	
Miscellaneous	1,000	-	(1,000)	-	
Interest Income	8,000	1,600	(6,400)	20.0	
Sale of Assets	27,000	-	(27,000)	-	
Total Revenues	\$ 498,550	\$ (350)	\$ (498,900)	(0.1)	
Expenditures					
Personnel	314,588	6,257	308,331	2.0	Wages and benefits
Office Supplies	1,500	-	1,500	-	
Operations Supplies	16,250	-	16,250	-	
Fireworks	-	-	-	-	4th of July fireworks
Repairs and Maintenance	35,000	-	35,000	-	
Permits and Fees	1,000	-	1,000	-	
Purchased Services	16,350	-	16,350	-	Computer service
Utilities	4,088	1,443	2,645	35.3	Water and Sewer billed quarterly
Professional Services	2,700	-	2,700	-	Audit and background checks
Other Expenses	16,501	-	16,501	-	Insurance
Capital Outlay	89,250	-	89,250	-	
Total Expenditures	\$ 497,227	\$ 7,700	\$ 489,527	1.5	
Net Revenue Over (Under)					
Expenditures	\$ 1,323	\$ (8,050)	\$ (9,373)		

TOWN OF GRAND LAKE

Section 10, Item A.

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of January 31, 2026 - Unaudited

PAY-AS-YOU-THROW FUND

	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Revenues					
Bag Sales	\$ 84,368	\$ 4,330	\$ (80,038)	5.1	
Interest Income	-	-	-	-	
Total Revenues	\$ 84,368	\$ 4,330	\$ (80,038)	5.1	
Expenditures					
Operations Supplies	9,500	-	9,500	-	PAYT bags
Repairs and Maintenance	35,000	-	35,000	-	End of year adjustment
Purchased Services	36,500	-	36,500	-	Dumpster service
Professional Services	510	-	510	-	
Other Expenses	669	125	544	18.7	
Capital Outlay	-	-	-	-	
Total Expenditures	\$ 82,179	\$ 125	\$ 82,054	0.2	
Net Revenue Over (Under)					
Expenditures	\$ 2,189	\$ 4,205	\$ 2,016		

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of January 31, 2026 - Unaudited

SPACE TO CREATE GRAND LAKE FUND

	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Revenues					
Rental Income - Residential	\$ 122,000	\$ -	\$ (122,000)	-	
Rental Income - Commercial	8,000	-	(8,000)	-	
Total Revenues	\$ 130,000	\$ -	\$ (130,000)	-	
Expenditures					
Operating	31,000	-	31,000	-	
Professional Services	12,500	-	12,500	-	Property Mgmt
Debt Service - Principal	10,000	-	10,000	-	
Debt Service - Interest	13,000	-	13,000	-	
Reserves	1,350	-	1,350	-	
Total Expenditures	\$ 67,850	\$ -	\$ 67,850	-	
Net Revenue Over (Under) Expenditures	\$ 62,150	\$ -	\$ (62,150)		

2026 Marketing Plan

Katie Hearsum
Marketing & Communications Manager



Marketing Goals



Off-Peak Visitation



Longer Stays



Local Event Attendance



Responsible Recreation

Off-Peak Visitation & Longer Stays

- Invest in targeted campaigns using audience data (Datafy, Granicus)
- Multi-day itineraries/content
- Develop additional seasonal events/activities



Event Attendance

- Increase marketing consistency
- KFFR partnership
- Social/Meta campaign
- Content curation



Responsible Tourism

- Launch the “Do Grand Right” campaign with CTO/GCCTB
- HTA Ambassadors
- Balance community & tourism



Marketing Tools & Resources

- ✓ Website – SEO/SEM
- ✓ Social Media – SMM/Meta
- ✓ GL Guidebook
- ✓ Advertising – Print, Digital, Outdoor, Email
- ✓ PR – Earned media

Website

Simpleview (Granicus)

- Website hosting & maintenance
- Tourism-specific CRM/CMS
- SEO management/analysis





THE HEART OF
COLORADO'S WILDERNESS
Grand Lake

GoGrandLake.com

1.5 million visits in 2025

33,000 e-mail subscribers

Social Media

Lupine Creative Works

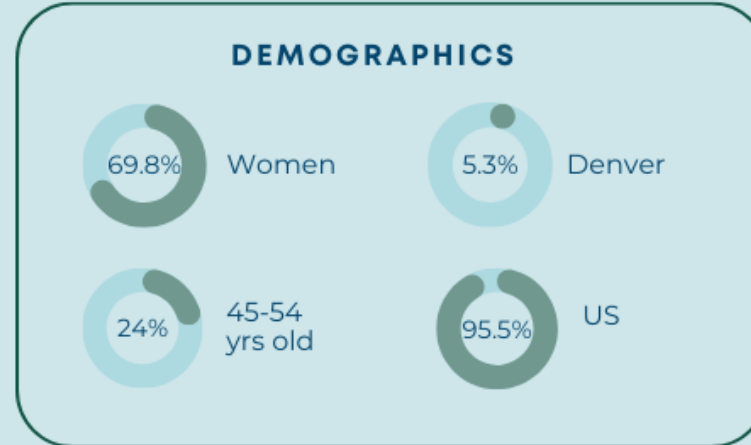
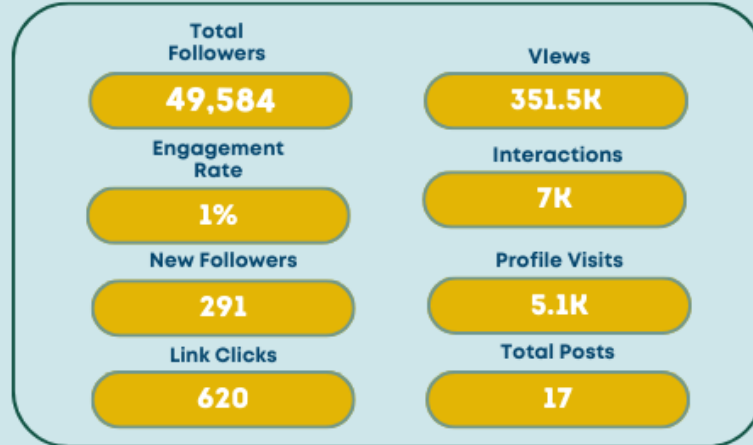
- @GoGrandLake and @GoGrandLocal
- Meta ad campaign started in January (quarterly)
- Cost-effective tool for “digital discovery”, real-time event promotion and two-way engagement



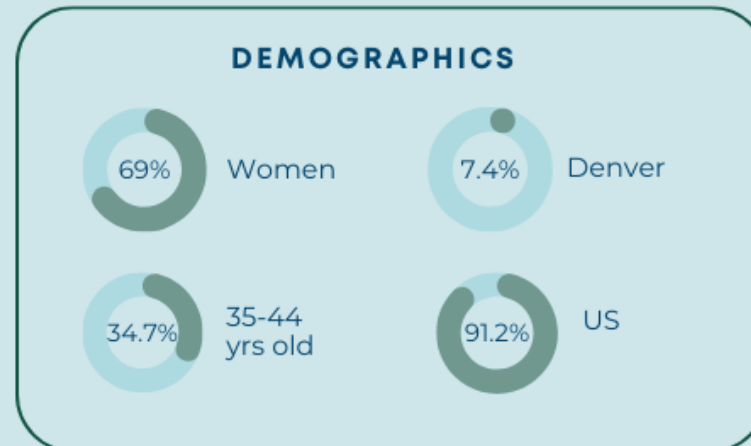
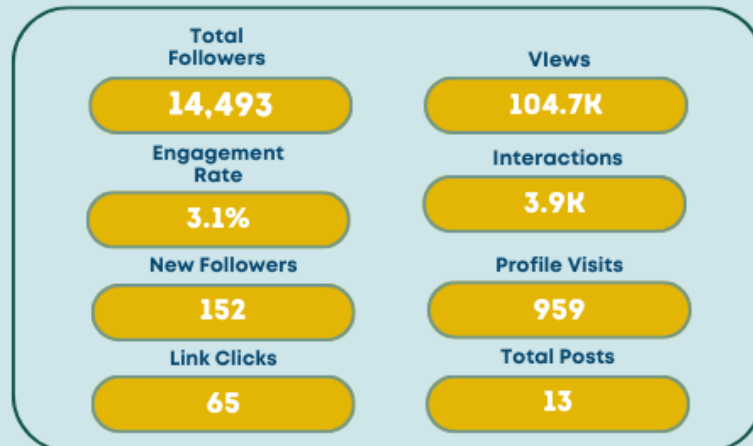
GOGRANDLAKE SOCIAL MEDIA UPDATE

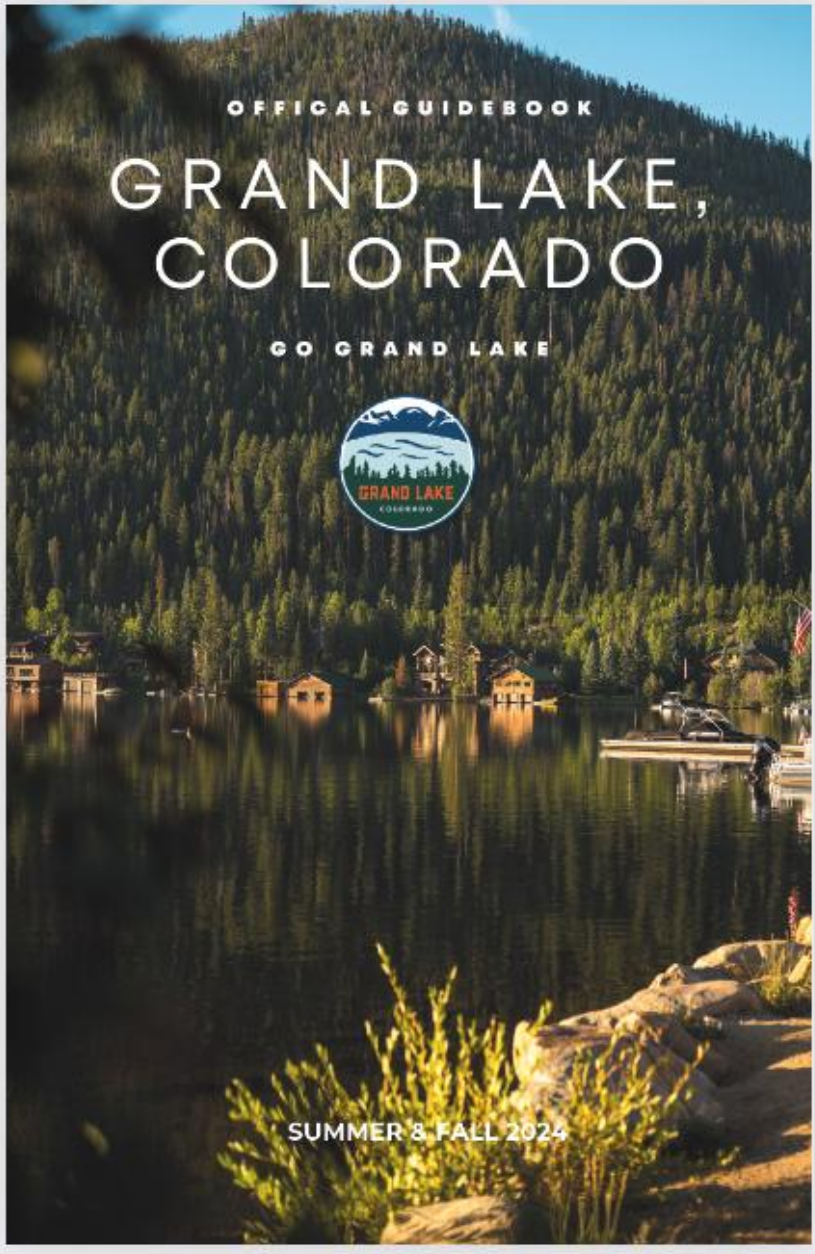
JANUARY 2026

Facebook



Instagram





Grand Lake Guidebook



GRAND LAKE VISITOR'S CENTER



Stop in at the Grand Lake Visitor's Center, your gateway to everything our Community has to offer. Here, you can explore local maps, discover things to do, and learn about the East Troublesome Fire through the Troublesome Stories exhibit. Enjoy conveniences like clean restrooms and a water bottle refill station before you start your adventure in Grand Lake! On the go? Check our website at gograndlake.com for everything you'll need right at your fingertips.

Located at the Entrance to The Town of Grand Lake
14700 US-34, Grand Lake, CO 80447
(970) 627-3402 | GoGrandLake.com

Visitor's Center Open Hours:
Open Daily 10:00am - 3:00pm
Closed on Tuesday & Wednesday (November - April)

In the heart of the Rocky Mountains, Grand Lake boasts a rich history dating back to the late 19th century. Originally inhabited by Native American tribes such as the Ute and Arapaho in the summer months, the area later became a popular destination for fur trappers and prospectors drawn to the abundant natural resources. By the late 1800s, Grand Lake had transformed into a thriving mountain community, attracting tourists seeking adventure and respite from their day to day lives.

Today, Grand Lake continues to charm visitors with its historic boardwalks and facades, picturesque surroundings, and easy access to Rocky Mountain National Park. As you wander and soak in its storied past, you'll discover why Grand Lake truly is the Soul of the Rockies.

Grand Lake is proud of the multiple historic sites open to the public, such as the Kauffman House Museum and Historic Cottage Court. Check out the Grand Lake Historical Society to learn more about our rich history and museum tours!

Scan to Discover More History from The GLAHS



Advertising

Print

- Moe's Maps
- SkyHi/Explore Grand
- 2025: National Parks Trips, USA Today, CTO, Denver Post

Digital

- Monthly newsletter
- Google Adwords (SEM)
- Social/Meta
- 2025: Colorado.com, Denver Post, Visit USA Parks

Video

- 2025: CO Welcome Centers, Hulu, Xfinity/Comcast (GC-CH17)

E-mail

- Monthly newsletter

Outdoor

- Billboard

Radio

- KFFR

Public Relations

- Media visits: Carnival (BBC)
- Press Releases: Plan for Vacation Day, Space to Create
- CO Preservation gift basket/raffle
- Fox News – Pond Hockey
- 9 News – Carnival (GLCD)
- Global Traveler – RMFS ice sculpt
- NPR – KVRC in RMNP (podcast)





Hot Topics:

- **Dark Sky/Astro Tourism**
 - **America 250/Colorado 150**
 - **Space-To-Create
Live/Work Grand Opening**
 - **Lift Bus Line**
-

2026 Marketing Expenses

Website \$55,000

Social Media \$40,000

Print \$20,000

Digital \$10,000

Radio \$10,000

Content \$10,000

PR \$5,000

TOTAL \$150,000

Grand Lake Visitor Center

- Visitor Center Ambassadors (3)
- Open 5-7 days per week
- January Visitor Stats:
 - 2026: 79 visitors, 63 calls
 - 2025: 67 visitors, 62 calls
 - 2024: 44 visitors, 46 calls

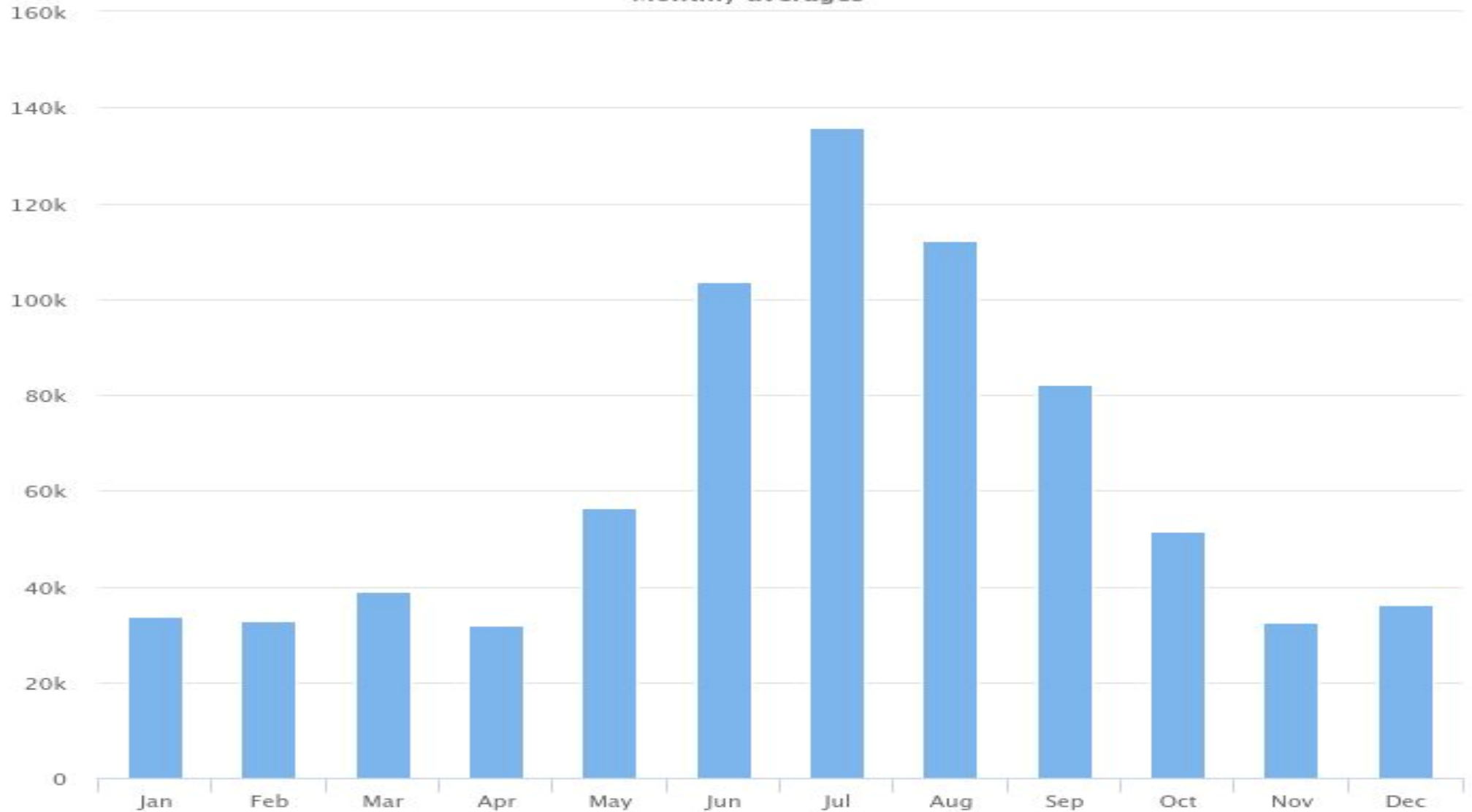


Months of the year

2025-01-01 to 2025-12-31

Monthly averages

Section 11, ItemA.



Site Name

Average

Median

STDV

Min

Max

Entrance



62,234.9

45,183.0

35,181.2

31,987.0

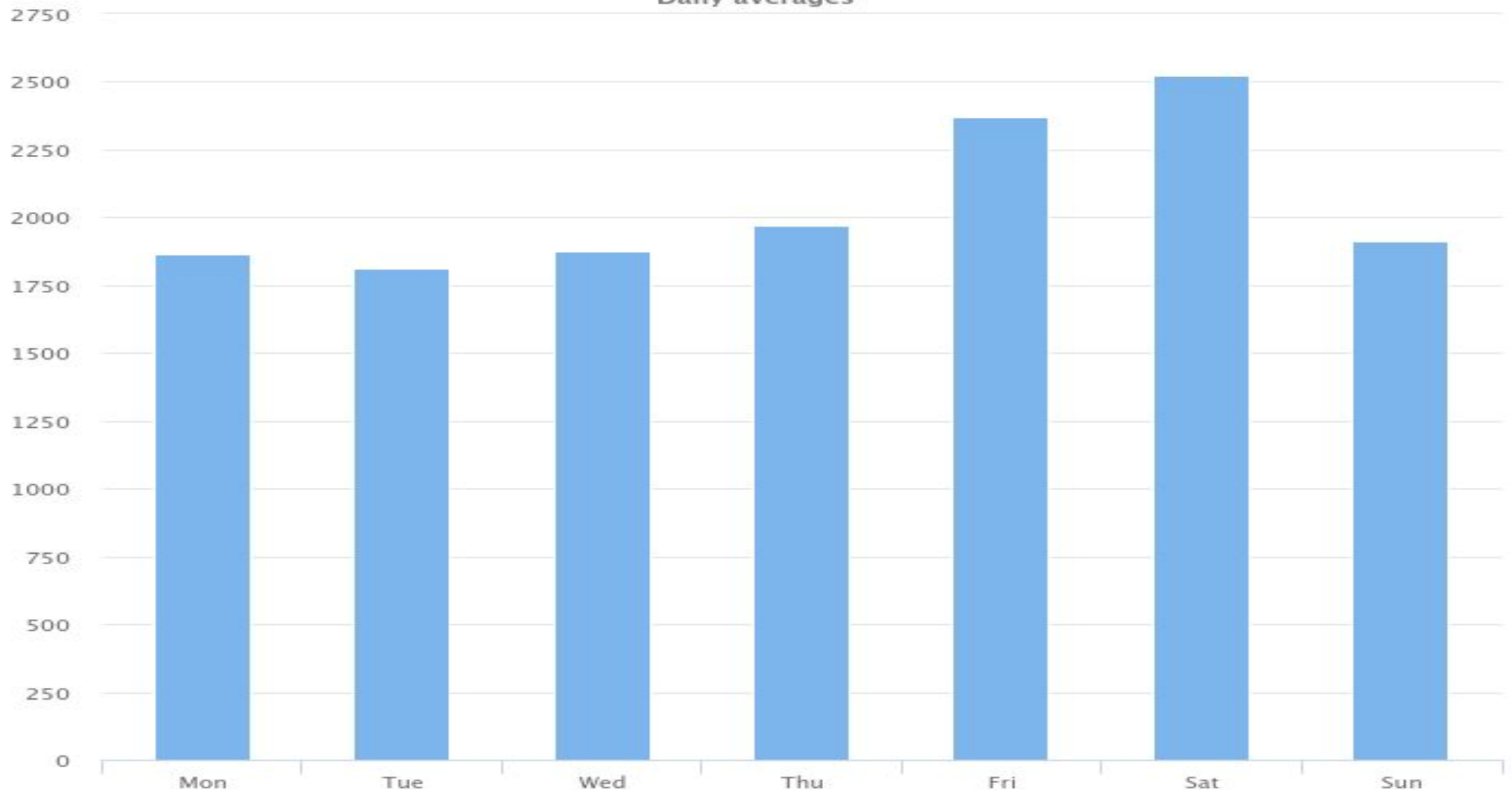
135,651.0

Days of the week

2025-01-01 to 2025-12-31

Daily averages

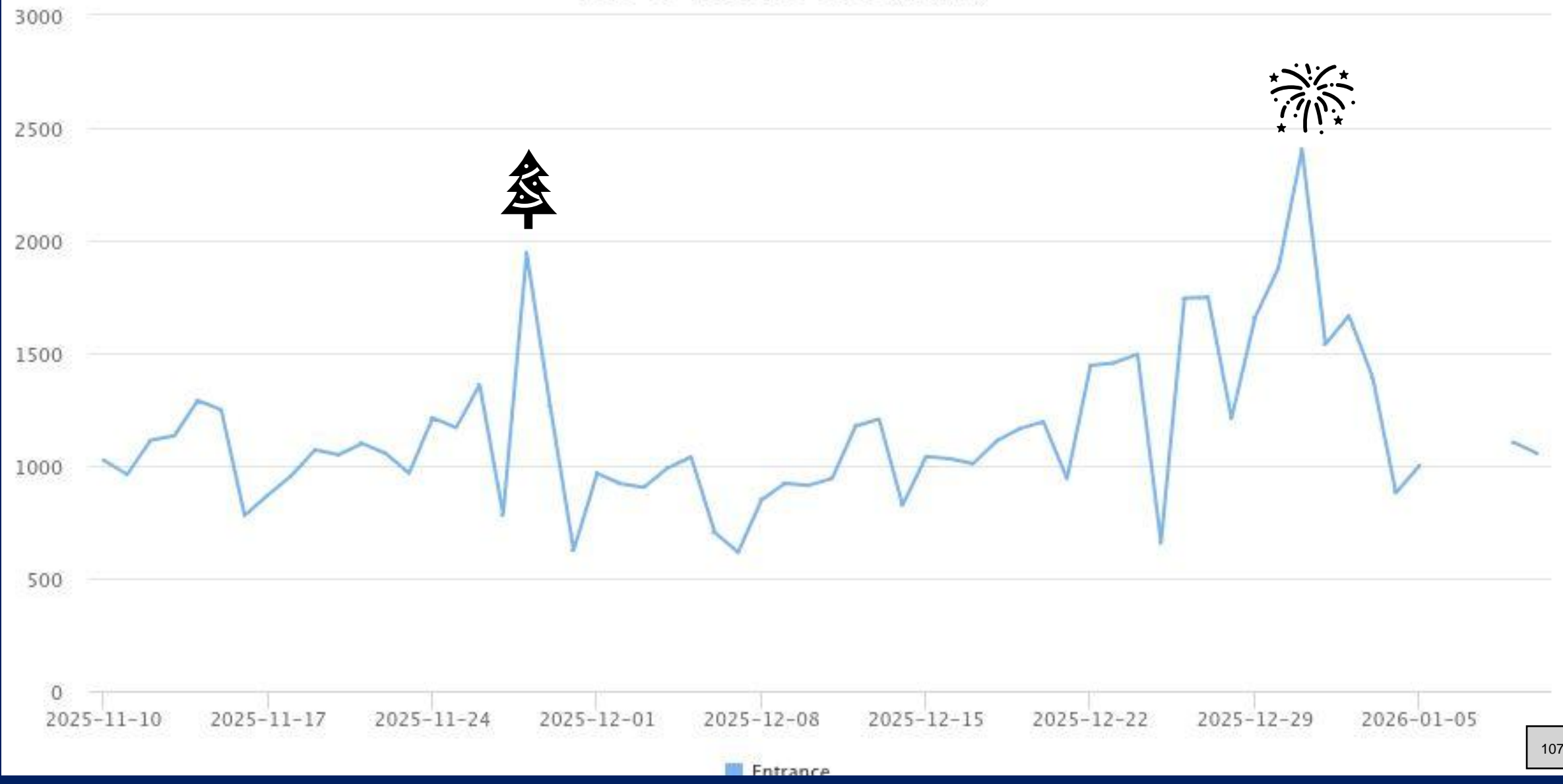
Section 11, ItemA.



Site Name	Average	Median	STDV	Min	Max
Entrance	2,046.6	1,910.4	260.8	1,812.4	2,524.4

Daily totals

2025-11-10 to 2026-01-10 (62 days)





*Thank you for
your support!*



To: Mayor Bergquist & Board of Trustees
From: Alayna Carrell, Town Clerk
Date: February 23, 2026
Re: **Consideration of Updated Liquor License Boundary Map — Rotary Club of Grand Lake “Grand Lake Skijoring” Special Event Permit**

BACKGROUND

At the January 26, 2026, Board of Trustees meeting, the Board approved the Special Event Liquor Permit application and Resolution No. 06-2026 for the Rotary Club of Grand Lake’s annual “Grand Lake Skijoring” event.

Following that approval, staff worked with the applicant to refine and clarify the liquor license boundary to ensure the permitted area is accurately depicted and consistent with event operations, safety considerations, and enforcement needs. An updated liquor license boundary map has now been prepared for the Board’s review.

This item is being brought back before the Board to acknowledge and accept the updated boundary map as part of the approved Special Event Liquor Permit. No other changes to the previously approved permit, dates, or conditions are proposed.

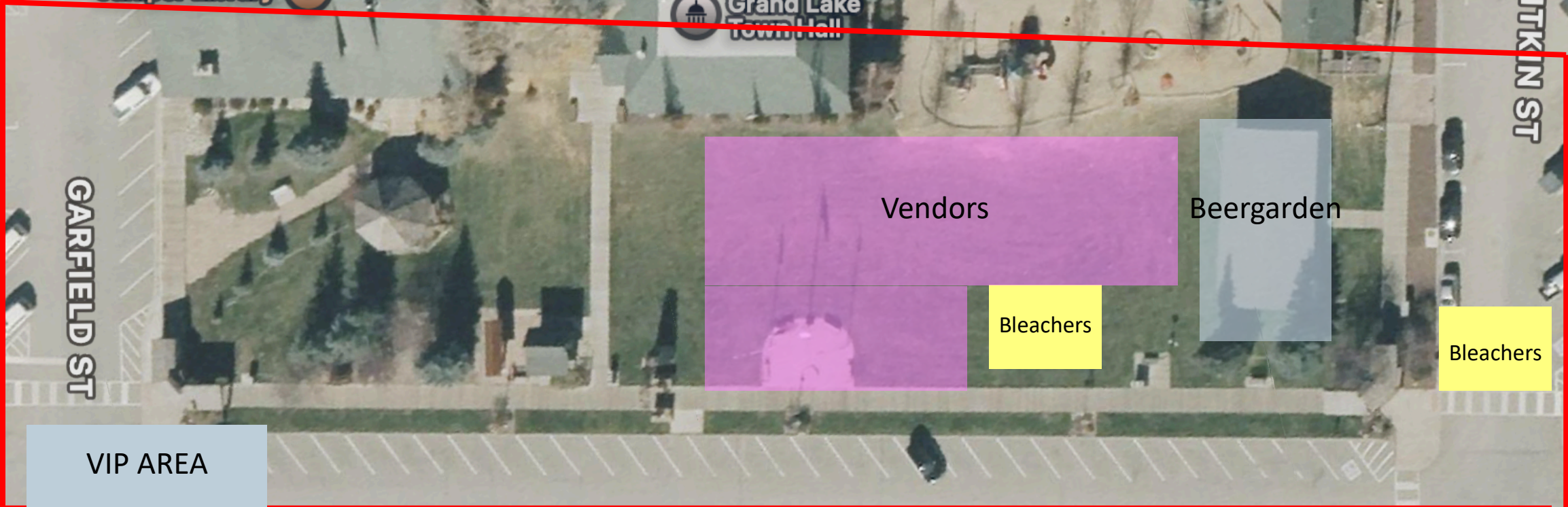
LEGAL CONSIDERATIONS

The Special Event Liquor Permit remains governed by the provisions of C.R.S. § 44-5-102 et seq. Acceptance of the updated boundary map ensures clarity regarding the licensed premises and supports compliance with state liquor laws and local enforcement.

SUGGESTED MOTION

I move to approve (or deny) the updated liquor license boundary map for the Rotary Club of Grand Lake’s “Grand Lake Skijoring” Special Event Liquor Permit, as previously approved by the Board of Trustees on January 26, 2026.

Proposed Liquor boundary



VIP AREA

Vendors

Beergarden

Bleachers

Bleachers

GRAND AVE

Jumbotron

Jumbotron

Water
y

Rockies

Town Square Park

Quacker Gift Shop

Gifts Unlimited

Center In
ke Co.

Goofy Moose

PITKIN ST



To: Mayor Bergquist & Town Trustees

From: Sarah Weekes, Event Manager

Date: February 23, 2026

Re: **Consideration of Resolution No. 18-2026 – Waiver of Certain Fees for Rotary Club of Grand Lake “Rotary Club’s Bingo Nights” Event (Friday and Saturday Nights June 19, 2026, through September 6, 2026)**

BACKGROUND:

Rotary is a global network of 1.2 million neighbors, friends, leaders, and problem-solvers who see a world where people unite and take action to create lasting change – across the globe, in our communities, and in ourselves.

The Rotary Club of Grand Lake, as the event organizer, has submitted a Special Event Permit application for the Rotary Club’s Bingo Nights to be held on Friday and Saturday nights June 19, 2026, through September 6th, 2026. As a nonprofit organization, Rotary Club of Grand Lake is requesting that the Board of Trustees waive the following fees associated with the event:

- \$250.00 Special Event application fee
- \$1,250.00 Heckert Pavilion rental fee

REVIEW CONSIDERATIONS

Pursuant to Section 11-6-3(C) of the Town of Grand Lake Municipal Code, the Board of Trustees shall consider the following factors when reviewing a Special Event Permit application:

- (a)The predominant use of the primary facility being used; and*
- (b)The proposed event and the event hours; and*
- (c)Neighborhood compatibility; and*
- (d)Effect of the proposed event on the community; and*
- (e)The Town's anticipated cost in staff time and equipment use; and*
- (f)The benefit to non-profit from the event; and*
- (g)The benefit to local businesses from the event; and*
- (h)Duplication of services or sale items; and*
- (i)Nature of the past event issues or similar past event issues.*



FISCAL NOTE

In 2025, the Board of Trustees waived \$500.00 in Special Event Permit application fees and \$2,555.00 in rental fees. In 2026, the Board of Trustees waived \$540.00 in rental fees for the Heckert Pavilion and \$75.00 in rental fees for the Heckert Pavilion Electricity for the Grand Lake Rotary Club for the events as follows:

- Grand Lake Skijoring Beer Garden

SUGGESTED MOTIONS

I make a motion to approve/(deny) **RESOLUTION 18-2026, A RESOLUTION SETTING CERTAIN FEES FOR GRAND LAKE ROTARY CLUB “GRAND LAKE SKIJORING BEER GARDEN” EVENT TO BE HELD ON FEBRUARY 27TH, 2026 THROUGH MARCH 1ST, 2026**

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 18-2026**

**A RESOLUTION SETTING CERTAIN FEES FOR GRAND LAKE ROTARY CLUB
“ROTARY CLUB’S BINGO NIGHTS” EVENT TO BE HELD FRIDAY AND
SATURDAY NIGHTS JUNE 19TH, 2026 THROUGH SEPTEMBER 6TH, 2026**

WHEREAS, Grand Lake Rotary Club has scheduled a special event entitled “Rotary Club’s Bingo Nights” to be held on Friday and Saturday nights June 19th, 2026, through September 6th, 2026; and,

WHEREAS, the Special Event Permit application fee is set at \$250.00, and the rental fee for the Heckert Pavilion for the scheduled time is set at \$1,250.00; and,

WHEREAS, the Board of Trustees has the authority pursuant to Colorado State Statute § 31-15-901 (1) (c) and Section 2-3-2 of the Municipal Code to adopt a resolution waiving the Town fee; and,

WHEREAS, upon consideration of staff comments and discussion amongst the Board members themselves, the Board concluded that waiving the facility rental fees and the new special event application fee is in the best interests of the Town and its citizens;

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

THAT, That the Board of Trustees hereby waives the Special Event Permit application fee and the Heckert Pavilion rental fee for the “Rotary Club’s Bingo Nights” event to be held on Friday and Saturday nights from June 19th, 2026, through September 6th, 2026

DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THIS 23RD DAY OF FEBRUARY 2026.

Votes Approving:
Votes Opposing:
Votes Abstaining:
Absent:

(SEAL)

ATTEST:

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor Pro-Tem



To: Mayor Bergquist & Town Trustees

From: Sarah Weekes, Event Manager

Date: February 23, 2026

Re: **Consideration of Resolution No. 19-2026 – Waiver of Certain Fees for Rotary Club of Grand Lake “Annual Rotary Pancake Breakfast” Event (Saturday July 4, 2026)**

BACKGROUND:

Rotary is a global network of 1.2 million neighbors, friends, leaders, and problem-solvers who see a world where people unite and take action to create lasting change – across the globe, in our communities, and in ourselves.

The Rotary Club of Grand Lake, as the event organizer, has submitted a Special Event Permit application for the Rotary Club’s Annual Pancake Breakfast to be held on Saturday July 4th, 2026. As a nonprofit organization, Rotary Club of Grand Lake is requesting that the Board of Trustees waive the following fees associated with the event:

- \$250.00 Special Event application fee
- \$140.00 Heckert Pavilion rental fee
- \$25.00 Heckter Pavilion Electricity rental fee

REVIEW CONSIDERATIONS

Pursuant to Section 11-6-3(C) of the Town of Grand Lake Municipal Code, the Board of Trustees shall consider the following factors when reviewing a Special Event Permit application:

- (a)The predominant use of the primary facility being used; and*
- (b)The proposed event and the event hours; and*
- (c)Neighborhood compatibility; and*
- (d)Effect of the proposed event on the community; and*
- (e)The Town's anticipated cost in staff time and equipment use; and*
- (f)The benefit to non-profit from the event; and*
- (g)The benefit to local businesses from the event; and*
- (h)Duplication of services or sale items; and*
- (i)Nature of the past event issues or similar past event issues.*



FISCAL NOTE

In 2025, the Board of Trustees waived \$500.00 in Special Event Permit application fees and \$2,555.00 in rental fees. In 2026, the Board of Trustees waived \$540.00 in rental fees for the Heckert Pavilion and \$75.00 in rental fees for the Heckert Pavilion Electricity for the Grand Lake Rotary Club for the events as follows:

- Grand Lake Skijoring Beer Garden

SUGGESTED MOTIONS

I make a motion to approve/(deny) **RESOLUTION 19-2026, A RESOLUTION SETTING CERTAIN FEES FOR GRAND LAKE ROTARY CLUB “ANNUAL ROTARY PANCAKE BREAKFAST” EVENT TO BE HELD ON JULY 4, 2026**

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 19-2026**

**A RESOLUTION SETTING CERTAIN FEES FOR GRAND LAKE ROTARY CLUB
“ANNUAL PANCAKE BREAKFAST” EVENT TO BE HELD
SATURDAY JULY 4TH, 2026**

WHEREAS, Grand Lake Rotary Club has scheduled a special event entitled Annual Rotary Pancake Breakfast to be held on Saturday July 4th, 2026; and,

WHEREAS, the Special Event Permit application fee is set at \$250.00, and the rental fee for the Heckert Pavilion for the scheduled time is set at \$140.00 and the rental fee for the Heckert Pavilion Electricity rental fee for the scheduled time is set at \$25.00; and,

WHEREAS, the Board of Trustees has the authority pursuant to Colorado State Statute § 31-15-901 (1) (c) and Section 2-3-2 of the Municipal Code to adopt a resolution waiving the Town fee; and,

WHEREAS, upon consideration of staff comments and discussion amongst the Board members themselves, the Board concluded that waiving the facility rental fees and the new special event application fee is in the best interests of the Town and its citizens;

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

THAT, That the Board of Trustees hereby waives the Special Event Permit application fee and the Heckert Pavilion rental fee for the Rotary Club’s Annual Pancake Breakfast event to be held on Saturday July 4th, 2026

DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THIS 23RD DAY OF FEBRUARY 2026.

Votes Approving:
Votes Opposing:
Votes Abstaining:
Absent:

(SEAL)

ATTEST:

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor Pro-Tem



To: Mayor Bergquist & Town Trustees

From: Sarah Weekes, Event Manager

Date: February 23, 2026

Re: **Consideration of Resolution No. 20-2026 – Waiver of Certain Fees for Grand Arts Council “GAC Summer Concert Series” Event (Wednesdays July 1, 2026 through September 2, 2026)**

BACKGROUND:

The Grand Arts Council is a non-profit organization located in majestic Grand Lake, Colorado at the entrance to Rocky Mountain National Park. The Grand Arts Council encourages painters, sculptors, poets, dancers, and crafters to express themselves artistically and share their passion for the splendor that surrounds us all. Activities include concerts, exhibits, craft fairs, theatrical performances and other events that integrate cultural arts into our community. They offer scholarships to high school seniors who will be pursuing further education in an arts related field.

The Grand Arts Council, as the event organizer, has submitted a Special Event Permit application for the GAC Summer Concert Series Events to be held on Wednesdays July 1, 2026 – September 2, 2026. As a nonprofit organization, Grand Arts Council is requesting that the Board of Trustees waive the following fees associated with the event:

- \$250.00 Special Event Permit application fee
- \$400.00 Community House rental fee

REVIEW CONSIDERATIONS

Pursuant to Section 11-6-3(C) of the Town of Grand Lake Municipal Code, the Board of Trustees shall consider the following factors when reviewing a Special Event Permit application:

- (a) The predominant use of the primary facility being used; and*
- (b) The proposed event and the event hours; and*
- (c) Neighborhood compatibility; and*
- (d) Effect of the proposed event on the community; and*
- (e) The Town's anticipated cost in staff time and equipment use; and*
- (f) The benefit to non-profit from the event; and*
- (g) The benefit to local businesses from the event; and*



- (h) Duplication of services or sale items; and*
- (i) Nature of the past event issues or similar past event issues.*

FISCAL NOTE

In 2025, the Board of Trustees waived \$1,000.00 in Special Event Permit application fees and \$1,600.00 in rental fees. In 2026, the Board of Trustees have waived \$750.00 in Special Event Permit application fees and \$1,300.00 in rental fees for the Grand Arts Council for the events as follows:

- Hypnotist Night 2/21/2026
- Moors & McCumber Concert 5/23/2026
- Comedy Night 5/23/2026

SUGGESTED MOTIONS

I make a motion to approve/(deny) **RESOLUTION 20-2026, A RESOLUTION SETTING CERTAIN FEES FOR GRAND ARTS COUNCIL “GAC SUMMER CONCERT SERIES” EVENT TO BE HELD ON WEDNESDAYS JULY 1, 2026 – SEPTEMBER 2, 2026**

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 20-2026**

**A RESOLUTION SETTING CERTAIN FEES FOR GRAND ARTS COUNCIL “GAC
SUMMER CONCERT SERIES” EVENT TO BE HELD ON WEDNESDAYS
JULY 1, 2026 – SEPTEMBER 2, 2026**

WHEREAS, Grand Arts Council has scheduled a special event entitled “GAC Summer Concert Series” to be held on Wednesdays July 1, 2026 through September 2, 2026; and,

WHEREAS, the Special Event Permit application fee is set at \$250.00, the rental fee for the Community House for the scheduled time is set at \$400.00; and,

WHEREAS, the Board of Trustees has the authority pursuant to Colorado State Statute § 31-15-901 (1) (c) and Section 2-3-2 of the Municipal Code to adopt a resolution waiving the Town fee; and,

WHEREAS, upon consideration of staff comments and discussion amongst the Board members themselves, the Board concluded that waiving the facility rental fees and the new special event application fee is in the best interests of the Town and its citizens;

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

THAT, That the Board of Trustees hereby waives the Special Event permit fee, and the Heckert Pavilion rental fee for the “GAC Summer Concert Series” events to be held on Wednesdays July 1, 2026, through September 2, 2026

DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THIS 23RD DAY OF FEBRUARY 2026.

Votes Approving:
Votes Opposing:
Votes Abstaining:
Absent:

(SEAL)

ATTEST:

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor Pro-Tem



To: Mayor Bergquist & Town Trustees

From: Sarah Weekes, Event Manager

Date: February 23, 2026

Re: **Consideration of Resolution No. 21-2026 – Waiver of Certain Fees for the Grand Lake Area Historical Society “Happening – A Story Telling Event” Event (First Tuesday of each month January 13, 2026 – December 8, 2026)**

BACKGROUND:

The Grand Lake Area Historical Society was founded in 1973 following a community-led initiative to preserve Grand Lake’s historic assets. After consultation with the Colorado State Historical Department, the Society was formally established by the end of that year. Soon thereafter, the Society acquired the Kauffman House, the town’s only remaining pioneer hotel, for \$28,500 through a combination of community fundraising, a \$20,000 loan from John Holzworth, and a personal contribution from Patience Kemp. The loan was fully repaid in 1983. The property is listed on the National Register of Historic Places. Restoration and ongoing preservation have been supported through memorial gifts, memberships, trust funding, and individual contributions. The Society continues to serve as a steward of local history and is a member of the Grand Lake Creative District.

The Grand Lake Area Historical Society as the event organizer, has submitted a Special Event Permit application for the Happening – A Story Telling Event to be held on the first Tuesday of each month January 13, 2026 – December 8, 2026. As a nonprofit organization, Grand Lake Historical Society is requesting that the Board of Trustees waive the following fees associated with the event:

- \$250.00 Special Event Permit application fee
- \$3,600.00 Community House rental fee
- \$2,400.00 AV Equipment Rental fee

REVIEW CONSIDERATIONS

Pursuant to Section 11-6-3(C) of the Town of Grand Lake Municipal Code, the Board of Trustees shall consider the following factors when reviewing a Special Event Permit application:

(a) The predominant use of the primary facility being used; and



- (b)The proposed event and the event hours; and*
- (c)Neighborhood compatibility; and*
- (d)Effect of the proposed event on the community; and*
- (e)The Town's anticipated cost in staff time and equipment use; and*
- (f)The benefit to non-profit from the event; and*
- (g)The benefit to local businesses from the event; and*
- (h)Duplication of services or sale items; and*
- (i)Nature of the past event issues or similar past event issues.*

FISCAL NOTE

In 2025, the Board of Trustees waived \$250.00 in Special Event Permit application fees and \$6,000.00 in rental fees for the Grand Lake Historical Society’s 2025 Happening – A Story Telling Event.

SUGGESTED MOTIONS

I make a motion to approve/(deny) **RESOLUTION 21-2026, A RESOLUTION SETTING CERTAIN FEES FOR GRAND LAKE “Happening – A Story Telling Event” EVENTS TO BE HELD ON THE FIRST TUESDAY OF EACH MONTH JANUARY 13, 2026 – DECEMBER 8, 2026**

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 21-2026**

**A RESOLUTION SETTING CERTAIN FEES FOR GRAND LAKE AREA
HISTORICAL SOCIETY “HAPPENING – A STORY TELLING EVENT” EVENT TO
BE HELD ON TUESDAYS JANUARY 13, 2026 – DECEMBER 8, 2026**

WHEREAS, The Grand Lake Historical Society has scheduled a special event entitled “Happening – a Story Telling Event” to be held on the second Tuesday of the month January 13, 2026, through December 18, 2026; and,

WHEREAS, the Special Event Permit application fee is set at \$250.00, the rental fee for the Community House for the scheduled time is set at \$,3600.00 and the rental fee for the use of the AV Equipment for the scheduled time is \$2,400.00; and,

WHEREAS, the Board of Trustees has the authority pursuant to Colorado State Statute § 31-15-901 (1) (c) and Section 2-3-2 of the Municipal Code to adopt a resolution waiving the Town fee; and,

WHEREAS, upon consideration of staff comments and discussion amongst the Board members themselves, the Board concluded that waiving the facility rental fees and the new special event application fee is in the best interests of the Town and its citizens;

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

THAT, That the Board of Trustees hereby waives the Special Event permit fee, the Community House rental fee and the AV equipment rental fee for the “Happening – A Story Telling Event”, event to be held on the first Tuesday of each month January 13, 2026, through December 8, 2026

**DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF
THE TOWN OF GRAND LAKE THIS 23RD DAY OF FEBRUARY 2026.**

- Votes Approving:
- Votes Opposing:
- Votes Abstaining:
- Absent:

(SEAL)

ATTEST:

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor Pro-Tem



BOARD OF TRUSTEES STAFF MEMORANDUM

DATE: February 23, 2026
TO: Mayor and Trustees
FROM: Emily Weber, Contract Staff - Planning Department
SUBJECT: **QUASI JUDICIAL (PUBLIC HEARING):** Resolution 23-2026 - Conditional Use Permit request for 620 Grand Avenue related to the mix of residential and commercial uses in a proposed building remodel.

Overview

- **Property Owner and Applicant:** GLCO 620 LLC
- **Applicant Representatives:** Anthony Zurn
- **Project Location:** 620 Grand Avenue
- **Project Zoning:** Commercial Zone District (C)
- **Request:** The applicant is proposing to remodel an existing building 620 Grand Ave, which is proposed to be a mixed-use building. Under Town Code, when a mixed-use building contains more than 50% residential area, conditional use approval is required. The applicant is proposing a building composition of 53.5% residential and 46.5% commercial and therefore is requesting approval of a Conditional Use Permit.



Background

The applicant previously submitted a Design Review application in 2025 for the proposed remodel of an existing residential building into a mixed-use development. The application was reviewed by the Planning Commission on August 6, 2025. The project proposes converting the existing structure into a mixed-use building containing one commercial unit on the main level and two residential units, one on the lower level and one on the upper level.

During the Design Review process, it was determined that a Conditional Use Permit is required because the proposal contains more than 50% residential floor area. The applicant is proposing a building composition of approximately 53.5% residential and 46.5% commercial, requiring a Conditional Use



Permit per *Town Code Section 12-2-18 – Regulations for Commercial District.*

Additional conditions identified through the Design Review include the following:

- The applicant must address snow-shedding impacts associated with the proposed deck on the west side of the building.
- The applicant must construct the boardwalk and pave the parking spaces located within the Town right-of-way.

The Planning Commission reviewed the Conditional Use Permit request at their February 18th meeting and held a public hearing.

Staff Analysis

Staff’s analysis is focused on the Conditional Use Permit request and confirmation that the conditions established during the Design Review have been addressed. The applicant has not modified the site plan since the Design Review.

Snow Shedding

Town Code Section 13-7-4 (C) (2) (a) (2) states that “roofs and all other overhangs should be designed so that NO snow or rain is deposited or shed onto any public or private walking surfaces. Safety considerations for the pedestrian are paramount.” The site plan shows that the roof eave on the west side of the building sheds directly onto the proposed outdoor seating area.

To address this requirement, the applicant has submitted an Operations Plan stating that the patio will be closed from November 1 through May 1. During this period, the patio will be gated or roped off to prevent public entry. Because the roof eave and structural configuration are existing conditions, staff finds this to be an appropriate solution that allows for outdoor seating during summer months, maintains pedestrian safety in winter, and allows the existing building to remain in place while meeting the intent of the Code.

Boardwalk and Paved Parking in Public Right-of-Way

As a condition of the Design Review approval, the applicant is required to construct the boardwalk and pave the on-street parking spaces adjacent to the site. Following the Design Review, the applicant expressed concerns regarding inconsistencies in the application of Town Code to nearby properties and noted that constructing these improvements now would result in isolated paved areas surrounded by unimproved gravel, potentially creating long-term maintenance issues.

In response, Town staff worked with the applicant to develop an agreement, required to be executed prior to issuance of a building permit, that defers construction of the boardwalk and paving of the parking spaces until such time that the shoulder of Grand Avenue is paved and a boardwalk is constructed on either adjacent property. Staff finds that this approach maintains consistency along this portion of Grand Avenue, avoids creating fragmented improvements, and ensures that the required upgrades will be completed when they can be integrated with adjacent development.

Conditional Use Permit Request

Staff finds that the requested Conditional Use Permit to allow the mixed-use building to contain 53.5% residential floor area, which is above the maximum 50% allowed by right, still preserves a substantial commercial presence on the site. The commercial component, proposed as a coffee shop, is a permitted use within the Commercial Zone District. The primary entrance to the building serves the commercial use, ensuring that the building’s presence along Grand Avenue remains predominantly commercial in



character. The residential entrances are located toward the rear of the building, making the residential use more incidental and maintaining the commercial emphasis along the right-of-way.

Planning Commission Consideration and Recommendation

Per *Town Code Section 12-2-31 – Special and Conditional Use Regulations*, the Planning Commission shall take the following into consideration prior to making a recommendation to the Board of Trustees:

- Relationship of the proposed Conditional Use to the economic development objectives of the Town and the anticipated impact of the Conditional Use on existing businesses and neighborhood residences.
- Effect upon the character of the area in which the proposed Conditional Use is to be located, including the scale and bulk of the proposed Conditional Use in relation to surrounding uses and neighborhood.
- Such other factors and criteria as the Commission deems applicable to the proposed Conditional Use including but not limited to: hours of operation; signage; specific businesses, land owners or other interested parties to be notified; or proposed conditions of CUP issuance.

The Planning Commission reviewed the applicant’s request to allow residential use to exceed 50% of the total floor area within a mixed-use building and held a public hearing. Commissioners discussed the proposed mix of uses and found the combination of uses appropriate for the area, noting that the building will maintain a primarily commercial appearance.

The Planning Commission discussed the previously proposed agreement related to constructing parking spaces and the boardwalk contingent on future paving of the Grand Avenue shoulder or improvements to adjacent properties. The Commission acknowledged that consideration of this agreement is outside the scope of the Conditional Use Permit request and therefore did not include it as part of their review.

Following deliberation, the Planning Commission voted unanimously to approve the Conditional Use Permit and is therefore recommending approval to the Board of Trustees.

Board of Trustees

Staff recommends the Board of Trustees discuss the request with consideration of staff analysis, public comments, the review criteria from code, and the Planning Commission’s recommendation and vote to approve, modify, or disapprove the recommendation of the Planning Commission.

Sample Motions

Approval with or without conditions

I move to approve Resolution 23-2026, a resolution recommending approval of a Conditional Use Permit for 620 Grand Avenue to allow a mixed-use building to contain over 50% of residential floor area, where a maximum of 50% residential is permitted by right.

OR... with the following conditions:

-

Denial

I move to approve Resolution 23-2026, a resolution recommending denial of a Conditional Use Permit for 620 Grand Avenue to contain over 50% of residential floor area, where a maximum of 50% residential is permitted by right, based on the following findings of fact from code:



•

Attachments

- Resolution
- Operations Plan
- Site Plan

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 23-2026**

**A RESOLUTION RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT
FOR 620 GRAND AVENUE TO ALLOW A MIXED-USE BUILDING TO CONTAIN
OVER 50% RESIDENTIAL FLOOR AREA, WHERE A MAXIMUM OF 50%
RESIDENTIAL IS PERMITTED BY RIGHT**

WHEREAS, GLCO 620 LLC (the “Owner”) is the owner of certain real property located at 620 Grand Avenue, within the Town of Grand Lake, State of Colorado; and

WHEREAS, the Owner has submitted for review and consideration a Conditional Use Permit Application (“Application”); and

WHEREAS, Section 12-2-31 of the Grand Lake Municipal Code (the “Code”) establishes the procedures for Conditional Use Permits; and

WHEREAS, Section 12-2-31 of the Code requires that a Conditional Use Permit be reviewed by the Planning Commission for a recommendation of approval, approval with conditions, or denial to the Town Board of Trustees; and

WHEREAS, the Planning Commission reviewed the Application at a public hearing on February 18, 2026, and found the Application to have satisfactorily addressed the consideration factors in Section 12-2-31 of the Code; and

WHEREAS, upon a thorough consideration of the Application and applicable Code requirements, the Planning Commission adopted Resolution 02-2026, a resolution recommending approval to the Board of Trustees of the Conditional Use Permit request by a unanimous vote; and

WHEREAS, the Board of Trustees reviewed the Application, the presentation by the Owner, the recommendation of the Planning Commission, and the public testimony presented at the regularly scheduled meeting on February 23, 2026; and

WHEREAS, based on those considerations, the Board of Trustees approves the Owner’s Application for a Conditional Use Permit, as presented.

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

1. The Board of Trustees approves the Application. Unless specified otherwise, the Owner shall satisfy any outstanding items that may include:
 - a. Payment by the Owner of all legal, engineering, and administrative fees incurred by the Town in connection with the review, processing, consideration, and action on the Application.
 - b. Compliance by the Owner with all representations made to the Planning Commission and Board of Trustees during all public hearings or meetings related to the Application.
 - c. The Owner complies with all other federal, state, and local regulations, including but not limited to, obtaining building permits, business regulations, and right of way permits; and,
 - d. In granting this Request the Board is not obligated to grant similar requests in the future nor does granting this Request set a precedent for any future requests.
 - e. This authorization shall run with the transfer of the Property from the Owner to their successors, heirs, or grantees.
 - f. ANY ADDITIONAL CONDITIONS, IF APPLICABLE

2. Severability: If any 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.

3. 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.

DULY MOVED, SECONDED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO THIS 23RD DAY OF FEBRUARY 2026.

(S E A L)

Votes Approving:
Votes Opposed:
Absent:
Abstained:

ATTEST:

TOWN OF GRAND LAKE

Alayna Carrell
Town Clerk

Christina Bergquist,
Mayor

Operations Plan for deck closure during hazardous snow conditions.

During any hazardous snow conditions where snow is present on the roof with the possibility of sliding onto the public patio/deck the following operations plan shall be enforced.

1. The patio/deck will be generally closed from November 1st to May 1st during the winter season.
2. During the weeks leading up to and following the general closure dates the patio/deck will be monitored daily and shall be open when no snow is present on the roof.
3. During the winter months all tables and chairs will be stacked and stored.
4. The patio/deck will be roped off or gated to prevent public entry during any closures.
5. There will be signage at all patio/deck entrances notifying the public of its closure due to hazardous snow conditions because of snow sliding off the roof into the public area.

PROJECT DESCRIPTION

LEGAL DESCRIPTION: TRACT B, MCLAREN MINOR SUBDIVISION, LOTS 38.4, BLOCK 20, TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO

BUILDING AREA SUMMARY (ZONING)

THE FOLLOWING INCLUDES THE OVERALL BUILDING AREAS AND ARE CALCULATED TO THE OUTSIDE FACE OF PERIMETER OF THE BUILDING ENCLOSURE PER IBC 2015 SECTION 1002.1.

EXISTING BASEMENT:	1,030 SF
NEW BASEMENT ADDITION:	150 SF
EXISTING LEVEL 01:	1,120 SF
NEW LEVEL 01 DECK:	340 SF
EXISTING LEVEL 02:	520 SF
TOTAL AREA:	3,330 SF

PARKING DIMENSION REQUIREMENTS

STANDARD PARKING SPACE:	10' - 0" (WIDE) x 18' - 0" (LENGTH)
ACCESSIBLE PARKING SPACE:	8' - 0" (WIDE) x 18' - 0" (LENGTH) W/ 5' - 0" MIN ACCESS AISLE

PARKING TABULATION

PARKING REQUIREMENTS:
 12-2-28(B).2.A

IN CASES OF AN EXISTING BUILDING BEING ENLARGED SO AS TO INCREASE THE FLOOR AREA BY MORE THAN TEN PERCENT (10%), CHANGED IN USE AS DEFINED IN THIS ARTICLE 2, OR REZONED (EXCLUDING TOWN INITIATED REZONING), THE TOTAL FLOOR AREA AND/OR NUMBER OF BEDROOMS OF THE RESULTANT BUILDING AFTER ENLARGEMENT, CHANGE IN USE, OR REZONING (EXCLUDING TOWN INITIATED REZONING) SHALL BE USED TO CALCULATE THE REQUIRED NUMBER OF PARKING SPACES TO BE PROVIDED. **12-2-28(B).2.A**

i. RESTAURANT, LOUNGE, BAR, COFFEE SHOP: 1 SPACE/250 S.F. TOTAL FLOOR AREA
 COFFEE SHOP PARKING: 3,330 SF / 250 SF PER SPACE = **(14) REQUIRED SPACES**

ACCESSIBLE PARKING REQUIRED:
 12-2-28(B).6

ONE DESIGNATED ACCESSIBLE (HANDICAPPED) PARKING SPACE SHALL BE REQUIRED AS A PART OF THE OVERALL OFF-STREET PARKING REQUIREMENTS MANDATED UNDER THIS SECTION FOR EACH TWENTY-FIVE (25) OFF-STREET PARKING OR FRACTION THEREOF. IN ALL CASES THE ACCESSIBLE SPACE SHALL BE LOCATED IN A MANNER CLOSE AND CONVENIENT TO THE PRINCIPAL BUILDING MAIN PEDESTRIAN INGRESS/EGRESS.

PARKING COUNT:

5 SPACES (GENERAL ON-STREET PROVIDED)
 1 SPACE (ACCESSIBLE OFF-STREET PROVIDED)
 4 SPACES (GENERAL OFF-STREET PROVIDED)
10 TOTAL SPACES PROVIDED

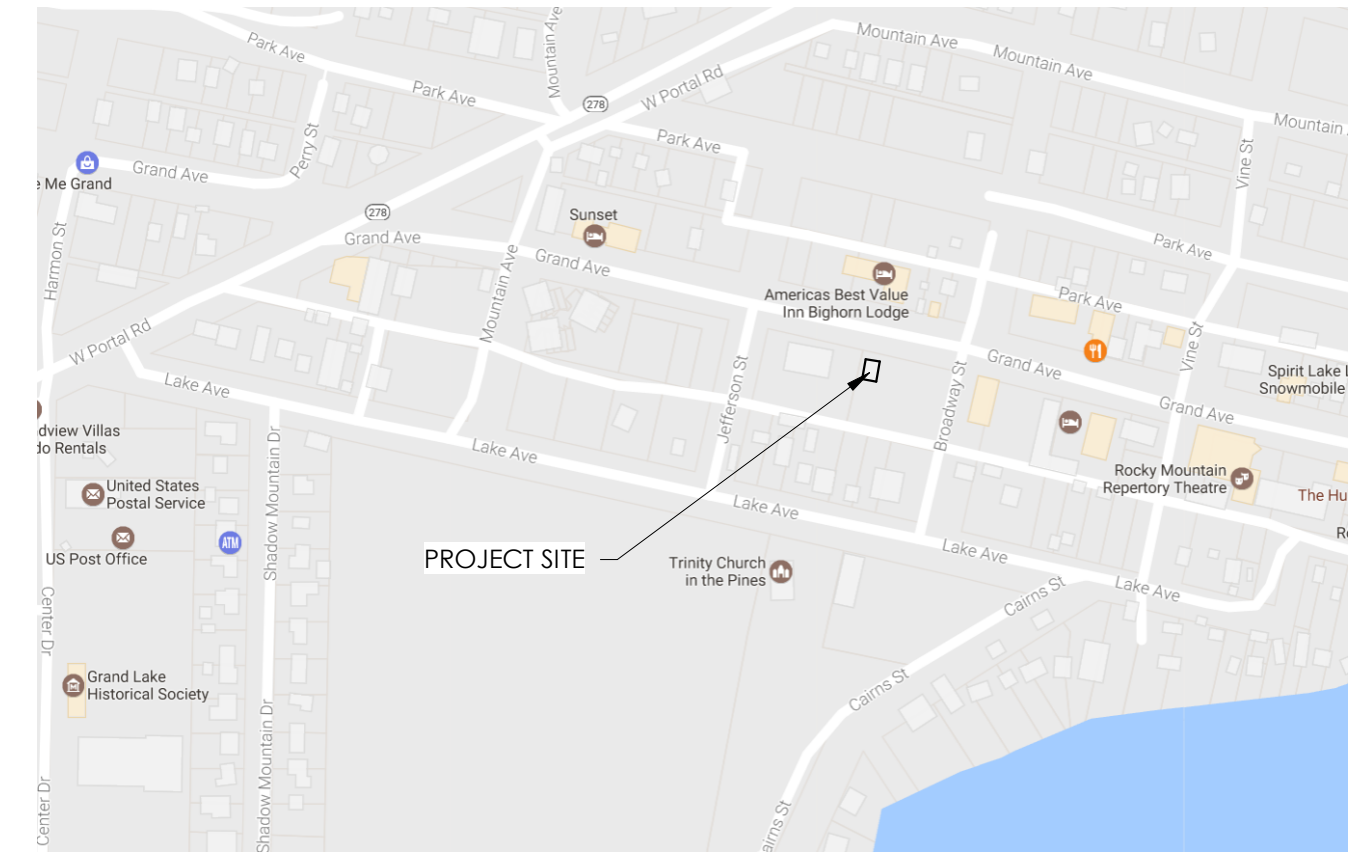
PROJECT ZONING SUMMARY

CONSTRUCTION TYPE:	VB - WOOD FRAMED (NON-FIRE RATED)
ZONING CLASSIFICATION:	C - COMMERCIAL
FRONT YARD SETBACK:	0' - 0"
SIDE YARD SETBACK:	0' - 0"
REAR YARD SETBACK:	0' - 0"
MAX BUILDING HEIGHT:	35' - 00"
EXISTING BUILDING HEIGHT:	21' - 00" (SCOPE OF PROJECT DOES NOT IMPACT EXG BUILDING HEIGHT)
HEIGHT (STORIES):	3
GROSS SITE AREA:	0.160 ACRES @ PROPERTY LINE
MAX LOT COVERAGE:	THE FIRST FLOOR OF MULTI-STORY BUILDINGS MAY COVER ONE HUNDRED(100%) PERCENT OF THE LOT OR PARCEL BUT ALL ITEMS CALLED FOR IN THE ON-SITE UTILITY USE AREA DESCRIBED BELOW SHALL STILL BE PROVIDED ON THE LOT OR PARCEL. (TOGL ARTICLE 2: ZONING REGULATIONS 12-2-18(D).9)
ON-SITE UTILITY USE AREA:	EACH LOT OR PARCEL SHALL PROVIDE TWO (2) OFF-STREET PARKING SPACES AND A TRASH STORAGE AREA ON THE LOT. (TOGL ARTICLE 2: ZONING REGULATIONS 12-2-18(D).10)
LIGHTING (EXTERIOR):	LIGHTING SHALL BE CONSISTENT WITH THE 'DARK-SKY CONCEPT' THROUGH THE UTILIZATION OF APPROVED NIGHTSCAPING FIXTURES, WHICH PREVENT ADVERSE EFFECTS OF ARTIFICIAL NIGHT LIGHTING. THIS SHALL INCLUDE COMPONENTS TO REDUCE: SKY GLOW GLARE, LIGHT TRESPASSING AND CLUTTER, DECREASED NIGHT VISIBILITY, AND ENERGY WASTE. (TOGL ARTICLE 7: DESIGN REVIEW STANDARDS 12-7-6)
SNOW STORAGE:	CONVENIENT AND ACCESSIBLE SNOW STORAGE AREAS SHALL BE PROVIDED FOR PARKING AREAS EQUIVALENT TO ONE-THIRD (1/3) OF THE TOTAL DRIVE AND PARKING AREAS. (TOGL ARTICLE 2: ZONING REGULATIONS 12-2-28(C)2) OFF-STREET PARKING AREAS CREATED MAY BE UTILIZED TO STORE SNOW. SNOW STORAGE ON OFF-STREET PARKING AREAS SHALL NOT EXCEED ONE-THIRD (1/3) OF THE TOTAL ON STREET PARKING CREDITS. RESPONSE: GRAND AVENUE IS A PUBLIC RIGHT OF WAY (R.O.W.) AND AS SUCH, SNOW REMOVAL AT THE STREET WILL BE MAINTAINED BY THE TOWN OF GRAND LAKE. ON-SITE PARKING LOT SNOW STORAGE: SNOW STORAGE (REQUIRED) = 2,970 SF x 1/3 = 990 SF SNOW STORAGE (PROVIDED) = 1,040 SF
LOADING/UNLOADING AREAS:	CHANGES IN STRUCTURE (ENLARGED SO AS TO INCREASE THE FLOOR AREA BY MORE THAN TEN PERCENT (10%) IN ANY GIVEN TWO-YEAR PERIOD) SHALL NECESSITATE ALLEY ACCESS LOADING/UNLOADING AREAS. CHANGES-IN-USE SHALL NECESSITATE ALLEY-ACCESS LOADING/UNLOADING AREAS. RESPONSE: PROPERTY HAS NO ALLEY ACCESS. PROPOSE LOADING / UNLOADING AREA AS SHOWN.
BUSINESS SIGNAGE:	NO SIGN SHALL BE ERECTED, PLACED, OR MODIFIED EXCEPT AS PERMITTED BY THIS SIGN CODE. (TOGL ARTICLE 2: SIGN CODE 6-2-3) RESPONSE: SIGNAGE REVISIONS / NEEDS ARE YET TO BE DETERMINED AND WILL BE SUBMITTED SEPARATELY AS REQUIRED.
DRAINAGE REQUIREMENTS:	THE SITE PLAN MUST INDICATE FACILITIES FOR ADEQUATE DRAINAGE REQUIRED THAT ARE PROPOSED TO CONNECT TO THE TOWN'S DRAINAGE SYSTEM. NATURAL EROSION CONTROL OR RETENTION PROVISIONS MUST BE LOCATED ON THE LANDSCAPE PLAN. (TOGL ARTICLE 1: BUILDING REGULATIONS 9-1-1(B).7) RESPONSE: N/A - NO EXISTING TOWN DRAINAGE / STORM WATER SYSTEMS EXIST TO CONNECT WITH AT THIS TIME. AS A RESULT, ALL ROOFS, DOWNSPOUTS AND PARKING AREAS ARE DAYLIT AS INDICATED TO DRAINAGE EASEMENT LOCATIONS. REFER TO CIVIL ENGINEER DWGS FOR WATER QUALITY CONTROL AND STORM DRAINAGE DESIGN MECHANISMS.
EXTERIOR MATERIAL REQUIREMENTS:	ALL PAINT COLORS SHALL BE APPROVED BY TOWN STAFF PRIOR TO PAINTING. (TOGL ARTICLE 1: BUILDING REGULATIONS 12-7-4(A)) RESPONSE: NO NEW PAINT / STAIN COLORS ARE PROPOSED AT THIS TIME. PER EXTERIOR ELEVATIONS, ALL NEWLY PAINTED / STAINED EXTERIOR SURFACES SHALL MATCH EXISTING (PREVIOUSLY APPROVED) PAINT SELECTIONS.

SITE NOTES

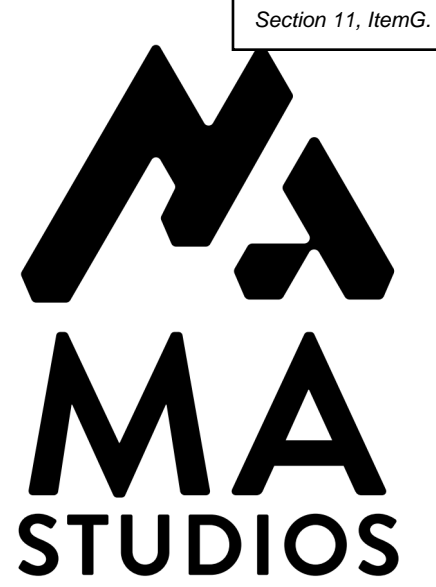
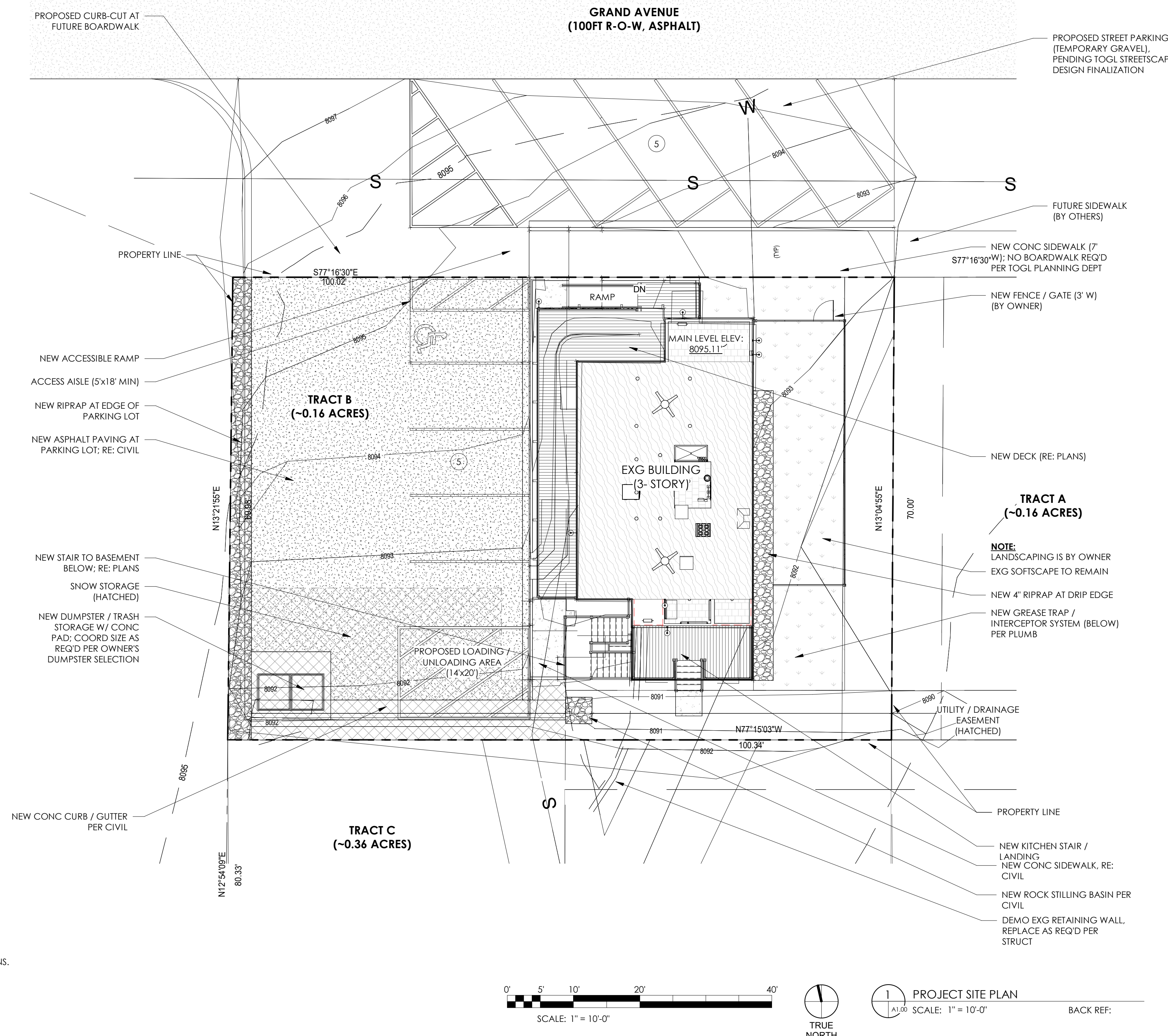
- ELECTRICAL, CABLE T.V. AND TELEPHONE TO BE UNDERGROUND IN COMMON TRENCH.
- VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND.
- PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER. (SLOPE AWAY FROM BUILDING AT 1:12 MIN.)
- REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE. DRAINS TO BE CONNECTED TO STORM SEWER AT STREET
- PROVIDE 4-6" DIA. STONE RIP RAP OVER WEED BARRIER FABRIC AT EAVES AND VALLEY DRIP LOCATIONS.
- STAKE HOUSE LOCATION FOR OWNER, ARCHITECT, AND ARCHITECTURAL REVIEW BOARD PRIOR TO ANY WORK.
- GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL SUBDIVISION CONDITIONS. COPIES OF CONDITIONS ARE AVAILABLE FROM ARCHITECT.

PROJECT VICINITY MAP



SITE PLAN LEGEND:

	EXISTING BUILDING TO REMAIN		NEW PROPOSED ADDITION
	EXISTING CONCRETE TO REMAIN		NEW PROPOSED CONCRETE
	EXISTING ASPHALT TO REMAIN		NEW PROPOSED ASPHALT
	EXISTING GRAVEL TO REMAIN		NEW PROPOSED GRAVEL
	EXISTING SOFTSCAPE TO REMAIN		NEW PROPOSED SOFTSCAPE
	[INSERT MISC DESCRIPTION HERE]		SNOW STORAGE



315 EAST AGATE AVENUE
 GRANBY, CO 80446
 970-887-9366
 MAARCHITECTURAL.COM

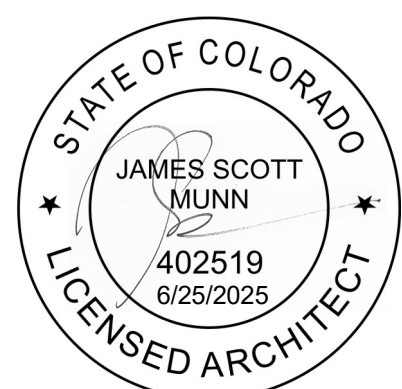
RANGER STATION COFFEE

TONY ZURN

620 GRAND AVENUE, GRAND LAKE, COLORADO 80447

PROJECT #: 2427

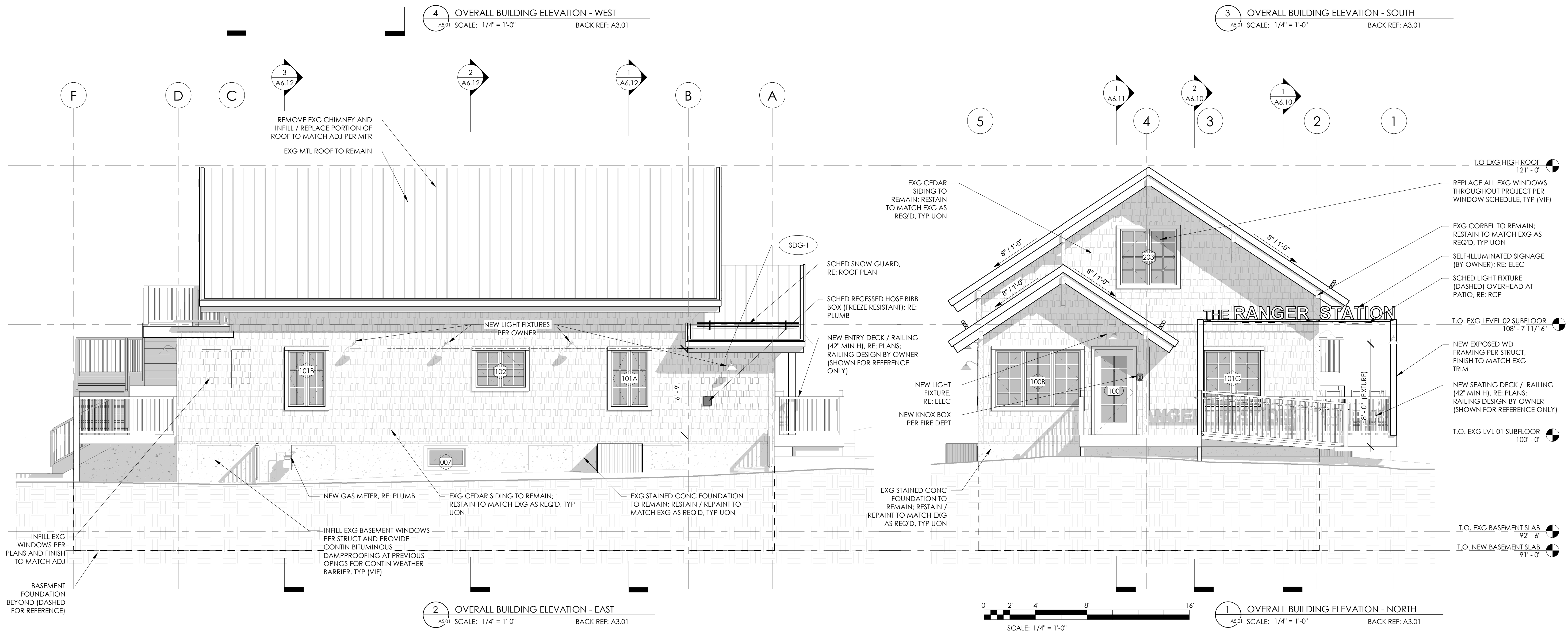
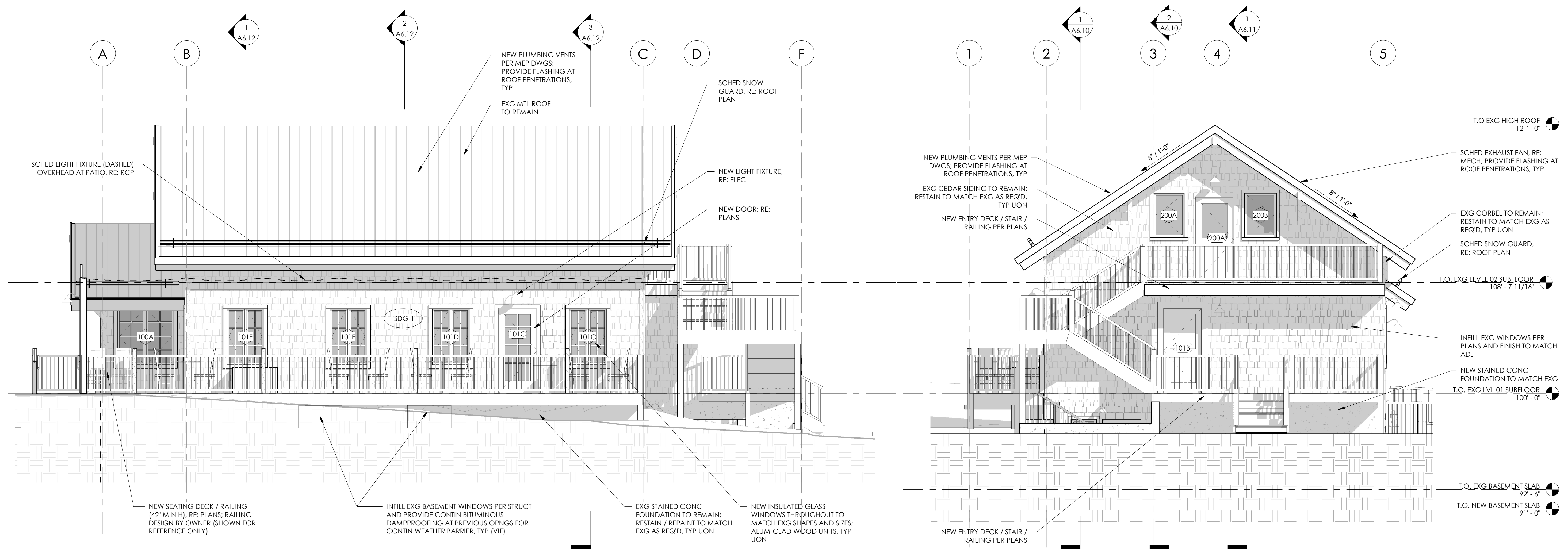
ISSUANCE: PERMIT SET
 DATE: 2025-0625



SHEET TITLE:
 PROJECT SITE PLAN

SHEET NUMBER:
A1.00

ALL DRAWINGS AND WRITTEN DOCUMENTS HEREIN CONSTITUTE THE ORIGINAL INTELLECTUAL PROPERTY OF THE ARCHITECT AND MAY NOT BE REUSED, REPRODUCED OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF MA STUDIOS, LLC.



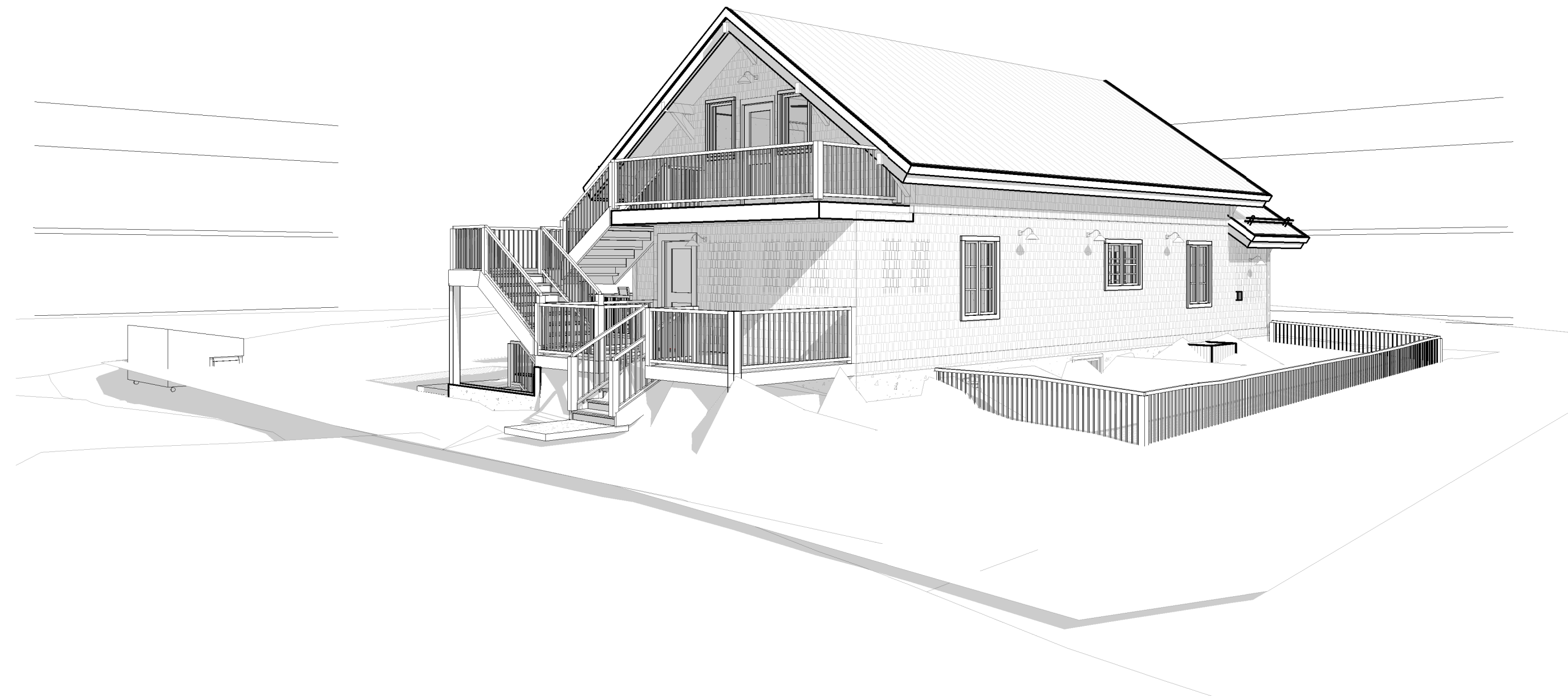
6/25/2025 1:03:25 PM
i:\Projects-new\2427 - Zurn\A MA_2427_Zurn_A24.rvt

ALL DRAWINGS AND WRITTEN DOCUMENTS HEREIN CONSTITUTE THE ORIGINAL INTELLECTUAL PROPERTY OF THE ARCHITECT AND MAY NOT BE REUSED, REPRODUCED OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF MA STUDIOS, LLC.

6/25/2025 1:03:40 PM
i:\Projects-new\2427 - Zum\A\MA_2427_Zum_A24.rvt



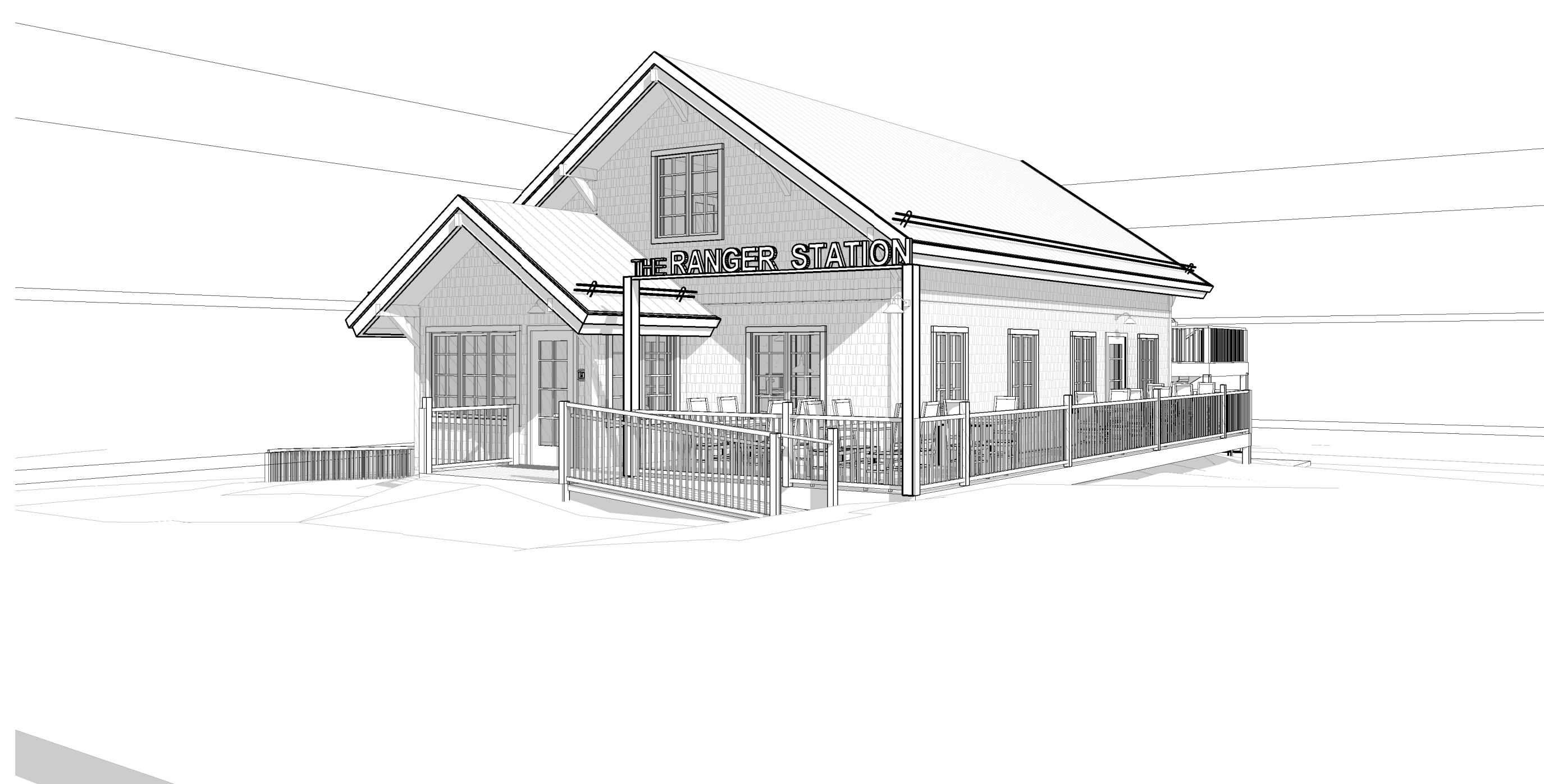
4 EXTERIOR PERSPECTIVE - SOUTHWEST
SCALE: N.T.S. BACK REF:



3 EXTERIOR PERSPECTIVE - SOUTHEAST
SCALE: N.T.S. BACK REF:



2 EXTERIOR PERSPECTIVE - NORTHEAST
SCALE: N.T.S. BACK REF:



1 EXTERIOR PERSPECTIVE - NORTHWEST
SCALE: N.T.S. BACK REF:

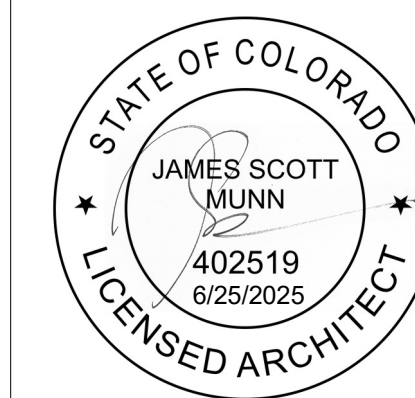
NOTE:
3D PERSPECTIVES ARE FOR REFERENCE ONLY. SEE ARCH DRAWINGS FOR MORE DETAILED INFORMATION.



315 EAST AGATE AVENUE
GRANBY, CO 80446
970-887-9366
MAARCHITECTURAL.COM

RANGER STATION COFFEE
TONY ZURN
620 GRAND AVENUE, GRAND LAKE, COLORADO 80447
PROJECT #: 2427

ISSUANCE : DATE :
PERMIT SET 2025-0625

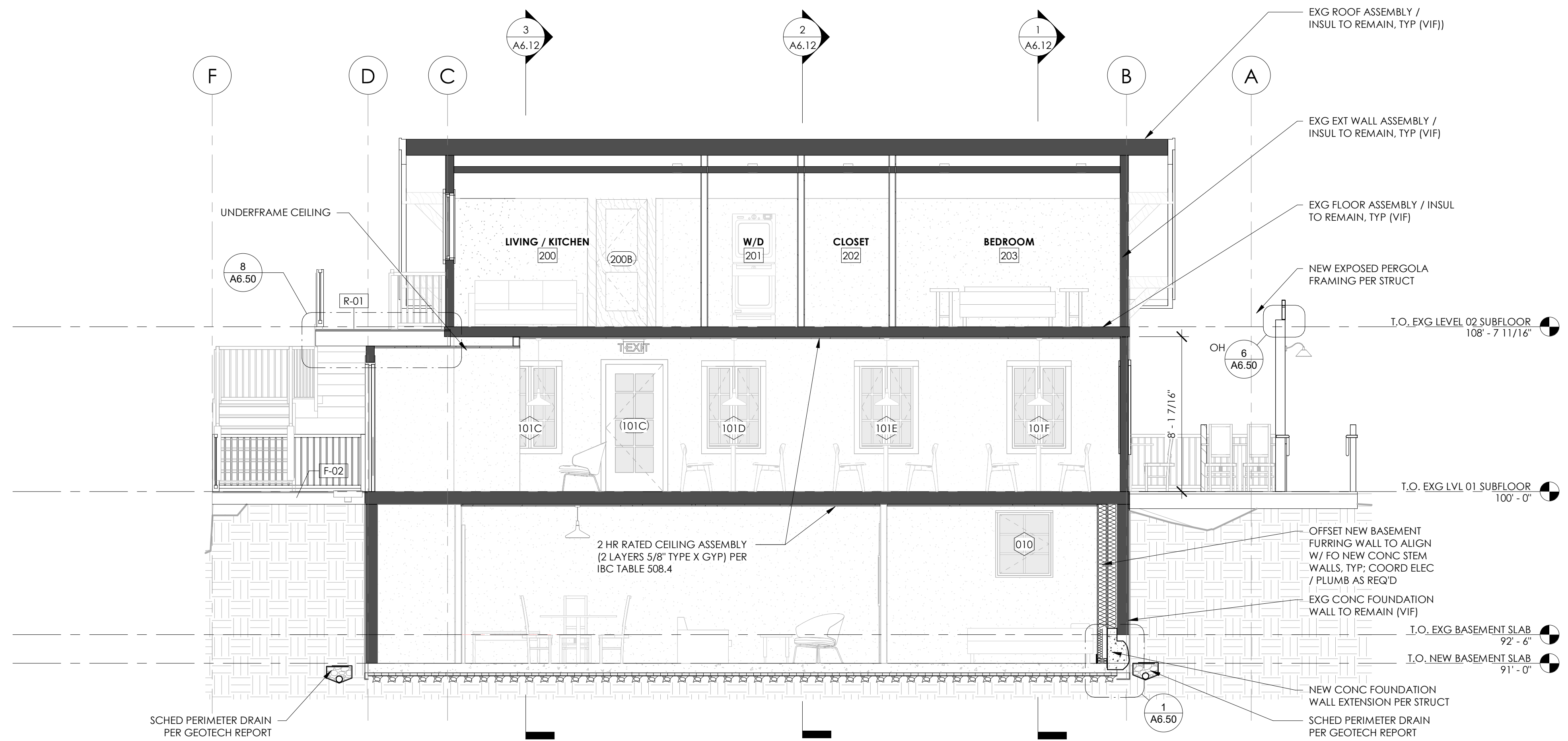


SHEET TITLE :
OVERALL EXTERIOR PERSPECTIVES

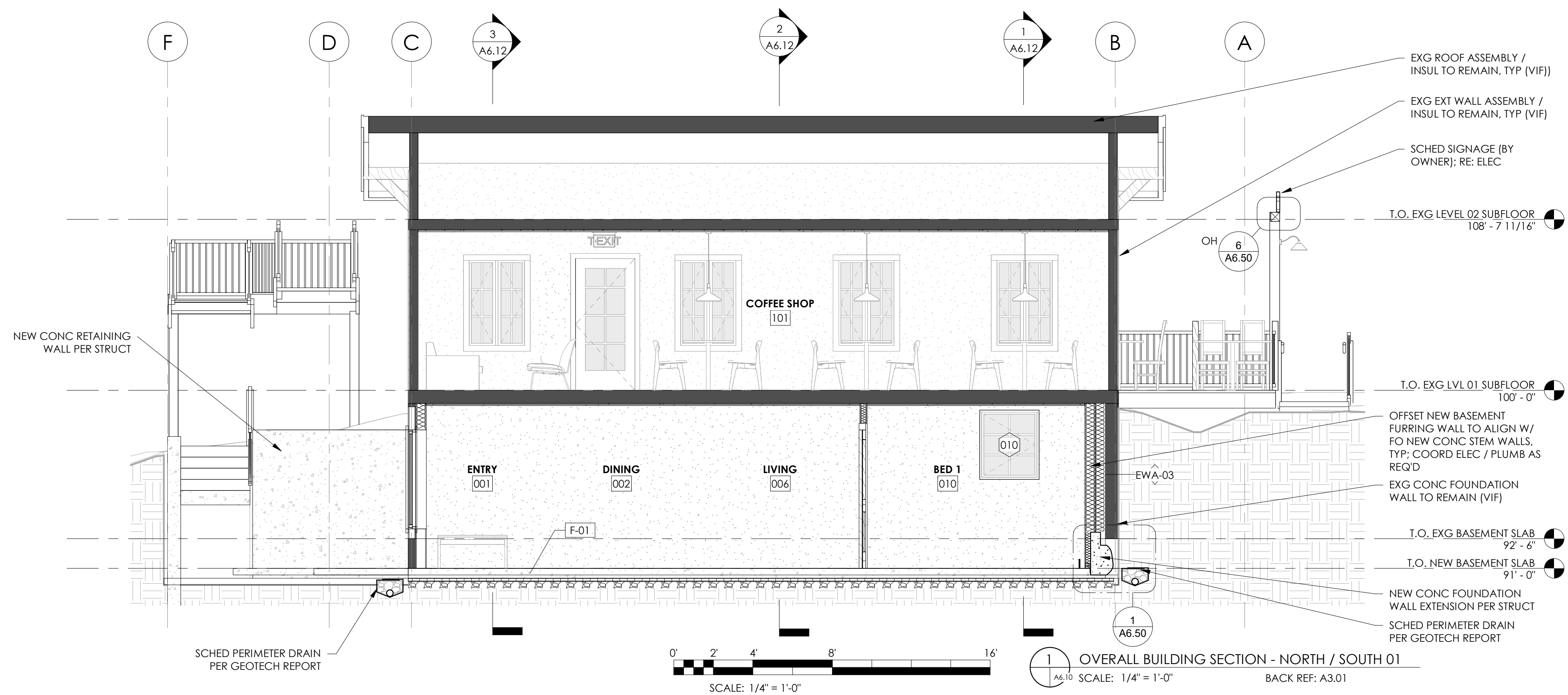
SHEET NUMBER :
A5.21

ALL DRAWINGS AND WRITTEN DOCUMENTS HEREIN CONSTITUTE THE ORIGINAL INTELLECTUAL PROPERTY OF THE ARCHITECT AND MAY NOT BE REUSED, REPRODUCED OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF MA STUDIOS, LLC.

6/25/2025 1:03:42 PM
 i:\Projects-new\2427 - Zurn\A\MA_2427_Zurn_A24.rvt



2 OVERALL BUILDING SECTION - NORTH / SOUTH 02
 SCALE: 1/4" = 1'-0" BACK REF: A3.01



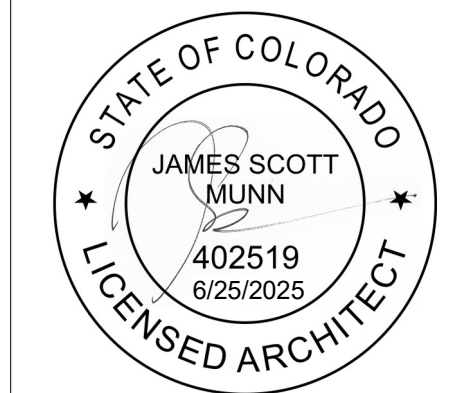
1 OVERALL BUILDING SECTION - NORTH / SOUTH 01
 SCALE: 1/4" = 1'-0" BACK REF: A3.01



315 EAST AGATE AVENUE
 GRANBY, CO 80446
 970-887-9366
 MAARCHITECTURAL.COM

RANGER STATION COFFEE
 TONY ZURN
 620 GRAND AVENUE, GRAND LAKE, COLORADO 80447
 PROJECT #: 2427

ISSUANCE: PERMIT SET
 DATE: 2025-0625

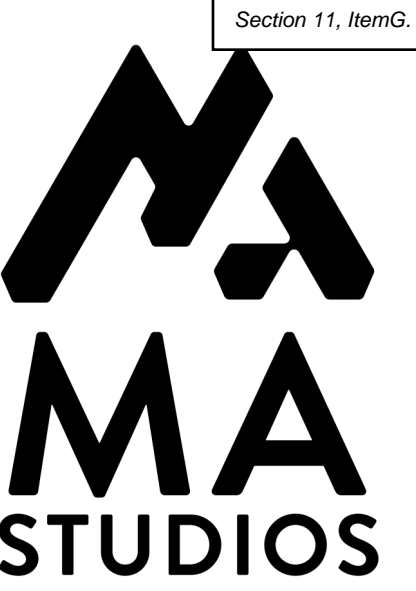
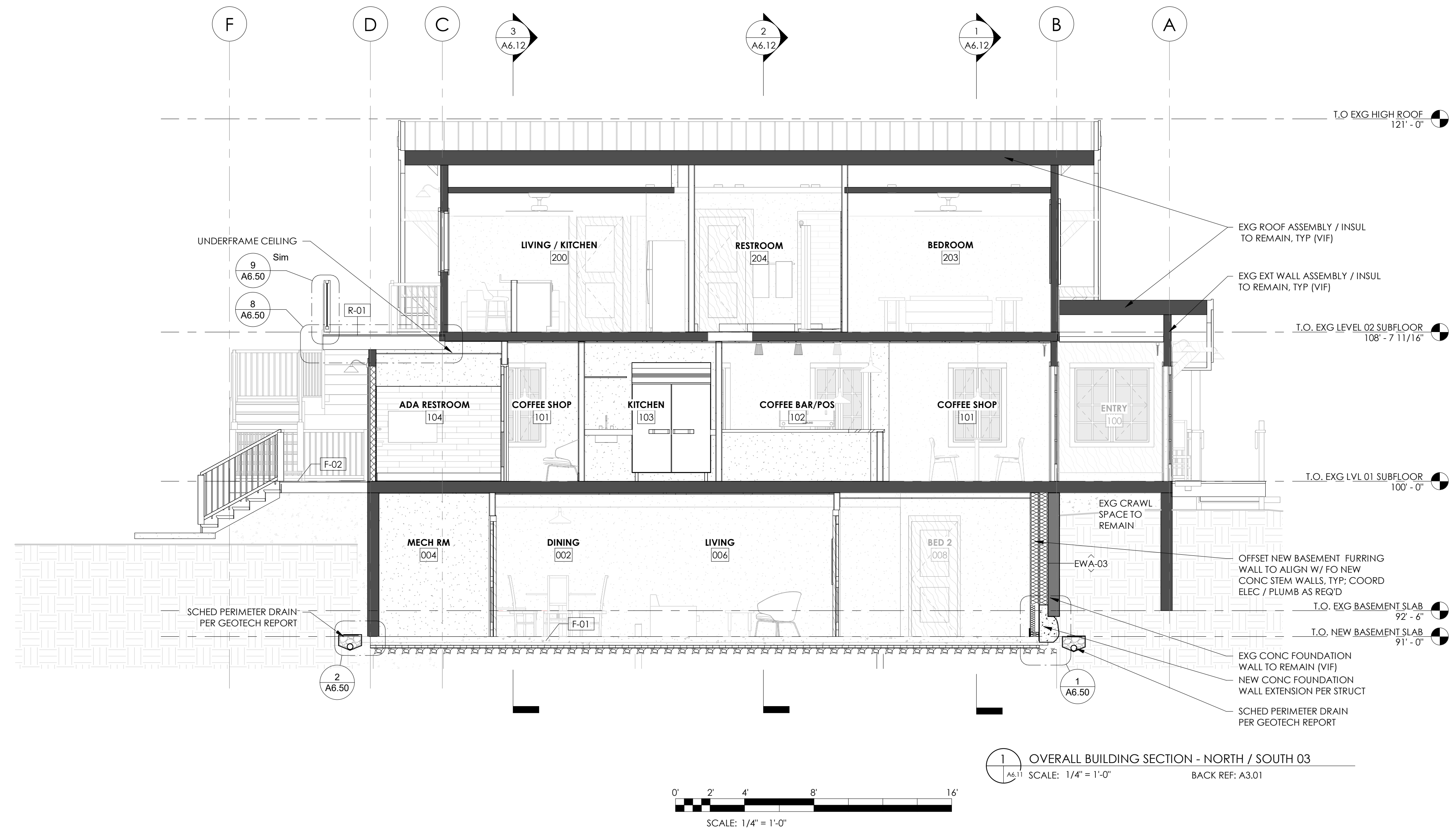


SHEET TITLE:
 OVERALL BUILDING SECTIONS

SHEET NUMBER:
A6.10

ALL DRAWINGS AND WRITTEN DOCUMENTS HEREIN CONSTITUTE THE ORIGINAL INTELLECTUAL PROPERTY OF THE ARCHITECT AND MAY NOT BE REUSED, REPRODUCED OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF MA STUDIOS, LLC.

6/25/2025 1:03:43 PM
 i:\Projects-new\2427 - Zurn\A MA_2427_Zurn_A24.rvt



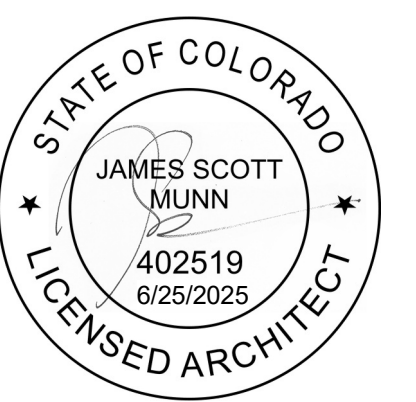
315 EAST AGATE AVENUE
 GRANBY, CO 80446
 970-887-9366
 MAARCHITECTURAL.COM

RANGER STATION COFFEE

TONY ZURN
 620 GRAND AVENUE, GRAND LAKE, COLORADO 80447

PROJECT #: 2427

ISSUANCE : DATE :
 PERMIT SET 2025-0625

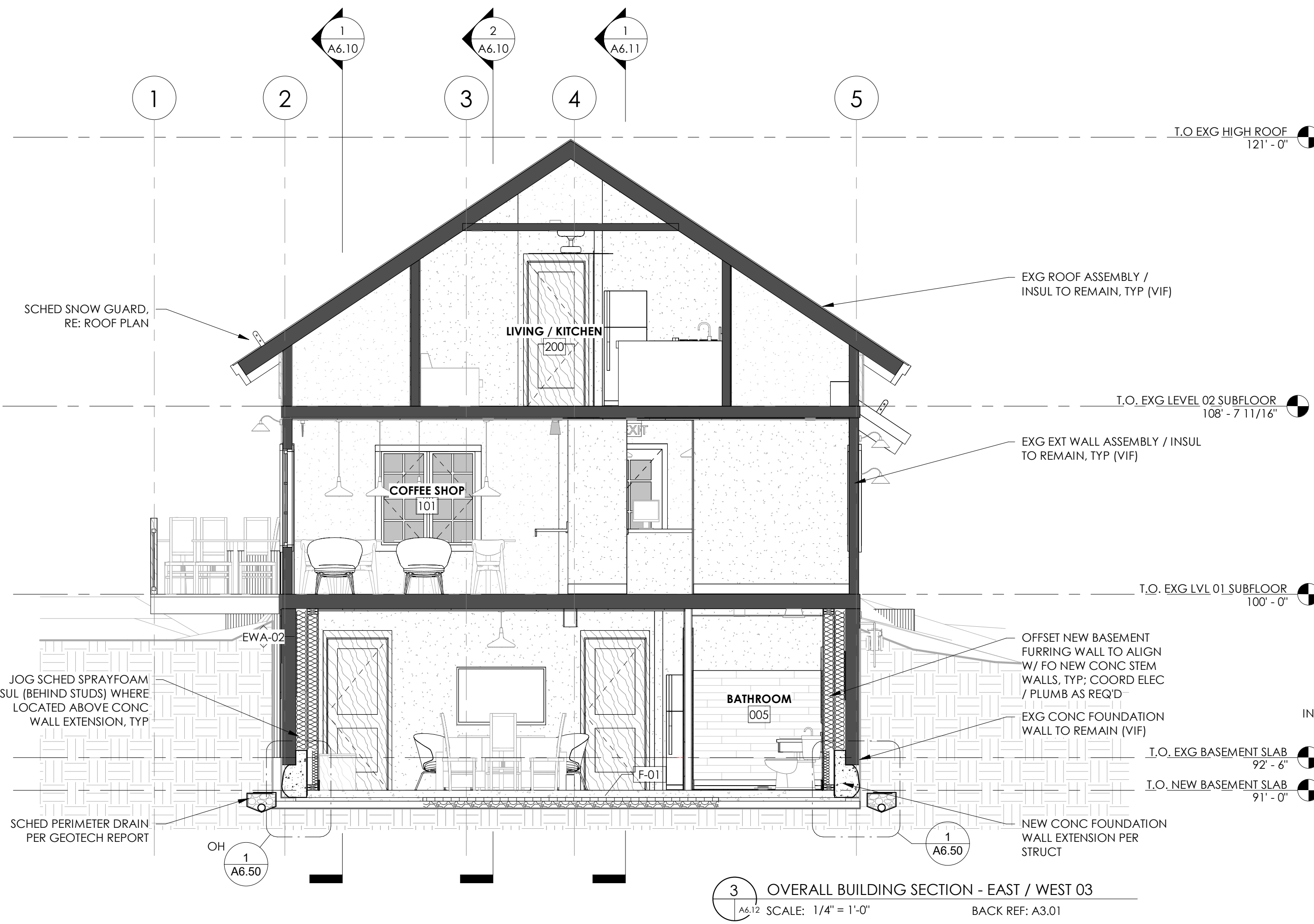


SHEET TITLE :
 OVERALL BUILDING SECTIONS

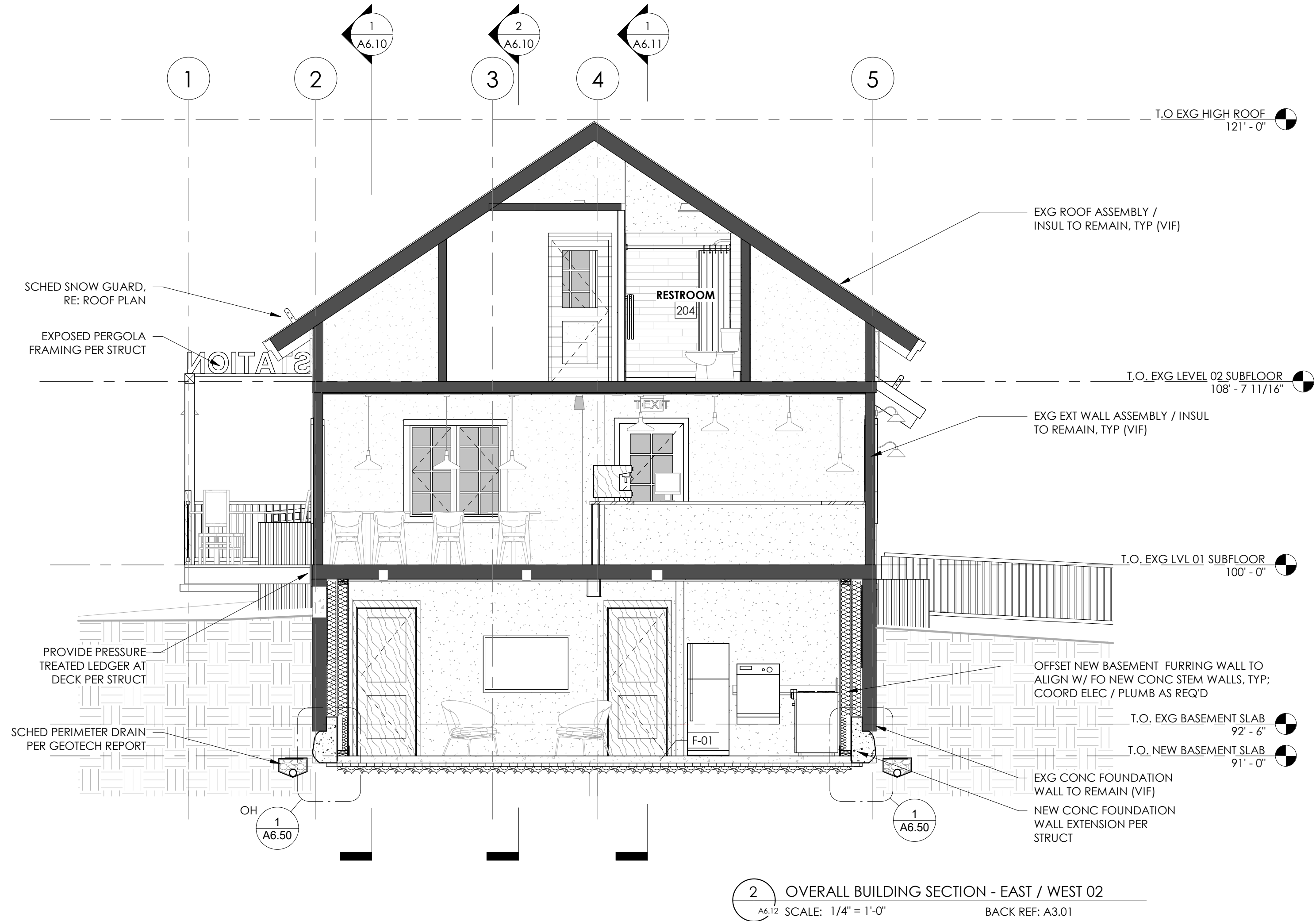
SHEET NUMBER :
A6.11

ALL DRAWINGS AND WRITTEN DOCUMENTS HEREIN CONSTITUTE THE ORIGINAL INTELLECTUAL PROPERTY OF THE ARCHITECT AND MAY NOT BE REUSED, REPRODUCED OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF MA STUDIOS, LLC.

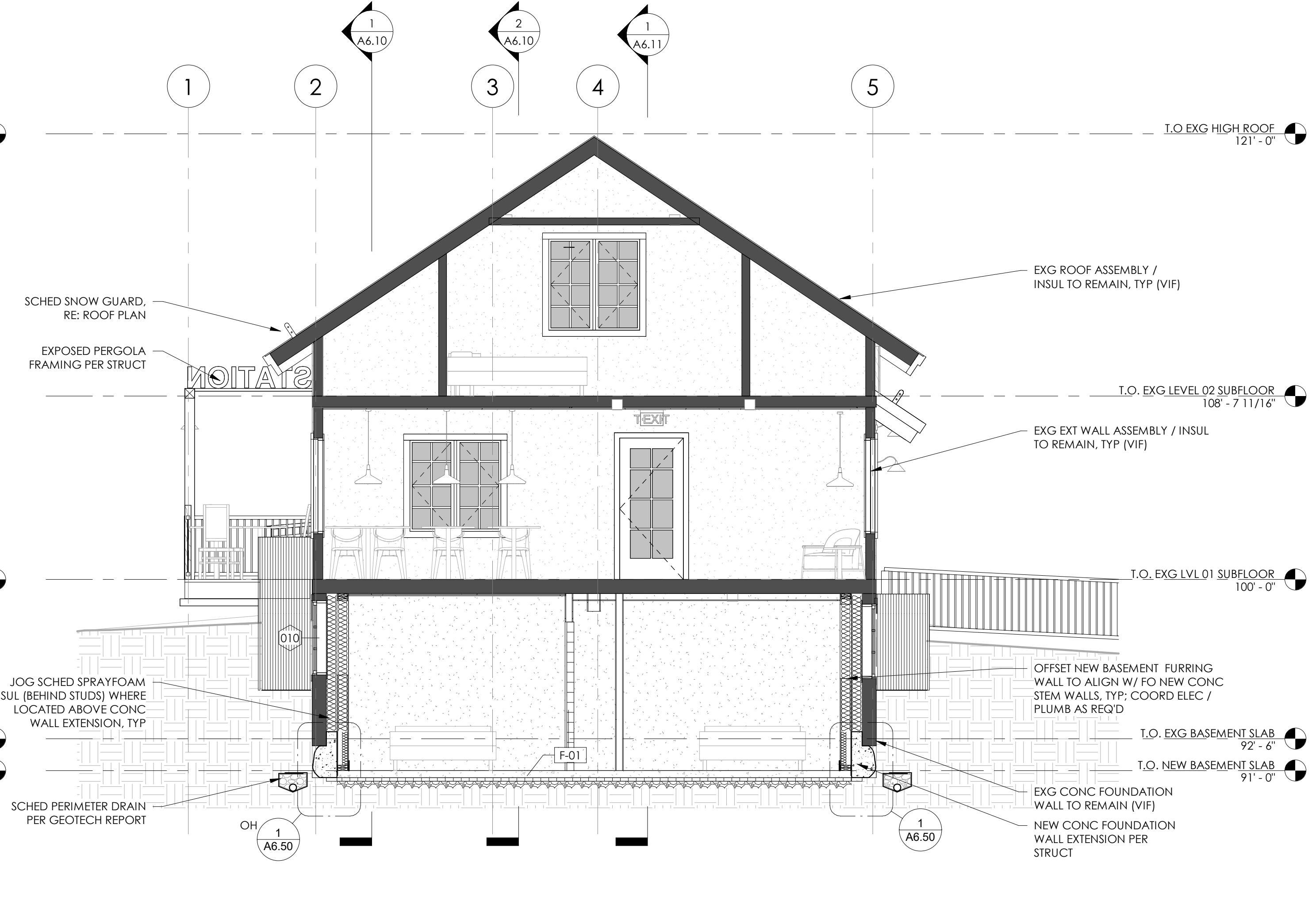
6/25/2025 1:03:47 PM
 I:\Projects-new\2427 - Zum v MA - 2427_Zum_A24.rvt



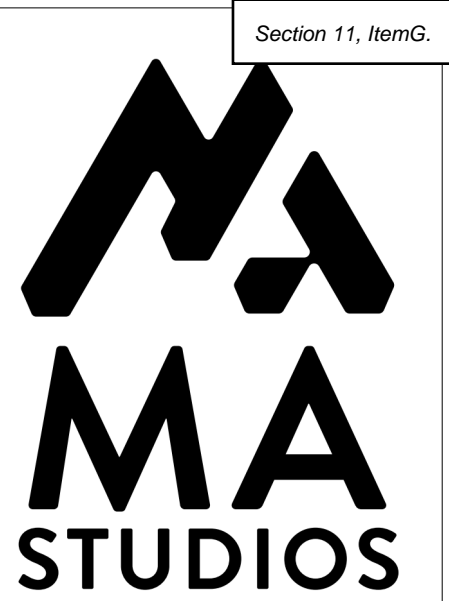
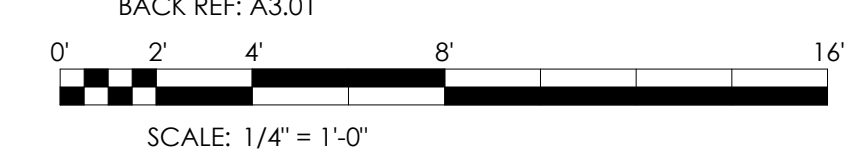
3 OVERALL BUILDING SECTION - EAST / WEST 03
 A6.12 SCALE: 1/4" = 1'-0" BACK REF: A3.01



2 OVERALL BUILDING SECTION - EAST / WEST 02
 A6.12 SCALE: 1/4" = 1'-0" BACK REF: A3.01



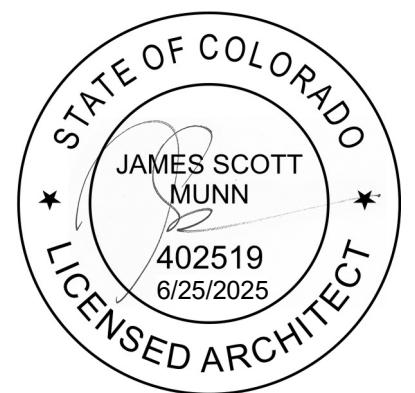
1 OVERALL BUILDING SECTION - EAST / WEST 01
 A6.12 SCALE: 1/4" = 1'-0" BACK REF: A3.01



315 EAST AGATE AVENUE
 GRANBY, CO 80446
 970-887-9366
 MAARCHITECTURAL.COM

RANGER STATION COFFEE
 TONY ZURN
 620 GRAND AVENUE, GRAND LAKE, COLORADO 80447
 PROJECT #: 2427

ISSUANCE: PERMIT SET
 DATE: 2025-0625



SHEET TITLE:
 OVERALL BUILDING SECTIONS

SHEET NUMBER:
A6.12



To: Madom Mayor and Board of Trustees

From: Brian Kracke – Code Enforcement Officer/Permit Technician

Date: February 23, 2026

RE: Administrative Appeal for 329 Mountain Ave./Jadd & Alyssa Helma

Background: This memorandum serves to brief the Board of Trustees on an appeal filed by the applicants regarding the denial of their Minor Encroachment. Staff has reviewed the case history and the applicable sections of the Grand Lake Municipal Code. The following summary outlines the administrative findings and the options available to the Board for final determination.

Per the **Town of Grand Lake Municipal Code**, a homeowner may submit an Encroachment application to encroach the Town Right-of-Way.

11-6-1 - Public Property Encroachments

Review and Approval Process.

1. **Major Encroachments** shall be reviewed by the Town Board of Trustees. The item will be placed on the Town Board of Trustees agenda. The Board shall approve, approve with conditions, or deny the application at a public meeting. No later than fourteen (14) days prior to the meeting, Town staff shall cause certified mailings to be sent, return receipt requested, to all utility companies. (sent out 02/03 & 02/04) The Board may continue the application review to a later date (not to exceed forty-five (45) days) in order to obtain more information about the request or to conduct site inspections. If approved, an Encroachment License will be issued.
2. **Minor Encroachments** will be reviewed by Town staff Requests for Encroachment Agreements that do not have staff support shall be directed to Town Board of Trustees and shall follow the procedures set forth for Major Encroachments. If approved by Town Staff, an Encroachment Agreement will be executed.

(D) When Encroachments May Not Be Granted. The following encroachment license of agreement requests may not be granted, as determined by the Town Board of Trustees:

1. The proposed encroachment is in conflict with applicable Town Departments and/or applicable utility companies, or



2. When construction has commenced prior to the issuance of a required permit from the Town.

On 01/14/2026 The applicants applied for a Minor Encroachment:

On 1/28/2026 The applicants were denied the Minor Encroachment by the Town Staff.

On 01/28/2026 The applicants submitted to pursue a Major Encroachment.

Today the applicants are here to petition the BOT for a Major Encroachment.



Town of Grand Lake

Planning Department

• P.O. Box 99 • 1026 Park Avenue • Grand Lake, CO 80447

• Phone: 970-627-3435 • Fax: 970-627-9290

• Email: planner@townofgrandlake.com • Website: townofgrandlake.com

PUBLIC PROPERTY ENCROACHMENT APPLICATION FORM

***APPLICATION DEADLINE IS NOON, 14 DAYS PRIOR TO THE NEXT REGULARLY SCHEDULED MEETING**

PROPERTY INFORMATION

- Name of Applicant: Jadla Alyssa Helms Email: _____
- Address: 329 Mountain Ave Phone: _____
- City: Grand Lake State: CO Zip: 80447 Fax: _____
- Street Address: 329 Mountain Avenue
- Legal Description: Lot 102 Block 32 Subdivision unk

TYPE OF REQUEST • Major Encroachment * (structures, driveways, fences, retaining walls, utilities, etc.) \$100
(circle one): Minor Encroachment (at-grade natural drainage, landscaping, gardens, trees, hedges, etc.) \$50
 Other (explain below)

DESCRIPTION OF REQUEST:

Please allow us to keep the installation of turf + decorative rock border within the town right-of-way adjacent to 329 Mountain Ave

Utility locate scheduled or completed? YES ___ NO X Date scheduled: n/a

Utility locate identification number: _____

REQUIRED ATTACHMENTS:

1. A site plan showing existing features and proposed features including: structures, utilities, driveways, fences, etc.
2. An Agreement for Services
3. Deposit

Application Received By: _____	STAFF USE ONLY
Deposit Amount: _____	Date / Time: _____
_____ Contacted all utility companies?	Application Complete? _____
_____ Completed Indemnification Agreement by property owner holding the Town of Grand Lake harmless?	
_____ A copy of the property owner's general liability insurance naming the Town of Grand Lake as an additional insured?	

**Alyssa and Jadd Helma
329 Mountain Avenue
Grand Lake, CO 80447**

Date: 1/14/2026

**Town of Grand Lake
P.O. Box 99
Grand Lake, CO 80447**

Re: Public Property Encroachment Application form – Town Right-of-Way Improvements (Minor Encroachment)

Property Address: 329 Mountain Avenue, Grand Lake, Colorado

Dear Members of the Board,

We respectfully submit this letter in support of a **public property encroachment** to allow us to keep the installation of **turf and decorative rock** within the Town of Grand Lake right-of-way adjacent to our property at **329 Mountain Avenue**.

History of Maintenance and Existing Conditions

Since purchasing our home in **2019**, we have consistently **maintained the adjacent right-of-way at our own expense**, including mowing, weed control, dead tree removal, and general upkeep. This area was similarly maintained by the **previous property owners** prior to our purchase. The right-of-way has functioned as a maintained landscape extension of the property for many years, rather than an unimproved or natural area.

Despite ongoing maintenance efforts, the area has proven **difficult and costly to sustain** in its current condition due to environmental and site-specific challenges.

Unique Hardship Conditions

The hardship prompting this request is not self-imposed and stems from **unique physical and environmental conditions** of the site:

- **Aspen Root Infestation:**

Aspen trees in the immediate vicinity continually send root suckers into the right-of-way, resulting in aggressive regrowth, uneven ground, and repeated damage to the

landscape surface. This requires constant removal and has proven unsustainable over time. Please see enclosed pictures.

- **Vole Infestation:**

The area has experienced recurring **vole activity**, causing tunneling and ground instability. This creates safety concerns, damages turf and soil, and raises concern for **potential impacts to underground utility lines and the home's foundation** if left unaddressed. Please see enclosed pictures.

- **Soil Disruption and Erosion:**

The combined effects of root intrusion and burrowing animals make it extremely difficult to maintain traditional landscaping without continual disturbance of the soil.

- **Winter Safety and Snowplow Damage Hardship Due to Undefined Right-of-Way Boundaries**

The property experiences recurring winter hardship due to heavy snowfall and unclear roadway boundaries, which causes snowplows to encroach into the right-of-way, resulting in erosion, surface damage, and unsafe conditions for pedestrians and vehicles. The lack of a stabilized edge leads to repeated freeze-thaw damage, inefficient plowing, and increased maintenance burdens for both the property owner and the municipality. Installing a rock-lined edge provides a visible, durable boundary that improves plowing accuracy, enhances public safety in snow-covered conditions, and reduces ongoing damage and maintenance.

Proposed Solution

We propose keeping the existing landscape treatment with a **professionally installed turf and rock system**, which will:

- Provide a **stable, durable surface** resistant to burrowing and root intrusion
- Improve the **visual appearance** of the right-of-way
- Reduce erosion and uneven ground conditions
- Help maintain the right of way boundary

Public Benefit and Town Impact

Approval of this variance will provide several benefits to the Town of Grand Lake:

- **Reduced municipal maintenance costs**, as mowing, watering, and weed control will no longer be required
- **Water conservation**, eliminating irrigation in the right-of-way
- **Environmental benefits**, including reduced use of fertilizers, herbicides, and fuel-powered equipment
- **Safety benefits**, helping maintain a proper boundary of the right of way
- **Consistent aesthetic improvement**, supported by neighboring property owners through a signed petition

The installation will be **fully maintained by us**, will not impede public access, and will not interfere with utilities or drainage.

Consistency with Community Character

The proposed materials are consistent with the mountain character of Grand Lake, are visually unobtrusive, and represent a long-term, low-impact improvement that aligns with responsible land stewardship.

Conclusion

Due to the **unique environmental hardships**, long-standing private maintenance of the right-of-way, and the clear **public and environmental benefits**, we respectfully request approval of this variance. We believe the proposal represents a practical, sustainable solution that benefits both the Town and surrounding neighborhood.

We have enclosed signed support by many of our neighbors off Mountain Ave and Perry Street who support the installed turf and rock.

Thank you for your time and consideration. We appreciate the opportunity to work collaboratively with the Town of Grand Lake on this matter.

Respectfully submitted,

Jadd Helms Alyssa Helms

[Your Name(s)]



Signature

1/14/26



1/14/26

SITE PLAN

Section 11, Item H.

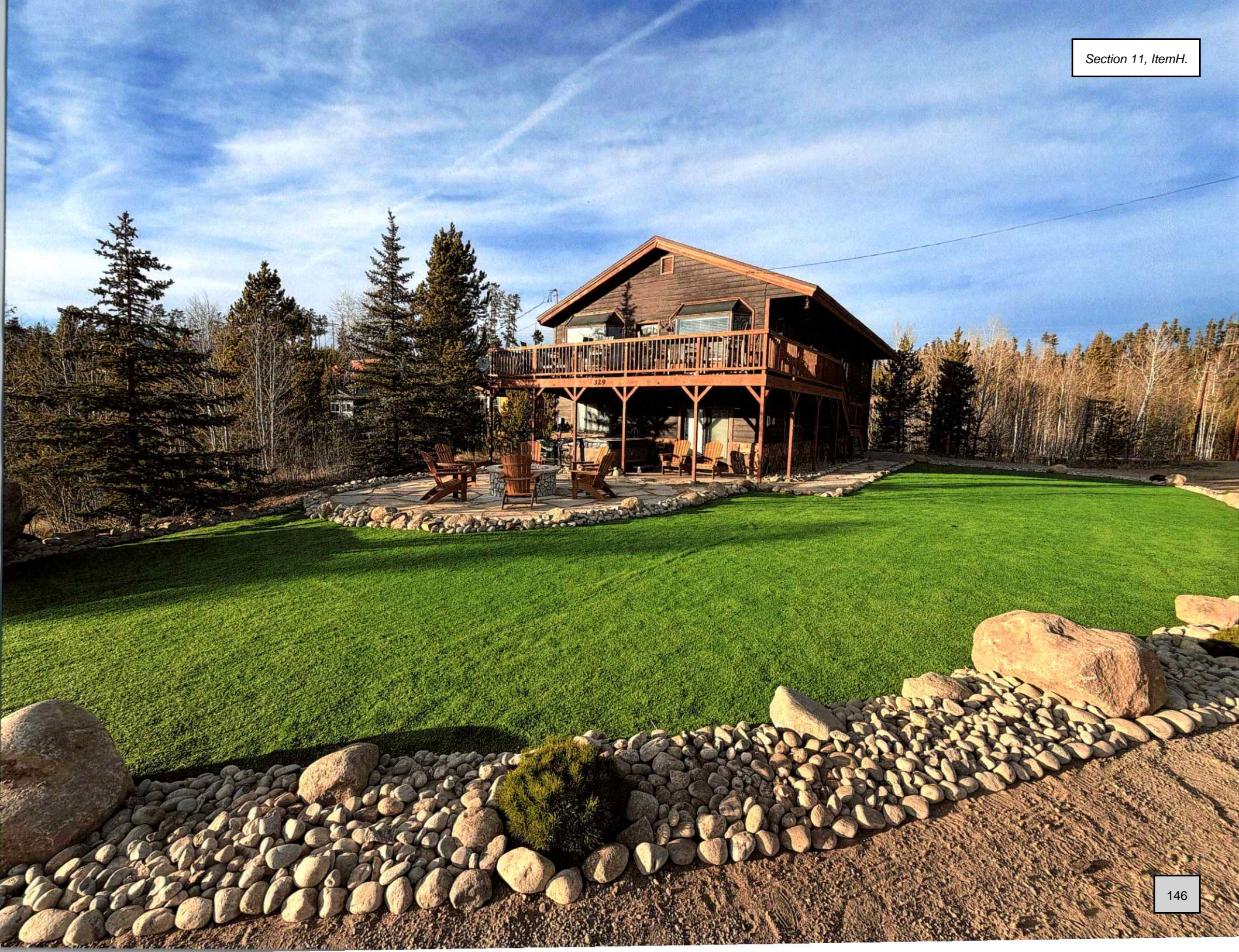
BLOCK 32
0.26 ACRES +/-





Section 11, Item H.





Petition of Neighborhood Support (1 of 3)

Installation of Turf and Rock on Town of Grand Lake Right-of-Way

We, the undersigned residents and property owners in the Town of Grand Lake, Colorado, respectfully submit this petition in support of the installation of **turf and decorative rock** on the Town of Grand Lake right-of-way adjacent to the property located at: 329 Mountain Ave, Grand Lake, Colorado 80447, specifically at the corner of Mountain Ave and Perry Street.

This petition is intended to demonstrate neighborhood support for the installed improvement and to affirm that the installation is beneficial to both the community and the Town of Grand Lake.

Statement of Support

We support the proposed turf and rock installation for the following reasons:

1. Aesthetic Improvement

The proposed design is visually appealing, well-maintained in appearance, and consistent with the surrounding neighborhood. It enhances the overall look of the area and contributes positively to property values and community pride.

2. Reduced Maintenance Costs for the Town

The turf and rock installation will significantly reduce or eliminate the need for ongoing municipal maintenance such as mowing, irrigation, weed control, and erosion repair. This represents a long-term cost savings and reduced labor burden for the Town of Grand Lake.

3. Eco-Friendly and Sustainable Solution

The proposed installation supports environmentally responsible land management by:

- o Reducing water usage
- o Minimizing soil erosion and runoff
- o Eliminating the need for fertilizers, pesticides, and fuel-powered equipment
- o Providing a durable, low-impact surface appropriate for the site
- o Prevents the spread of voles and aspens into neighboring plots that interfere with utility lines and foundation.

4. Responsible Stewardship of the Right-of-Way




The installation will be professionally maintained by the property owner at 329 Mountain Ave, ensuring it remains safe, clean, and visually appropriate without creating liability or inconvenience for neighboring residents or the Town.

Community Endorsement

By signing below, we confirm that we:

- Have reviewed the proposed improvement
- Believe it is appropriate for the right-of-way
- Support the Town granting approval to keep the installation of turf and rock at this location

Signatures of Support

Name (Printed)	Address	Signature	Date
Leona Goettel	325 mountain ave	DocuSigned by:  A03C62E62B9E40A...	1/12/2026
Gary Casalo	Gary Casalo	Signed by:  808E88C4B88B45A...	1/12/2026
Jim and Jan Findlater	Jan and Jim Findlater	Signed by:  9EA9B41DF17842F...	1/12/2026

Closing Statement

This petition reflects the collective support of nearby residents for a solution that is **aesthetically pleasing, environmentally responsible, and financially beneficial** to the Town of Grand Lake. We respectfully request that the Town consider this community endorsement

Petition of Neighborhood Support (2 of 3)

Installation of Turf and Rock on Town of Grand Lake Right-of-Way

We, the undersigned residents and property owners in the Town of Grand Lake, Colorado, respectfully submit this petition in support of the installation of **turf and decorative rock** on the Town of Grand Lake right-of-way adjacent to the property located at: 329 Mountain Ave, Grand Lake, Colorado 80447, specifically at the corner of Mountain Ave and Perry Street.

This petition is intended to demonstrate neighborhood support for the installed improvement and to affirm that the installation is beneficial to both the community and the Town of Grand Lake.

Statement of Support

We support the proposed turf and rock installation for the following reasons:

1. Aesthetic Improvement

The proposed design is visually appealing, well-maintained in appearance, and consistent with the surrounding neighborhood. It enhances the overall look of the area and contributes positively to property values and community pride.

2. Reduced Maintenance Costs for the Town

The turf and rock installation will significantly reduce or eliminate the need for ongoing municipal maintenance such as mowing, irrigation, weed control, and erosion repair. This represents a long-term cost savings and reduced labor burden for the Town of Grand Lake.

3. Eco-Friendly and Sustainable Solution

The proposed installation supports environmentally responsible land management by:

- Reducing water usage
- Minimizing soil erosion and runoff
- Eliminating the need for fertilizers, pesticides, and fuel-powered equipment
- Providing a durable, low-impact surface appropriate for the site
- Prevents the spread of voles and aspens into neighboring plots that interfere with utility lines and foundation.

4. Responsible Stewardship of the Right-of-Way

The installation will be professionally maintained by the property owner at 329 Mountain Ave, ensuring it remains safe, clean, and visually appropriate without creating liability or inconvenience for neighboring residents or the Town.

Community Endorsement

By signing below, we confirm that we:

- Have reviewed the proposed improvement
- Believe it is appropriate for the right-of-way
- Support the Town granting approval to keep the installation of turf and rock at this location

Signatures of Support

Name (Printed)	Address	Signature	Date
BAXTER STRACHAN	321 mountain ave		1/12/2026
Kyle Masterson	220 Park Ave		1/11/2026
Edna Stoddard	405 Mountain Ave		1/11/2026

Closing Statement

This petition reflects the collective support of nearby residents for a solution that is **aesthetically pleasing, environmentally responsible, and financially beneficial** to the Town of Grand Lake. We respectfully request that the Town consider this community endorsement

Petition of Neighborhood Support (3 of 3)

Installation of Turf and Rock on Town of Grand Lake Right-of-Way

We, the undersigned residents and property owners in the Town of Grand Lake, Colorado, respectfully submit this petition in support of the installation of **turf and decorative rock** on the Town of Grand Lake right-of-way adjacent to the property located at: 329 Mountain Ave, Grand Lake, Colorado 80447, specifically at the corner of Mountain Ave and Perry Street.

This petition is intended to demonstrate neighborhood support for the installed improvement and to affirm that the installation is beneficial to both the community and the Town of Grand Lake.

Statement of Support

We support the proposed turf and rock installation for the following reasons:

1. Aesthetic Improvement

The proposed design is visually appealing, well-maintained in appearance, and consistent with the surrounding neighborhood. It enhances the overall look of the area and contributes positively to property values and community pride.

2. Reduced Maintenance Costs for the Town

The turf and rock installation will significantly reduce or eliminate the need for ongoing municipal maintenance such as mowing, irrigation, weed control, and erosion repair. This represents a long-term cost savings and reduced labor burden for the Town of Grand Lake.

3. Eco-Friendly and Sustainable Solution

The proposed installation supports environmentally responsible land management by:

- o Reducing water usage
- o Minimizing soil erosion and runoff
- o Eliminating the need for fertilizers, pesticides, and fuel-powered equipment
- o Providing a durable, low-impact surface appropriate for the site
- o Prevents the spread of voles and aspens into neighboring plots that interfere with utility lines and foundation.

4. Responsible Stewardship of the Right-of-Way


The installation will be professionally maintained by the property owner at 329 Mountain Ave, ensuring it remains safe, clean, and visually appropriate without creating liability or inconvenience for neighboring residents or the Town.

Community Endorsement

By signing below, we confirm that we:

- Have reviewed the proposed improvement
- Believe it is appropriate for the right-of-way
- Support the Town granting approval to keep the installation of turf and rock at this location

Signatures of Support

Name (Printed)	Address	Signature	Date
Jill Linden	Jill Linden	 Signed by: <i>Jill Linden</i> F57783243928498...	1/12/2026

Closing Statement

This petition reflects the collective support of nearby residents for a solution that is **aesthetically pleasing, environmentally responsible, and financially beneficial** to the Town of Grand Lake. We respectfully request that the Town consider this community endorsement



Findings into the applicants request:

Artificial turf ([astroturf](#)) in Colorado is considered hazardous to wildlife and the environment due to [PFAS chemicals](#), [microplastics](#), [heat island effects](#), and potential for [animal waste buildup](#), prompting Colorado's 2024 law ([SB24-005](#)) to restrict its use in new developments starting in 2025-2026. The state recognizes turf's negative impacts, including releasing harmful substances into soil and water, contributing to urban heat, and harming local ecosystems by replacing natural habitats, with significant concerns around "forever chemicals" used in manufacturing.

Why Astroturf is Hazardous in Colorado:

- Chemical Leaching: Turf releases plastics [microplastics](#), and [PFAS \(per- and polyfluoroalkyl substances\)](#), known as "forever chemicals," into soil and water, impacting ecosystems.
- Habitat Loss: Replacing natural grass removes food, shelter, and resources for local insects, birds, and mammals, disrupting ecosystems.
- Waste Buildup: Artificial turf can harbor mold, bacteria, and animal waste, require disinfection and posing health risks.

Wildlife Impact:

- Birds and small mammals can mistake plastic pieces for food, leading to internal injuries.
- Contaminants from turf can enter the food web, affecting various species.

In summary, Colorado's legislation reflects growing awareness and action against the significant wildlife and environmental hazards posed by artificial turf.



Conclusion:

In addition to the construction commencing prior to the issuance of a required permit from the Town, the proposed astro turf is not eco-friendly, not consistent with the mountain character of Grand Lake nor proper land stewardship.

Furthermore, Public Right-of-ways should not be privately maintained, especially mowing, weed control, tree removal, and general upkeep. In this case, had the Public Right-of-way been left in its natural state, landscaping and maintenance would not be necessary.

At this time, the Staff requests that the Board approve, approve with conditions, or deny the application



MEMORANDUM

Meeting Date: 2/23/2026

To: Town of Grand Lake Board of Trustees
From: Steve Kudron, Town Manager

Re: Historic Rapids Sign Variance

Trustees:

The Historic Rapids Lodge, located at 210 Rapids Lane, is requesting a sign variance for the continued use of the existing signage located at and near the Rapids Lodge.

Background: The Historic Rapids Lodge has been operated as a lodge/restaurant continuously for nearly 100 years. Over that time, several signs have been placed on and near the building. New owners are taking over the operations of the Historic Rapids Lodge. Their intent is to maintain the heritage and experiences that visitors and locals of Grand lake have enjoyed for generations.

The new owners are requesting that the Board of Trustees grant a variance to the current sign code to allow for the use, repair and maintenance of the signs as they are currently constructed. Staff agrees that allowing this variance will support the Town’s effort to preserve and maintain the Historic authenticity of Grand Lake.

Suggested Motion:

I move to approve Resolution 22-2026, a resolution permitting the continued use of six non-conforming signs for the Rapids Lodge, Sunnyside Addition to Grand Lake Lot 18: Block: 1 & A Tract East of Lot 18 to Center of North Inlet more commonly referred to as 210 Rapids Lane.

**TOWN OF GRAND LAKE
RESOLUTION NO. 22-2026**

**A RESOLUTION PERMITTING THE CONTINUED USE OF 6 (SIX) NON-CONFORMING
HISTORICAL SIGNS FOR THE RAPIDS LODGE
SUNNYSIDE ADDITION TO GRAND LAKE Lot: 18 Block: 1 & A TRACT EAST OF LOT 18 TO
CENTER OF N INLET MORE COMMONLY REFERRED TO AS 210 RAPIDS LN**

WHEREAS, the Town of Grand Lake Board of Trustees (the Board) has adopted Municipal Code 6-2-1 Sign Code; and,

WHEREAS, Municipal Code 6-2-11E Maximum Permissible Area Part 1(a), does not allow for more than fifty (50) square feet of signage,

WHEREAS, Municipal Code 6-2-1J Non-Conforming Signs, requires all non-conforming signs to be brought into compliance; and,

WHEREAS, the applicant has requested to be allowed to continue the use of existing non-conforming signs that exceed the square footage allowance; and,

WHEREAS, the applicant is willing to comply with all other aspects of the sign code; and,

WHEREAS, the Board desires to assist business owners when realistically feasible; and,

WHEREAS, the Board has the authority to allow for exceptions to the Sign Code;

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

1. With condition of approval by property owner, the applicant shall be allowed to continue the use of 2 (two) historical signs located in the parking lot at SUNNYSIDE ADDITION TO GRAND LAKE Lot: 4 - 5 Block: 1 commonly referred to 300 HANCOCK ST as shown in Exhibit A & B, and,

2. The applicant shall be allowed to maintain 4 (four) historical signs on the exterior of the Rapids Lodge as shown in Exhibits C, D, E & F; and,

3. The applicant shall comply with all other Municipal Code 6-2-1 Sign Code
Municipal Code 6-2-12D - Safety Standards General Restrictions do not allow signs in danger of falling down or which become insecure or otherwise represent an unsafe condition, shall constitute a violation under the provisions of this title and shall be removed or corrected by the sign owner under the provisions of Chapter 14.35 GMC;

Municipal Code 6-2-7D - Prohibited Signs Part 4, does not allow signs that have not been maintained, peeling or badly faded paint shall be replaced, repainted or the like within ten (10) days after receipt of a notice from the Town of Grand Lake that said condition exists;

Applicant affirms that signs requiring repair or paint as noted in Exhibits A-F will be completed by June 30, 2026; and

4. The applicant shall obtain all applicable permits, if required, for the installation of signs; and

5. The Board may repeal or modify this resolution as it deems necessary.

MOVED, SECONDED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO THIS 23rd DAY OF FEBRUARY, 2026.

Section 11, Item 1.

(seal)

Votes Approving: 0
Votes Opposing: 0
Absent: 0
Abstained: 0

ATTEST:

TOWN OF GRAND LAKE

Alayna Carrell, CMC, Town Clerk

Christina Bergquist, Mayor

The Historic Rapids Restaurant and Lodging - Signage Inventory:
Total square feet of signage: 125.5 sq. ft. - Total allowed in Zone A: 50 sq. ft.

Exhibit A



Southern facing sign on Martell property: 4' x 8' = 32 sq. ft.
Needs attention: sign is faded/paint is peeling off, the right signpost is rotted and needs to be replaced.

Exhibit B



Northern facing sign on Martell property: 4' x 8' = 32 sq. ft. Sign is fading. Repaint with southern sign.

Exhibit C



Western facing sign #1: @5' x 8' = 40 sq. ft.

Exhibit D&E



Western facing sign #2: 2' x 4' = 8 sq. ft.
Western facing sign #3: 6' x .75' = 4.5 sq. ft.
(Does not include ENTRANCE sign)

Exhibit F



Southern facing sign on building: 11" x 9' = @9 sq. ft.



MEMORANDUM

Meeting Date: 2/23/2026

To: Town of Grand Lake Board of Trustees
From: Steve Kudron, Town Manager

Re: Granby Grand Lake Connector MOU request

Trustees:

For several years, the Town has been working towards a transit solution connection between Granby and Winter Park to Grand Lake. In October of 2025, Winter Park Transit received an operational grant from the State of Colorado to fund 80% of the operational costs. Winter Park Transit is here to present you with the proposed routes, and the Town's contributing costs.

Staff recommends allocation for transit operations in fiscal year 2026 of \$6775.33

Granby-Grand Lake Connector

Purpose of Today's Discussion

Section 11, Item J.



Confirm alignment across partner jurisdictions for the Granby-Grand Lake Connector (GGL) service



Discuss what's already been funded



Outline steps towards service launch

What is the GGL Connector?

- A **year-round** regional connection between Granby & Grand Lake
- Currently budgeted as **3 round-trips**, daily
- Connections Granby Train Depot ↔ Grand Lake
 - Provides **seasonal connections** to RMNP
- **Timed connections** to regional transit service
 - Granby Commuter
 - Mountain Passenger Rail



Section 11, Item J.

Proposed Granby Stops

Section 11, Item J.

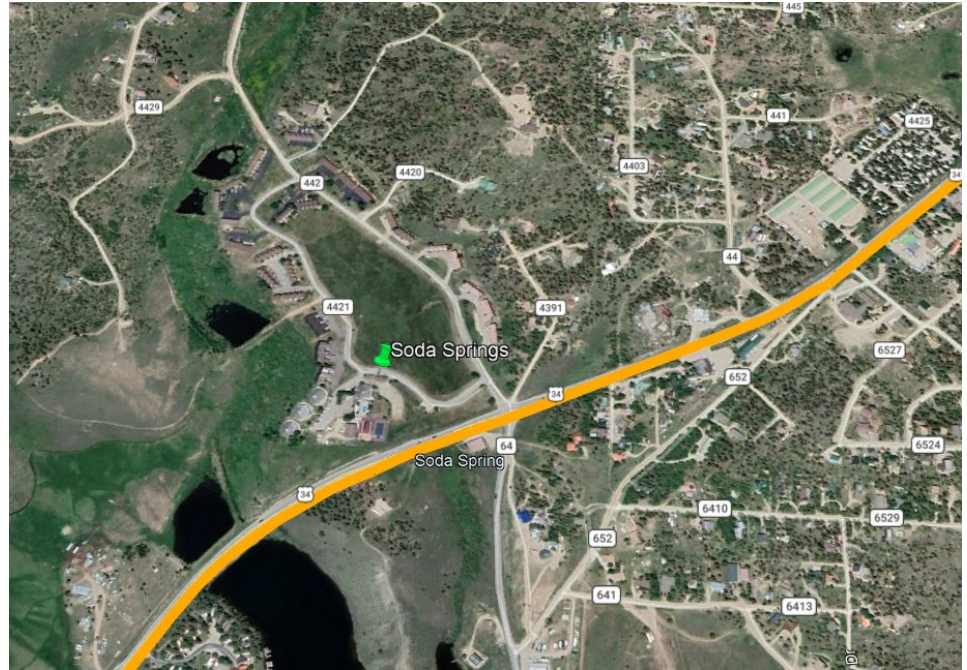
- **5th & Agate**
 - *Transfer for Granby Commuter riders*
- **Granby Train Depot**
- **Granby Trails**



Proposed Grand County

Section 11, Item J.

- Soda Springs Ranch



Proposed Grand Lake

Section 11, Item J.

- W. Portal & Grand Ave
- Grand Lake Town Park



Costs & Funding

Section 11, Item J.

Costs*				
	Granby	Grand County	Grand Lake	TOTAL
# of Stops	3	1	2	6
% of Cost	50%	17%	33%	100%
Operations Cost	\$ 101,630.00	\$ 33,876.67	\$ 67,753.33	\$ 203,260.00
<i>IGA Admin Fee</i>	<i>\$ 10,163.00</i>	<i>\$ 3,387.67</i>	<i>\$ 6,775.33</i>	
Total Cost	\$ 111,793.00	\$ 37,264.33	\$ 74,528.67	
Funding				
SB-230	\$ (81,304.00)	\$ (27,101.33)	\$ (54,202.67)	\$ (162,608.00)
1A	\$ (20,326.00)	\$ (6,775.33)	\$ (13,550.67)	\$ (40,652.00)
Local \$ Due	\$ 10,163.00	\$ 3,387.67	\$ 6,775.33	\$ -
Total Due	\$ 10,163.00	\$ 3,387.67	\$ 6,775.33	\$ -

*Costs shown reflect service between **June – Dec 2026**

**To-date, operating costs for this service are fully grant-funded

Benefits to Granby



Strengthens Granby's role as a regional mobility hub



Direct rail connection and regional connections via bus service



Economic and access benefits for residents and visitors

Benefits to Grand Lake



Reliable transit access for visitors and workforce



Greater regional connectivity



Supports local economy while managing peak-season impacts

Benefits to Grand County

Section 11, Item J.



Expanded regional service connecting service and employment centers



Expands multi-modal options available in the County



Efficient use of state and county funding for regional benefit

Governance Structure



Service operated through The Lift



Intergovernmental Agreements (IGA) define roles and admin cost recovery



Clear separation between funded operations and local administration

What Remains to Finalize

Section 11, Item J.



Execution of IGA's between partners



Public outreach events

Granby
Grand Lake

Questions?

Charles McCarthy | Winter Park
Transit Manager
970.726.8081
cmccarthy@wpgov.com

Michael Koch | Compass Transit
Consulting
970.581.8155
michael@compasstc.net





MEMORANDUM

Meeting Date: 2/23/2026

To: Town of Grand Lake Board of Trustees
From: Steve Kudron, Town Manager

Re: Discussion Sauna Concession Lakeside

Trustees:

The Town has received two recent requests to obtain a lease of Town land to operate a for profit sauna concession. The sauna product is available in various sizes and can be mobile or semi permanent.

The issue of additional concessions is a bigger issue than just saunas. Staff recommends the Board discuss the pros and cons of additional concessionaires in Town and what the impacts to the community may be.



MEMORANDUM

Meeting Date: 2/23/2026

To: Town of Grand Lake Board of Trustees
From: Steve Kudron, Town Manager

Re: Colorado Energy Office Grant letters of support

Trustees:

Staff recently reported on the progress of the Town’s effort to secure grant funding for the development and implementation of final mile transit plan that includes multi-modal transportation options for residents and visitors.

Implementing a Complete Streets policy will reduce vehicle miles traveled and increase the safety of and connections between multimodal alternatives, resulting in significant and long-term emission reductions.

Suggested Motion:

I move to direct the Mayor and Board of Trustees to sign the letters of support of the Colorado Energy Office Complete Streets grant



GRAND LAKE COLORADO

Christina Bergquist
Mayor, Town of Grand Lake
1026 Park Avenue
Grand Lake, CO 80447

02/23/2026

Colorado Energy Office
1600 Broadway, Suite 1960
Denver, CO 80202

Re: IMPACT Accelerator Round 2 Application, Complete Streets Policy

Dear IMPACT Accelerator Review Committee,

On behalf of the Town of Grand Lake, I am pleased to provide this letter of commitment in strong support of our application to the Colorado Energy Office's IMPACT Accelerator Round 2.

As a gateway community to Rocky Mountain National Park and a regional recreation hub, Grand Lake experiences significant seasonal visitation that increases congestion and emissions. Currently the only safe and reliable transportation between housing, downtown businesses, civic destinations, and regional trailheads within the Town is by vehicle. Implementing a Complete Streets policy will reduce vehicle miles traveled and increase the safety of and connections between multimodal alternatives, resulting in significant and long-term emission reductions.

The Town is committed to formally adopting and implementing this policy, and the Board of Trustees is prepared to act in the near term. Following adoption, the policy will be incorporated into capital improvement programming, project design standards, and development review to ensure durable, forward-looking outcomes that anticipate rather than react to growth pressures. We are committed to carefully documenting our results so that our process can serve as a model for other rural areas in Colorado seeking to reduce harmful emissions.

The Town will dedicate staff capacity and engage community and regional partners to ensure effective implementation and alignment with state priorities. The IMPACT Accelerator program will provide critical technical assistance and resources to translate Grand Lake's climate commitments into actionable policy and measurable emissions reductions.

We appreciate your consideration and your leadership in supporting Colorado communities as they implement practical, high-impact climate solutions.

Sincerely,

Christina Bergquist
Mayor, Town of Grand Lake



GRAND LAKE COLORADO

Town of Grand Lake Board of Trustees
1026 Park Avenue
Grand Lake, CO 80447

02/23/2026

Colorado Energy Office
1600 Broadway, Suite 1960
Denver, CO 80202

Dear IMPACT Accelerator Program Review Committee,

The Town of Grand Lake Board of Trustees provides its strong support and formal commitment to the Town’s application to the Colorado Energy Office’s IMPACT Accelerator Round 2.

The Board of Trustees is committed to timely adoption and implementation of this policy. Upon completion of policy development, the Board anticipates formal adoption in the near term by resolution. Following adoption, the Board will direct staff to:

- Incorporate Complete Streets principles into capital improvements and annual budgeting;
- Apply the policy to transportation project design, maintenance, and reconstruction;
- Integrate multimodal and connectivity requirements into development review and land use decisions; and
- Track implementation outcomes using performance measures such as safety improvements, multimodal connectivity, and progress toward reduced VMTs.

The Board is committed to dedicating staff capacity, engaging community and regional partners, and aligning future transportation investments with this policy framework.

Thank you for your consideration and your work on behalf of Colorado,

Town of Grand Lake Board of Trustees

Christina Bergquist, Mayor

Michael Sobon, Mayor Pro-Tem

Mike Arntson, Trustee

Julie Causseaux, Trustee

Robert Miller, Trustee

Dennis Mills, Trustee

Jim Schoenherr, Trustee