



GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING AGENDA

Monday, October 28, 2024, at 4:30 PM

Town Hall Board Room – 1026 Park Avenue

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

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

<https://us06web.zoom.us/j/84518261908>

You can also dial in using your phone.

United States: 719 359 4580

Access Code: 845 1826 1908

WORK SESSION 4:30 PM

1. Call to Order
2. Roll Call
3. Conflicts of Interest
4. Items of Discussion
 - A. Comcast Services Update
 - B. GCSO Quarterly Update
 - C. Grand Lake Center Update
 - D. Boardwalk Responsibility Discussion
 - E. Winter Lake Discussion

EVENING MEETING 6:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Announcements
4. Roll Call
5. Conflicts of Interest
6. Manager's Report
 - A. October 28, 2024
7. Public Comments (limited to 3 minutes)
- H. Consent Agenda
 1. Meeting Minutes- October 14, 2024
 2. Accounts Payable- October 28, 2024
9. Financial Review
 - A. August Sales Tax & September Financial Reports
10. Items of Discussion
 - A. Consideration to Authorize the Mayor to Sign the Engagement Letter with Dazzio & Associates, PC for the 2024 Audit
 - B. Quasi-Judicial 67-2024: A Resolution Approving A Variance To Setback Standards At Lot 2, Block 39, Town Of Grand Lake, More Commonly Referred To As 225 Mountain Avenue Subject To Conditions
 - C. Quasi-Judicial- Resolution 68-2024 Consideration to Approve a Resolution Approving a Variance to Parking Standards at Lot 15, Block 26, Town of Grand Lake, More Commonly Referred to as 525 Grand Avenue with Conditions.
 - D. Quasi Judicial– Resolution 69-2024 Consideration of a Resolution to Approve A Variance To Roadway Standards At Lot 8, Block 24, Town Of Grand Lake, More Commonly Referred To As 501 Mountain.
 - E. Consideration to Approve a New Special Event Permit & Resolution 70-2024, a Resolution Setting Certain Fees for the Town of Grand Lake's Special Event, "Tree Lighting Ceremony" on November 29, 2024
 - F. Consideration to Approve a Contract with Antero Group for an Affordable Housing Priorities Workshop
 - G. Consideration to Approve a Contract with iWorQ Systems for Code Enforcement and Public Works Software
11. Future Items for Consideration
12. Mayor's Report
13. **EXECUTIVE SESSION PURSUANT TO SECTION 24-6-402(4)(f), C.R.S. TO DISCUSS PERSONNEL MATTERS RELATED TO INDIVIDUAL PAY AND HOUSING FOR STAFF MEMBERS**
14. Adjourn Meeting



Grand County Sheriff's Office

Total CAD Calls Received, by Nature of Call in Zone GL

<u>Nature of Call</u>	<u>Total Calls Received</u>	<u>% of Total</u>
Abandoned Vehicle	3	0.60
Accident Involving A Boat	1	0.20
Hit & Run Vehicle Accident	1	0.20
Accident w/ Vehicle Damage	9	1.80
Agency Assistance	1	0.20
Business Alarm	1	0.20
Personal Device Alarm	1	0.20
Residential Alarm	7	1.40
Alcohol Violation	1	0.20
General Medical Call	3	0.60
Medical Attempted Suicide	1	0.20
Animal At Large	8	1.60
Animal Bite	2	0.40
Animal Welfare Check	5	1.00
Animal Courtesy Hold	1	0.20
Animal In Custody	2	0.40
Assault	2	0.40
Bar Check	4	0.80
Business Check	1	0.20
Citizen Assist	4	0.80
Citizen Assist	1	0.20
Civil Problem	5	1.00
Civil Process Service	5	1.00
Standby	1	0.20
Illegal Burning	1	0.20
Contract Labor	1	0.20
Criminal Mischief	2	0.40
Death Investigation	1	0.20
Directed Patrol	261	52.30
Physical Disturbance	6	1.20
Verbal Disturbance	5	1.00
Disturbed Person	1	0.20
Domestic Disturbance	1	0.20
Drug Violation	1	0.20
Drunk Subject	1	0.20
DUI Alcohol or Drugs	2	0.40
Fireworks	1	0.20
Follow Up	15	3.01
Foot Patrol	3	0.60
Found Property	12	2.40
Harassment	1	0.20
Hazard On A Roadway	2	0.40
Illegal Dumping	1	0.20
Information Report	2	0.40

<u>Nature of Call</u>	<u>Total Calls Received</u>	<u>% of Total</u>
Lost Property	10	2.00
Message Delivery	4	0.80
Missing Person	1	0.20
Motorist Assist	1	0.20
Noise Complaint	10	2.00
Ohv Complaint	1	0.20
Overdue Party	1	0.20
Parking Problem	4	0.80
Protection Order Violation	2	0.40
Drunk Driver	1	0.20
Repossession	2	0.40
Shots Fired Complaint	1	0.20
Special Assignment	2	0.40
Special Event	4	0.80
Suicidal Subject	1	0.20
Suspicious Activity	7	1.40
Suspicious Person	4	0.80
Suspicious Vehicle	1	0.20
Theft	2	0.40
Traffic Complaint	1	0.20
Traffic Stop	27	5.41
Trespassing	2	0.40
Unwanted Subject	1	0.20
VIN / Serial Number Inspection	5	1.00
Search/Rescue, Water	1	0.20
Welfare Check	6	1.20
Wildlife Complaint	7	1.40

Total reported: 499

Report Includes:

All dates between `00:00:00 07/01/24` and `23:59:59 09/30/24`, All nature of incidents, All cities, All types, All priorities, All agencies, All zones matching `GL`



MANAGER UPDATE

Meeting Date: 10/28/2024

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

DOLA Local Planning Capacity Grant Award:

The Town has been awarded a Local Planning Capacity Grant from the Department of Local Affairs for \$174,019 to fast track our affordable housing projects. This can be used for planning and legal services related to code revisions and planning projects that include affordable housing solutions. Thanks to Kim and Heike for getting everything together for the grant in a short amount of time.

Marquee Progress:

Work began on the Town Marquee. As the weather allows, they will continue to make masonry into next week.

Staff Training:

Both our Treasurer and Bookkeeper attended the 2024 Caselle Conference in Salt Lake City October 14-17, 2024

Our Clerk attended the Colorado Municipal Clerks Conference in Ft Collins October 21-25, 2025
Continued training for all staff members is critical in developing well trained, highly productive and satisfied staff.

Grand Lake Area Chamber 2025 Contract:

I met with the Chamber's new director Kelly Kirkpatrick regarding the 2025 contract. An outcome-based contract with clear expectations will come before the Board by the end of November.

Ayres Assoc Kickoff:

Ayres Associates is meeting with Kim White this week and the onboarding for our Town projects will begin next week. Large projects, residential projects and permit administration will be coordinated with Ayres until we are able to fill our open positions.

Winterization projects:

Summer water is Off
Parks have been aerated /fertilized
Docks are removed (Boat Ramp next week)

Ghosts & Gourds Gathering:

Town’s Ghost’s and Gourds Gathering was held on October 26th. A spooktacular time was had by all. This is Sarah’s first solo event with the Town and her efforts really produced a great event. Thanks, Sarah, for your hard work.

Space to Create:

Staff has received the AIA contract from Munn Studio. Our attorney and Art Space are reviewing it. Geotechnical surveys are beginning on the Park Ave. property.

Xfinity Repairs:

Comcast has done some infrastructure repairs to lines in town. This should help with stability and reduce future issues in the future.

Staff Openings:

Current staff openings include Town Manager, Community Development Director, and Code Enforcement.

Events:

Holiday Bazaar
Tree Lighting

Next Board Meeting:

November 11, 2024



GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING MINUTES

Monday, October 14, 2024, at 6:00 PM

Town Hall Board Room – 1026 Park Avenue

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

A. Call to Order

The regular meeting of the Board of Trustees was called to order by Mayor Kudron at 6:12 P.M. in the Town Hall Board Room.

B. Pledge of Allegiance

Mayor Kudron led everyone in reciting the Pledge of Allegiance.

C. Announcements

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

D. Roll Call

Mayor Kudron, Mayor Pro-Tem Bergquist, Trustees Causseaux, Miller, Sobon, Schoenherr and Town Clerk Carrell were present.

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

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

E. Conflicts of Interest

None.

F. Public Comments (Limited to 3 Minutes)

Nancy Franz, Hot Sulphur Springs- Ms. Franz runs the Saturday recycles in Granby and wanted to thank the Town of Grand Lake for their donations over the years, without it they wouldn't be able to continue their program.

Rich Beeson, 13692 Hwy 34- Mr. Beeson thanked Chris and Matt from Public Works for working diligently to take care of our boardwalks and making our town look so good.

G. Consent Agenda

1. Meeting Minutes- September 23, 2024

2. Accounts Payable- October 14, 2024

Trustee Sobon made a motion to approve the consent agenda. Trustee Causseaux seconded the motion. Town Clerk Carrell called the vote:

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

H. Items of Discussion

1. Consideration of Approval for Colorado Aerolab Funds for After-School Programming

Presented by Town Manager, Kudron on behalf of Town Treasurer, Fawkes.

Trustee Sobon made a motion to approve Colorado Aerolab’s request for \$35,000.00 for funding for the after-school program. Trustee Causseaux seconded the motion. Town Clerk Carrell called the vote:

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

2. Consideration to Approve a Letter of Agreement with MA Studios-AIA to Provide Architectural Services

Presented by Town Manager, Kudron.

Scott Munn, present on behalf of MA Studios-AIA.

Trustee Miller made a motion to sign the MA Studios-AIA contract for \$595,000.00 for services. Trustee Causseaux seconded the motion. Town Clerk Carrell called the vote:

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

3. Consideration to Approve an Agreement with Ayers Associates, Inc. for On-Call Planning Services

Presented by Town Manager, Kudron.

Trustee Schoenherr made a motion to approve an agreement with Ayers Associates, Inc. for on-call planning services. Trustee Causseaux seconded the motion. Town Clerk Carrell called the vote:

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

4. Consideration to Appointment a Budget Officer

Presented by Town Manager, Kudron on behalf of Town Treasurer, Fawkes.

Trustee Causseaux moved to appoint Town Manager, Steve Kudron as the Town’s Budget Officer, in accordance with Colorado’s Local Government Budget Law (C.R.S. 29-1-104). Trustee Schoenherr seconded the motion. Town Clerk Carrell called the vote:

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

5. Consideration of Resolution 56-2024, a Resolution Authorizing Cash Account & Safe Deposit Box Signers

Presented by Town Manager, Kudron on behalf of Town Treasurer, Fawkes.

Trustee Causseaux made a motion to approve Resolution 56-2024, authorizing cash account and safe deposit box signers. Trustee Sobon seconded the motion. Town Clerk Carrell called the vote:

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

6. Consideration of Resolution 63-2024, Setting Certain Fees for the Grand Arts Council's Special Event, "Old Fashioned Holiday Craft Bazaar" on November 27th, 28th, 29th and 30th, 2024

Presented by Event Manager, Weekes.

Alan Walker, 13132 US Hwy 34- present on behalf of the Grand Arts Council.

Trustee Causseaux made a motion to approve Resolution 63-2024, a resolution setting certain fees for the Grand Arts Council’s special event, “Old Fashioned Holiday Craft Bazaar” on November 27th, 28th, 29th and 30th, 2024. Trustee Schoenherr seconded the motion. Town Clerk Carrell called the vote:

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

7. Consideration for Approval of a New Special Event Permit Application & Resolution 64-2024, Setting Certain Fees for the Town of Grand Lake's Special Event, "Grand Lake's Ghosts & Gourds Gathering" on October 26, 2024

Presented by Event Manager, Weekes.

Trustee Causseaux made a motion to approve Resolution 64-2024, a resolution setting certain fees for the Town of Grand Lake’s special event, “Grand Lake’s Ghosts & Gourds Gathering” on October 26, 2024. Trustee Schoenherr seconded the motion. Town Clerk Carrell called the vote:

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

8. Consideration of Resolution 65-2024, Setting Certain Fees for the Mountain Family Center's Special Event, "Secret Santa Shop" on December 6th & 7th, 2024

Presented by Event Manager, Weekes.

Trustee Causseaux made a motion to approve Resolution 65-2024, a resolution setting certain fees for Mountain Family Center’s special event, “Secret Santa Shop” on December 6th & 7th, 2024. Trustee Miller seconded the motion. Town Clerk Carrell called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Absent
Trustee Causseaux	Aye

Trustee Miller	Aye
Trustee Schoenherr	Aye
Trustee Sobon	Aye

9. Consideration of Resolution 66-2024, a Resolution Affirming Support for the Colorado Department of Local Affairs Local Planning Capacity Grant Program Application

Presented by Town Manager, Kudron.

Trustee Sobon made a motion to approve Resolution 66-2024, a resolution affirming support for the Colorado Department of Local Affairs Local Planning Capacity Grant Program application. Trustee Causseaux seconded the motion. Town Clerk Carrell called the vote:

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

I. Future Items for Consideration

- Budget Workshop
- Draft Grand Lake Chamber Contract
- Staff Job Descriptions

J. Mayor's Report

Mayor Kudron stated, these have been an interesting three weeks as Mayor and a fascinating three weeks as Manager. He continues to grow my respect for the position and the responsibilities that it carries. As the board looks for a new manager, he will have very direct input with what his experiences have followed, it's going to take a particular temperament to be a good manager here.

Yesterday Mayor Kudron informed Mayor Pro-Tem Bergquist that she would be running the meetings moving forward while he serves as Town Manager.

Mayor Pro-Tem Bergquist stated it was a bit of a surprise but one she's honored to take on. She asked for support and patience throughout the rest of this process. Thanked town staff and the Board while we are in uncharted territory and is confident moving forward.

K. Adjourn Meeting

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

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

This meeting of the Board of Trustees was adjourned at 7:31 PM.

(Attest)

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor Pro-Tem



Request for Board Action

Meeting Date: 10/28/2024

Department: Treasurer	Presenter: Fawkes
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ITEM:

Consideration to approve Accounts Payable

BACKGROUND:

At every Board meeting, the Town Board of Trustees approves the accounts payable.

FISCAL NOTE

All documents were emailed to Trustees for review on Thursday, October 25, 2024.

STAFF RECOMMENDATION

Approve

SUGGESTED MOTIONS

I make a motion to approve/(deny) the accounts payable for October 28, 2024



Town of Grand Lake

August 2024 Sales Tax Reports & September 2024 Financials

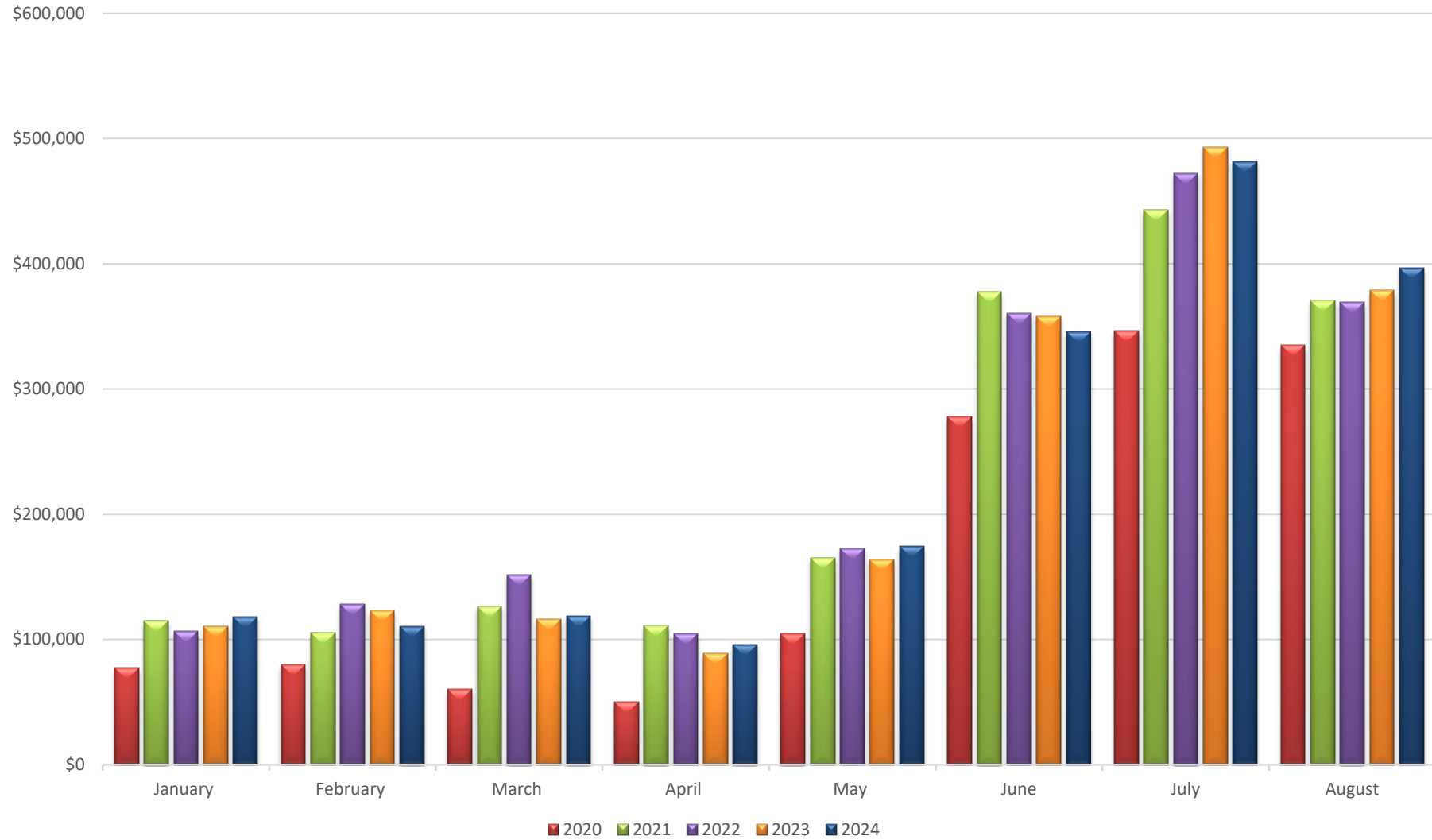
**4% SALES TAX CASH FLOW REPORT:
TOWN OF GRAND LAKE
FISCAL YEAR 2024**

Sales Month	2024	2023	2022	2021	2020
January	\$117,972	\$110,248	\$106,350	\$114,888	\$77,149
February	\$110,759	\$123,072	\$127,918	\$105,125	\$80,166
March	\$118,874	\$115,936	\$151,941	\$126,469	\$60,184
April	\$95,992	\$88,692	\$104,344	\$110,867	\$49,912
May	\$174,513	\$163,725	\$172,788	\$164,901	\$104,689
June	\$345,644	\$357,780	\$360,464	\$377,346	\$277,913
July	\$481,419	\$492,768	\$472,409	\$442,768	\$346,264
August	\$396,761	\$378,782	\$369,399	\$370,626	\$335,005
September		\$328,788	\$324,475	\$304,337	\$318,513
October		\$159,985	\$181,308	\$164,428	\$118,313
November		\$100,490	\$100,997	\$109,224	\$85,868
December		\$134,012	\$129,464	\$132,476	\$125,334

YEAR TO DATE CASH FLOW COMPARISON

	Year to Date Total	Percent of Budget	Percent change from previous Year to Date	Dollar change from previous Year to Date	Budgeted Amount
2024	\$1,841,935	78.78%	0.60%	\$ 10,932.86	\$2,337,968
2023	\$1,831,002	78.32%	-1.86%	\$ (34,610.05)	\$2,337,968
2022	\$1,865,612	75.81%	2.90%	\$ 52,622.35	\$2,461,018
2021	\$1,812,990	104.09%	36.18%	\$ 481,706.49	\$1,741,825
2020	\$1,331,284	80.24%	2158.98%	\$1,272,350.59	\$1,659,230

4% SALES TAX CASH FLOW 2024 General Fund YTD through Aug



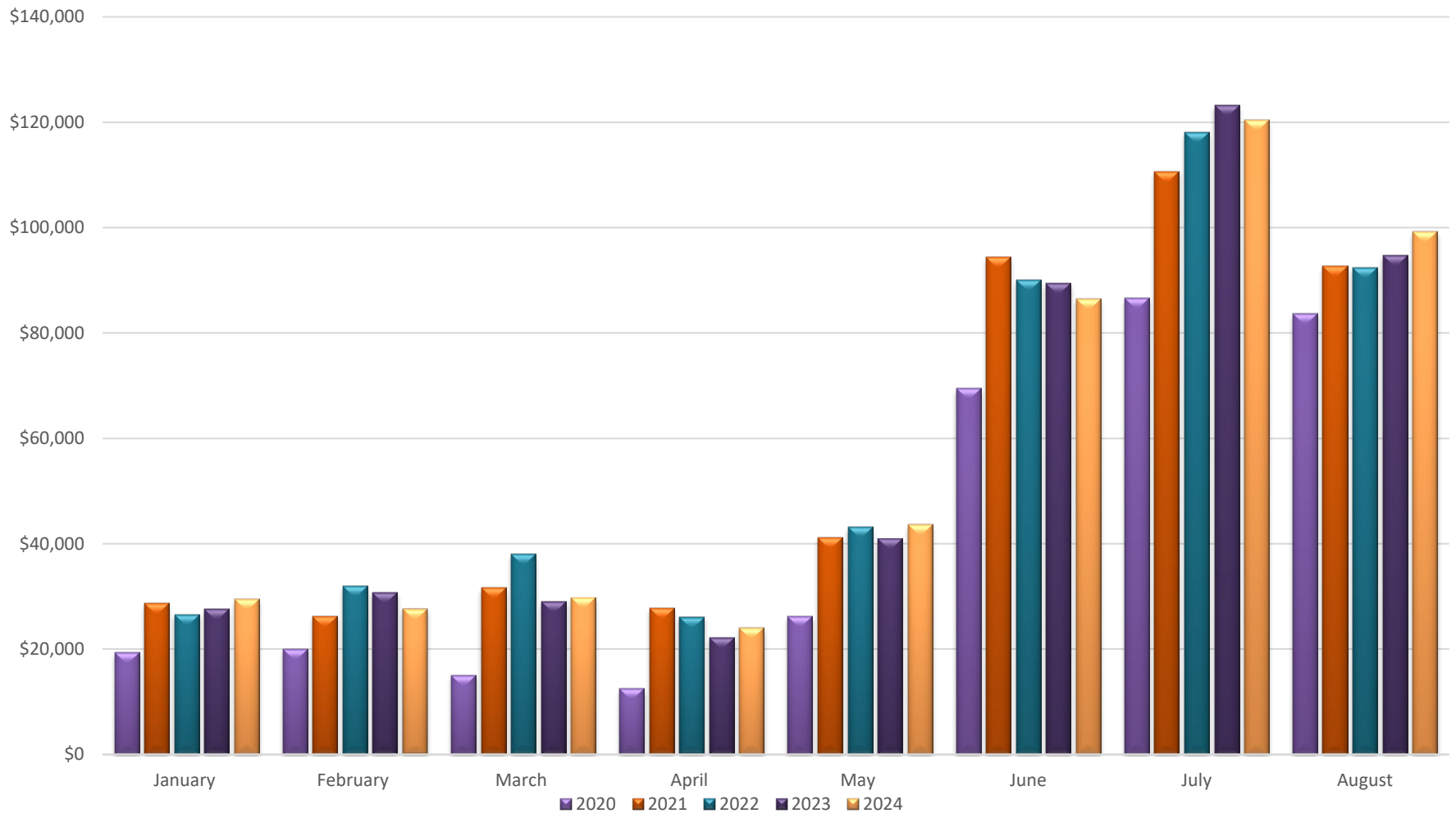
**1% SALES TAX CASH FLOW REPORT:
TOWN OF GRAND LAKE
FISCAL YEAR 2024**

1 % Sales Tax Month	2024	2023	2022	2021	2020
January	\$29,493	\$27,562	\$26,587	\$28,722	\$19,287
February	\$27,690	\$30,768	\$31,979	\$26,281	\$20,042
March	\$29,719	\$28,984	\$37,985	\$31,617	\$15,046
April	\$23,998	\$22,173	\$26,086	\$27,717	\$12,478
May	\$43,628	\$40,931	\$43,197	\$41,225	\$26,172
June	\$86,411	\$89,445	\$90,116	\$94,336	\$69,478
July	\$120,355	\$123,192	\$118,102	\$110,692	\$86,566
August	\$99,190	\$94,695	\$92,350	\$92,656	\$83,751
September		\$82,197	\$81,119	\$76,084	\$79,628
October		\$39,996	\$45,327	\$41,107	\$29,578
November		\$25,122	\$25,249	\$27,306	\$21,467
December		\$33,503	\$32,366	\$33,119	\$31,333

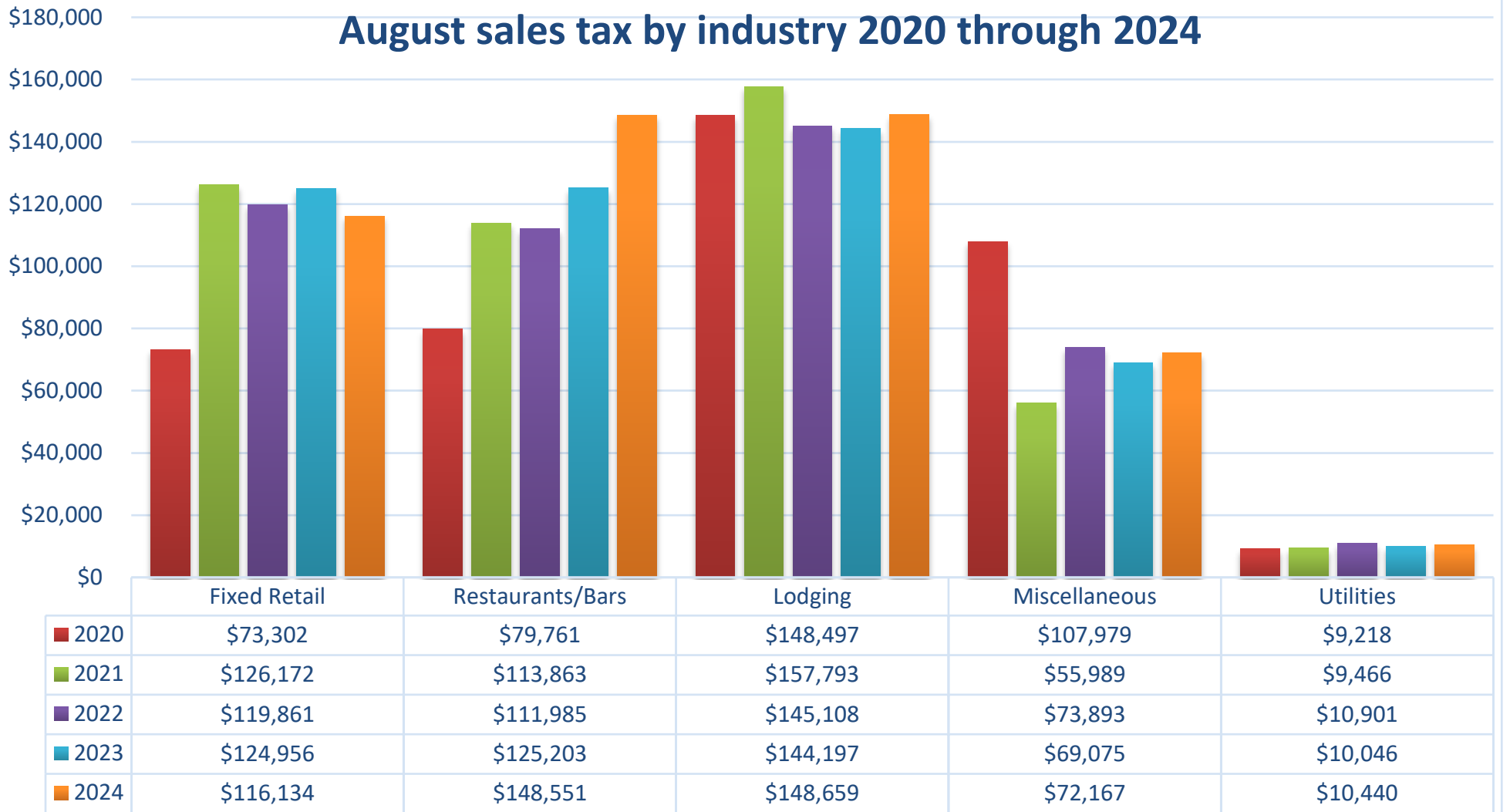
YEAR TO DATE CASH FLOW COMPARISON

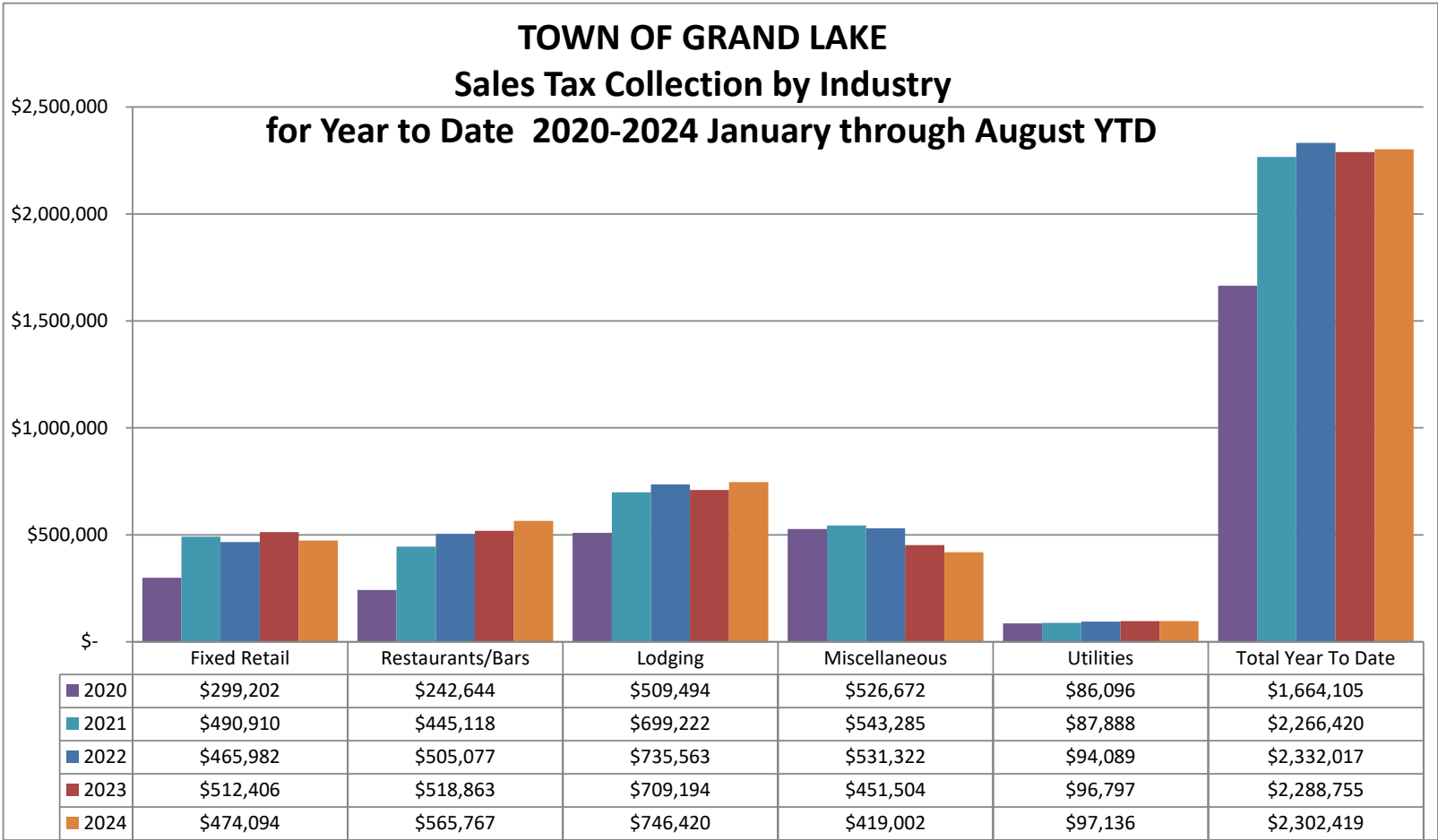
	Year to Date Total	Percent of Budget	Percent change from previous Year to Date	Dollar change from previous Year to Date	Budgeted Amount
2024	\$460,484	79.39%	0.60%	\$ 2,733	\$580,000.00
2023	\$457,751	78.35%	-1.86%	\$ (8,653)	\$584,250.00
2022	\$466,403	75.81%	2.90%	\$ 13,156	\$615,252.00
2021	\$453,248	104.19%	36.18%	\$ 120,427	\$435,000.00
2020	\$332,821	74.68%	2162.30%	\$ 318,109	\$445,635.00

1% SALES TAX CASH FLOW 2024 Capital Improvemen Fund YTD through August



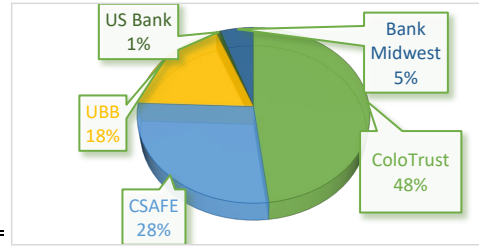
August sales tax by industry 2020 through 2024





BANK CASH BALANCES

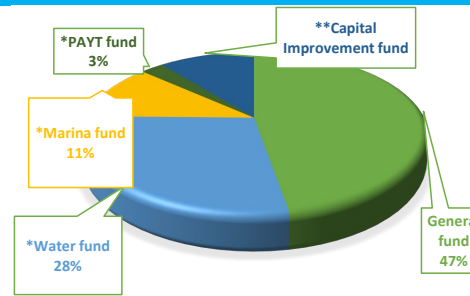
Bank	Amount
ColoTrust	\$4,016,149
CSAFE	\$2,304,226
UBB	\$1,551,043
US Bank	\$58,667
Bank Midwest	\$425,836
TOTAL CASH *	\$8,355,921.08



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

FUND BALANCES

General fund	\$ 3,770,712
*Water fund	\$ 2,236,713
*Marina fund	\$ 902,319
*PAYT fund	\$ 207,516
**Capital Improvement fund	\$ 859,610
TOTAL	\$ 7,976,870.49



*enterprise funds

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

*balance may differ due to A/R & AP

COMMITTED FUNDS

Parking Fee-In-Lieu	\$ -	funds from new development for parking spaces
Cemetery Funds	\$ 119,256.89	committed fund for the Grand Lake Cemetery
Conservation Trust Funds	\$ 46,073.26	funds from State Lottery restricted for Parks & Open Space funds from building permit fees and nightly rental license
Attainable Housing Fund	\$ 282,006.22	restricted for attainable housing
Emergency Reserves	\$ 117,000.00	TABOR Requirement
Sales Tax Bond Required Reserves	\$ 280,500.00	Streetscape bond requirement (CIP Fund)
TOTAL	\$ 844,836.37	balances are adjusted at year end during audit

LIABILITIES over \$50K

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

Town of Grand Lake Pre Pairs and Transfer

Company	Date	Amount
Paychex Payroll	9/15/2024	\$ 51,958
Paychex Payroll Taxes	9/15/2024	\$ 20,779
ICMA Retirement	9/15/2024	\$ 9,019
Paychex Payroll	9/30/2024	\$ 60,494 3 week
Paychex Payroll Taxes	9/30/2024	\$ 30,119
ICMA Retirement	9/30/2024	\$ 7,748
Hartford life/AD&D Insurance	9/14/2024	\$ 222
Health Saving Reimbursement	9/4/2024	\$ 624
Health Saving Reimbursement	9/10/2024	\$ 108
Health Saving Reimbursement	9/17/2024	\$ 188
Health Savings Reimbursement	9/24/2024	\$ 32
Heartland (marina cc fees)	9/1/2024	\$ 5,197
US Bank credit card payment	9/13/2024	\$ 6,315
CEBT (Health Ins)	9/10/2024	\$ 44,779
Bank Transfers		

From	To	Date	Amount
UBB Money Market	UBB Operating	9/17/2024	\$ 500,000

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

Revenues	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Taxes					
Property Tax	\$ 551,850	\$ 550,581	\$ (1,269)	99.8	
Specific Ownership Tax	18,000	19,413	1,413	107.9	
General Sales Tax	2,337,968	1,445,174	(892,794)	61.8	Sales tax revenues run 2 months behind
Building Use Tax	25,000	126,169	101,169	504.7	Part of the building application fees
Motor Vehicle Use Tax	40,000	59,924	19,924	149.8	
Cigarette Tax	3,000	2,724	(276)	90.8	Tax revenues run 2 months behind
Marijuana Tax/Fees	10,000	-	(10,000)	-	
Franchise Tax	90,000	47,203	(42,797)	52.4	Quarterly payments
Subtotal Taxes	3,075,818	2,251,189	(824,630)	73.2	
Licenses & Permits					
Business Licenses	30,000	28,846	(1,154)	96.2	Annual event in July
Nightly Rental Licenses	80,000	90,878	10,878	113.6	
Liquor License	4,500	5,812	1,312	129.1	
Other Licenses	5,000	3,560	(1,440)	71.2	Sign, grading, animal, boardwalk permits
Subtotal Licenses & Permits	119,500	129,096	9,596	108.0	
Intergovernmental					
County Road and Bridge	9,520	12,531	3,011	131.6	paid in full for the year
Grants	4,000,000	100,000	(3,900,000)	2.5	100K from Boetcher for Space to Create
Highway Users Tax	32,000	24,984	(7,016)	78.1	Tax revenues run 2 months behind
Conservation Trust Fund	3,000	1,855	(1,145)	61.8	Quarterly revenue
Other Intergovernmental	3,000	1,849	(1,151)	61.6	State severance tax and federal mineral funds
Subtotal Intergovernmental	4,047,520	141,218	(3,906,302)	3.5	
Charges for Services					
Attainable Housing Fee	4,000	8,637	4,637	215.9	Part of the building application fees
Zoning and Subdivision Review	3,000	3,330	330	111.0	
Cemetery	12,000	9,459	(2,541)	78.8	Perpetual fees
Grand Lake Center	105,000	168,250	63,250	160.2	Memberships, rec fees, rental income
Other Charges for Services	14,000	19,445	5,445	138.9	EV charging rev and nightly rental app fee and fuel surcharges
Subtotal Charges for Services	138,000	209,121	71,121	151.5	
Fines and Forfeitures	500	(210)	(710)	(42.0)	Ordinances and parking fines - negative amount due to fine forgiveness
Fees and Leases	2,500	2,500	-	100.0	Quarterly payment for Chamber rent
Net Investment Income	50,000	132,395	82,395	264.8	Interest income
Other Revenue	96,002	6,529	(89,473)	6.8	event fees and rentals
Capital Specific Revenue	-	-	-	-	
Total Revenues	\$ 7,529,840	\$ 2,871,838	\$ (4,658,002)	38.1	

TOWN OF GRAND LAKE

Section 9, Item A.

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

Expenditures	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	
Current:					
Boards and Committees					
Board of Trustees	\$ 148,100	114,079	\$ 34,021	77.0	Community grants, donations, BOT compensation office supplies
Cemetery Committee	8,000	2,560	5,440	32.0	
Planning Commission & Board of Ar	48,100	12,405	35,695	25.8	Consultant & training
Greenways Committee	82,342	69,071	13,271	83.9	Town flowers, planters, Arbor day
Subtotal Boards and Committees	286,542	198,116	88,426	69.1	
Administration					
Personnel	706,302	441,519	264,783	62.5	Wages and benefits
Supplies	42,000	17,304	24,696	41.2	Office supplies
Repairs and Maintenance	19,200	4,262	14,938	22.2	
Purchased Services	67,350	59,033	8,317	87.7	Postage, computer services, Gov.os
Utility Services	28,800	23,502	5,298	81.6	Water and Sewer are billed quarterly
Professional Services	70,300	48,228	22,072	68.6	Legal
Marketing	190,732	176,241	14,491	92.4	Quarterly contribution to Chamber, county treasure fee
Other	65,650	53,776	11,874	81.9	Quarterly property insurance
Subtotal Administration	1,190,334	823,864	366,470	69.2	
Economic Development Grants	135,000	105,000	30,000	77.8	Headwaters & Creative District - Trail Groomers is in Dec.
Public Safety					
Personnel	-	-	-	-	
Purchased Services	277,585	284,115	(6,530)	102.4	Dispatch & Sheriff's Contract
Subtotal Public Safety	277,585	284,115	(6,530)	102.4	
Public Works					
Personnel	796,471	556,447	240,024	69.9	Wages and benefits
Supplies	32,500	19,768	12,732	60.8	
Repairs and Maintenance	182,000	170,324	11,676	93.6	
Purchased Services	7,700	3,096	4,604	40.2	Computer, Fuel Cloud, background checks, UI testing
Utility Services	54,900	25,232	29,668	46.0	
Professional Services	49,000	9,785	39,215	20.0	Winter lights
Other	27,000	9,825	17,175	36.4	Training, equipment rental, sign repair
Subtotal Public Works	\$ 1,149,571	\$ 794,477	\$ 355,094	69.1	

TOWN OF GRAND LAKE

Section 9, Item A.

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

Expenditures	Original Budget	Actual Amounts	Positive (Negative)	%	
Grand Lake Center					
Personnel	\$ 245,550	\$ 174,153	\$ 71,397	70.9	Wages and benefits
Supplies	9,000	6,569	2,431	73.0	
Repairs and Maintenance	15,400	3,000	12,400	19.5	
Utility Services	42,550	18,558	23,992	43.6	
Professional Services	9,490	13,210	(3,720)	139.2	Computer Service
Other	55,400	46,495	8,905	83.9	Marketing, Training, Insurance
Subtotal Grand Lake Center	377,390	261,986	115,404	69.4	
Parks					
Personnel	-	-	-	-	
Supplies	37,000	19,302	17,698	52.2	Cleaning and bathroom supplies
Repairs and Maintenance	127,000	55,803	71,197	43.9	
Utility Services	28,300	21,787	6,513	77.0	
Other	10,000	3,685	6,315	36.9	
Parks Capital	165,000	43,145	121,855	26.1	Marquee
Subtotal Parks	367,300	143,723	223,577	39.1	
Capital Outlay	4,320,000	176,464	4,143,536	4.1	
Debt service					
Lease Principal	90,000	-	90,000	-	Certificate of Participation
Lease Interest	37,050	18,524	18,526	50.0	Certificate of Participation
Subtotal Debt Service	127,050	18,524	108,526	14.6	
Reserves	-	-	-	-	
Total Expenditures	8,230,772	2,806,268	5,424,504	34.1	
Net Balance*	(700,932)	65,569	766,502		

*Excess Revenues Over (Under) Expenditures

TOWN OF GRAND LAKE

Section 9, Item A.

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

Revenues	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
General Sales Tax	\$ 580,000	\$ 361,294	\$ (218,706)	62.3	Tax revenues run 2 months behind
Subtotal Taxes	580,000	361,294	(218,706)	62.3	
Intergovernmental					
Grants	-	-	-	-	
Other Intergovernmental	-	-	-	-	
Subtotal Intergovernmental	-	-	-	-	
Other Revenue	-	-	-	-	
Net Investment Income	15,000	31,722	16,722	211.5	interest
Total Revenues	595,000	393,016	(201,984)	66.1	
Expenditures					
Grant Expenses	-	-	-	-	
Operations	300	275	(25)	91.7	for bond
Capital Outlay	530,000	424,270	(105,730)	80.1	Boardwalk maint & paving
Debt service					
Bond Principal	125,000	-	(125,000)		Annual payment
Bond Interest	153,450	76,725	(76,725)	50.0	Semi annual payments
Subtotal Debt Service	278,450	76,725	(201,725)	27.6	
Reserves	-	-	-	-	
Total Expenditures	808,750	501,270	(307,480)	62.0	
Net Balance*	(213,750)	(108,255)	105,495		

*Excess Revenues Over (Under) Expenditures

TOWN OF GRAND LAKE

Section 9, Item A.

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

	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Revenues					
Water Sales	\$ 680,000	\$ 508,445	\$ (171,555)	74.8	Billed quarterly (Jan, April, July, Oct)
Tap Fees	13,000	39,000	26,000	300.0	
Resale Meters	10,000	6,074	(3,927)	60.7	New meters purchased by owner
Bulk Water Permits	500	1,657	1,157	331.4	
Miscellaneous	-	-	-	-	
Sale of Assets	-	-	-	-	
Interest Income	30,000	70,699	40,699	235.7	
Reimbursement Income	-	-	-	-	
Capital Lease Proceeds	-	-	-	-	
Total Revenues	733,500	625,874	(107,626)	85.3	
Expenditures					
Personnel	497,078	417,103	(79,975)	83.9	Wages and Benefits
Office Supplies	14,500	7,250	(7,250)	50.0	
Operations Supplies	24,200	22,432	(1,768)	92.7	
Repairs and Maintenance	49,650	35,720	(13,930)	71.9	
Resale Supplies	8,150	134	(8,016)	1.6	Meters
Purchased Services	27,900	24,317	(3,583)	87.2	
Utilities	41,500	30,739	(10,761)	74.1	Water and Sewer are billed quarterly
Professional Services	9,100	3,550	(5,550)	39.0	Computer programs and support & Telemetry Maintenance
Other Expenses	20,100	12,908	(7,192)	64.2	Quarterly property insurance
Water Capital	-	-	-	-	
Debt Service-Principal	71,384	35,514	(35,870)	49.8	Semi annual payments
Debt Service-Interest	23,404	11,880	(11,524)	50.8	Semi annual payments
Total Expenditures	786,966	601,546	(185,420)	76.4	
Net Balance*	(53,466)	24,328	77,794		

TOWN OF GRAND LAKE

Section 9, Item A.

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

	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Revenues					
Marina Rentals	\$ 350,000	\$ 364,332	\$ 14,332	104.1	
Tours	70,000	72,862	2,862	104.1	
Space Rentals	11,784	12,091	307	102.6	
Miscellaneous	1,000	200	(800)	20.0	
Interest Income	8,000	18,499	10,499	231.2	
Sale of Assets	-	-	-	-	
Total Revenues	440,784	467,984	27,200	106.2	
Expenditures					
Personnel	278,547	244,180	34,367	87.7	Wages and benefits
Office Supplies	1,400	684	716	48.9	
Operations Supplies	15,000	7,911	7,089		
Fireworks	70,000	52,500	17,500	52.7	4th of July fireworks
Repairs and Maintenance	22,500	9,113	13,387	40.5	
Permits and Fees	1,000	-	1,000	-	
Purchased Services	22,850	21,804	1,046	95.4	Computer service & office supplies
Utilities	3,688	3,702	(14)	100.4	Water and Sewer are billed quarterly
Professional Services	5,700	2,658	3,042	46.6	Audit and background checks
Other Expenses	8,501	3,014	5,487	35.5	Insurance
Capital Outlay	60,000	-	60,000	-	
Total Expenditures	489,186	345,567	143,619	70.6	
Net Balance*	(48,402)	122,417	170,819		

75% OF THE FISCAL YEAR HAS ELAPSED

TOWN OF GRAND LAKE

Section 9, Item A.

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

	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Revenues					
Bag Sales	\$ 79,000	\$ 55,490	\$ (23,510)	70.2	
Interest Income	\$ 1,000	-	(1,000)	-	
Total Revenues	80,000	55,490	(24,510)	69.4	
Expenditures					
Operations Supplies	8,500	2,870	5,630	33.8	PAYT bags
Repairs and Maintenance	50,000	872	49,128	1.7	End of year adjustment
Purchased Services	32,000	25,292	6,708	79.0	Dumpster service
Professional Services	510	480	30		
Other Expenses	1,166	-	1,166	-	
Capital Outlay	20,000	-	20,000	-	Move facility
Total Expenditures	112,176	29,513	82,663	26.3	
Net Balance*	(32,176)	25,977	58,153		

TOWN OF GRAND LAKE
 COMBINED CASH INVESTMENT
 SEPTEMBER 30, 2024

Section 9, Item A.

COMBINED CASH ACCOUNTS

01-102000	US BANK CHECKING	58,666.71
01-104000	2019 UBB MONEY MARKET	1,107,709.77
01-104500	2019 UBB CHKG - OPERATIONS	75,000.65
01-106000	RETURNED CHECK CLEARING ACCT	.00
01-106500	BANK MIDWEST / CCB	414,868.57
01-106700	OLD MIDWEST	.00
01-107500	UTILITY CASH CLEARING ACCT	.00
01-107600	AR CASH CLEARING ACCT	.00
		1,656,245.70
	TOTAL COMBINED CASH	1,656,245.70
01-200000	ACCOUNTS PAYABLE GENERAL	.00
01-100000	CASH ALLOCATED TO OTHER FUNDS	(1,656,245.70)
		.00
	TOTAL UNALLOCATED CASH	.00
		.00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	487,485.89
20	ALLOCATION TO WATER FUND	460,558.33
40	ALLOCATION TO MARINA FUND	437,748.03
50	ALLOCATION TO PAY-AS-YOU-THROW FUND	207,465.72
90	ALLOCATION TO CAPITAL IMPROVEMENT FUND	62,987.73
		1,656,245.70
	TOTAL ALLOCATIONS TO OTHER FUNDS	1,656,245.70
	ALLOCATION FROM COMBINED CASH FUND - 01-100000	(1,656,245.70)
		.00
	ZERO PROOF IF ALLOCATIONS BALANCE	.00
		.00

TOWN OF GRAND LAKE
 BALANCE SHEET
 SEPTEMBER 30, 2024

Section 9, Item A.

GENERAL FUND

ASSETS

10-100000	CASH IN COMBINED CASH FUND	487,485.89
10-103000	CSAFE	220,574.81
10-103100	CSAFE - CORE	2,009,965.12
10-109100	COLOTRUST	1,052,486.20
10-116000	PETTY CASH	100.00
10-116500	GLC PETTY CASH	100.00
10-116501	AFTER SCHOOL PROG PETTY CASH	.00
10-117000	ACCOUNTS RECEIVABLE	(62,322.83)
10-117100	PROPERTY TAXES RECEIVABLE	530,203.00
10-117500	ACCOUNTS RECIVABLE - AR	73,899.00
10-123000	FUEL AR - FUEL PAYMENTS	3,684.32
10-129000	UNLEADED GAS INVENTORY	(1,520.79)
10-130000	DIESEL INVENTORY	2,451.85
10-131000	DUE FROM WATER FUND	.00
10-131001	DUE FROM MARINA FUND	.00
10-131002	DUE FROM PAYT	.00
10-143100	PREPAID EXPENSES FOR GENERAL F	.00
10-143500	GLC PREPAID EXPENSES	.00
10-149000	DEPOSITS PAID BY THE TOWN	.00
		4,317,106.57
	TOTAL ASSETS	4,317,106.57

LIABILITIES AND EQUITY

TOWN OF GRAND LAKE
 BALANCE SHEET
 SEPTEMBER 30, 2024

Section 9, Item A.

GENERAL FUND

LIABILITIES

10-200000	ACCOUNTS PAYABLE GENERAL	38,729.73	
10-205000	RETAINAGE PAYABLE	.00	
10-217100	SOCIAL SECURITY WITHHOLDING	.00	
10-217200	FEDERAL W/H PAYABLE	.00	
10-217300	STATE W/H PAYABLE	.00	
10-217400	MEDICARE WITHHOLDING	.00	
10-217500	SUTA PAYABLE	.00	
10-217600	WC PAYABLE	.00	
10-219100	FLEX MEDICAL	25,382.40	
10-219200	MEDICAL BENEFIT PAYABLE	.00	
10-220000	ICMA W/H PAYABLE	.00	
10-221000	ICMA EMP LOAN PAYABLE	.00	
10-221001	ICMA/ROTH IRA	.00	
10-221100	MISC DEDUCTIONS PAYABLE	.00	
10-222000	DEFERRED REVENUE-PROPERTY TAX	530,203.00	
10-223100	PREPAID FEES FOR DEPOSITS	.00	
10-223180	PREPAID NRL	.00	
10-225000	ESCROW MONIES GENERAL	.00	
10-226000	USE TAX DEFERRED REVENUE	160,166.33	
10-227000	DEFERRED REV	.00	
10-228100	GLC CUSTOMER DEPOSITS	501.00	
10-228200	GLC PREPAID RENTAL FEES	450.00	
10-228300	GLC PREPAID MEMBERSHIPS	.00	
10-228400	DEPOSITS TOWN EVENTS	1,800.00	
10-228500	LAND USE/MUNI PROP DEPOSITS	5,189.00	
10-228600	ATTORNEY RETAINER	(9,395.00)	
10-230000	HEADSTONE DEPOSIT	3,900.00	
10-231000	FOLK SCHOOL PAYMENTS	2,044.00	
10-231200	WINTER CARNIVAL	743.69	
10-232000	DUE TO WATER FROM GF	.00	
10-233000	DUE TO MARINA FROM GF	.00	
10-234000	AEROLAB, INC PAYMENTS	132.00	
10-241000	RENTAL DEPOSITS	1,500.00	
	TOTAL LIABILITIES		761,346.15

FUND EQUITY

10-270000	PARKING FEE-IN-LIEU	.00	
10-275000	FUND BALANCE	2,937,669.82	
10-281000	CEMETERY FUNDS	119,256.89	
10-283000	CONSERVATION TRUST FUNDS	46,073.26	
10-284000	ATTAINABLE HOUSING FUNDS	282,006.22	
10-285000	FUND BAL RESVD - INV & PRE PDS	5,091.51	
10-286000	EMERGENCY RESERVES	117,000.00	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	48,662.72	
	BALANCE - CURRENT DATE	48,662.72	
	TOTAL FUND EQUITY		3,555,760.42

TOWN OF GRAND LAKE
BALANCE SHEET
SEPTEMBER 30, 2024

Section 9, Item A.

GENERAL FUND

TOTAL LIABILITIES AND EQUITY

4,317,106.57

TOWN OF GRAND LAKE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2024

Section 9, Item A.

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>GENERAL TAXES</u>					
10-311-100	PROPERTY TAXES	6,161.87	548,859.54	551,550.00	2,690.46 99.5
10-311-110	SPECIFIC OWNERSHIP	2,622.14	19,413.15	18,000.00 (1,413.15) 107.9
10-311-120	INTEREST & PENALTY-PROP TAXES	293.78	1,721.39	300.00 (1,421.39) 573.8
10-311-130	MOTOR VEHICLE USE & SALES TAX	11,817.90	59,924.25	40,000.00 (19,924.25) 149.8
10-311-140	SALES TAX 4%	481,419.28	1,445,174.45	2,337,968.00	892,793.55 61.8
10-311-150	BUILDING USE TAX	43,424.50	126,169.10	25,000.00 (101,169.10) 504.7
10-311-160	CIGARETTES-SELECT SALES TAX	880.55	2,723.56	3,000.00	276.44 90.8
10-311-161	MARIJUANA TAX	.00	.00	10,000.00	10,000.00 .0
	TOTAL GENERAL TAXES	546,620.02	2,203,985.44	2,985,818.00	781,832.56 73.8
<u>UTILITY FRANCHISE TAX</u>					
10-316-170	FRANCHISE CABLE	.00	12,274.71	20,000.00	7,725.29 61.4
10-316-171	FRANCHISE TELEPHONE	220.06	1,884.62	10,000.00	8,115.38 18.9
10-316-172	FRANCHISE ELECTRIC	.00	20,547.23	35,000.00	14,452.77 58.7
10-316-173	FRANCHISE NATURAL GAS	953.55	12,496.50	25,000.00	12,503.50 50.0
	TOTAL UTILITY FRANCHISE TAX	1,173.61	47,203.06	90,000.00	42,796.94 52.5
<u>LICENSES & PERMITS</u>					
10-321-100	LIQUOR LICENSE FEE	297.50	5,811.50	4,500.00 (1,311.50) 129.1
10-321-120	SALES TAX LICENSE \$5	10.00	475.00	425.00 (50.00) 111.8
10-321-130	MOTOR VEHICLE LICENSE (RURAL)	265.49	1,674.42	2,500.00	825.58 67.0
10-321-140	SIGN PERMIT	.00	500.00	500.00	.00 100.0
10-321-150	GRADING PERMIT	.00	50.00	100.00	50.00 50.0
10-321-160	ANIMAL LICENSE	.00	136.00	50.00 (86.00) 272.0
10-321-170	ENCROACHMENT PERMIT/LICENSE	.00	200.00	400.00	200.00 50.0
10-321-175	BUSINESS LICENSE COMMISSION	966.50	28,846.25	30,000.00	1,153.75 96.2
10-321-180	NIGHTLY RENTAL LICENSE FEE	3,151.95	90,877.60	80,000.00 (10,877.60) 113.6
10-321-190	BOARDWALK SALES PERMIT	25.00	25.00	25.00	.00 100.0
10-321-191	MARIJUANA LICENSE FEES	.00	500.00	1,000.00	500.00 50.0
	TOTAL LICENSES & PERMITS	4,716.44	129,095.77	119,500.00 (9,595.77) 108.0
<u>GRANTS</u>					
10-334-900	GRANTS - OTHER	.00	100,000.00	4,000,000.00	3,900,000.00 2.5
	TOTAL GRANTS	.00	100,000.00	4,000,000.00	3,900,000.00 2.5

TOWN OF GRAND LAKE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2024

Section 9, Item A.

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>INTERGOVERNMENTAL</u>					
10-335-130 GRAND CNTY ROAD & BRIDGE	.00	12,531.00	9,520.00	(3,011.00)	131.6
10-335-200 HIGHWAY USER TAX FUND	3,308.93	24,984.09	32,000.00	7,015.91	78.1
10-335-800 CONSERVATION TRUST FUND	516.68	1,854.75	3,000.00	1,145.25	61.8
10-335-900 OTHER INTERGOVERNMENTAL	1,848.65	1,848.65	3,000.00	1,151.35	61.6
TOTAL INTERGOVERNMENTAL	5,674.26	41,218.49	47,520.00	6,301.51	86.7
<u>CHARGES FOR SERVICES</u>					
10-341-200 CEMETERY REVENUES	2,300.00	9,459.21	12,000.00	2,540.79	78.8
10-341-202 CEMETERY GRANTS AND DONATION	.00	.00	.00	.00	.0
10-341-300 ZONING & SUBDIVISION REVIEW	1,150.00	3,330.00	3,000.00	(330.00)	111.0
10-341-400 ATTAINABLE HOUSING FEE REVENUE	1,032.00	8,637.30	4,000.00	(4,637.30)	215.9
10-341-500 EV CHARGING STATION REVENUE	.00	12,568.63	4,000.00	(8,568.63)	314.2
10-341-600 FUEL DEPOT SURCHARGE	47.26	1,149.64	2,000.00	850.36	57.5
10-341-700 COPIES/FAXES/SODA	.00	.00	.00	.00	.0
10-341-850 NIGHTLY RENTAL APP FEE \$165	165.00	3,376.95	2,000.00	(1,376.95)	168.9
10-341-900 CEMETERY EXCAVATING FEE	(1,025.00)	2,350.00	6,000.00	3,650.00	39.2
TOTAL CHARGES FOR SERVICES	3,669.26	40,871.73	33,000.00	(7,871.73)	123.9
<u>GRAND LAKE CENTER REVENUES</u>					
10-350-101 GLC - RENTAL FEES	72,675.00	85,056.00	15,000.00	(70,056.00)	567.0
10-350-111 GLC - (T) MERCH SALES	.00	.00	.00	.00	.0
10-350-115 GLC - (N) MERCH SALES	.00	.00	.00	.00	.0
10-350-121 GLC - MEMBERSHIPS	8,006.50	66,647.00	70,000.00	3,353.00	95.2
10-350-131 GLC - REC FEES	1,250.00	13,626.00	15,000.00	1,374.00	90.8
10-350-132 GLC GOLF SIM REVENUE	.00	2,022.50	.00	(2,022.50)	.0
10-350-201 GLC - DONATIONS	.00	.00	.00	.00	.0
10-350-202 GLC EVENTS	320.00	898.00	5,000.00	4,102.00	18.0
TOTAL GRAND LAKE CENTER REVENUES	82,251.50	168,249.50	105,000.00	(63,249.50)	160.2
<u>FINES AND FORFEITURES</u>					
10-351-100 ORDINANCE/TRAFFIC FINES	.00	(210.00)	500.00	710.00	(42.0)
TOTAL FINES AND FORFEITURES	.00	(210.00)	500.00	710.00	(42.0)
<u>FEES AND LEASES</u>					
10-353-180 RENT - VISITORS CENTER	625.00	2,500.00	2,500.00	.00	100.0
TOTAL FEES AND LEASES	625.00	2,500.00	2,500.00	.00	100.0

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2024

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GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>INVESTMENT INCOME</u>					
10-355-100 INTEREST REVENUE	14,401.93	132,394.89	50,000.00	(82,394.89)	264.8
TOTAL INVESTMENT INCOME	14,401.93	132,394.89	50,000.00	(82,394.89)	264.8
<u>OTHER</u>					
10-360-110 SALE OF ASSETS	.00	.00	90,000.00	90,000.00	.0
10-360-130 MUNICIPAL FEE	.00	.00	.00	.00	.0
10-360-140 EVENT RENT - LAND, BUILDINGS	375.00	3,991.00	6,000.00	2,009.00	66.5
10-360-160 RENT - ENTERPRISE FUND SITES	.00	.00	2.00	2.00	.0
10-360-200 MISC. REVENUES - GENERAL	(4,442.03)	2,537.84	.00	(2,537.84)	.0
10-360-350 MSOB REVENUE	.00	.00	.00	.00	.0
TOTAL OTHER	(4,067.03)	6,528.84	96,002.00	89,473.16	6.8
<u>CAPITAL SPECIFIC</u>					
10-377-140 GRANTS - CAPITAL	.00	.00	.00	.00	.0
10-377-145 COMMUNITY HOUSE UPGRADES GRANT	.00	.00	.00	.00	.0
10-377-160 SPACE TO CREATE REVENUE	.00	.00	.00	.00	.0
10-377-165 REVITALIZING MAIN STREET REV	.00	.00	.00	.00	.0
10-377-166 EV GRANT REVENUE	.00	.00	.00	.00	.0
10-377-170 INSURANCE PROCEEDS DOCK	.00	.00	.00	.00	.0
10-377-175 COLORADO TREE CO REVENUE	.00	.00	.00	.00	.0
TOTAL CAPITAL SPECIFIC	.00	.00	.00	.00	.0
TOTAL FUND REVENUE	655,064.99	2,871,837.72	7,529,840.00	4,658,002.28	38.1

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2024

Section 9, Item A.

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>CEMETERY COMMITTEE</u>					
10-410-211 CEMETERY SUPPLIES/MISC EXP	1,150.00	2,349.95	2,000.00	(349.95)	117.5
10-410-215 GRAVE MARKERS	.00	209.90	1,000.00	790.10	21.0
10-410-242 CEMETERY MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
TOTAL CEMETERY COMMITTEE	1,150.00	2,559.85	8,000.00	5,440.15	32.0
 <u>PC/BOA</u>					
10-412-211 OFFICE SUPPLIES	78.00	78.00	300.00	222.00	26.0
10-412-311 POSTAGE/ADS/LEGAL NOTICES	.00	648.03	500.00	(148.03)	129.6
10-412-314 PURCHASED SERVICES	.00	2,837.50	18,000.00	15,162.50	15.8
10-412-319 MISC.-PLANNING COMMISSION/BOA	.00	.00	300.00	300.00	.0
10-412-320 COMPUTER HARDWARE	.00	136.53	1,000.00	863.47	13.7
10-412-351 PLANNING LEGAL SERVICES	.00	1,215.25	12,000.00	10,784.75	10.1
10-412-370 TRAINING/TRAVEL	.00	4,923.10	6,000.00	1,076.90	82.1
10-412-380 COMP PLAN UPDATE	.00	2,567.08	10,000.00	7,432.92	25.7
TOTAL PC/BOA	78.00	12,405.49	48,100.00	35,694.51	25.8
 <u>BOARD OF TRUSTEES</u>					
10-413-142 WORKERS' COMPENSATION	.00	483.65	800.00	316.35	60.5
10-413-143 BOT COMPENSATION	1,192.95	10,628.10	18,000.00	7,371.90	59.1
10-413-211 OFFICE/MEETING SUPPLIES	882.28	4,147.74	5,000.00	852.26	83.0
10-413-215 ELECTIONS	.00	816.40	3,000.00	2,183.60	27.2
10-413-316 DUES/MEMBERSHIPS	.00	22,471.00	20,000.00	(2,471.00)	112.4
10-413-370 TRAINING/TRAVEL	82.00	1,037.02	7,500.00	6,462.98	13.8
10-413-460 LONG RANGE/MISC	.00	.00	1,000.00	1,000.00	.0
10-413-461 APPRECIATION PROGRAM	.00	.00	9,000.00	9,000.00	.0
10-413-462 COMPUTER EQUIPMENT	.00	234.45	2,500.00	2,265.55	9.4
10-413-463 WATER QUALITY ISSUES	.00	.00	250.00	250.00	.0
10-413-465 COMPUTER SOFTWARE	554.35	762.60	1,200.00	437.40	63.6
10-413-728 MISCELLANEOUS DONATIONS	.00	10,000.00	10,000.00	.00	100.0
10-413-843 ROCKY MTN REP THEATRE	.00	.00	1,350.00	1,350.00	.0
10-413-859 GRAND FOUNDATION	.00	51,500.00	51,500.00	.00	100.0
10-413-870 BOARD CONTINGENCY	(125.00)	11,998.24	17,000.00	5,001.76	70.6
TOTAL BOARD OF TRUSTEES	2,586.58	114,079.20	148,100.00	34,020.80	77.0

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GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>GREENWAYS COMMITTEE</u>					
10-414-211 GENERAL SUPPLIES	.00	10,876.18	10,800.00	(76.18)	100.7
10-414-238 TREES/SHRUBS/PLANTINGS	258.39	5,642.46	10,000.00	4,357.54	56.4
10-414-241 ARBOR DAY SUPPLIES	25.00	752.12	500.00	(252.12)	150.4
10-414-319 CONTRACT LABOR	10,639.66	51,800.30	61,042.00	9,241.70	84.9
10-414-726 MISCELLANEOUS SERVICES	.00	.00	.00	.00	.0
10-414-870 CONTINGENCY	.00	.00	.00	.00	.0
TOTAL GREENWAYS COMMITTEE	10,923.05	69,071.06	82,342.00	13,270.94	83.9

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GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>ADMINISTRATION</u>					
10-415-100	GROSS WAGES - ADMINISTRATION	38,683.67	280,792.57	439,727.00	158,934.43 63.9
10-415-103	OT/COMP TIME BUYOUT	.00	867.52	2,000.00	1,132.48 43.4
10-415-105	BONUS	.00	500.00	7,000.00	6,500.00 7.1
10-415-110	GROSS WAGES-ADMIN PT/SEASONAL	.00	.00	.00	.00 .0
10-415-130	GLC MEMBERSHIP BENEFIT	.00	.00	.00	.00 .0
10-415-132	ICMA TOWN PAID BENEFIT	3,302.05	25,521.30	35,178.16	9,656.86 72.6
10-415-133	HEALTH/DENTAL-EMPLOYEE	4,892.76	28,640.54	85,000.00	56,359.46 33.7
10-415-134	ALTERNATIVE BENEFIT	.00	1,925.00	6,600.00	4,675.00 29.2
10-415-135	DEP HEALTH/DENTAL	6,954.31	62,331.36	69,300.00	6,968.64 89.9
10-415-136	MEDICAL BENEFIT ALLOWANCE	520.03	8,863.21	10,000.00	1,136.79 88.6
10-415-141	UNEMPLOYMENT INSURANCE	(20.22)	437.56	879.00	441.44 49.8
10-415-142	WORKERS' COMPENSATION	.00	6,012.83	15,000.00	8,987.17 40.1
10-415-143	SOCIAL SECURITY MATCH	2,533.66	18,476.12	27,263.00	8,786.88 67.8
10-415-144	MEDICARE MATCH	592.54	4,320.96	6,376.00	2,055.04 67.8
10-415-145	FAMILI BENEFIT ADMIN	152.09	2,830.00	1,979.00	(851.00) 143.0
10-415-211	OFFICE SUPPLIES	1,929.58	6,674.44	9,000.00	2,325.56 74.2
10-415-215	COMPUTER SOFTWARE	717.05	9,384.61	23,000.00	13,615.39 40.8
10-415-220	COMPUTER HARDWARE	.00	687.22	7,000.00	6,312.78 9.8
10-415-226	SMALL EQUIPMENT	.00	557.31	3,000.00	2,442.69 18.6
10-415-231	GAS/FUEL	.00	611.67	1,200.00	588.33 51.0
10-415-232	VEHICLE MAINTENANCE	.00	1,231.27	3,000.00	1,768.73 41.0
10-415-233	OFFICE EQUIPMENT MAINTENANCE	685.62	2,350.81	3,000.00	649.19 78.4
10-415-237	BUILDING MAINTENANCE	.00	67.98	11,000.00	10,932.02 .6
10-415-238	TOWN HALL FURNISHINGS	.00	.00	1,000.00	1,000.00 .0
10-415-311	POSTAGE/FREIGHT	1,506.97	4,298.56	7,000.00	2,701.44 61.4
10-415-312	COMPUTER SERVICES	2,088.10	49,056.84	50,000.00	943.16 98.1
10-415-314	ADS & LEGAL NOTICES	117.15	2,603.00	5,000.00	2,397.00 52.1
10-415-316	DUES & MEMBERSHIPS	515.00	1,070.00	1,650.00	580.00 64.9
10-415-318	JANITORIAL SERVICES	.00	.00	.00	.00 .0
10-415-319	MISCELLANEOUS SERVICES	.00	1,558.00	3,200.00	1,642.00 48.7
10-415-330	BANK FEES	97.74	446.54	500.00	53.46 89.3
10-415-341	ELECTRIC UTILITY	257.69	5,199.14	5,500.00	300.86 94.5
10-415-342	SEWER UTILITY	.00	1,006.20	1,600.00	593.80 62.9
10-415-343	WATER UTILITY	.00	1,029.00	1,200.00	171.00 85.8
10-415-344	TELEPHONE/INTERNET UTILITY	962.37	10,109.70	11,000.00	890.30 91.9
10-415-345	NATURAL GAS UTILITY	71.16	3,217.96	6,500.00	3,282.04 49.5
10-415-346	WEBSITE HOSTING SERVICES	.00	2,940.00	2,500.00	(440.00) 117.6
10-415-347	RECYCLING - TOWN HALL	.00	.00	500.00	500.00 .0
10-415-351	LEGAL SERVICES	10,488.50	37,458.75	30,000.00	(7,458.75) 124.9
10-415-352	AUDIT	.00	9,600.00	9,300.00	(300.00) 103.2
10-415-353	JUDGE-MUNICIPAL COURT	.00	.00	500.00	500.00 .0
10-415-355	PROFESSIONAL SERVICES-OTHER	130.00	1,169.00	2,500.00	1,331.00 46.8
10-415-370	TRAINING/TRAVEL	1,140.29	7,458.79	15,000.00	7,541.21 49.7
10-415-371	MISC EMPLOYEE EXPENSES	(2,309.50)	(2,496.23)	15,000.00	17,496.23 (16.6)
10-415-385	TRANSIT SERVICE	.00	.00	.00	.00 .0
10-415-386	TRANSIT PLANNING	.00	.00	.00	.00 .0
10-415-387	TRANSIT CAPITAL INVESTMENT	.00	.00	.00	.00 .0
10-415-393	DOCUMENT RECORDING	(23.00)	(23.00)	250.00	273.00 (9.2)
10-415-394	DEVELOPER REIMBURSEMENT	.00	.00	.00	.00 .0
10-415-513	PROPERTY/CASUALTY INSURANCE	.00	25,068.90	35,000.00	9,931.10 71.6
10-415-514	POSITION BONDS	.00	200.00	400.00	200.00 50.0
10-415-560	TREASURER'S FEES	129.12	11,011.63	9,000.00	(2,011.63) 122.4

TOWN OF GRAND LAKE
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10-415-721 CHAMBER SERVICE AGREEMENT	8,808.00	35,232.00	35,232.00	.00	100.0
10-415-722 BLC FEE REMITTANCE	9,500.00	38,000.00	38,000.00	.00	100.0
10-415-723 VISITOR CENTER REPAIRS & MAINT	.00	353.00	1,500.00	1,147.00	23.5
10-415-724 NRL VC OP	7,500.00	30,000.00	30,000.00	.00	100.0
10-415-800 ATTAINABLE HOUSING EXPENSES	.00	11,656.38	19,000.00	7,343.62	61.4
10-415-870 CONTINGENCY - GENERAL ADMIN	15,250.00	61,000.00	61,000.00	.00	100.0
10-415-875 MARKETING CONTINGENCY	.00	.00	.00	.00	.0
10-415-880 CHAMBER PUBLIC RELATIONS	2,500.00	10,000.00	10,000.00	.00	100.0
10-415-885 EVENTS TOWN	639.07	2,555.94	12,500.00	9,944.06	20.5
10-415-886 MSOB EXPENSES	.00	.00	.00	.00	.0
10-415-887 CONTINENTAL DIVIDE TRAIL	.00	.00	2,500.00	2,500.00	.0
TOTAL ADMINISTRATION	120,311.80	823,864.38	1,190,334.16	366,469.78	69.2
<u>ECONOMIC DEVELOPMENT GRANTS</u>					
10-416-100 TRAIL GROOMERS	.00	.00	30,000.00	30,000.00	.0
10-416-250 HEADWATERS TRAIL ASSOC- HTA	.00	5,000.00	5,000.00	.00	100.0
10-416-260 GRAND ART COUNCIL	.00	.00	.00	.00	.0
10-416-261 CREATIVE DISTRICT	.00	100,000.00	100,000.00	.00	100.0
TOTAL ECONOMIC DEVELOPMENT GRANTS	.00	105,000.00	135,000.00	30,000.00	77.8
<u>PUBLIC SAFETY</u>					
10-421-100 GROSS WAGES - PUBLIC SAFETY	.00	.00	.00	.00	.0
10-421-105 BONUS	.00	.00	.00	.00	.0
10-421-110 GROSS WAGES-PUBLIC SAFETY PT	.00	.00	.00	.00	.0
10-421-130 GLC MEMBERSHIP BENEFIT	.00	.00	.00	.00	.0
10-421-131 LONGEVITY BENEFIT	.00	.00	.00	.00	.0
10-421-132 ICMA TOWN PAID BENEFIT	.00	.00	.00	.00	.0
10-421-133 HEALTH/DENTAL-EMPLOYEE	.00	.00	.00	.00	.0
10-421-135 DEP HEALTH/DENTAL	.00	.00	.00	.00	.0
10-421-136 MEDICAL BENEFIT	.00	.00	.00	.00	.0
10-421-141 UNEMPLOYMENT INSURANCE	.00	.00	.00	.00	.0
10-421-142 WORKERS' COMPENSATION	.00	.00	.00	.00	.0
10-421-143 SOCIAL SECURITY MATCH	.00	.00	.00	.00	.0
10-421-144 MEDICARE MATCH	.00	.00	.00	.00	.0
10-421-314 DISPATCH OPERATIONS	.00	27,115.01	20,585.00	(6,530.01)	131.7
10-421-339 SHERIFF'S CONTRACT	257,000.00	257,000.00	257,000.00	.00	100.0
10-421-340 SPECIAL EVENT SECURITY	.00	.00	.00	.00	.0
TOTAL PUBLIC SAFETY	257,000.00	284,115.01	277,585.00	(6,530.01)	102.4

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<u>PUBLIC WORKS</u>					
10-431-100 GROSS WAGES - PUBLIC WORKS	45,166.27	315,169.23	460,097.00	144,927.77	68.5
10-431-103 OT/COMP TIME BUYOUT	1,591.77	15,309.53	40,000.00	24,690.47	38.3
10-431-105 BONUS	.00	.00	7,000.00	7,000.00	.0
10-431-111 ON CALL PAY	1,750.00	13,600.00	18,250.00	4,650.00	74.5
10-431-130 GLC MEMBERSHIP BENEFIT	.00	.00	.00	.00	.0
10-431-131 LONGEVITY	.00	.00	.00	.00	.0
10-431-132 ICMA TOWN PAID BENEFIT	2,732.85	21,568.89	25,000.00	3,431.11	86.3
10-431-133 HEALTH/DENTAL-EMPLOYEE	9,319.14	80,321.89	91,500.00	11,178.11	87.8
10-431-135 DEP HEALTH/DENTAL	5,238.38	37,626.06	53,000.00	15,373.94	71.0
10-431-136 MEDICAL BENEFIT ALLOWANCE	320.46	6,495.42	5,000.00	(1,495.42)	129.9
10-431-141 UNEMPLOYMENT INSURANCE	31.93	875.29	1,037.00	161.71	84.4
10-431-142 WORKERS' COMPENSATION	.00	35,617.26	50,000.00	14,382.74	71.2
10-431-143 SOCIAL SECURITY MATCH	3,148.59	22,535.76	32,138.00	9,602.24	70.1
10-431-144 MEDICARE MATCH	736.34	5,270.40	7,516.00	2,245.60	70.1
10-431-145 FAMILI BENEFIT PW	173.63	2,057.03	2,333.00	275.97	88.2
10-431-222 GENERAL SUPPLIES	576.92	5,415.42	7,000.00	1,584.58	77.4
10-431-224 SAFETY SUPPLIES	.00	3,127.08	12,000.00	8,872.92	26.1
10-431-226 VEHICLE SUPPLIES	.00	4,032.10	6,000.00	1,967.90	67.2
10-431-227 SMALL TOOLS	.00	7,193.69	7,500.00	306.31	95.9
10-431-231 GAS/FUEL/LIQUIDS	1,451.11	22,631.02	40,000.00	17,368.98	56.6
10-431-232 VEHICLE MAINTENANCE	300.00	6,144.56	10,000.00	3,855.44	61.5
10-431-233 EQUIPMENT MAINTENANCE	825.68	30,110.87	37,500.00	7,389.13	80.3
10-431-235 TIRES/CHAINS	.00	6,160.00	15,000.00	8,840.00	41.1
10-431-236 MISC. BRIDGE WORK	.00	.00	1,000.00	1,000.00	.0
10-431-237 BUILDING MAINTENANCE	335.00	6,339.73	6,000.00	(339.73)	105.7
10-431-238 STREET LIGHT MAINTENANCE	.00	4.49	2,000.00	1,995.51	.2
10-431-239 MISCELLANEOUS MAINTENANCE	.00	.00	2,500.00	2,500.00	.0
10-431-242 ROAD MAINTENANCE	3,831.48	70,069.41	55,000.00	(15,069.41)	127.4
10-431-245 BOARDWALK MAINTENANCE	2,848.84	8,525.85	5,000.00	(3,525.85)	170.5
10-431-253 TREE REMOVAL	4,350.00	4,350.00	.00	(4,350.00)	.0
10-431-254 TREE SPRAYING	.00	3,068.00	3,500.00	432.00	87.7
10-431-255 STORMWATER FILTER MAINTENANCE	.00	.00	.00	.00	.0
10-431-256 EV STATION MAINTENANCE	11,000.00	12,920.00	4,500.00	(8,420.00)	287.1
10-431-257 FIRE MITIGATION	.00	.00	7,500.00	7,500.00	.0
10-431-312 COMPUTER SERVICES	105.96	953.64	3,200.00	2,246.36	29.8
10-431-314 ADS/BID NOTICES	.00	.00	2,000.00	2,000.00	.0
10-431-317 UNIFORM ALLOWANCE	200.00	2,025.00	3,600.00	1,575.00	56.3
10-431-318 TRASH/RECYCLE SERVICES	1,952.67	14,881.66	13,000.00	(1,881.66)	114.5
10-431-319 MISC. PURCHASED SERVICES	95.00	2,142.00	2,500.00	358.00	85.7
10-431-341 ELECTRIC UTILITY	170.13	11,197.19	13,200.00	2,002.81	84.8
10-431-343 WATER UTILITY	.00	441.00	700.00	259.00	63.0
10-431-344 TELEPHONE/INTERNET UTILITY	580.51	3,774.63	9,000.00	5,225.37	41.9
10-431-345 NATURAL GAS UTILITY	132.96	3,641.68	8,000.00	4,358.32	45.5
10-431-349 STREET LIGHT ELECTRIC UTILITY	1,015.46	6,177.54	11,000.00	4,822.46	56.2
10-431-354 ENGINEERING/SURVEYING SERVICES	.00	660.00	10,000.00	9,340.00	6.6
10-431-370 TRAINING/TRAVEL	.00	1,044.92	10,000.00	8,955.08	10.5
10-431-399 EQUIP RENTAL	.00	7,549.44	15,000.00	7,450.56	50.3
10-431-400 WINTER LIGHTS	.00	9,125.00	39,000.00	29,875.00	23.4
10-431-870 CONTINGENCY- PUBLIC WORKS	.00	1,230.50	2,000.00	769.50	61.5
TOTAL PUBLIC WORKS	99,981.08	811,383.18	1,157,071.00	345,687.82	70.1

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Section 9, Item A.

GENERAL FUND

<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>%</u>
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TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2024

Section 9, Item A.

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>GRAND LAKE CENTER EXPENDITURES</u>					
10-450-100	GROSS WAGES - GL CENTER	13,362.08	113,527.53	158,539.00	45,011.47 71.6
10-450-103	OT/COMP TIME BUYOUT	62.71	910.37	.00 (910.37)	.0
10-450-105	BONUS	.00	.00	2,000.00	2,000.00 .0
10-450-110	GROSS WAGES-GLC PT/SEASONAL	.00	.00	.00	.00 .0
10-450-130	GLC MEMBERSHIP BENEFIT	.00	.00	770.00	770.00 .0
10-450-132	ICMA TOWN PAID BENEFIT	792.48	6,922.40	12,683.00	5,760.60 54.6
10-450-133	HEALTH/DENTAL-EMPLOYEE	2,840.92	24,693.26	38,000.00	13,306.74 65.0
10-450-135	DEP. HEALTH/DENTAL	1,209.00	11,848.92	12,000.00	151.08 98.7
10-450-136	MEDICAL BENEFIT ALLOWANCE	253.91	3,349.18	2,400.00 (949.18)	139.6
10-450-141	UNEMPLOYMENT INSURANCE	6.11	234.20	317.00	82.80 73.9
10-450-142	WORKERS' COMPENSATION	.00	2,700.00	6,000.00	3,300.00 45.0
10-450-143	SOCIAL SECURITY MATCH	873.96	7,475.46	9,829.00	2,353.54 76.1
10-450-144	MEDICARE MATCH	204.40	1,748.30	2,299.00	550.70 76.1
10-450-145	FAMILI BENEFIT (GLC)	51.25	743.86	713.00 (30.86)	104.3
10-450-211	OFFICE SUPPLIES	153.62	1,346.99	1,500.00	153.01 89.8
10-450-220	OPERATING SUPPLIES	701.39	3,157.75	4,000.00	842.25 78.9
10-450-226	DO NOT USE OFFICE EQUIP LEASE	.00	.00	.00	.00 .0
10-450-233	NO LONGER USOFFICE EQUIP MAINT	.00	.00	.00	.00 .0
10-450-234	SIGNAGE	.00	.00	600.00	600.00 .0
10-450-235	FITNESS EQUIP MAINT	.00	460.00	2,000.00	1,540.00 23.0
10-450-236	MINOR/MISC EQUIPMENT	.00	824.79	1,500.00	675.21 55.0
10-450-237	BUILDING MAINTENANCE	1,090.58	2,450.03	5,000.00	2,549.97 49.0
10-450-238	MINOR/MISC FURNISHINGS	35.99	1,239.58	2,000.00	760.42 62.0
10-450-239	MINOR INFRASTRUCTURE MAINT	.00	.00	2,000.00	2,000.00 .0
10-450-250	BACKFLOW MAINTENANCE	.00	.00	600.00	600.00 .0
10-450-252	RESALE SUPPLIES	.00	.00	.00	.00 .0
10-450-312	COMPUTER SERVICES	707.29	9,542.77	5,000.00 (4,542.77)	190.9
10-450-317	UNIFORM ALLOWANCE	.00	.00	.00	.00 .0
10-450-318	TRASH/RECYCLE SERVICES	.00	.00	.00	.00 .0
10-450-320	MARKETING	153.72	2,250.02	5,000.00	2,749.98 45.0
10-450-341	ELECTRIC UTILITY	915.00	7,375.03	16,500.00	9,124.97 44.7
10-450-342	SEWER UTILITY	.00	3,419.79	4,850.00	1,430.21 70.5
10-450-343	WATER UTILITY	.00	735.00	1,200.00	465.00 61.3
10-450-344	TELEPHONE/INTERNET/TV UTILITY	522.63	4,240.13	8,000.00	3,759.87 53.0
10-450-345	NATURAL GAS UTILITY	204.68	2,788.38	12,000.00	9,211.62 23.2
10-450-346	COPIER LEASE & MAIN	51.94	1,463.70	1,600.00	136.30 91.5
10-450-350	MAINTENANCE AGREEMENT	.00	.00	5,800.00	5,800.00 .0
10-450-351	LEGAL SERVICES	.00	.00	.00	.00 .0
10-450-352	AUDIT	.00	1,120.00	1,190.00	70.00 94.1
10-450-355	PURCHASED PROFESSIONAL SERV.	.00	1,083.53	1,700.00	616.47 63.7
10-450-360	GLC SALES TAX	.00	.00	.00	.00 .0
10-450-361	GL OVER/SHORT CASH	.00	.00	.00	.00 .0
10-450-370	TRAINING/TRAVEL	.00	76.38	300.00	223.62 25.5
10-450-400	GOLF SIMULATOR EXPENSE	90.05	90.05	.00 (90.05)	.0
10-450-513	PROPERTY/CASUALTY INSURANCE	.00	7,995.45	12,000.00	4,004.55 66.6
10-450-755	EXERCISE EQUIPMENT	.00	2,805.81	4,000.00	1,194.19 70.2
10-450-869	SUMMER CAMP	.00	30,000.00	30,000.00	.00 100.0
10-450-870	CONTINGENCY - GL CENTER	.00	343.72	500.00	156.28 68.7
10-450-871	GLC EVENT EXPENSES	396.67	3,023.21	3,000.00 (23.21)	100.8
	TOTAL GRAND LAKE CENTER EXPENDITUR	24,680.38	261,985.59	377,390.00	115,404.41 69.4

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2024

Section 9, Item A.

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>PARKS</u>					
10-452-100 GROSS WAGES - PARKS	.00	.00	.00	.00	.0
10-452-103 OT/COMP TIME BUYOUT	.00	.00	.00	.00	.0
10-452-105 BONUS	.00	.00	.00	.00	.0
10-452-130 GLC MEMBERSHIP BENEFIT	.00	.00	.00	.00	.0
10-452-131 LONGEVITY	.00	.00	.00	.00	.0
10-452-132 ICMA TOWN PAID BENEFIT	.00	.00	.00	.00	.0
10-452-133 HEALTH/DENTAL-EMPLOYEE	.00	.00	.00	.00	.0
10-452-135 DEP. HEALTH/DENTAL	.00	.00	.00	.00	.0
10-452-136 MEDICAL BENEFIT ALLOWANCE	.00	.00	.00	.00	.0
10-452-141 UNEMPLOYMENT INSURANCE	.00	.00	.00	.00	.0
10-452-142 WORKERS' COMPENSATION	.00	.00	.00	.00	.0
10-452-143 SOCIAL SECURITY MATCH	.00	.00	.00	.00	.0
10-452-144 MEDICARE MATCH	.00	.00	.00	.00	.0
10-452-145 FAMILI BENEFIT PARKS	.00	.00	.00	.00	.0
10-452-220 RESTROOM OPERATING SUPPLIES	1,761.35	14,998.69	27,000.00	12,001.31	55.6
10-452-221 LAWN SUPPLIES	63.02	4,303.35	10,000.00	5,696.65	43.0
10-452-226 NO LONGER USED SMALL EQUIPMENT	.00	.00	.00	.00	.0
10-452-227 NO LONGER USED SMALL TOOLS	.00	.00	.00	.00	.0
10-452-232 BEAR-RESISTANT CANS MAINT	.00	4.25	.00	(4.25)	.0
10-452-233 DO NOT USEQUIPMENT MAINTENANCE	.00	.00	.00	.00	.0
10-452-234 INFORMATION SIGNS	.00	.00	5,000.00	5,000.00	.0
10-452-235 IN CIP GREENBELT MAINTENANCE	.00	.00	.00	.00	.0
10-452-236 SAND & DREDGE	.00	1,056.80	5,000.00	3,943.20	21.1
10-452-237 BUILDING MAINTENANCE	.00	14,081.16	55,000.00	40,918.84	25.6
10-452-238 DOCK MAINTENANCE	368.40	31,556.75	40,000.00	8,443.25	78.9
10-452-239 MISCELLANEOUS MAINTENANCE	17.98	2,172.28	5,000.00	2,827.72	43.5
10-452-243 BENCHES/PLANTERS/FENCES	.00	529.52	5,000.00	4,470.48	10.6
10-452-244 THOMASSON PARK MAINTENANCE	.00	.00	1,000.00	1,000.00	.0
10-452-248 IRRIGATION SYSTEM MAINTENANCE	.00	3,241.02	5,000.00	1,758.98	64.8
10-452-250 BACKFLOW MAINTENANCE	.00	360.81	3,000.00	2,639.19	12.0
10-452-317 UNIFORM ALLOWANCE	.00	.00	.00	.00	.0
10-452-319 MISCELLANEOUS SERVICES	.00	2,800.00	3,000.00	200.00	93.3
10-452-341 ELECTRIC UTILITY	1,315.71	8,739.48	7,700.00	(1,039.48)	113.5
10-452-342 SEWER UTILITY	.00	296.70	600.00	303.30	49.5
10-452-343 WATER UTILITY	.00	8,075.44	13,000.00	4,924.56	62.1
10-452-345 NATURAL GAS UTILITY	242.47	4,675.80	7,000.00	2,324.20	66.8
10-452-399 NO LONGER USEDEQUIPMENT RENTAL	.00	.00	.00	.00	.0
10-452-400 GRAND AVENUE GARDENS	.00	.00	.00	.00	.0
10-452-450 PARK IMPROVEMENTS	182.54	3,685.41	10,000.00	6,314.59	36.9
10-452-870 CONTINGENCY - PARKS	.00	.00	.00	.00	.0
10-452-961 MEMORIAL BENCHES	.00	.00	.00	.00	.0
TOTAL PARKS	3,951.47	100,577.46	202,300.00	101,722.54	49.7
<u>DEPARTMENT 460</u>					
10-460-750 FIREWORKS	10,000.00	.00	.00	.00	.0
TOTAL DEPARTMENT 460	10,000.00	.00	.00	.00	.0

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2024

Section 9, Item A.

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>ADMIN CERTIFICATE OF PARTICIPA</u>					
10-815-982 LAND ACQUISITION - PRINCIPAL	.00	.00	90,000.00	90,000.00	.0
10-815-983 LAND ACQUISITION-INTEREST	.00	18,524.11	37,050.00	18,525.89	50.0
TOTAL ADMIN CERTIFICATE OF PARTICIPA	.00	18,524.11	127,050.00	108,525.89	14.6
<u>ADMIN CAPITAL</u>					
10-915-922 ADMIN CAPITAL EXPENDITURES	(86.49)	2,718.89	5,000.00	2,281.11	54.4
10-915-923 TOWN HALL CAPITAL OUTLAY	.00	.00	50,000.00	50,000.00	.0
10-915-950 SPACE TO CREATE EXPENDITURES	.00	.00	4,010,000.00	4,010,000.00	.0
TOTAL ADMIN CAPITAL	(86.49)	2,718.89	4,065,000.00	4,062,281.11	.1
<u>PUBLIC WORKS CAPITAL</u>					
10-931-910 CAPITAL EQUIPMENT PURCHASE	.00	149,862.23	150,000.00	137.77	99.9
10-931-911 CAPITALIZED EQUIPMENT REPAIR	.00	.00	.00	.00	.0
10-931-921 PAVING	.00	3,800.00	50,000.00	46,200.00	7.6
10-931-922 DRAINAGE	20,083.29	20,083.29	50,000.00	29,916.71	40.2
10-931-973 PUBLIC WAY FINDING SIGNS	.00	.00	5,000.00	5,000.00	.0
TOTAL PUBLIC WORKS CAPITAL	20,083.29	173,745.52	255,000.00	81,254.48	68.1
<u>PARKS CAPITAL</u>					
10-952-500 DOCK IMPROVEMENTS	.00	.00	.00	.00	.0
10-952-600 COMMUNITY HOUSE UPGRADES EXPEN	.00	38.94	.00	(38.94)	.0
10-952-971 PARK IMPROVEMENTS	594.13	43,106.32	165,000.00	121,893.68	26.1
10-952-972 BOARDWALKS	.00	.00	.00	.00	.0
10-952-995 LAKEFRONT IMPROVEMENTS	.00	.00	.00	.00	.0
TOTAL PARKS CAPITAL	594.13	43,145.26	165,000.00	121,854.74	26.2
TOTAL FUND EXPENDITURES	551,253.29	2,823,175.00	8,238,272.16	5,415,097.16	34.3
NET REVENUE OVER EXPENDITURES	103,811.70	48,662.72	(708,432.16)	(757,094.88)	6.9

TOWN OF GRAND LAKE
BALANCE SHEET
SEPTEMBER 30, 2024

Section 9, Item A.

WATER FUND

ASSETS

20-100000	CASH IN COMBINED CASH FUND	460,558.33	
20-101000	US BANK	.00	
20-102000	CSAFE	73,686.22	
20-109100	COLOTRUST	1,702,468.47	
20-117000	ACCTS RECEIVABLE/WATER SALES	10,888.58	
20-117099	ACCTS RECEIVABLE-OTHER	.00	
20-117500	ACCOUNTS RECIVABLE - AR	467.40	
20-118000	ASSET - LAND	2,270.00	
20-119000	ASSET - DISTRIBUTION SYSTEM	2,831,627.28	
20-122000	ASSET-TREATMENT FACILITY	145,465.94	
20-124000	ASSET - WELLS	109,870.82	
20-125000	ASSET-TANK RESERVOIR	1,466,565.72	
20-126000	ASSET-EQUIPMENT	455,988.36	
20-127000	ASSET-METERS/INSTL IN PROGRESS	.00	
20-128000	ASSET-CONSTRUCTION IN PROGRESS	.00	
20-129000	ACCUM. DEPRECIATION/ALL PRPRTY	(3,130,006.59)	
20-133000	ASSET/BLDG-TOWN HALL	26,934.62	
20-135000	DUE FROM GENERAL FUND	.00	
20-136000	DUE FROM MARINA FUND	.00	
20-143100	PREPAID EXPENSES	.00	
	TOTAL ASSETS		4,156,785.15

LIABILITIES AND EQUITY

LIABILITIES

20-200000	ACCOUNTS PAYABLE GENERAL	3,252.39	
20-201001	DWRP PAYABLE-PRINCIPAL	1,187,968.57	
20-217100	SOCIAL SECURITY PAYABLE	(.01)	
20-217200	FEDERAL W/H PAYABLE	.00	
20-217300	STATE TAX W/H PAYABLE	.00	
20-217400	MEDICARE WITHHOLDING	.01	
20-217500	SUTA PAYABLE	.00	
20-217600	WC PAYABLE	.00	
20-218100	HEALTH/DENTAL/VISION	.00	
20-219100	FLEX MEDICAL	.00	
20-219200	MEDICAL BENEFIT PAYABLE	.00	
20-220000	ICMA W/H PAYABLE	.00	
20-221000	ICMA LOAN PAYABLE	.00	
20-221001	ICMA/ROTH IRA	.00	
20-222000	DEFERRED REVENUE-PREPAID FEES	8,390.11	
20-223000	ACCRUED VACATION PAYABLE	44,952.89	
20-231000	DUE TO G.F. FROM WATER FUND	.00	
	TOTAL LIABILITIES		1,244,563.96

FUND EQUITY

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

TOWN OF GRAND LAKE
BALANCE SHEET
SEPTEMBER 30, 2024

Section 9, Item A.

WATER FUND

UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	<u>24,328.22</u>		
BALANCE - CURRENT DATE		<u>24,328.22</u>	
TOTAL FUND EQUITY			<u>2,912,221.19</u>
TOTAL LIABILITIES AND EQUITY			<u><u>4,156,785.15</u></u>

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2024

Section 9, Item A.

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>WATER REVENUES</u>					
20-344-100 WATER SALES	(75.00)	508,444.56	680,000.00	171,555.44	74.8
20-344-110 TAP FEES - CAPITAL	19,500.00	39,000.00	13,000.00	(26,000.00)	300.0
20-344-120 RESALE METERS INCOME	(26,000.00)	6,073.50	10,000.00	3,926.50	60.7
20-344-140 INTEREST REVENUE	7,648.84	70,699.08	30,000.00	(40,699.08)	235.7
20-344-160 MISC. REVENUES	.00	.00	.00	.00	.0
20-344-190 BULK WATER PERMITS	256.00	1,657.24	500.00	(1,157.24)	331.5
TOTAL WATER REVENUES	1,329.84	625,874.38	733,500.00	107,625.62	85.3
TOTAL FUND REVENUE	1,329.84	625,874.38	733,500.00	107,625.62	85.3

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2024

Section 9, Item A.

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>WATER OPERATIONS</u>					
20-430-100	GROSS WAGES - WATER	35,664.35	287,830.49	320,000.00	32,169.51 90.0
20-430-103	OT/COMP TIME BUYOUT	185.88	3,793.00	.00 (3,793.00)	.0
20-430-105	BONUS	.00	.00	3,000.00	3,000.00 .0
20-430-110	GROSS WAGES-WATER PT/SEASONAL	.00	.00	.00	.00 .0
20-430-111	ON CALL PAY	1,750.00	13,600.00	18,200.00	4,600.00 74.7
20-430-119	YEAR END LEAVE EXPENSE	.00	.00	.00	.00 .0
20-430-130	GLC MEMBERSHIP BENEFIT	.00	.00	.00	.00 .0
20-430-132	ICMA TOWN PAID BENEFIT	1,795.70	11,298.78	25,600.00	14,301.22 44.1
20-430-133	HEALTH/DENTAL-EMPLOYEE	11,428.90	47,678.42	54,000.00	6,321.58 88.3
20-430-135	DEP HEALTH/DENTAL	.00	.00	6,000.00	6,000.00 .0
20-430-136	MEDICAL BENEFIT ALLOWANCE	.00	3,094.71	3,600.00	505.29 86.0
20-430-141	UNEMPLOYMENT INSURANCE	35.70	621.38	676.00	54.62 91.9
20-430-142	WORKERS' COMPENSATION	.00	24,459.90	40,000.00	15,540.10 61.2
20-430-143	SOCIAL SECURITY MATCH	2,448.76	19,680.22	19,840.00	159.78 99.2
20-430-144	MEDICARE MATCH	572.69	4,602.61	4,640.00	37.39 99.2
20-430-145	FAMILI BENIFIT	40.04	443.06	1,522.00	1,078.94 29.1
20-430-210	OFFICE SUPPLIES	.00	607.24	1,500.00	892.76 40.5
20-430-211	COMPUTER SUPPLIES	.00	.00	2,500.00	2,500.00 .0
20-430-215	COMPUTER SOFTWARE	409.25	6,642.35	8,000.00	1,357.65 83.0
20-430-220	COMPUTER HARDWARE	.00	.00	2,500.00	2,500.00 .0
20-430-221	CHEMICALS	2,104.74	20,889.98	20,000.00 (889.98)	104.5
20-430-222	LAB SUPPLIES/EQUIPMENT	.00	1,085.20	1,500.00	414.80 72.4
20-430-223	WELL/PLANT SUPPLIES	92.64	92.64	600.00	507.36 15.4
20-430-225	METER PARTS	.00	.00	500.00	500.00 .0
20-430-227	SMALL EQUIPMENT/TOOLS	.00	233.96	600.00	366.04 39.0
20-430-228	SAFETY EQUIPMENT	.00	129.97	1,000.00	870.03 13.0
20-430-229	MISC OPERATING SUPPLIES	.00	.00	.00	.00 .0
20-430-231	GAS/FUEL/FLUIDS	131.76	2,057.20	4,000.00	1,942.80 51.4
20-430-232	VEHICLE MAINTENANCE	.00	1,189.89	3,000.00	1,810.11 39.7
20-430-233	EQUIPMENT MAINTENANCE	.00	3,730.58	5,000.00	1,269.42 74.6
20-430-234	WELL/PLANT MAINTENANCE	.00	1,072.52	3,500.00	2,427.48 30.6
20-430-235	TIRES & CHAINS	.00	.00	1,000.00	1,000.00 .0
20-430-237	BUILDING MAINTENANCE	.00	223.38	1,000.00	776.62 22.3
20-430-238	DISTRIBUTION LINE MAINTENANCE	1,462.06	26,281.71	25,000.00 (1,281.71)	105.1
20-430-239	MISC. MAINTENANCE	.00	.00	150.00	150.00 .0
20-430-240	ROAD MATERIALS	.00	375.24	3,000.00	2,624.76 12.5
20-430-241	MOTORS & PUMPS	.00	789.72	4,000.00	3,210.28 19.7
20-430-251	RESALE PARTS	.00	.00	150.00	150.00 .0
20-430-252	RESALE METERS EXPENSE	.00	133.78	.00 (133.78)	.0
20-430-253	COGS-METER	.00	.00	8,000.00	8,000.00 .0
20-430-310	MISC SERVICE FEES	.00	.00	.00	.00 .0
20-430-311	POSTAGE/FREIGHT	.00	1,000.00	1,500.00	500.00 66.7
20-430-314	LEGAL NOTICES/ADS	.00	295.03	600.00	304.97 49.2
20-430-316	MEMBERSHIPS	.00	712.00	700.00 (12.00)	101.7
20-430-317	UNIFORM ALLOWANCE	100.00	900.00	1,800.00	900.00 50.0
20-430-318	TESTING SERVICES	.00	2,286.67	3,000.00	713.33 76.2
20-430-319	MISCELLANEOUS SERVICES	.00	.00	100.00	100.00 .0
20-430-320	TELEMETRY MAINTENANCE	1,266.20	5,492.40	4,000.00 (1,492.40)	137.3
20-430-321	COMPUTER SYSTEM SUPPORT	1,231.39	13,563.51	16,000.00	2,436.49 84.8
20-430-330	BANK FEES	23.95	67.12	200.00	132.88 33.6
20-430-341	ELECTRIC UTILITY	2,996.28	26,201.47	30,000.00	3,798.53 87.3
20-430-344	TELEPHONE UTILITY	232.22	2,039.94	3,000.00	960.06 68.0

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2024

Section 9, Item A.

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
20-430-345 NATURAL GAS UTILITY	56.44	2,497.78	8,500.00	6,002.22	29.4
20-430-347 INTERNET SERVICE	.00	.00	.00	.00	.0
20-430-351 LEGAL SERVICES	.00	.00	600.00	600.00	.0
20-430-352 AUDIT	.00	3,200.00	3,100.00	(100.00)	103.2
20-430-354 SYSTEM ANALYSIS/ENG & SURVEY	.00	.00	5,000.00	5,000.00	.0
20-430-355 STATE FEES	.00	350.00	400.00	50.00	87.5
20-430-370 TRAINING/TRAVEL	.00	1,722.99	2,000.00	277.01	86.2
20-430-513 PROPERTY/CASUALTY INSURANCE	.00	11,185.29	17,000.00	5,814.71	65.8
20-430-514 POSITION BONDS	.00	.00	100.00	100.00	.0
20-430-700 DEPRECIATION RESERVE	.00	.00	.00	.00	.0
20-430-870 CONTINGENCY-OPERATIONS	.00	.00	1,000.00	1,000.00	.0
TOTAL WATER OPERATIONS	64,028.95	554,152.13	692,178.00	138,025.87	80.1
 WATER DEBT SERVICE					
20-830-640 DWRP LOAN - PRINCIPAL	.00	35,514.34	71,384.00	35,869.66	49.8
20-830-645 DWRP LOAN - INTEREST	.00	11,879.69	23,404.00	11,524.31	50.8
TOTAL WATER DEBT SERVICE	.00	47,394.03	94,788.00	47,393.97	50.0
 WATER CAPITAL					
20-930-994 SYSTEM UPGRADES	.00	.00	.00	.00	.0
20-930-995 CAPITAL CONTINGENCY	.00	.00	.00	.00	.0
20-930-997 CAPITAL DIRECT PURCHASE	.00	.00	.00	.00	.0
20-930-999 CONTRA CAPITAL OUTLAY	.00	.00	.00	.00	.0
TOTAL WATER CAPITAL	.00	.00	.00	.00	.0
 TOTAL FUND EXPENDITURES	 64,028.95	 601,546.16	 786,966.00	 185,419.84	 76.4
 NET REVENUE OVER EXPENDITURES	 (62,699.11)	 24,328.22	 (53,466.00)	 (77,794.22)	 45.5

TOWN OF GRAND LAKE
 BALANCE SHEET
 SEPTEMBER 30, 2024

Section 9, Item A.

MARINA FUND

ASSETS

40-100000	CASH IN COMBINED CASH FUND	437,748.03	
40-109100	COLOTRUST	464,571.43	
40-116000	PETTY CASH	.00	
40-117000	ACCOUNTS RECEIVABLE	.00	
40-117500	ACCOUNTS RECIVABLE - AR	4,600.00	
40-118000	ASSET - BOATS	532,371.71	
40-118500	ASSET - BOATS-IN PROGRESS	.00	
40-119000	ASSET - OTHER	32,814.17	
40-123000	DUE TO MARINA FROM GF	.00	
40-129000	ACCUM DEPRECIATION/ALL PROP	(375,739.48)	
40-143100	PREPAID EXPENSES	.00	
	TOTAL ASSETS		1,096,365.86

LIABILITIES AND EQUITY

LIABILITIES

40-200000	ACCOUNTS PAYABLE GENERAL	3,778.19	
40-217000	WAGES PAYABLE	.00	
40-217100	SOCIAL SECURITY PAYABLE	.00	
40-217200	FEDERAL W/H PAYABLE	.00	
40-217300	STATE TAX W/H PAYABLE	.00	
40-217400	MEDICARE WITHHOLDING	.00	
40-217500	SUTA PAYABLE	.00	
40-217600	WC PAYABLE	.00	
40-218100	HEALTH/DENTAL/VISION	.00	
40-219100	FLEX MEDICAL	.00	
40-219200	MEDICAL BENEFIT PAYABLE	.00	
40-220000	ICMA W/H PAYABLE	.00	
40-221000	ICMA LOAN PAYABLE	.00	
40-221001	ICMA/ROTH IRA	.00	
40-223000	ACCRUED VACATION PAYABLE	3,336.14	
40-231000	DUE TO GF FROM MARINA	.00	
40-232000	DUE TO WATER FROM MARINA	.00	
	TOTAL LIABILITIES		7,114.33

FUND EQUITY

40-275000	UNAPPROP. RETAINED EARNINGS	966,834.18	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	122,417.35	
	BALANCE - CURRENT DATE	122,417.35	
	TOTAL FUND EQUITY		1,089,251.53
	TOTAL LIABILITIES AND EQUITY		1,096,365.86

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2024

Section 9, Item A.

MARINA FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>MARINA REVENUES</u>					
40-344-113 RENTALS (NON-TAXABLE)	30,970.00	364,332.00	350,000.00	(14,332.00)	104.1
40-344-115 TOURS	8,520.00	72,861.70	70,000.00	(2,861.70)	104.1
40-344-120 BUILDING SPACE RENTAL	.00	3,890.91	3,584.00	(306.91)	108.6
40-344-145 KAYAK SLIP RENTAL	.00	3,600.00	3,600.00	.00	100.0
40-344-155 SUP SLIP RENTAL	.00	4,600.00	4,600.00	.00	100.0
40-344-160 MISC REVENUE	.00	200.02	.00	(200.02)	.0
40-344-170 INTEREST EARNED	2,001.55	18,499.46	8,000.00	(10,499.46)	231.2
40-344-180 BOAT DAMAGE	.00	.00	1,000.00	1,000.00	.0
40-344-200 SALE OF ASSETS	.00	.00	.00	.00	.0
40-344-220 CONTRIBUTED SERVICES	.00	.00	.00	.00	.0
TOTAL MARINA REVENUES	41,491.55	467,984.09	440,784.00	(27,200.09)	106.2
TOTAL FUND REVENUE	41,491.55	467,984.09	440,784.00	(27,200.09)	106.2

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2024

Section 9, Item A.

MARINA FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>MARINA OPERATIONS</u>					
40-460-100	GROSS WAGES - MARINA	10,259.24	76,007.95	78,000.00	1,992.05 97.5
40-460-103	OT/COMP TIME BUYOUT	957.84	5,755.89	8,000.00	2,244.11 72.0
40-460-105	BONUS	.00	.00	4,000.00	4,000.00 .0
40-460-110	GROSS WAGES-MARINA PT/SEASONAL	17,896.05	102,247.18	120,000.00	17,752.82 85.2
40-460-119	ACCRUED LEAVE EXPENSE	.00	.00	.00	.00 .0
40-460-130	GLC MEMBERSHIP BENEFIT	.00	.00	.00	.00 .0
40-460-132	ICMA TOWN PAID BENEFIT	389.98	2,034.94	5,000.00	2,965.06 40.7
40-460-133	HEALTH/DENTAL - EMPLOYEE	1,935.68	19,125.65	25,000.00	5,874.35 76.5
40-460-135	DEP HEALTH/DENTAL	.00	.00	.00	.00 .0
40-460-136	MEDICAL BENEFIT ALLOWANCE	.00	1,532.80	2,600.00	1,067.20 59.0
40-460-141	UNEMPLOYMENT INSURANCE	70.82	793.84	800.00	6.16 99.2
40-460-142	WORKERS' COMPENSATION	.00	22,176.62	20,000.00	(2,176.62) 110.9
40-460-143	SOCIAL SECURITY MATCH	1,827.09	11,638.18	12,276.00	637.82 94.8
40-460-144	MEDICARE MATCH	427.31	2,721.85	2,871.00	149.15 94.8
40-460-145	FAMILI BENIFIT	22.16	144.68	.00	(144.68) .0
40-460-211	OFFICE SUPPLIES	.00	684.42	900.00	215.58 76.1
40-460-214	SMALL EQUIP/COMP HRDWARE	.00	.00	500.00	500.00 .0
40-460-222	SHOP SUPPLIES	16.99	215.85	2,000.00	1,784.15 10.8
40-460-223	BOAT SUPPLIES	24.29	605.88	1,500.00	894.12 40.4
40-460-227	TOOLS	44.35	348.95	500.00	151.05 69.8
40-460-231	FUEL	2,931.58	6,740.62	11,000.00	4,259.38 61.3
40-460-232	VEHICLE MAINTENANCE	.00	.00	500.00	500.00 .0
40-460-233	EQUIPMENT (BOAT) MAINTENANCE	.00	51.33	20,000.00	19,948.67 .3
40-460-237	BUILDING/FACILITY MAINTENANCE	.00	9,062.07	2,000.00	(7,062.07) 453.1
40-460-301	CONTRIBUTIONS	.00	.00	.00	.00 .0
40-460-312	COMPUTER SERVICES	446.93	4,022.37	3,500.00	(522.37) 114.9
40-460-314	ADS AND LEGAL NOTICES	.00	.00	2,000.00	2,000.00 .0
40-460-316	DUES/MEMBERSHIPS	28.72	61.61	350.00	288.39 17.6
40-460-317	UNIFORMS	.00	760.15	1,000.00	239.85 76.0
40-460-318	MISCELLANEOUS SERVICES	.00	.00	300.00	300.00 .0
40-460-320	MARKETING	.00	325.00	700.00	375.00 46.4
40-460-330	BANK/CREDIT CARD FEES	5,197.72	16,635.20	15,000.00	(1,635.20) 110.9
40-460-341	ELECTRIC UTILITY	68.09	789.26	1,000.00	210.74 78.9
40-460-342	SEWER UTILITY	.00	258.00	600.00	342.00 43.0
40-460-343	WATER UTILITY	.00	441.00	588.00	147.00 75.0
40-460-344	TELEPHONE/INTERNET UTILITY	376.60	2,213.61	1,500.00	(713.61) 147.6
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.	166.00	1,058.00	1,000.00	(58.00) 105.8
40-460-360	SALES TAX	.00	.00	.00	.00 .0
40-460-361	MARINA OVER/SHORT	.00	.00	.00	.00 .0
40-460-370	TRAINING/TRAVEL	49.09	191.86	500.00	308.14 38.4
40-460-510	LEGAL	.00	.00	.00	.00 .0
40-460-512	AUDIT	.00	1,600.00	1,700.00	100.00 94.1
40-460-513	PROPERTY/CASUALTY INSURANCE	.00	2,821.98	5,200.00	2,378.02 54.3
40-460-514	POSITION BONDS	.00	.00	300.00	300.00 .0
40-460-515	ENGINEERING/SURVEY	.00	.00	3,000.00	3,000.00 .0
40-460-516	SITE LEASE	.00	.00	1.00	1.00 .0
40-460-700	DEPRECIATION RESERVE	.00	.00	.00	.00 .0
40-460-750	FIREWORKS	25,000.00	52,500.00	70,000.00	17,500.00 75.0
40-460-870	CONTINGENCY	.00	.00	500.00	500.00 .0
40-460-880	ICE RINK EXPENSES	.00	.00	2,000.00	2,000.00 .0

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2024

Section 9, Item A.

		MARINA FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
TOTAL MARINA OPERATIONS		68,136.53	345,566.74	429,186.00	83,619.26	80.5
<u>MARINA CAPITAL</u>						
40-960-610	CAPITAL EQUIPMENT	.00	.00	.00	.00	.0
40-960-750	CAPITAL CONTRIBS (INTERFUND)	.00	.00	.00	.00	.0
40-960-995	FACILITIES IMPROVEMENTS	.00	.00	60,000.00	60,000.00	.0
40-960-999	CONTRA CAPITAL OUTLAY	.00	.00	.00	.00	.0
TOTAL MARINA CAPITAL		.00	.00	60,000.00	60,000.00	.0
TOTAL FUND EXPENDITURES		68,136.53	345,566.74	489,186.00	143,619.26	70.6
NET REVENUE OVER EXPENDITURES		(26,644.98)	122,417.35	(48,402.00)	(170,819.35)	252.9

TOWN OF GRAND LAKE
 BALANCE SHEET
 SEPTEMBER 30, 2024

Section 9, Item A.

PAY-AS-YOU-THROW FUND

<u>ASSETS</u>			
50-100000	CASH IN COMBINED CASH FUND	207,465.72	
50-116000	PETTY CASH	50.00	
50-117000	ACCOUNTS RECEIVABLE	.00	
50-117500	ACCOUNTS RECIVABLE - AR	(2,265.00)	
50-127000	ASSET - BAG INVENTORY	7,860.06	
50-143100	PREPAID EXPENSES	.00	
		<hr/>	
	TOTAL ASSETS		213,110.78
			<hr/> <hr/>
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
50-200000	ACCOUNTS PAYABLE GENERAL	1,757.72	
50-223100	PREPAID ACCOUNTS	.00	
50-231000	DUE TO G.F. FROM PAYT	.00	
		<hr/>	
	TOTAL LIABILITIES		1,757.72
<u>FUND EQUITY</u>			
50-275000	UNAPPROP. RETAINED EARNINGS	185,376.53	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	25,976.53	
		<hr/>	
	BALANCE - CURRENT DATE	25,976.53	
		<hr/>	
	TOTAL FUND EQUITY		211,353.06
			<hr/> <hr/>
	TOTAL LIABILITIES AND EQUITY		213,110.78
			<hr/> <hr/>

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2024

Section 9, Item A.

PAY-AS-YOU-THROW FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>PAYT REVENUES</u>					
50-344-110 PAYT BAGS: DIRECT SALES (T)	295.00	1,810.00	4,000.00	2,190.00	45.3
50-344-115 PAYT BAGS: VENDOR PUR (NT)	.00	53,680.00	75,000.00	21,320.00	71.6
50-344-140 INTEREST REVENUE	.00	.00	1,000.00	1,000.00	.0
TOTAL PAYT REVENUES	295.00	55,490.00	80,000.00	24,510.00	69.4
TOTAL FUND REVENUE	295.00	55,490.00	80,000.00	24,510.00	69.4

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2024

Section 9, Item A.

PAY-AS-YOU-THROW FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>PAYT OPERATIONS</u>					
50-470-200 PAYT BAGS FOR RESALE	.00	2,869.55	2,000.00	(869.55)	143.5
50-470-250 PAYT COGS - BAGS	.00	.00	6,500.00	6,500.00	.0
50-470-300 DUMPSTER SERVICE	4,131.62	24,166.93	30,000.00	5,833.07	80.6
50-470-301 RECYCLING CONTRIBUTION	125.00	1,125.00	1,500.00	375.00	75.0
50-470-305 RECYCLING PROGRAM	.00	.00	.00	.00	.0
50-470-310 SITE LEASE	.00	.00	1.00	1.00	.0
50-470-312 COMPUTER SERVICES	.00	.00	500.00	500.00	.0
50-470-315 SITE MAINTENANCE	.00	871.99	50,000.00	49,128.01	1.7
50-470-320 BUSINESS LICENSE	.00	.00	165.00	165.00	.0
50-470-350 SALES TAX	.00	.00	700.00	700.00	.0
50-470-512 AUDIT	.00	480.00	510.00	30.00	94.1
50-470-870 CONTINGENCY	.00	.00	300.00	300.00	.0
TOTAL PAYT OPERATIONS	4,256.62	29,513.47	92,176.00	62,662.53	32.0
 <u>PAYT CAPITAL</u>					
50-970-751 SITE IMPROVEMENTS	.00	.00	20,000.00	20,000.00	.0
TOTAL PAYT CAPITAL	.00	.00	20,000.00	20,000.00	.0
TOTAL FUND EXPENDITURES	4,256.62	29,513.47	112,176.00	82,662.53	26.3
NET REVENUE OVER EXPENDITURES	(3,961.62)	25,976.53	(32,176.00)	(58,152.53)	80.7

TOWN OF GRAND LAKE
 BALANCE SHEET
 SEPTEMBER 30, 2024

Section 9, Item A.

CAPITAL IMPROVEMENT FUND

<u>ASSETS</u>			
90-100000	CASH IN COMBINED CASH FUND	62,987.73	
90-109100	COLOTRUST	796,622.44	
90-117000	ACCOUNTS RECEIVABLE	58,625.50	
90-117500	ACCOUNTS RECIVABLE - AR	.00	
		<u> </u>	
	TOTAL ASSETS		<u><u>918,235.67</u></u>
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
90-200000	ACCOUNTS PAYABLE GENERAL	81,998.74	
		<u> </u>	
	TOTAL LIABILITIES		81,998.74
<u>FUND EQUITY</u>			
90-270000	SURPLUS FUND	280,500.00	
90-275000	RETAINED EARNINGS - PRIOR	663,991.73	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	(108,254.80)	
		<u> </u>	
	BALANCE - CURRENT DATE	(108,254.80)	
		<u> </u>	
	TOTAL FUND EQUITY		<u>836,236.93</u>
	TOTAL LIABILITIES AND EQUITY		<u><u>918,235.67</u></u>

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2024

Section 9, Item A.

CAPITAL IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>CIF REVENUES</u>					
90-344-110 SALES & USE TAX 1%	120,354.82	361,293.61	580,000.00	218,706.39	62.3
90-344-140 INTEREST REVENUES	3,432.13	31,722.02	15,000.00	(16,722.02)	211.5
90-344-160 MISC REVENUE	.00	.00	.00	.00	.0
90-344-310 CO TREE GRANT	.00	.00	.00	.00	.0
90-344-910 DOLA 2017 TIER II PHASE 1	.00	.00	.00	.00	.0
90-344-920 DOLA 2017 TIER II PHASE 2	.00	.00	.00	.00	.0
TOTAL CIF REVENUES	123,786.95	393,015.63	595,000.00	201,984.37	66.1
 <u>CIF OTHER REVENUES</u>					
90-391-360 TXFR IN FROM WATER ENTERPRISE	.00	.00	.00	.00	.0
TOTAL CIF OTHER REVENUES	.00	.00	.00	.00	.0
TOTAL FUND REVENUE	123,786.95	393,015.63	595,000.00	201,984.37	66.1

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2024

Section 9, Item A.

CAPITAL IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>CAP IMP FUND OPERATIONS</u>					
90-431-870 CONTINGENCY	.00	275.00	300.00	25.00	91.7
90-431-999 TABOR REQ'D EMERGENCY RESERVE	.00	.00	.00	.00	.0
TOTAL CAP IMP FUND OPERATIONS	.00	275.00	300.00	25.00	91.7
<u>CIF EXPENSES</u>					
90-444-300 EV EXPENSES	.00	.00	.00	.00	.0
90-444-310 COLORADO TREE COALITION EXPENS	.00	.00	.00	.00	.0
TOTAL CIF EXPENSES	.00	.00	.00	.00	.0
<u>CAP IMP FUND DEBT SERVICE</u>					
90-831-471 SALES TAX BONDS - PRINCIPAL	.00	.00	125,000.00	125,000.00	.0
90-831-472 SALES TAX BONDS - INTEREST	.00	76,725.00	153,450.00	76,725.00	50.0
TOTAL CAP IMP FUND DEBT SERVICE	.00	76,725.00	278,450.00	201,725.00	27.6
<u>CAP IMP FUND CAPITAL</u>					
90-931-200 CAPITAL PAVEMENT	81,940.00	383,949.65	350,000.00	(33,949.65)	109.7
90-931-201 CAPITAL BOARDWALKS	25,941.38	35,758.78	100,000.00	64,241.22	35.8
90-931-202 GREENBELT MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
90-931-203 CAPITAL PROFESSIONAL SERVICES	.00	4,562.00	25,000.00	20,438.00	18.3
90-931-204 CAPITAL MAINTANCE	.00	.00	50,000.00	50,000.00	.0
90-931-910 STREETScape	.00	.00	.00	.00	.0
90-931-912 STREETScape-MAINTENANCE	.00	.00	.00	.00	.0
90-931-915 STREETScape PLAN/PROJECT MAN	.00	.00	.00	.00	.0
90-931-916 STREETScape- BELOW GROUND	.00	.00	.00	.00	.0
90-931-917 STREETScape-ABOVE GROUND	.00	.00	.00	.00	.0
90-931-918 STREETScape- MISC.	.00	.00	.00	.00	.0
90-931-919 STREETScape-LANDSCAPING	.00	.00	.00	.00	.0
TOTAL CAP IMP FUND CAPITAL	107,881.38	424,270.43	530,000.00	105,729.57	80.1
TOTAL FUND EXPENDITURES	107,881.38	501,270.43	808,750.00	307,479.57	62.0
NET REVENUE OVER EXPENDITURES	15,905.57	(108,254.80)	(213,750.00)	(105,495.20)	(50.7)



Date: October 28, 2024
To: Board of Trustees
From: Heike Fawkes, Treasurer

RE: Engagement Letter with Dazzio & Associates, PC

Dazzio & Associates, PC has submitted a letter of engagement outlining the terms and objectives as well as the nature and limitation of services to be provided in connection with the 2024 audit. The fee for the 2024 audit engagement is set not to exceed \$17,000. This pricing is based on the assumption that no unexpected circumstances will be encountered during the audit that would require significant additional time. Out-of-pocket expenses are included in this not to exceed amount.

Staff recommends the Board of Trustees authorize the Mayor to sign the Engagement Letter with Dazzio & Associates, PC for the 2024 audit.



Dazzio & Associates, PC
Certified Public Accountants

October 23, 2024

To the Board of Trustees and Management
Town of Grand Lake, Colorado
1026 Park Avenue
PO Box 99
Grand Lake, Colorado 80447-0099

We are pleased to confirm our understanding of the services we are to provide Town of Grand Lake, Colorado (the Town) for the year ended December 31, 2024.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities and each major fund and the disclosures, which collectively comprise the basic financial statements of the Town as of and for the year ended December 31, 2024.

Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management’s discussion and analysis (MD&A), to supplement the Town’s basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Town’s RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

- 1) Management’s Discussion and Analysis

We have also been engaged to report on supplementary information that accompanies the Town’s financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial state-

-ments themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a in a report combined with our auditor’s report on the financial statements:

- 1) Schedule of Revenues, Expenditures and Changes in Fund Balance –Budget and Actual – Capital Improvement Fund
- 2) Schedule of Revenues, Expenditures and Changes in Funds Available – Enterprise Funds – Budget and Actual (Budgetary Basis) for the Water, Marina and Pay As You Throw Funds
- 3) Local Highway Finance Report

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor’s report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor’s Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the

appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, confirmation of certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the Town's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of the Town in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant

assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Dazzio & Associates, PC and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a regulatory agency or its designee. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Dazzio & Associates, PC personnel. Furthermore, upon request, we may provide copies of selected audit documentation to a regulatory agency or its designee. The regulatory agency or its designee may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

Stephen Dazzio is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

Our fee for services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses, will not exceed \$17,000. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

Reporting

We will issue a written report upon completion of our audit of the Town’s financial statements. Our report will be addressed to the Board of Trustees of the Town. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor’s report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to the Town and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Very truly yours,

Dazzio & Associates, P.C.

Dazzio & Associates, PC

RESPONSE:

This letter correctly sets forth the understanding of Town of Grand Lake, Colorado.

Signature: _____

Title: Mayor _____

Date: _____



Date: 10-28-2024
To: Mayor Kudron and Board of Trustees
From: Kimberly White, Community Development Director

RE: Quasi-Judicial 67-2024: A Resolution Approving a Variance To Setback Standards At Lot 2, Block 39, Town Of Grand Lake, More Commonly Referred To As 225 Mountain Avenue Subject To Conditions

Location Map



Purpose

The Town has received a zoning variance request application from Daniel Eppich to permit replacement and repair of deck and stairs within the required 10’ side setbacks, 25’ front setbacks of their property. This request requires Planning Commission review and Board Approval.

Background

On October 16, 2024, the Planning Commission reviewed the Applicants’ zoning variance request at a properly noticed public hearing. Based on the application, the representations of the applicants to the Planning Commission, the comments of the public, the Planning Commission forwarded a unanimous recommendation of approval considering the following factors set forth in the Grand Lake Municipal Code Section 12-2-27 (2)(B)(3):

1. The compatibility of the proposed action with the surrounding area; and
2. Whether the proposed action is in harmony with the character of the neighborhood; and
3. The need for the proposed action; and



- 4. The effect of the proposed action upon future development in the area; and
- 5. The size, shape, topography, slope, soils, vegetation, and other physical characteristics; and
- 6. Whether alternative designs are possible; and
- 7. With due consideration for the Town’s Comprehensive Plan.

The Board of Trustees may elect to hold a Public Hearing or make a motion based on the Planning Commission Recommendation.

Context

The property is located at 225 Mountain and is approximately 0.2 acres and zoned Single Family Residential High Density. The property has three stairways that are located partially located in the front and side setbacks. See site plan detail. The decks and stairs need replaced due to their age and condition.

The western entrance has a landing outside of the door with a small landing. The Applicant would like to increase the landing to 3’ deep which would increase the encroachment into the 10’ western setback from 4’ to 5.5’.

The replacement of the eastern stairway and deck reduces the encroachment from 2’ to 1’ in the side setback, also the stairs will be moved 90 degrees to reduce the stairs from 6’ to 1’ encroachment.

The south facing deck will be replaced as it is and it will remain approximately 2.5’ into the front 25’ setback.

Municipal Code:

Municipal Code 12-2-12(C) – [Zoning Standards]

Minimum Setback Front 25’ Side 10’ Rear 10’ Shoreline 30’

Municipal Code 12-2-27 Supplemental Regulations for Setback, Height and Area.

(B) Variance Request Procedure. Applicants must submit the Request for Variance from Zoning Regulations, with the required attachments and applicable fees, to Town Staff. The Planning Commission will hold a Public Hearing within forty-five (45) days from Town receipt of the application. Fifteen (15) days prior to the scheduled date, legal notice shall be placed in the local newspaper of general circulation advertising the time, date, location of the Public Hearing, as well as the variance request. In addition, certified letters are to be mailed at least fifteen (15) days prior to the Public Hearing to all property owners within two hundred (200') feet of any portion of the property. The Planning Commission shall forward a recommendation to the Town Board of Trustees.

- 1. *Town staff shall schedule the Public Hearing for the next available Planning Commission meeting, dependent on the availability on the Planning Commission's agenda.*
- 2. *The Town Board of Trustees shall hear the variance application, with Planning Commission recommendation, at their next regularly scheduled meeting. The Board of Trustees may elect to hold a Public Hearing regarding the variance application. The Board of Trustees shall grant or deny the variance within forty-five (45) days of receipt from the Planning Commission.*
- 3. *The following factors should be considered by the Planning Commission and Town Board of Trustees in determining whether to issue a variance:*
 - (a) *The compatibility of the proposed action with the surrounding area; and*



- (b) *Whether the proposed action is in harmony with the character of the neighborhood; and*
- (c) *The need for the proposed action; and*
- (d) *The effect of the proposed action upon future development in the area; and*
- (e) *The shape, size, topography, slope, soils, vegetation, and other physical characteristics; and*
- (f) *Whether alternative designs are possible; and*
- (g) *With due consideration for the Town's Comprehensive Plan.*

Staff Comments

Staff sent out public notice of this meeting to Middle Park Times, as well as letters to all 9 property owners surrounding the subject property within 200'. Staff has not received letters against this application and has received one letter in favor of the request.

The applicants letter for the explanation of their variance request is attached. Staff agrees that the applicant meets all the requirements set forth in the code for the variance request.

Board Discussion

The Board should discuss the request amongst themselves, with consideration of staff, public comments, and the findings of fact from the code, in order to make a decision/motion. Board must review and find the majority of items in a-e of municipal code 12-2-27(B) exists in order to approve said variance.

Suggested Commission Motion

Motion to approve 67-2024: A Resolution Approving A Variance To Setback Standards At Lot 2, Block 39, Town Of Grand Lake, More Commonly Referred To As 225 Mountain Avenue Subject To Conditions

OR

Motion to Deny the Request for Variance.

OR

Motion to request a public hearing for more information to render a decision



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

gplanning@townofgrandlake.com • www.townofgrandlake.com

ZONING VARIANCE REQUEST APPLICATION

PROPERTY LOCATION:
 Street Address: 225 Mountain Avenue
 Legal Description: Lot 2 Block 39 Subdivision Grand Lake

PROPERTY OWNER INFORMATION:
 Name: Daniel Eppich Email: eppichs@gmail.com
 Mailing Address: 1229 E. Jamison Ave Phone: 303-807-2457
 City: Centennial State: CO Zip: 80122 Fax: _____

APPLICANT INFORMATION: Is the Applicant the Property Owner? YES NO
 Name: Same as above Email: _____
 Mailing Address: _____ Phone: _____
 City: _____ State: _____ Zip: _____ Fax: _____

CONTACT INFORMATION: Is the Contact Person the Applicant? YES NO
 Contact Person (if not Applicant): Same as above Email: _____
 Mailing Address: _____ Phone: _____
 City: _____ State: _____ Zip: _____ Fax: _____

VARIANCE REQUEST (Brief Description):
See attached

REQUIRED INFORMATION CHECKLIST:

- Site Plan (showing dimensions to existing and proposed features, locations of specific activities, proposed and existing signage, parking, ingress and egress points, traffic circulation, utilities, drainage features, and property lines)
- Explanation of Hardship (See Municipal Code for review criteria)
- Statement of Authority (If applicable. Required for representatives of entities and property owners.)
- Property Survey
- Agreement for Services Form
- Application Deposit (See Fee and Deposit schedule for amount)
- Additional Information (If applicable. Staff may require other helpful information for review.)

AFFIDAVIT:
 BY MY SIGNATURE, I attest that the information contained or attached to this application is true and correct to the best of my knowledge. I further understand that submission of false or misleading information shall be sufficient cause for the Variance Request to be revoked immediately without notice or hearing.
 Print Name: Daniel Eppich
 Signature: Dan Eppich Date: 8/29/2024

STAFF USE ONLY
 Application Received By: 8/30/24 Date & Time: 9/10/24
 File Name: _____ Deposits: YES NO Amount: \$ 375 Fee
 Agreement for Services Form Signed? YES NO check 1951



**TOWN OF GRAND LAKE
AGREEMENT FOR PAYMENT OF
REVIEW AND DEVELOPMENT EXPENSES INCURRED BY THE
TOWN SUBDIVISION, ANNEXATION, LAND USE AND ZONING
PROCESS**

THIS AGREEMENT (“the Agreement” is entered into this 29th day of August, 2024, by and between the Town of Grand Lake, Colorado, a Colorado municipal corporation, (“the Town”) and Dan Eppich, a Homeowner (homeowner, type of corporation, LLC, etc. if applicable), (collectively, “the Applicant”).

WHEREAS, the Applicant owns, or has rights to the possession and use of, certain property situated in Grand County, Colorado described on Exhibit A, attached hereto and incorporated herein by reference, (“the Property”);

WHEREAS, the development and land use review process includes review of all aspects of land use including, but not limited to, annexation, subdivision, zoning, change of land use, installation of public improvements, conditional uses, dedication of lands and the availability of and feasibility of providing utility services;

WHEREAS, the Applicant desires to develop or conduct a conditional use on the Property and has made application to the Town for approval of subdivision, annexation, conditional use, and/or zoning of the Property, and

WHEREAS, the Parties recognize that the land use fees as specified by the Municipal Code of the Town may not be adequate to fully cover the Town’s expenses incurred during the application process, including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, and fees for administrative time of Town staff, including, but not limited to managerial, clerical, billing, and review time, and

WHEREAS, the Parties hereto recognize that the Town will continue to incur expenses through the entire review process until final completion of the development or conditional use including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, and fees for administrative time of Town staff, security, permits and easements;

NOW THEREFORE, for and in consideration of the foregoing premises and of the mutual promises and conditions hereinafter contained, it is hereby agreed as follows:

- 1. The Town has collected or will collect certain subdivision, annexation and land use fees from the Applicant and the Town will apply those fees against the review expenses incurred by the Town while processing the Applicant’s development review or conditional use proposal. In the event the Town incurs review expenses greater than the monies collected from the Applicant, the Applicant agrees to reimburse the Town for the additional expenses and fees upon submittal of an invoice. Applicant shall pay all invoices submitted by the Town within ten (10) days of the Town’s delivery of such invoice. Failure by the Applicant to pay any invoice within the specified time shall be cause for the Town to cease processing the application, cease development of the Property, deny approval of the application, withhold the issuance of building permits, conditional use permits, or certificates of occupancy and for the Town to exercise such rights and remedies as are otherwise available to it in law or equity or under the applicable provisions of the Town Code.

2. Except where the law or an agreement with the Town provides otherwise, the Applicant may terminate its application at any time by giving written notice to the Town. The Town shall take all reasonable steps necessary to terminate the accrual of costs to the Applicant and file such notices as are required by the Town's regulations. The Applicant shall be liable for all costs incurred by the Town in terminating the processing of the application.
3. If the Applicant fails to pay the fees and costs required herein when due, the Town may take those steps necessary and authorized by law to collect the fees and costs due, in addition to exercising those remedies set forth in Section 1, above. The Town shall be entitled to recover from Applicant all court costs and attorneys' fees incurred in collection of the balance due, including interest on the amount due from its due date at the rate of 18% per annum.
4. The Town will account for all funds expended and fees and expenses incurred by the Town as a result of review of the application throughout the review process. Statements of expenses incurred will be made available to the Applicant by the Town. Expenses to be charged to the Applicant's account shall include, but shall not be limited to legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, fees for administrative time of Town staff, security, permits and easements. Within 60 days after the completion of the processing of the application by the Town, the Town will provide Applicant with a statement of account and will refund to the Applicant any funds paid by the Applicant that were not expended by the Town, except where the Parties expressly agree to the contrary.
5. Applicant's obligation to pay the costs and expenses provided for in this Agreement shall exist and continue independent of whether the Applicant's application, or any part thereof, is approved, approved with conditions, denied, withdrawn, or terminated by the Town or the Applicant prior to a final decision in the process.

IN WITNESS WHEREOF, the Town and the Applicant have caused this Agreement to be duly executed on the day and year first above written.

PRINTED APPLICANT'S NAME: Dan Eppich

APPLICANT'S SIGNATURE: *Dan Eppich*
Signature

TOWN OF GRAND LAKE

By: *[Signature]*
Kim White, Community Development Director

SEAL

Attest: *[Signature]*
Alayna Carrell, Town Clerk

Variance Request

Address: 225 Mountain Avenue

Owner: Daniel and Melissa Eppich

Variance Request description:

This property has three entry stairways that have reached the end of their useful life and need to be replaced. All three of these stairways are partially located in the setbacks. Please see the Site Plan Detail for a visual representation. The setbacks for this property are 25 ft in the front and 10 ft on each side.

We would like to replace these stairways with minimal changes to make them safe to use and keep the property in good working order. We are requesting a variance for the new stairways to encroach into the setbacks as detailed below:

Specifically, the front (south-facing) stairway and landing is to be replaced with the same dimensions. This maintains an encroachment into the front setback of approximately 2-1/2 ft.

The left (west-facing) stairway is to be replaced with a new stairway and 3 ft deep landing. The addition of the landing will make the existing encroachment into the side setback increase from 4 ft to 5-1/2 ft.

The right (east-facing) stairway and deck is to be replaced with a slightly narrower deck. The existing deck is 5 ft wide; the new deck will only be 4 ft wide. This reduces the encroachment of the deck into the side setback from 2 ft to 1 ft. The existing stairway which extends east towards the property line and encroaches into the setback by 6 ft will be removed and relocated in line with the new deck. This will reduce the encroachment from 6 ft to 1 ft where the new deck will end.

Explanation of Hardship:

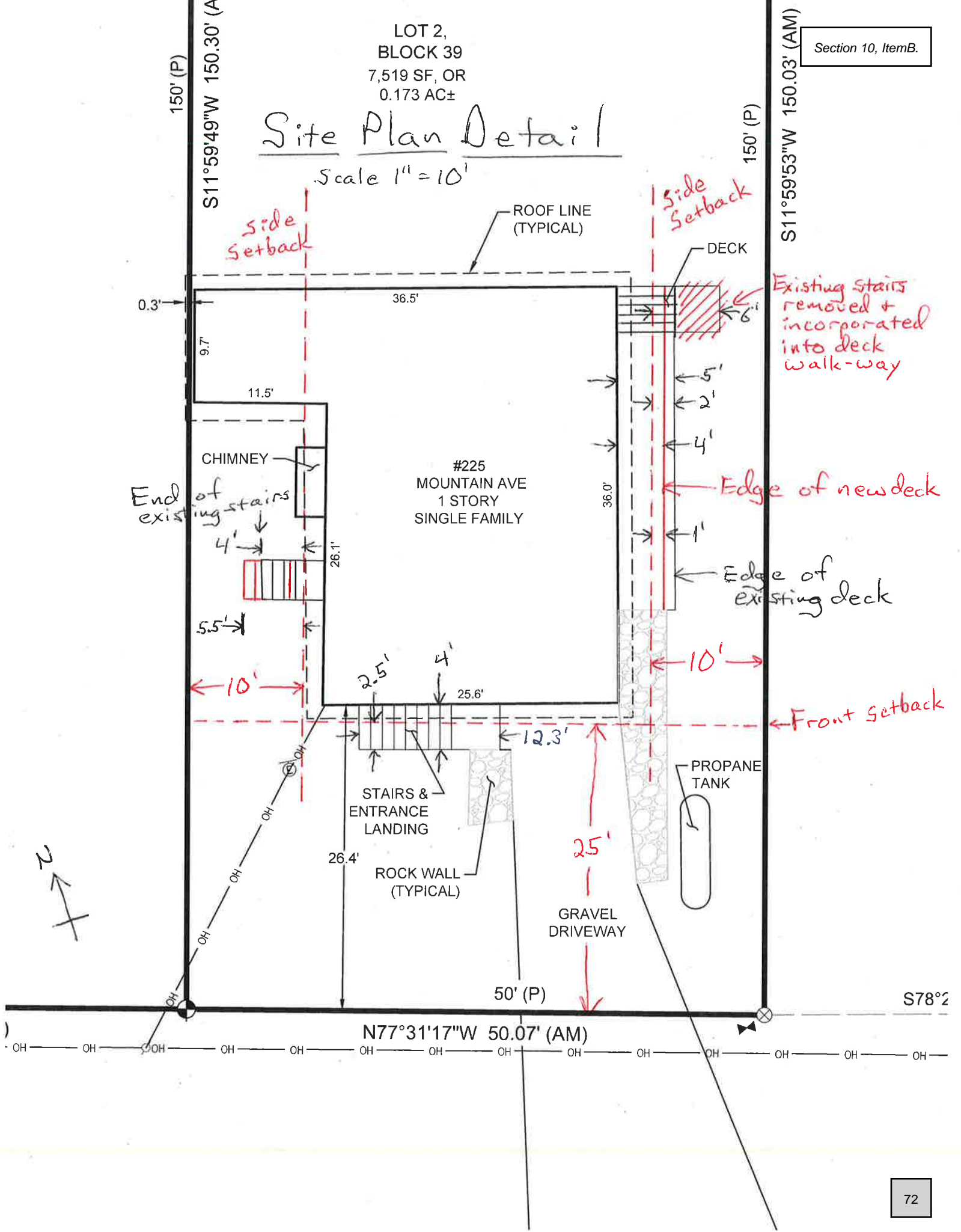
Due to the location of the entry doors into the house, there are no other locations for the stairways that would encroach less into the setbacks. While repair of the existing structures would not necessitate this variance request, the current, poor condition of the framing and supports is such that replacement of these structures is the only reasonable solution to making them safe and durable. The footers for these structures are currently concrete blocks sitting on the ground, not footers that extend below frostline as required by code.

The new landing on the left (west-facing) stairway is needed to comply with current building code. It is also necessary for the stairway and landing to be straight (without a turn in the stairway like the other two) to allow reasonable movement of large furniture and appliances into or out of the house.

LOT 2,
BLOCK 39
7,519 SF, OR
0.173 AC±

Site Plan Detail

Scale 1" = 10'



*side
Setback*

ROOF LINE
(TYPICAL)

*side
Setback*

DECK

*Existing stairs
removed +
incorporated
into deck
walk-way*

*End
of
exist
ing stairs*

CHIMNEY

#225
MOUNTAIN AVE
1 STORY
SINGLE FAMILY

Edge of new deck

*Edge of
existing deck*

Front setback

PROPANE
TANK

STAIRS &
ENTRANCE
LANDING

ROCK WALL
(TYPICAL)

GRAVEL
DRIVEWAY



S78°2

OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Sky-Hi News and Middle Park Times** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(970) 887-3334**.

Notice ID: HcWVsTzvHyq6Nn7ImibK | **Proof Updated: Sep. 13, 2024 at 05:01pm MDT**
 Notice Name: 225 Mountain- setback deck replacement varnce | Publisher ID: 337877

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
K White	Sky-Hi News and Middle Park
kwhite@toglco.com	Times
(970) 627-3435	

Columns Wide:	1	Ad Class: Legals
Total Column Inches:	1.75	
Number of Lines:	21	

09/18/2024: Other Notice	10.63
Affidavit Fee	10.00

Subtotal	\$20.63
Tax	\$0.00
Processing Fee	\$2.06
Total	\$22.69

NOTICE is hereby given that the Grand Lake Planning Commission will hold a Public Hearing on Wednesday, October 16, 2024 at 6:30 PM at Town Hall, 1026 Park Ave. Grand Lake, CO, to review a zoning setback variance request (M.C. 12-2) to permit the replacement of a pre-existing, non-conforming for property located at Lot 2-3, Block 39, Town of Grand Lake, more commonly referred to as 225 Mountain Avenue. Additional information is available for public inspection at Town Hall during normal business hours. Public comments and participation are both encouraged and welcome, either in person at the public meeting, in writing to the Town of Grand Lake, P.O. Box 99, Grand Lake, CO 80447 or by e-mail to planner@toglco.com. To be published in the Middle Park Times.

PUBLISHED IN THE SKY-HI NEWS AND MIDDLE PARK TIMES ON WEDNESDAY, SEPTEMBER 18, 2024.

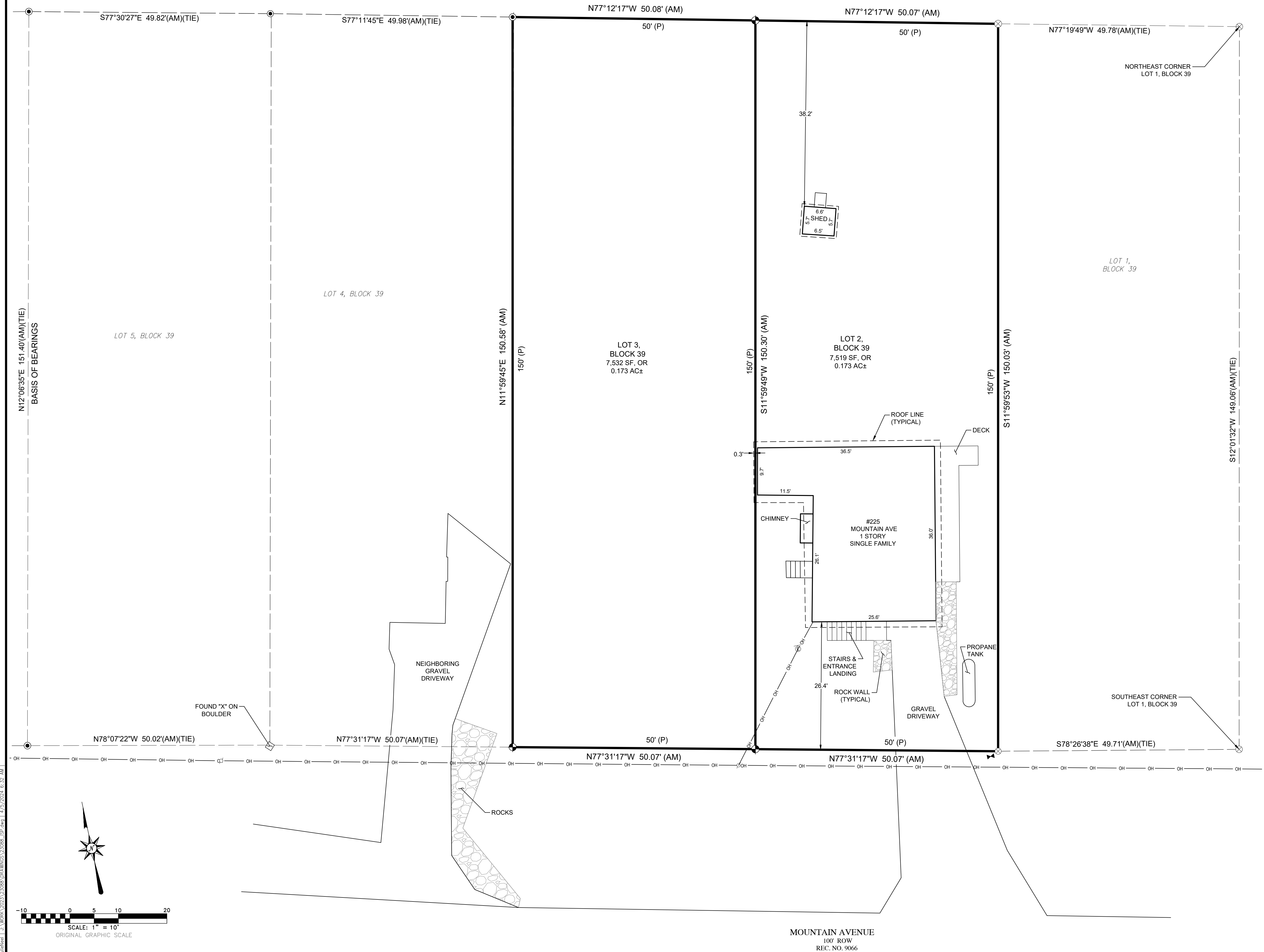
IMPROVEMENT SURVEY PLAT

LOT 2 & LOT 3, BLOCK 39, TOWN OF GRAND LAKE, RECEPTION NO. 9066

PART OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO
OWNERSHIP VESTED BY WARRANTY DEED, RECEPTION NO. 2017005939

PATTERSON STREET
ROW VARIES
REC. NO. 9066

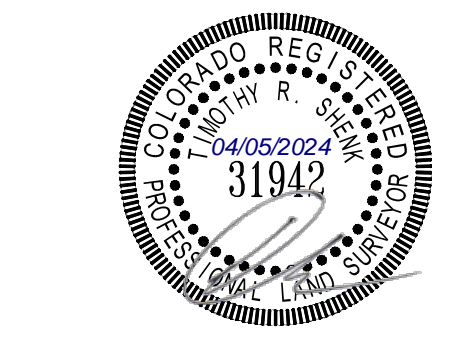
#225 MOUNTAIN AVENUE



- NOTES:**
- THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS SURVEY:
 - GRAND COUNTY RECORDS, PLAT OF TOWN OF GRAND LAKE, RECEPTION #9066.
 - GRAND COUNTY RECORDS, MINOR SUBDIVISION / LOT CONSOLIDATION PLAT, RECEPTION NO. 2019009358.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT OR TITLE POLICY. CONSEQUENTLY, RECORDED EASEMENTS AND OTHER MATTERS OF RECORD MAY EXIST THAT ARE NOT DEPICTED HEREIN.
 - FIELDWORK PERFORMED 12/20/2023.
 - THE SUBJECT PROPERTY IS CURRENTLY ZONED BY THE TOWN OF GRAND LAKE AS SINGLE FAMILY RESIDENTIAL - HIGH DENSITY AND IS INCLUDED IN THE THREE LAKES DESIGN REVIEW AREA. SETBACK PER TOWN OF GRAND LAKE:
 - FRONT = 25'
 - SIDE = 10'
 - REAR = 10'
 - BASIS OF BEARING IS N 12°06'35" E, ALONG THE WESTERLY BOUNDARY OF LOT 5, BLOCK 39, TOWN OF GRAND LAKE AS MEASURED BETWEEN A FOUND SPIKE LOCATED AT THE SOUTHWESTERLY CORNER THEREOF AND A FOUND SPIKE AT THE NORTHWESTERLY CORNER THEREOF, WITH ALL BEARINGS HEREIN BEING RELATIVE THERETO. SAID BEARING IS DERIVED FROM THE MINOR SUBDIVISION / LOT CONSOLIDATION PLAT, RECEPTION NO. 2019009358.
 - UNDERGROUND UTILITIES (IF ANY) ARE NOT SHOWN.
 - DISTANCES ARE MEASURED BY THE U.S. SURVEY FOOT.
 - NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

LAND SURVEYOR'S CERTIFICATE

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



TIMOTHY R. SHENK, COLORADO P.L.S. #31942
PREPARED ON BEHALF OF TIM SHENK LAND SURVEYING, INC.

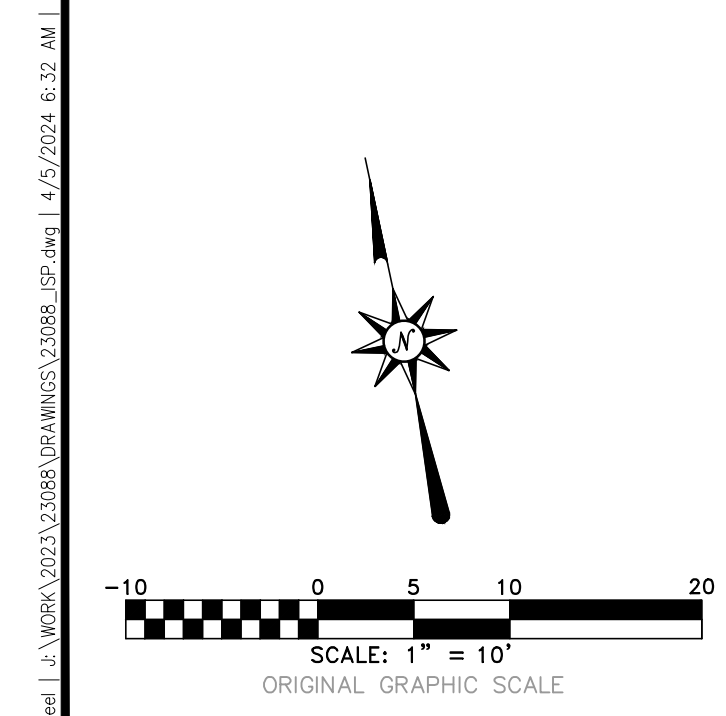
LEGEND

REC. NO.	RECEPTION NUMBER
SF	SQUARE FEET
AC	ACREAGE
(P)	PLATTED
(AM)	AS MEASURED
⊕	SET 18" LONG #5 REBAR WITH 1-1/2" DIAMETER ALUMINUM CAP STAMPED PLS 31942
●	FOUND SPIKE
⦿	FOUND #5 REBAR WITH PLASTIC CAP, PLS #26950
▲	FOUND 5'x5' BOULDER WITH CHISELED "X"
⊗	FOUND ALUMINUM CAPPED REBAR, PLS #6503
⊖	ELECTRIC METER
⊕	GAS METER
—	POWER POLE
—	PROPERTY LINE
—	ADJACENT LOT
—	OVERHEAD ELECTRIC

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

IMPROVEMENT SURVEY PLAT
LOT 2 & LOT 3, BLOCK 39, TOWN OF GRAND LAKE,
SECTION 6, TOWNSHIP 3 NORTH, RANGE 75 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO
#225 MOUNTAIN AVENUE

JOB: 23088 DWG: 23088_ISP	SCALE: 1" = 20' CRD: 23088_PLAT	DATE: 04/05/2024 CHECKED: TRS	DRAWN BY: JAN SHEET: 1 OF 1
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L:\shenk\1_A\WORK\2023\23088\23088_ISP.dwg 11/15/2024 4:32 AM

From: [Paul Carlson](#)
To: [Kim White](#)
Subject: Variance request at 225 Mountain Ave
Date: Sunday, September 29, 2024 8:16:05 AM

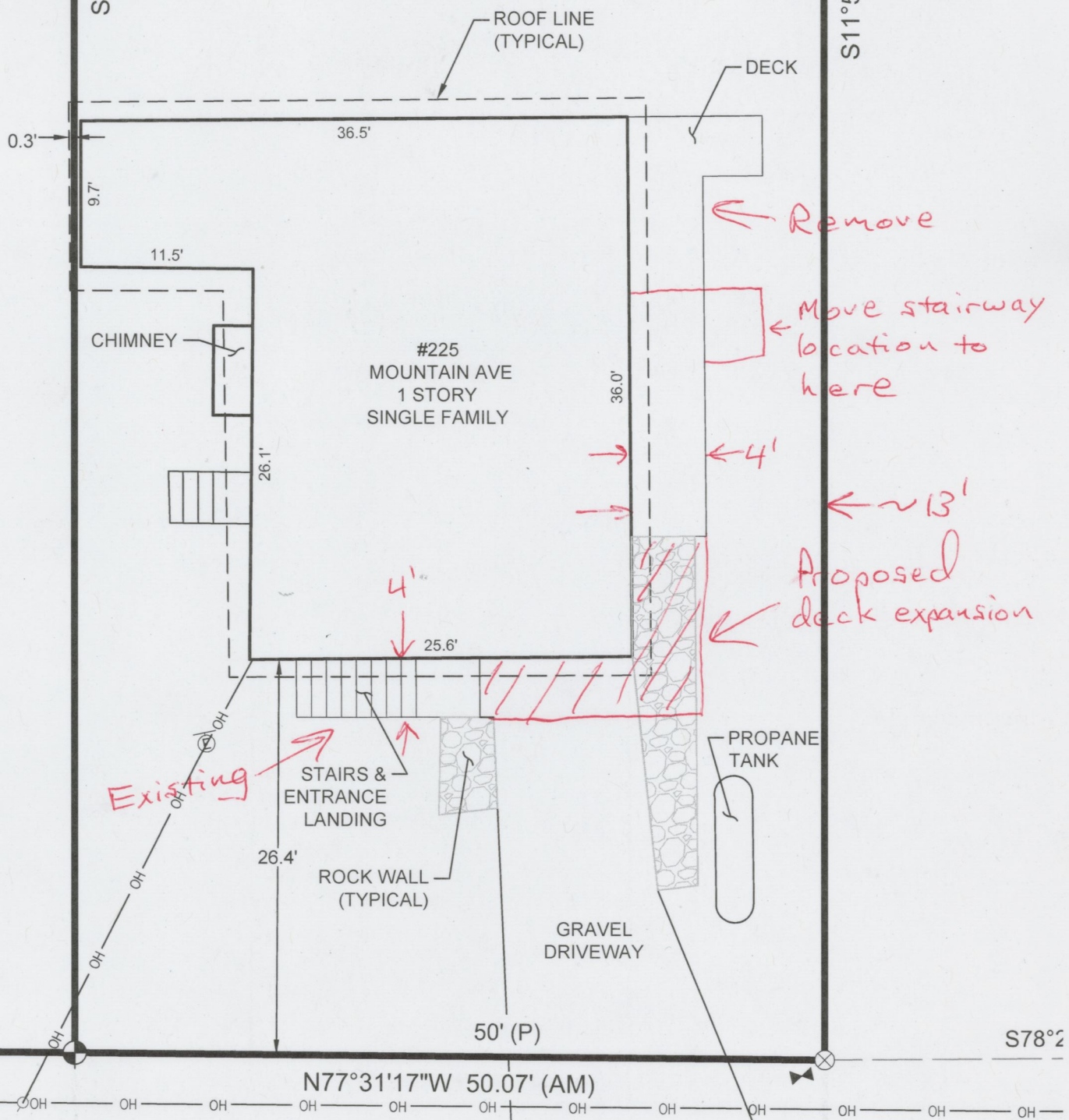
Caution! This message was sent from outside your organization.

Sent from my iPhone Paul and Susan Carlson who own the property at 229 Mountain Ave adjacent to 225 Mountain Ave have no problem with the variance request and think it should be approved. Thanks

LOT 2,
BLOCK 39
7,519 SF, OR
0.173 AC±

150' (P)
S11°59'49"W 150.30' (A)

150' (P)
S11°59'53"W 150.03' (AM)



Mountain Ave
↓

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 67 – 2024**

**A RESOLUTION APPROVING A VARIANCE TO SETBACK STANDARDS AT LOT 2,
BLOCK 39, TOWN OF GRAND LAKE, MORE COMMONLY REFERRED TO AS 225
MOUNTAIN AVENUE SUBJECT TO CONDITIONS**

WHEREAS, the Board of Trustees (the “Board”) of the Town of Grand Lake, Colorado, pursuant to Colorado statute, is vested with the authority of administering the affairs of the Town of Grand Lake, Colorado (the “Town”); and

WHEREAS, Daniel Eppich (the “Applicant”) is the owner of certain real property located within the Town of Grand Lake, more particularly described as follows:

Lot 2, Block 38, Town of Grand Lake Subdivision, Grand Lake, Colorado, also known as: 225 Mountain Avenue, Grand Lake, Colorado 80447 (the “Property”); and

WHEREAS, Municipal Code section 12-2-12(C) [Regulations for Single Family Residential – High Density –RSH] Area Regulations establishes the required setbacks for the Property as follows:

(4.) Minimum Front Yard
Measured from the front property line there shall be a front yard of not less than Twenty-Five Feet (25') for all structures.

(5.) Minimum Rear Yard
Measured from the rear property line every principal or accessory building shall have a rear yard of not less than Ten Feet (10').

(6.) Minimum Side Yard
Measured from the side property lines there shall be side yards of not less than Ten Feet (10') on each side of the lot.; and,

WHEREAS, the Town received a zoning variance request application (the “Application”) from the Applicants on August 30th, 2024, requesting a variance to the front and side yard setback as provided in Section 12-2-27 to allow the encroachment of a deck within the front and side setbacks; and

WHEREAS, the proposed encroachment will be one (1) feet into the into the 10 ft west side yard setback.

WHEREAS, the proposed encroachment will be one (1) feet into the into the 10 ft east side yard setback.

WHEREAS, the proposed encroachment will reduce the non-conformance and one (1) feet into the into the 10 ft side yard setback.

WHEREAS, Municipal Code Section 12-2-27 – [Supplemental Regulations for Setback,

Height and Area] states in pertinent part as follows:

(A) The following are supplemental regulations for setbacks, height and area. These regulations will apply to all applicable projects and applications, in all applicable zoning districts no matter the land use action taken.

2. Additional Area Regulations - The following additional area regulations shall apply to all zone districts as set forth in this Article.

(d) A structure presently encroaching into a setback shall not be allowed to make additions onto the structure within the boundary line measured from the lot line to the edge of the existing encroachment without seeking a variance from the Board of Trustees.; and,

4. Variances for these supplemental regulations to supplemental setback, area and height regulations may be granted by the Town Board of Trustees with recommendation from the Planning Commission unless otherwise stated.

WHEREAS, on October 16, 2024, the Planning Commission reviewed the Applicants’ zoning variance request at a Public Hearing and forwarded a recommendation of approval with conditions to the Application; and,

WHEREAS, based on the Application, the representations of the Applicants to the Planning Commission and Board as well as the comments of the public, the Board has considered the following factors set forth in the Grand Lake Municipal Code Section 12-2-27 (2)(B)(3):

1. The compatibility of the proposed action with the surrounding area; and
2. Whether the proposed action is in harmony with the character of the neighborhood; and
3. The need for the proposed action; and
4. The effect of the proposed action upon future development in the area; and
5. The size, shape, topography, slope, soils, vegetation, and other physical characteristics; and
6. Whether alternative designs are possible; and
7. With due consideration for the Town’s Comprehensive Plan.

WHEREAS, upon a thorough consideration of the factors of Section 12-2-27 (2)(B)(3) of the Grand Lake Municipal Code, the Board finds such factors weigh in favor of approval of the Application.

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

1. The Board of Trustees hereby approves subject to the conditions set forth in Section 2., below.
2. The Board’s approval is expressly conditioned upon the Applicant satisfying the following conditions.
 - a. Payment by Applicant of all legal, engineering and administrative fees incurred by the Town in connection with review, processing, consideration and approval of the Application.

- b. Compliance by the Applicant with all representations made to the Planning Commission , the board of Trustees, and Staff during all public hearings or meetings related to the Application.
 - c. The Applicant 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 precedent for any future requests.
 - e. This authorization shall run with the transfer of the Property from the Applicant to their successors, heirs, or grantees.
3. 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.
4. 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.

INTRODUCED, PASSED AND ADOPTED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE AND SIGNED THIS 28TH DAY OF OCTOBER, 2024.

(S E A L)

Votes Approving:
Votes Opposed:
Absent:
Abstained:

ATTEST:

BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO

Alayna Carrell
Town Clerk

By: _____
Christina Bergquist
Mayor Pro-Tem



Date: October 28th, 2024
To: Mayor Kudron and Board of Trustees
From: Kimberly White, Community Development Director

RE: Quasi-Judicial- Resolution 68-2024 Consideration to Approve a Resolution Approving a Variance to Parking Standards at Lot 15, Block 26, Town of Grand Lake, More Commonly Referred to as 525 Grand Avenue with Conditions.

Location Map



Purpose

The Town has received a zoning variance request application from Verts regarding loading zone, ADA parking location, and linear foot calculation for on street parking requirement.

On October 16, 2024, the Planning Commission reviewed the Applicants’ variance request at a properly noticed Public Hearing considering the following factors set forth in the Grand Lake Municipal Code Section 12-2-27 (2)(B)(3):

1. The compatibility of the proposed action with the surrounding area; and
2. Whether the proposed action is in harmony with the character of the neighborhood; and
3. The need for the proposed action; and
4. The effect of the proposed action upon future development in the area; and
5. The size, shape, topography, slope, soils, vegetation, and other physical characteristics; and
6. Whether alternative designs are possible; and
7. With due consideration for the Town’s Comprehensive Plan.



The Planning Commission unanimously passed a Planning Commission Resolution 13-2024 recommending approval of the variance based on the Application, the representations of the Applicants to the Planning Commission and the comments of the public.

This request requires Planning Commission review and Board Approval.

Background

The property is located at 525 Grand Ave and was most recently used in conjunction with the commercial lot located to the east which made it's frontage 100'. The frontage is now only 50' and does not qualify for parking credits, but can fit 5 cars. The code for on street parking credit only allows for frontage of over 80' to be used to calculate onstreet parking allowance.

The glacial moraine located on the north side of the lot in the alley, prevents the rear loading zone from being developed. The deliveries for this business are not in large trucks or semis and would easily fit in the on-street parking space.

The Town requires that businesses have a boardwalk and greenway constructed, but does not allow access to the property across the boardwalk for safety reasons, thus the ADA parking cannot be located on the property.

The property is zoned commercial and has a 50 linear foot frontage. The applicant would like to be allowed to calculate the on-street parking using the 50 linear feet ($0.85 * 50ft = 4.25$), thus crediting the business 4 on street parking spaces. The applicant would also ask that the loading zone be allowed on-street and not be required in the alley, and finally, that the ADA parking be allowed on the street adjacent to the future ADA ramp to the store, instead of on the front yard.

Municipal Code:

12-2-28 Parking Regulations and Design Standards.

- (B) *Parking Regulations.* No building shall be ... changed in Use as defined in this Article...unless there is either an approved parking plan in place or a parking fee in lieu is paid to the Town if allowed, or there is provided on the lot, space for parking and space for the loading and unloading of automobiles or trucks in accordance with the following standards and requirements...
2. *Parking Spaces Required.* The method used to calculate the required number of parking spaces shall be as follows:
 - (a) The total number of required parking spaces shall be calculated based on the table from Part 1...
 2. After allowing for the on-street parking credit, if eligible, Group IV, Group V, and Group VI structures shall be required to satisfy seventy-five (75%) percent of the resulting number of required-parking spaces off-street, unless a variance is obtained by the Town.
 3. *On-Street Parking Credits.* In determining the number of off-street parking spaces required, credit will be given for the available on-street parking adjacent and contiguous to any property subject to the provisions of this Section which adjoins a public right-of-way of eighty (80') feet or more in...Commercial...Districts.
 6. *Accessible Parking.* One (1) 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.



7. *Loading/Unloading Areas.*

- (a) Loading/Unloading Areas may be a shared loading zone, located in the alleyway, for multiple-unit complexes provided it will adequately handle the commodities anticipated.
 - 2. Changes in Use shall necessitate alley-access loading/unloading areas.
- (b) Loading areas are to be designed to adequately accommodate both goods and people unloading at all residential and commercial buildings; the minimum loading area is fourteen feet (14') wide by twenty feet (20') long by sixteen feet (16') high.

11-2-6 Private Drives, Emergency Access Requirements, and Criteria.

(A) *Criteria for Access Onto Town of Grand Lake Roadways.*

1. *General.*

(E) *Acceptance of Parking Areas.*

- 1. Before a Certificate of Occupancy (C.O.) is issued on any structure(s), all parking areas are, as a minimum, to be graveled. A temporary waiver may be granted for a set period of time, should weather conditions necessitate. All improvements bonds, escrow funds, etc., are to be held by the Town until paving is complete. See Chapter 9: Building Regulations, Section 9-1-7 Appeals.

12-2-28 Parking Regulations and Design Standards.

- (c) Review by the Board of Trustees. The Board shall review the recommendation made by the Planning Commission at a regularly scheduled meeting. The Board may require review at a Public Hearing. The Board shall determine whether to grant or deny the variance request based on the criteria in Section 12-2-28(D)1.
- (D) *Variances to Parking Regulations and Design Standards.* Variances to parking regulations and design standards may be granted by the Board of Trustees with recommendation from the Planning Commission.
 - 1. *Criteria to Grant a Variance.* In order to grant approval of a variance, the Board shall find the following findings:
 - (a) That the proposed parking plan requesting the variance has a mitigation plan in place for the requested variance; and
 - (b) That the proposed parking plan requesting the variance has mitigated by providing enhanced pedestrian linkages between uses and structures with developed parking areas; and
 - (c) That the proposed parking plan requesting the variance has demonstrated that the enhanced pedestrian linkages and developed parking areas will be for the public good to link community uses, promote and increase pedestrian traffic as well as not to pose a detriment to existing parking conditions in the Town; and
 - (d) That the cost of the of the pedestrian linkages and developed parking areas are thirty percent (30%) or greater of the total parking fee; and
 - (e) That the parking spaces that are being proposed to be provided will be a minimum of sixty-five percent (65%) of the total parking space requirement.

Staff Comments

Staff sent out public notice of this meeting to Middle Park Times, as well as letters to all 12 property owners surrounding the subject property within 200'. Staff has not received any responses for or against the requests.

The applicants letter for the explanation of their variance request is attached. Staff agrees that the applicant meets the items 12-2-28(D)1.



Board Discussion

The Board should determine if they can make a motion based on the planning commission recommendation, or if they would like to request an additional public hearing. If they move forward with the evidence before them, they should discuss the request amongst themselves, with consideration of staff, public comments, and the findings of fact from the code, in order to make a decision/recommendation. Board must review and find that each item exists in order to approve said variance.

Suggested Board Motion

Resolution 68-2024 Consideration to Approve a Resolution Approving a Variance to Parking Standards at Lot 15, Block 26, Town of Grand Lake, More Commonly Referred to as 525 Grand Avenue with Conditions.

OR

Motion to Deny the Request for Variance.

OR

Motion to have a public hearing



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

glplanning@townofgrandlake.com • www.townofgrandlake.com

PARKING VARIANCE REQUEST APPLICATION

PROPERTY LOCATION:

Street Address: 525 Grand Ave. Grand Lake, CO 80447

Legal Description: Lot 15 Block 26 Subdivision _____

PROPERTY OWNER INFORMATION:

Name: JesseTheDog LLC Email: jessethedogllc@gmail.com

Mailing Address: 1898 S. Jasmine St. Phone: 785-320-3301

City: Denver State: CO Zip: 80224 Fax: _____

APPLICANT INFORMATION: Is the Applicant the Property Owner? YES NO

Name: Verts Grand Lake LLC Email: drowland.am@gmail.com

Mailing Address: 11922 W. 27th Drive Phone: 303-579-7573

City: Lakewood State: CO Zip: 80215 Fax: _____

VARIANCE REQUEST (Brief Description):

Three-part request addressing variances for ADA accessible parking, street parking, and loading zone.

Accessible parking must be off-street; lot does not allow for parking in front (cannot drive over the boardwalk); lot does not allow access to the rear; request to have a space dedicated on the road.

Request for three additional spaces on street (1 space/350sf of general retail; 920 sf of retail/350 = 2.68.

Request to allow loading in front; alley behind the building is not accessible (does not support parking nor loading).

REQUIRED INFORMATION CHECKLIST:

- Application Deposit (See Fee and Deposit schedule for amount)
- Agreement for Services Form
- Site Plan (showing dimensions to existing and proposed features, parking, ingress and egress points, utilities, drainage features, and property lines)
- Explanation of Hardship (See Municipal Code for review criteria)
- Statement of Authority (If applicable. Required for representatives of entities and property owners.)
- Property Survey
- Additional Information (If applicable. Staff may require other helpful information for review.)

AFFIDAVIT:

BY MY SIGNATURE, I attest that the information contained or attached to this application is true and correct to the best of my knowledge. I further understand that submission of false or misleading information shall be sufficient cause for the Variance Request to be revoked immediately without notice or hearing.

Print Name: Daniel Rowland

Signature: Daniel W. Rowland Date: 08-16-2024

Incomplete applications will not be reviewed.

STAFF USE ONLY

Application Received By: _____ Date & Time: _____

File Name: _____ Deposit: YES NO Amount: \$ _____

Agreement for Services Form Signed? YES NO

Variance Requests – Explanation of Hardships

Verts Grand Lake LLC

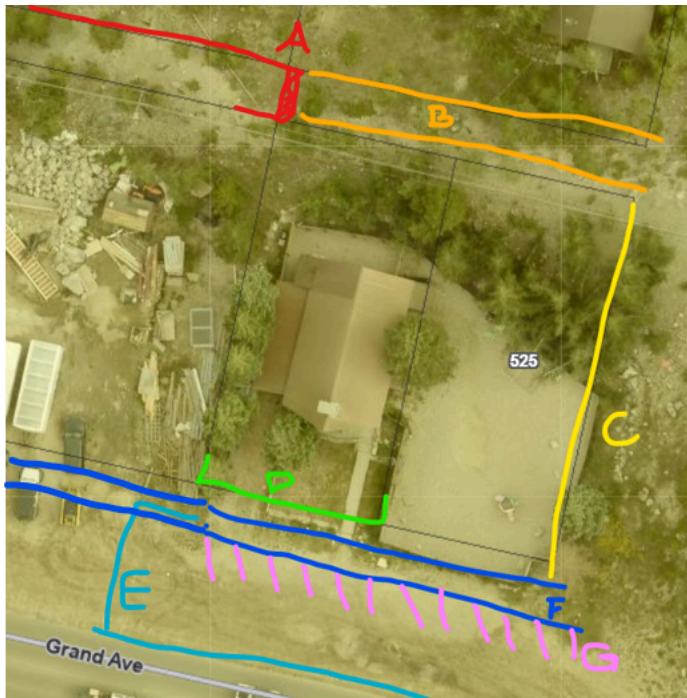
Verts Grand Lake LLC (Verts) respectfully requests the three following variances from the Town of Grand Lake municipal code (GLMC) to complete its retail marijuana store development and to adhere to the terms of its Conditional Use Permit (CUP).

Per *GLMC 12-2-28(B)(2) – Parking Spaces Required*, Verts must provide three parking spaces according to the Town’s formula of 1 space/350 sq. ft. of general retail. Verts has 920 sq. ft. of retail ($920/350 = 2.63$), so three spaces are required.

1. Per *GLMC 12-2-28(B)(3) – On-Street Parking Credits*, the property must have at least 80 feet of right of way (ROW) frontage for credit to be given for available on-street parking. Because the property only has 50 feet of public ROW on the frontage, technically none of the parking spaces count toward the parking credit. Therefore, Verts requests a variance to count the 4.25 on-street parking spaces (three standard spaces plus one larger dedicated accessible space).
2. Per *GLMC 12-2-28(B)(6) – Accessible Parking*, Verts must provide off-street accessible parking. Verts requests a variance because vehicles may not drive over the CUP-required boardwalk for parking and the building does not support rear-access parking (see item No. 3 below). Verts requests locating one dedicated accessible parking space on the street.
3. Per *GLMC 12-2-28(B)(7) – Loading/Unloading Areas*, changes in use require alley-access un/loading areas. Since this is not possible at this location, Verts requests a variance to allow un/loading in front of the building.

Per the diagram below:

- The alley behind the building (B) is a massive rock hill (toe of the glacial moraine)
- The alley (A) ends at a retaining wall (thick red line)
- Thus, there is no alley access, so alley-access un/loading and rear parking are not possible in this location.



- (A) alley (retaining wall)
- (B) large glacial hill in alley ROW
- (C) unimproved Jefferson St ROW
- (D) 50’ frontage for proposed shop
- (E) Shoulder on Grand ROW, not improved
- (F) future boardwalk
- (G) future diagonal parking by owners

Variance Requests – Explanation of Hardships Verts Grand Lake LLC

Verts requests these variances so that it may adhere to its CUP for developing the property. Per GLMC 12-2-27(B)(3), the parking plan proposed herein:

- (a) is compatible with the surrounding area and will accommodate construction and use of the CUP-mandated boardwalk;
- (b) is in harmony with the character of the neighborhood and will link and enhance pedestrian access among neighboring properties;
- (c) is needed to improve the property and adhere to the CUP; the plan also improves existing parking conditions, as it will clearly identify four public parking spaces (one of which will be a dedicated accessible space) and Verts' CUP also requires the business to improve the on-street parking surface, which will be supported by approval of this plan;
- (d) will positively effect neighboring properties, which are both being redeveloped, promoting and facilitating pedestrian access and safety, and creating safer and better connections to other businesses along Grand Avenue.
- (e) will adhere to the Town's requirements for the design, construction, landscaping and materials used for the CUP-mandated boardwalk and greenway, per GLMC 11-4-6, and parking surface improvements.
- (f) considered alternatives and put forth the most efficient and effective design, considering the physical characteristics and limitations of the property described above, while positively effecting neighboring developments, and the public good to link community uses and improve parking conditions in the Town;
- (g) considered the Town's Comprehensive Plan, especially its guidance on enhancing community connections in general, and along Grand Avenue in particular, and on improving mobility.

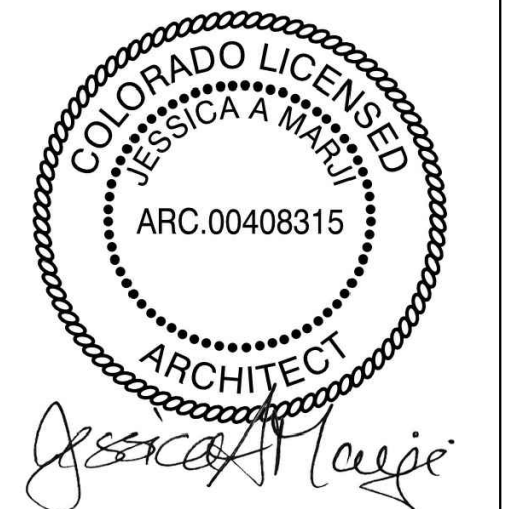
VERTS NEIGHBORHOOD DISPENSARY

525 GRAND AVE, GRAND LAKE, CO

PERMIT DRAWINGS



ARCHITECT:
JESSICA ANN MARJI
RA, NCARB



EXPIRATION: 10/21/25

PROJECT:
VERTS Neighborhood
Dispensary

LOCATION:
525 GRAND AVE
GRAND LAKE, CO

CLIENT:
JesseTheDog LLC
Matthew Ingles
JesseTheDogLLC@gmail

Alexander Close
alexander.m.close@gmail.com
Daniel Rowland
drowland.am@gmail.com

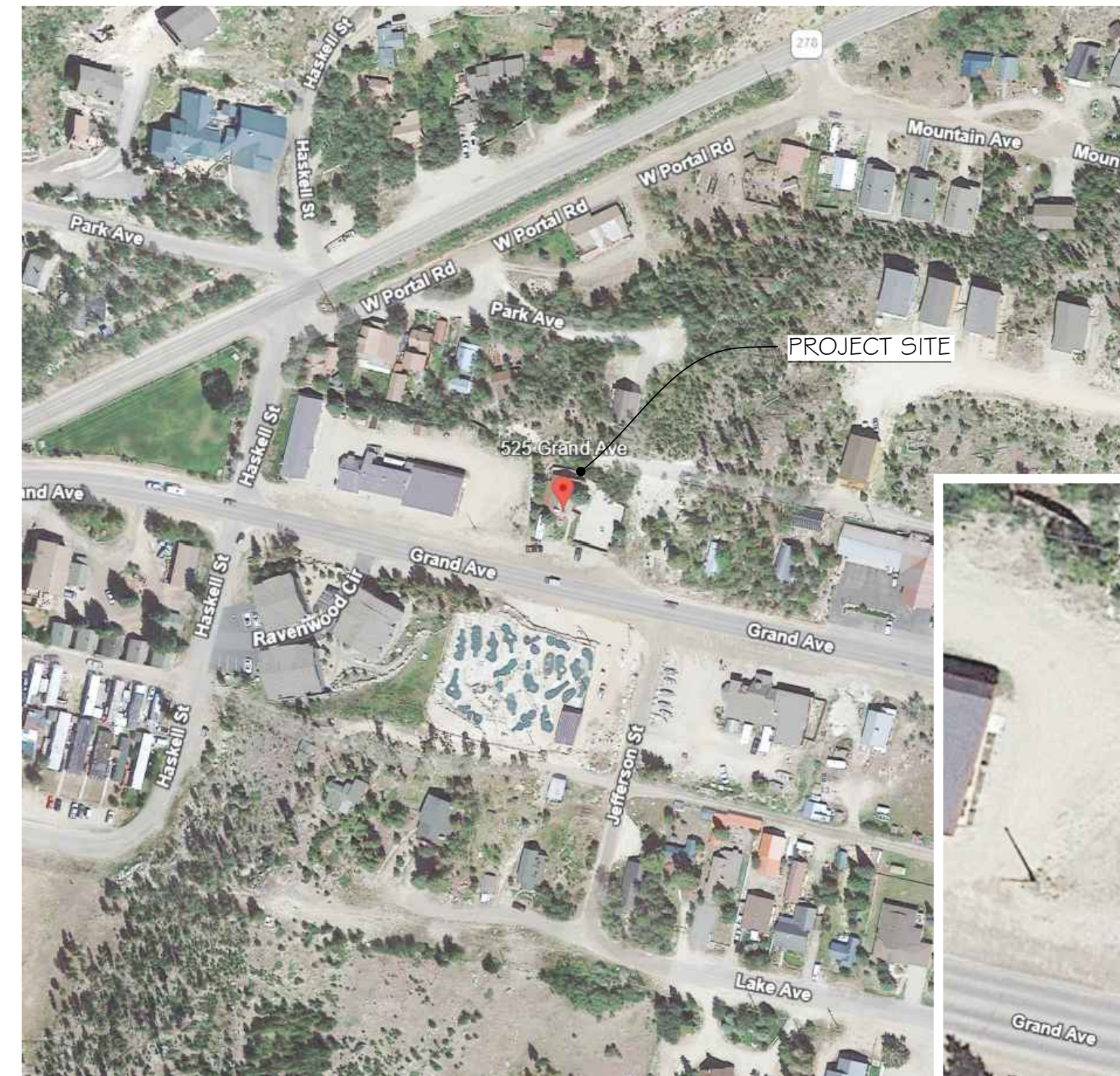
SHEET TITLE:
Cover Sheet & Project
Information

ISSUED:
• 08.09.2024 PERMITS

DO NOT SCALE PRINTS USE
FIGURED DIMENSIONS ONLY

PROJECT NO.
24009

SHEET NO.
A.100



SITE LOCATION
NO SCALE



SITE AERIAL
NO SCALE

PROJECT INFORMATION

PROJECT: MINOR INTERIOR REMODEL TO EXISTING TENANT SPACE
CHANGE OF USE: B (BUSINESS) TO M (MERCANTILE)

CODE INFORMATION

APPLICABLE CODES:
COLORADO EXISTING BUILDING CODE 2015 (IEBC 2015 with amendments)
per <https://www.co.grand.co.us/1117/Codes-Amendments>

WORK METHOD: ALTERATION - LEVEL 2

SCOPE OF WORK:
- CHANGE OF USE & OCCUPANCY
- EXPANSION OF TOILET ROOM TO MEET BARRIER-FREE REQUIREMENTS

PREVIOUS USE: B - BUSINESS (dog grooming & day care)

PROPOSED USE: M - MERCANTILE (marijuana dispensary)

EXISTING CONSTRUCTION TYPE : V-B

EXISTING WOOD FRAME BUILDING
1 STORY + STORAGE LOFT

BUILDING AREA: 1,340 GROSS SQUARE FEET

MAIN FLOOR = 920 SF
STORAGE LOFT = 420 SF
+ BASEMENT UTILITY (UNOCCUPIED)

INDEX OF DRAWINGS

GENERAL
G.100 COVER SHEET & PROJECT INFORMATION
G.101 BARRIER-FREE STANDARDS
ARCHITECTURAL
AS.100 ARCHITECTURAL SITE PLAN & INFORMATION
AD.101 EXISTING / DEMOLITION FLOOR PLANS
A.101 PROPOSED FLOOR PLANS
A.102 EGRESS / LIFE SAFETY FLOOR PLANS
A.201 TOILET ROOM ENLARGED PLANS & ELEVATIONS

DEFERRED / FUTURE SUBMITTALS

- SEPARATE FUTURE PERMITS BY OTHERS
EXTERIOR BUILDING SIGNAGE
SITE WORK
UTILITY WORK

OCCUPANCY (PER CBC TABLE 1004.1.2)

INTERIOR BUILD-OUT IN EXISTING COMMERCIAL BUILDING				
BUILDING CONSTRUCTION TYPE	TYPE V-B (EXISTING)			
INTERIOR CONSTRUCTION TYPE	TYPE V-B (NON-SPRINKLED)			
BUILDING USE GROUP	M (MERCANTILE)			
TOTAL BUILDING AREA:	2,008 GROSS SQUARE FEET			
TOTAL USABLE AREA:	1,606 NET SQUARE FEET (80%)			
USE/SPACE NAME	AREA	OCCUPANCY	SF / OCC.	# OCC.
RETAIL SALES AREA	440 SF	MERCANTILE	60 GROSS	7
STORAGE	548 SF	STORAGE	300 GROSS	2
TOTAL MAXIMUM CALCULATED OCCUPANTS:				9

PLUMBING FIXTURE REQUIREMENTS

TOTAL MAXIMUM OCCUPANCY : 9 PEOPLE MAX.
REQUIRED FIXTURE COUNT: WATER CLOSET = 1 M/F PER 500 OCC
LAVATORY = 1 M/F PER 750 OCC
LESS THAN 15 PEOPLE: NO DRINKING FOUNTAIN OR SERVICE SINK REQUIRED
PROVIDED FIXTURES: 1 B.F. TOILET + 1 B.F. VANITY

ACCESSIBILITY FOR EXISTING BUILDINGS

410.4.2 Complete Change of Occupancy
Where an entire building undergoes a change of occupancy, it shall comply with Section 410.4.1 and shall have all of the following accessible features:
1. At least one accessible building entrance.
2. At least one accessible route from an accessible building entrance to primary function areas.
3. Signage complying with Section 1111 of the International Building Code.
4. Accessible parking, where parking is being provided.
5. At least one accessible passenger loading zone, when loading zones are provided.
6. At least one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.

Where it is technically infeasible to comply with the new construction standards for any of these requirements for a change of group or occupancy, the above items shall conform to the requirements to the maximum extent technically feasible.

GENERAL NOTES

- THE FOLLOWING ITEMS ARE THE RESPONSIBILITY OF THE LANDLORD TO SELECT, PROVIDE, AND INSTALL. THEY ARE INCLUDED IN THIS DRAWING FOR COORDINATION PURPOSES ONLY AND ARE NOT PART OF THE SCOPE OF THIS WORK:
- ANY AND ALL MECHANICAL, ELECTRICAL, AND PLUMBING UTILITY WORK.
 - ANY INTERIOR FINISHES, FURNISHINGS AND FIXTURES.
- THE CONSTRUCTION CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL APPLICABLE REGULATIONS FOR JOB SITE SAFETY TO PROTECT ALL PEOPLE AND PROPERTY FROM INJURY AND DAMAGE AS A RESULT OF THE WORK UNDER CONTRACT.
 - THE WORK SHALL CONFORM TO THE APPLICABLE BUILDING CODE, AND OTHER ORDINANCES, CODES AND REGULATIONS LISTED IN THE SPECIFICATIONS OR ON THE DRAWINGS, AND REQUIRED BY LOCAL BUILDING AUTHORITIES. THE GOVERNING CODES, RULES AND REGULATIONS ARE COLLECTIVELY REFERRED TO AS "THE CODE". THE CONTRACTOR SHALL REPORT ANY INCONSISTENCIES, CONFLICTS OR OMISSIONS HE MAY DISCOVER TO THE ARCHITECT FOR INTERPRETATION PRIOR TO PERFORMING THE WORK.
 - THE CONSTRUCTION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAS CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT.
 - THE CONSTRUCTION CONTRACTOR WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS THE LANDLORD, THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS FROM AND AGAINST ANY AND ALL DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF WORK PERFORMED DIRECTLY OR INDIRECTLY BY THE CONSTRUCTION CONTRACTOR OR CONSTRUCTION SUBCONTRACTORS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO INDEMNIFY THE LANDLORD, THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS FROM ANY CLAIMS BY EMPLOYEES OF THE CONSTRUCTION CONTRACTORS REGARDLESS OF WHETHER OR NOT SUCH CLAIMS, DAMAGE, LOSS OR EXPENSE IS CAUSED, IN PART, BY A PARTY INDEMNIFIED HEREUNDER.

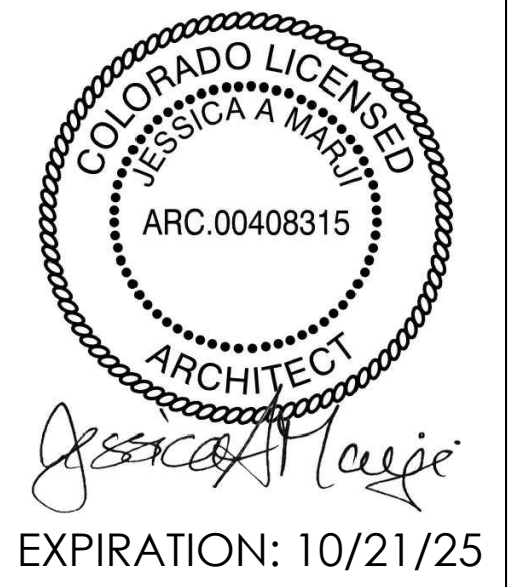
- THE CONSTRUCTION CONTRACTOR SHALL HAVE ITS GENERAL LIABILITY INSURANCE POLICY ENDORSED TO NAME THE OWNER, THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS AS ADDITIONAL INSURED ON THE POLICY, AND FURNISH COPIES TO THE LANDLORD AND THE ARCHITECT.
- IF ANY INCONSISTENCY, OR CONFLICT SHALL BE DISCOVERED IN EITHER SPECIFICATIONS OR DRAWINGS, OR IF IN ANY PLACE THE MEANING OF EITHER OR BOTH SHALL BE UNCERTAIN OR IN DISPUTE, THE ARCHITECT SHALL DECIDE AS TO THE TRUE INTENT OF THE DOCUMENTS. THE CONSTRUCTION CONTRACTOR AND EACH SUBCONTRACTOR IS DEEMED TO HAVE INCLUDED THE MORE EXPENSIVE WAY OF DOING THE WORK, UNLESS HE SHALL HAVE ASKED FOR AND RECEIVED IN WRITING FROM THE ARCHITECT A DECISION BEFORE SUBMISSION OF THE PROPOSAL.
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
- CONSTRUCTION CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO ANY WORK.
- PROVIDE ALL FIRE/DRAFTSTOPPING IN STRICT ACCORDANCE WITH THE APPLICABLE MICHIGAN AND FIRE CODES.
- ALL WORK SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ASSIGNMENT, INTERFACING AND COORDINATION OF THE WORK OF ALL TRADES.

GENERAL FINISH NOTES:

- INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 PER CBC SECTION 720.2.
- INTERIOR FINISHES SHALL BE PROVIDED IN ACCORDANCE WITH CBC CHAPTER 8, TABLE 803.1.3.



ARCHITECT:
JESSICA ANN MARJI
RA, NCARB



PROJECT:
VERTS Neighborhood
Dispensary

LOCATION:
525 GRAND AVE
GRAND LAKE, CO

CLIENT:
JesseTheDog LLC
Matthew Ingles
JesseTheDogllc@gmail

Alexander Close
alexander.m.close@gmail.com

Daniel Rowland
drowland.am@gmail.com

SHEET TITLE:
Barrier-free Standards

ISSUED:
• 08.09.2024 PERMITS

DO NOT SCALE PRINTS USE
FIGURED DIMENSIONS ONLY

PROJECT NO.
24009

SHEET NO.
G.101

TACTILE SIGNS - ICC/ANSI A117.1

HEIGHT ABOVE FINISH FLOOR OR GROUND:
TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES (1219 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60 INCHES (1524 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.

TACTILE EXIT SIGNS ARE REQUIRED AT THE EXIT DISCHARGE DOORS PER SECTION 101.1.4. A TACTILE SIGN STATING EXIT AND COMPLYING WITH ICC A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN AREA OF REFUGE, AN EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY, AN EXIT RAMP, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.

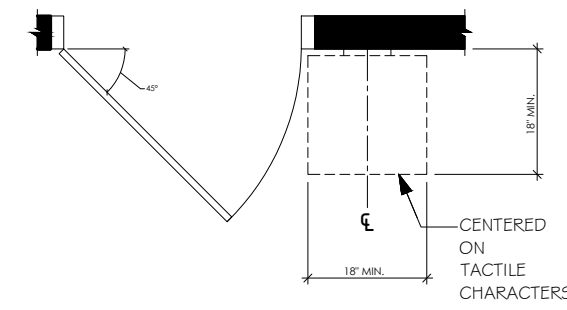


FIGURE 703.3.1.1
LOCATION OF TACTILE SIGNS AT DOORS

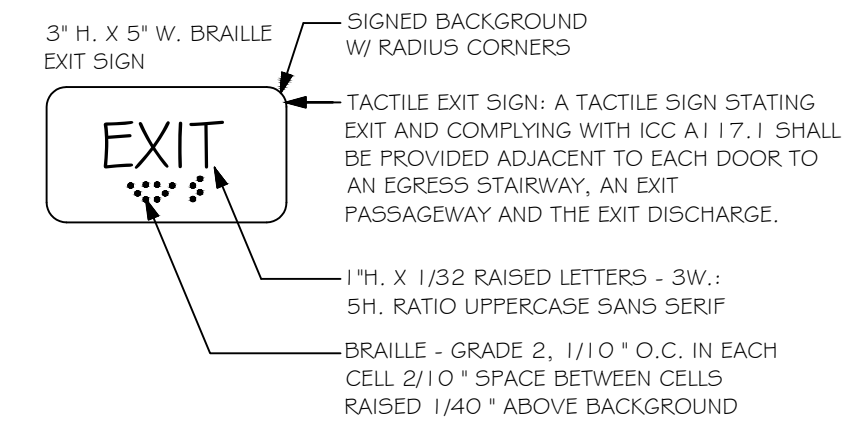
WALL MOUNTED ADA ACCESSIBILITY SIGNAGE

GENERAL NOTES:
MOUNTING LOCATION & HEIGHT
WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS

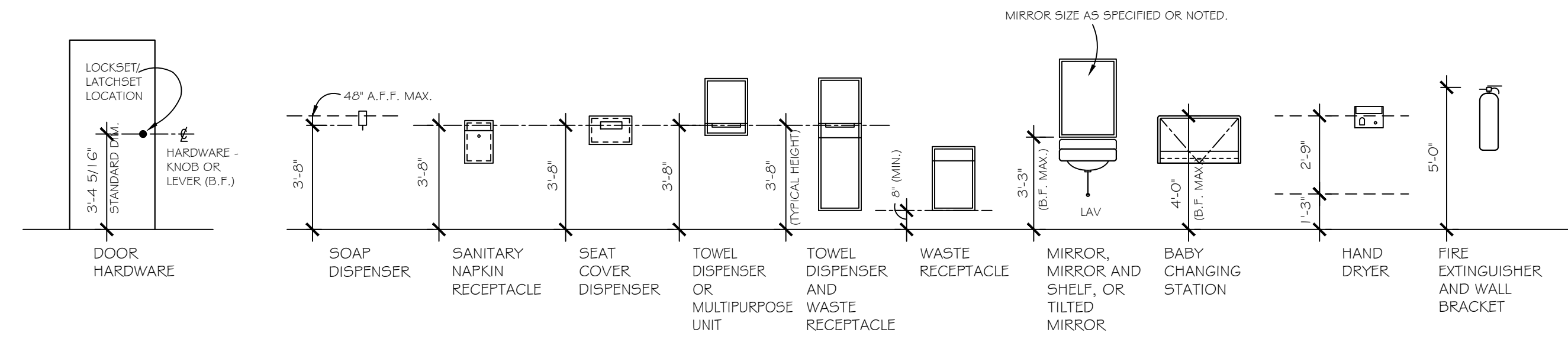
THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS. SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3' OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS FOR STANDING WITHIN THE SWING OF A DOOR.

FINISH AND CONTRAST
THE CHARACTERS AND BACKGROUND SHALL BE NON-GLARE FINISH. THE CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.

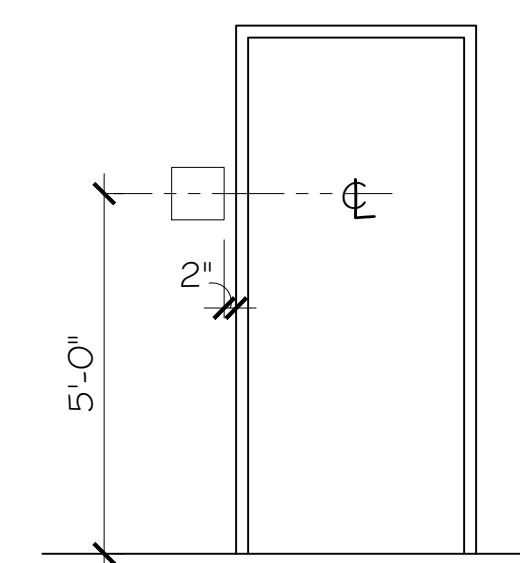
SYMBOLS OF ACCESSIBILITY
FACILITIES AND ELEMENTS REQUIRED TO BE IDENTIFIED AS ACCESSIBLE SHALL USE THE ISA.



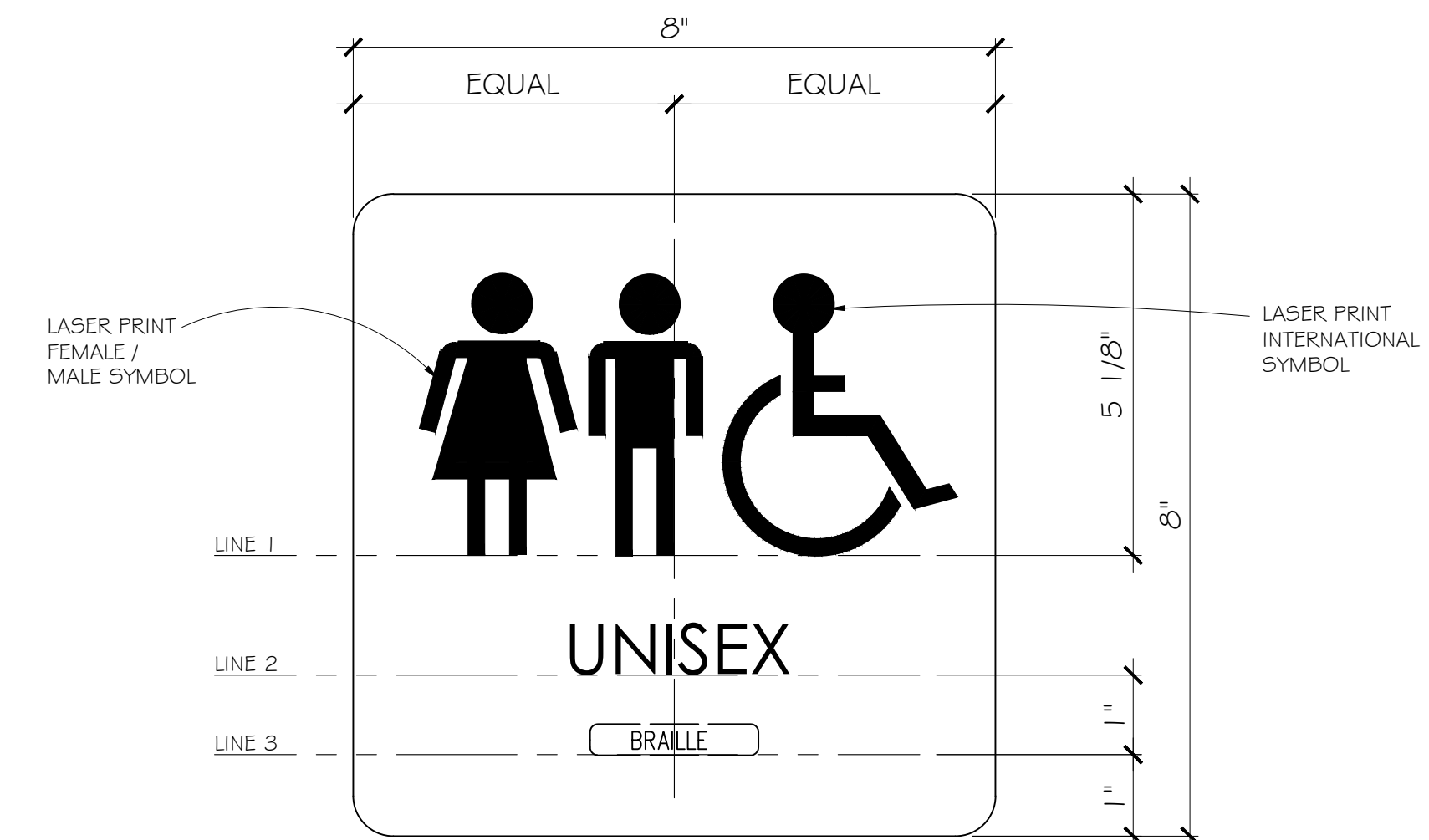
TYP. DOOR CLEARANCE



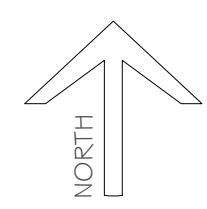
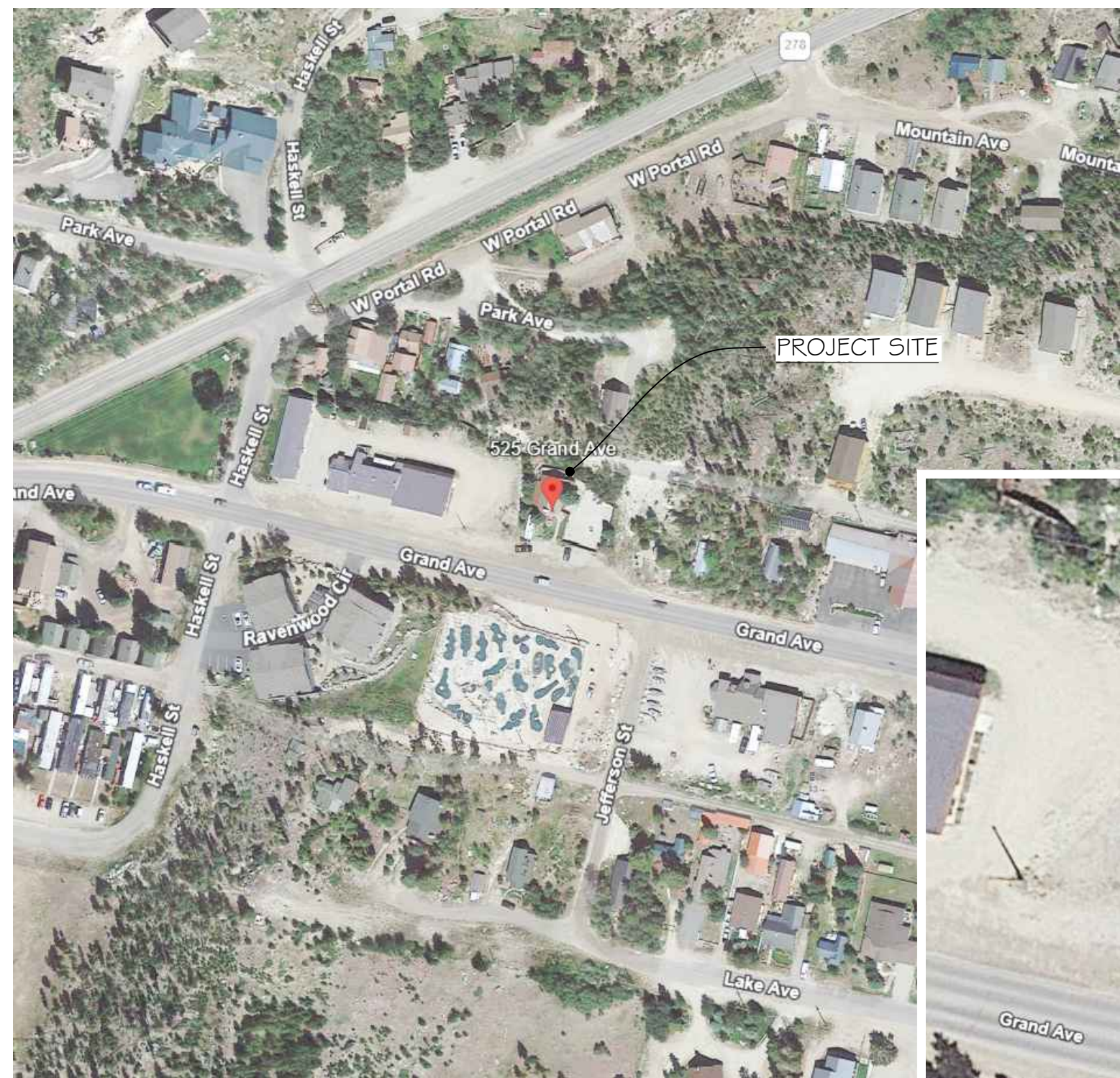
TYP. BARRIER-FREE MOUNTING HEIGHTS



SIGNAGE MOUNTING HEIGHT



BARRIER-FREE TOILET ROOM SIGNAGE



SITE LOCATION
NO SCALE



SITE AERIAL
NO SCALE

EXTERIOR NOTES:

- EXTERIOR BUILDING ELEMENTS AND FINISHES TO REMAIN
- PATCH/REPAIR AS NECESSARY
- REPLACE EXISTING MONUMENT SIGN (UNDER SEPARATE FUTURE PERMIT)
- SITE ELEMENTS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE



EXISTING BUILDING PHOTO

CODE INFORMATION

APPLICABLE CODES:
COLORADO EXISTING BUILDING CODE 2015
per <https://www.co.grand.co.us/1117/Codes-Amendments>

WORK METHOD: ALTERATION - LEVEL 2
PREVIOUS USE: B - BUSINESS (dog grooming & day care)
PROPOSED USE: M - MERCANTILE (marijuana dispensary)
- CHANGE OF USE & OCCUPANCY
EXISTING CONSTRUCTION TYPE : V-B

PARKING

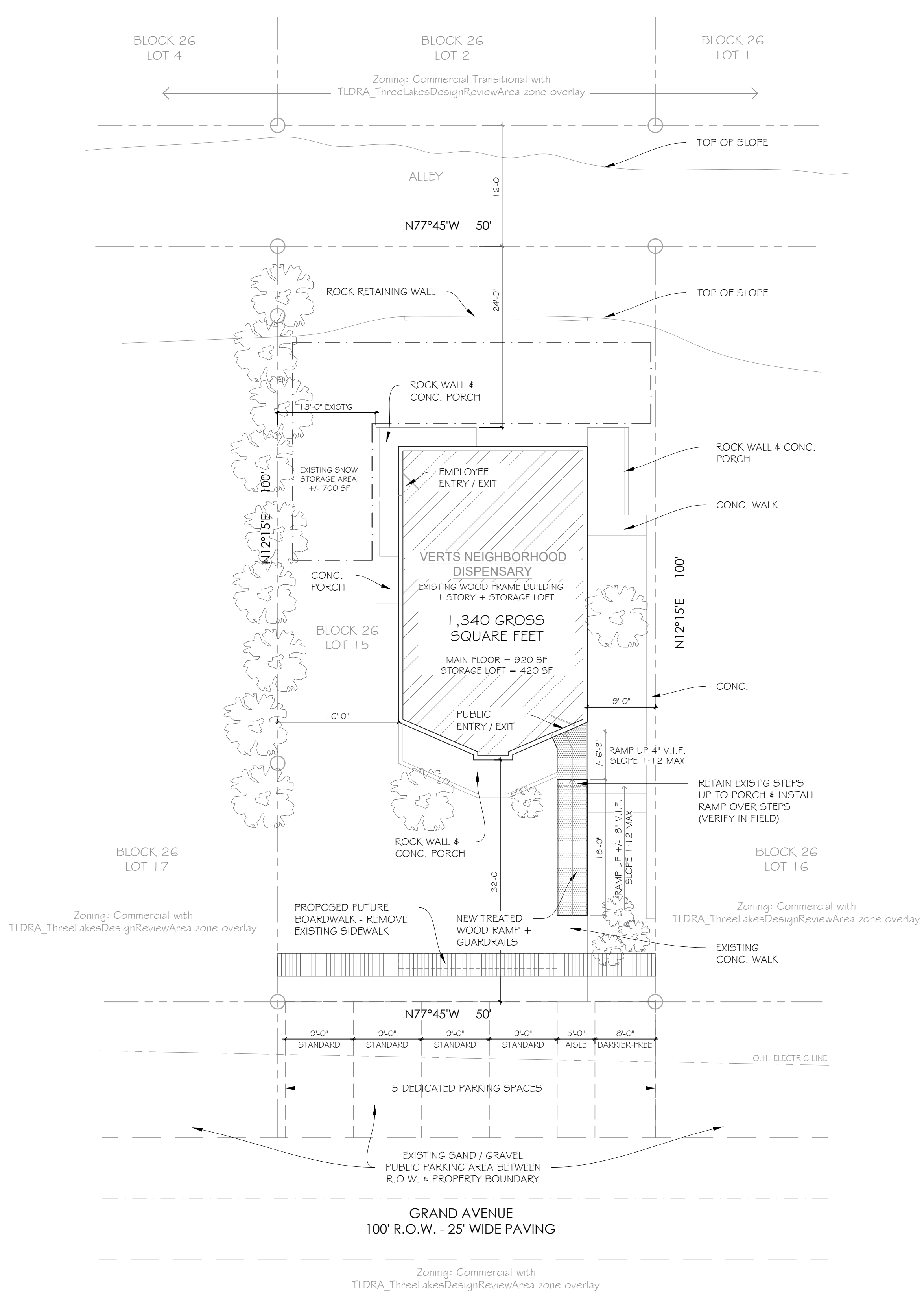
PER TOWN OF GRAND LAKE ZONING ORDINANCE
12-2-28 - Parking Regulations and Design Standards:

Required Parking:
General Retail : 1 Space/350 S.F. Total Floor Area
Total Gross SF: 1,340 SF
1340 / 350 = 4 REQUIRED SPACES

Provided Spaces:
5 ADJACENT PUBLIC SPACES (IN R.O.W.)
(INCLUDES 1 BARRIER-FREE)

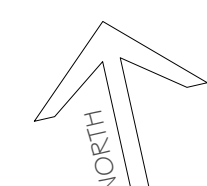
- OWNER INTENDS TO RETAIN THE ON-SITE EMPLOYEE PARKING AREA AS INDICATED ON THE SITE PLAN. THE EXISTING AVAILABLE SPACE ON THE PROPERTY OUTSIDE OF THE R.O.W DOES NOT ALLOW FOR THE CONSTRUCTION OF A PAVED LOT WITH THE REQUIRED PARKING OF 4 SPACES AND APPROPRIATE INGRESS.

SNOW STORAGE AREAS SHALL BE PROVIDED FOR PARKING AREAS EQUIVALENT TO ONE-THIRD (1/3) OF THE TOTAL DRIVE AND PARKING AREAS
2 X (9X20) = 360 SF / 3 = 120 SF
- EXISTING SNOW STORAGE IS BEING RETAINED, WHICH EXCEEDS THE REQUIRED AMOUNT.



PARCEL INFORMATION

Parcel No: 119306114022
Schedule No: R313157
Legal: GRAND LAKE Lot: 15 Block: 26
Address: 525 GRAND AVE
WITHIN TOWN OF GRAND LAKE
Commercial with TLDRA - Three Lakes
Design Review Area zone overlay



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"
NOTES:
• THIS PLAN IS FOR REFERENCE ONLY - IT IS INTENDED FOR DEPICTING EGRESS POINTS AND PARKING IN RELATION TO THE BUILDING.
• SITE ELEMENTS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE. PATCH/REPAIR AS REQUIRED.



ARCHITECT:
JESSICA ANN MARJI
RA, NCARB



EXPIRATION: 10/21/25

PROJECT:
VERTS Neighborhood
Dispensary

LOCATION:
525 GRAND AVE
GRAND LAKE, CO

CLIENT:
JesseTheDog LLC
Matthew Ingles
JesseTheDogllc@gmail

Alexander Close
alexander.m.close@gmail.com

Daniel Rowland
drowland.am@gmail.com

SHEET TITLE:
Architectural Site Plan
& Information

ISSUED:
• 08.09.2024 PERMITS

DO NOT SCALE PRINTS USE FIGURED DIMENSIONS ONLY

PROJECT NO.
24009

SHEET NO.
AS.100



ARCHITECT:
JESSICA ANN MARJI
RA, NCARB



EXPIRATION: 10/21/25

PROJECT:
VERTS Neighborhood
Dispensary

LOCATION:
525 GRAND AVE
GRAND LAKE, CO

CLIENT:
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alexander.m.close@gmail.com

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drowland.am@gmail.com

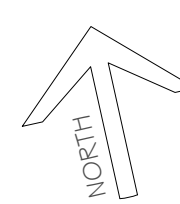
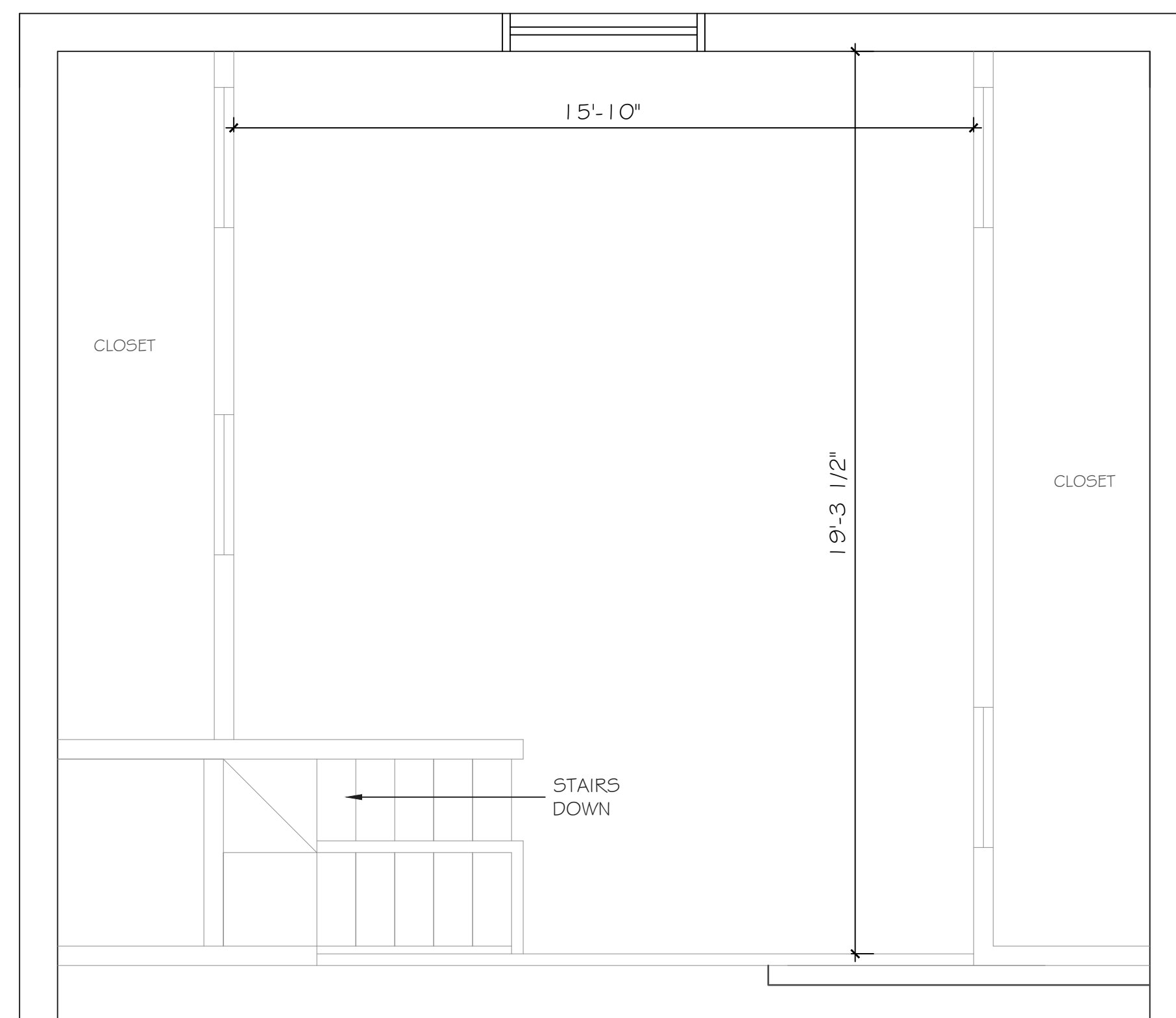
SHEET TITLE:
Existing / Demolition
Floor Plans

ISSUED:
• 08.09.2024 PERMITS

DO NOT SCALE PRINTS USE
FIGURED DIMENSIONS ONLY

PROJECT NO.
24009

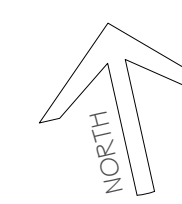
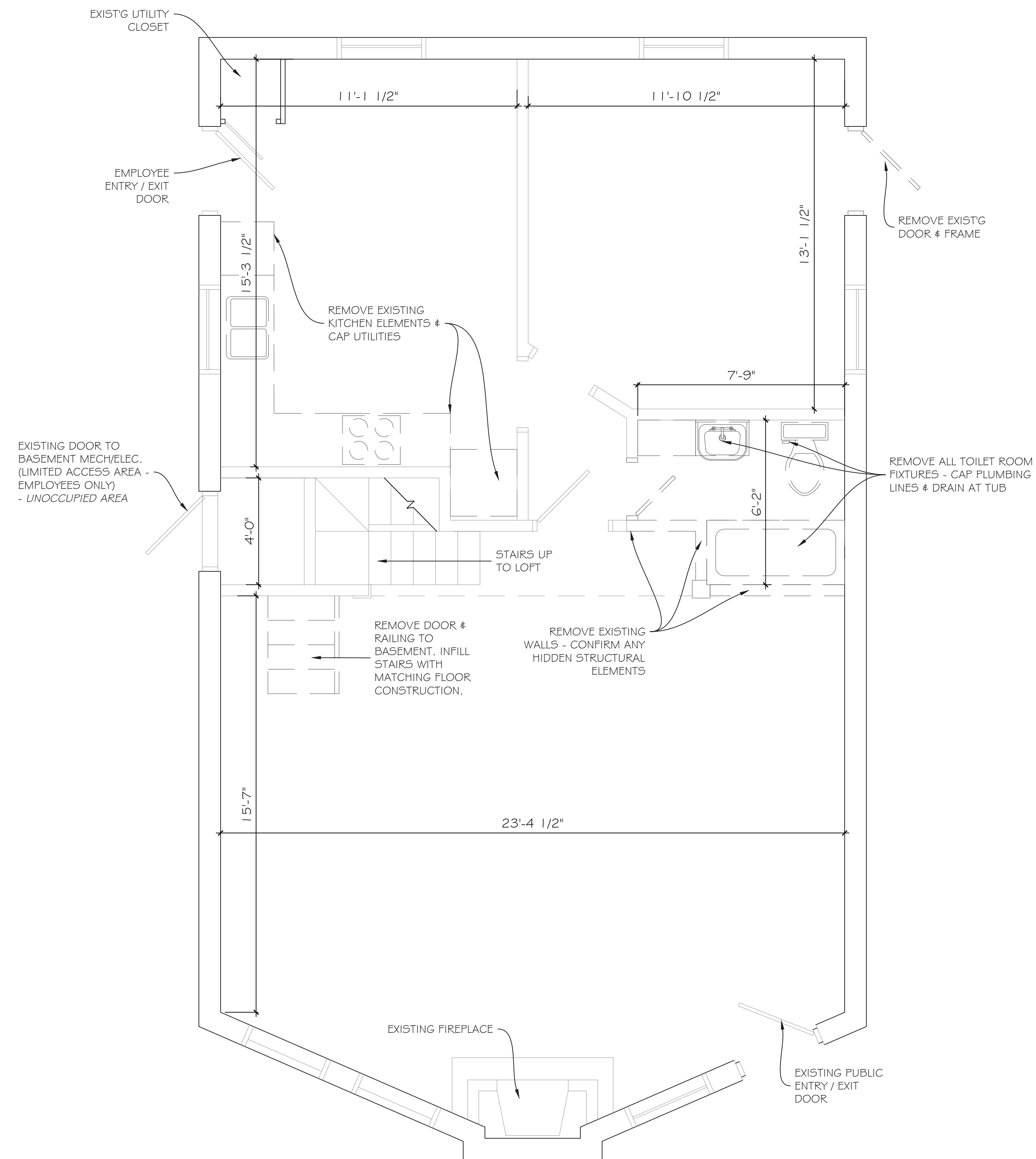
SHEET NO.
AD.101



EXISTING
FLOOR PLAN - LOFT
SCALE: 1/4" = 1'-0" 420 G5F

GENERAL DEMOLITION NOTES

1. COORDINATE WITH OWNER FOR ANY PROJECT PHASING REQUIREMENTS.
2. PROTECT ALL ADJACENT AREAS AND MATERIALS FROM DAMAGE.
3. CLEAN, PATCH AND REFINISH WALLS, FLOORS, CEILINGS, ETC. TO MATCH SURROUNDING FINISHES AT ALL LOCATIONS WHERE NEW ITEMS AFFECT EXISTING ELEMENTS.
4. ITEMS AND MATERIALS NOT INDICATED AS NEW ARE TO BE CONSIDERED EXISTING TO REMAIN.
5. PATCH ANY HOLES IN WALLS AFTER ROUGH-INS - PAINT ALL EXPOSED GYPSUM WALL BOARD WITH WHITE PRIMER. FINAL COLOR/FINISH TO BE SELECTED BY OWNER.
6. MAJOR HVAC, ELECTRICAL AND PLUMBING ELEMENTS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE. CONTRACTOR IS TO VERIFY CONDITION AND/OR CAPACITY OF EXISTING ELEMENTS.
7. VERIFY ALL EXISTING CONDITIONS PRIOR TO WORK. NOTIFY THE ARCHITECT IMMEDIATELY SHOULD ANY DISCREPANCIES OR ISSUES ARISE DURING DEMOLITION. STOP WORK UNTIL THE ISSUE HAS BEEN RESOLVED AND DOCUMENTED IN WRITING.



DEMOLITION
FLOOR PLAN - MAIN LEVEL
SCALE: 1/4" = 1'-0" 920 G5F



ARCHITECT:
JESSICA ANN MARJI
RA, NCARB



EXPIRATION: 10/21/25

PROJECT:
VERTS Neighborhood
Dispensary

LOCATION:
525 GRAND AVE
GRAND LAKE, CO

CLIENT:
JesseTheDog LLC
Matthew Ingles
JesseTheDogllc@gmail

Alexander Close
alexander.m.close@gmail.com

Daniel Rowland
drowland.am@gmail.com

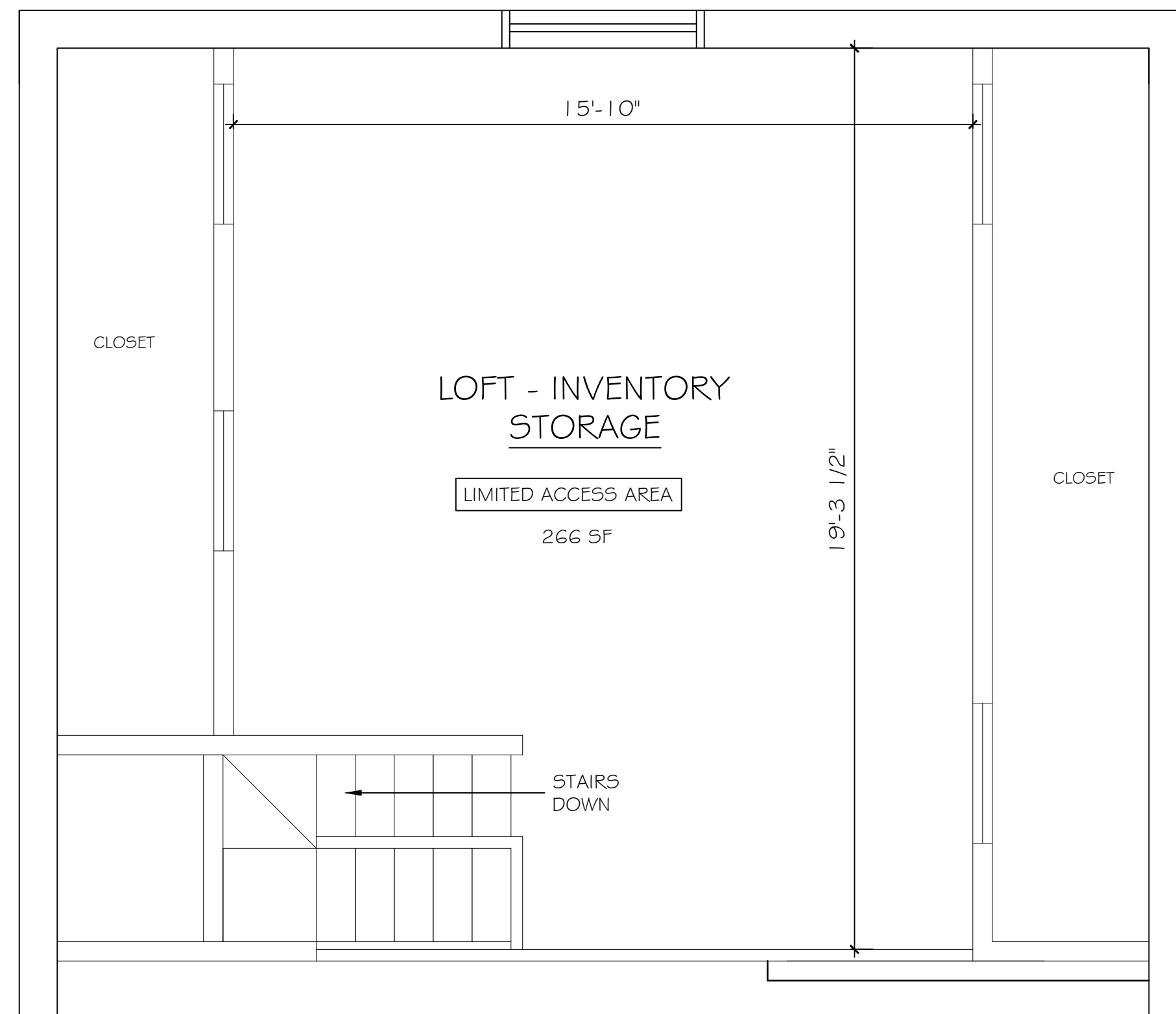
SHEET TITLE:
Proposed Floor Plans

ISSUED:
• 08.09.2024 PERMITS

DO NOT SCALE PRINTS USE
FIGURED DIMENSIONS ONLY

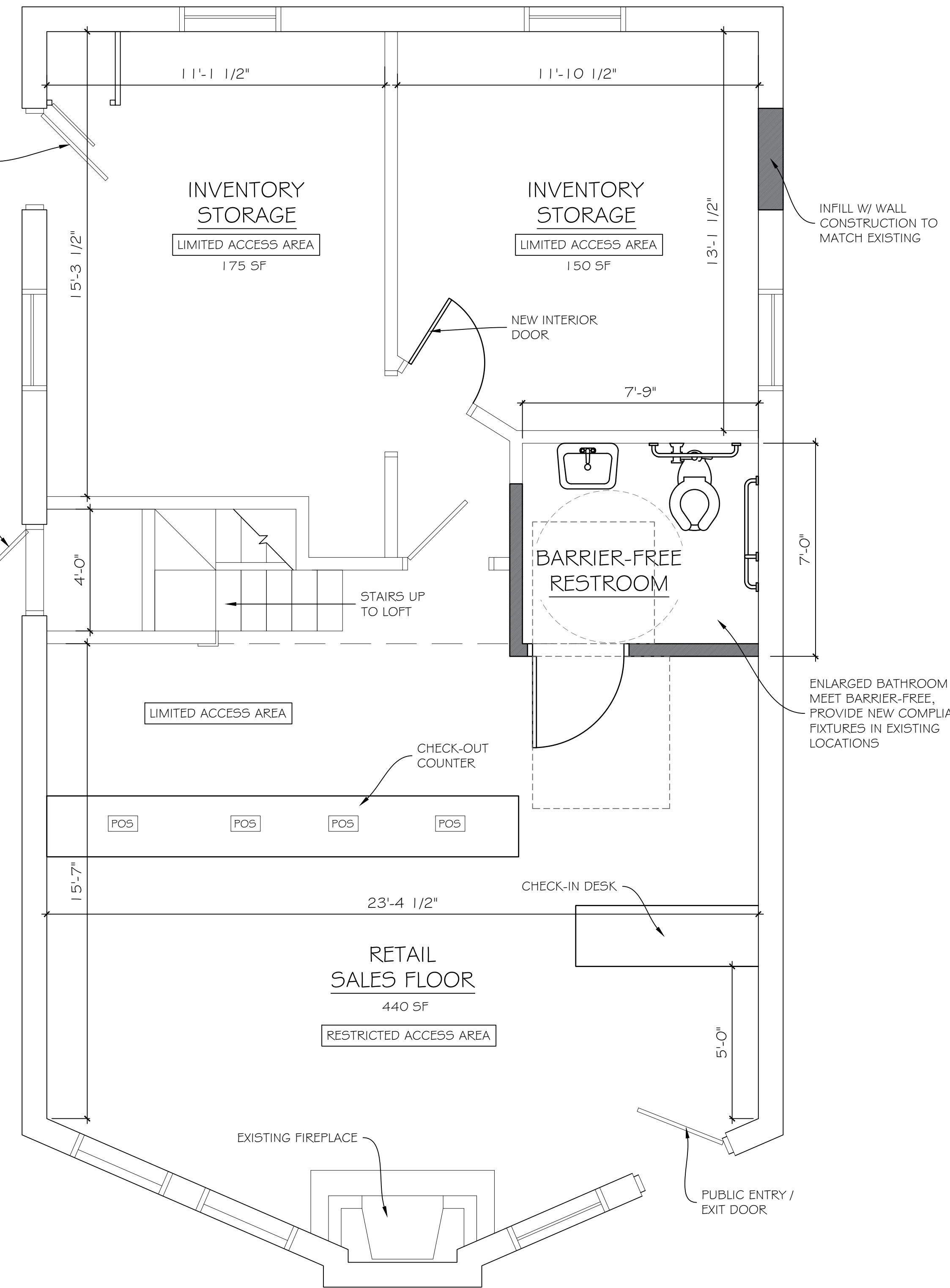
PROJECT NO.
24009

SHEET NO.
A.101



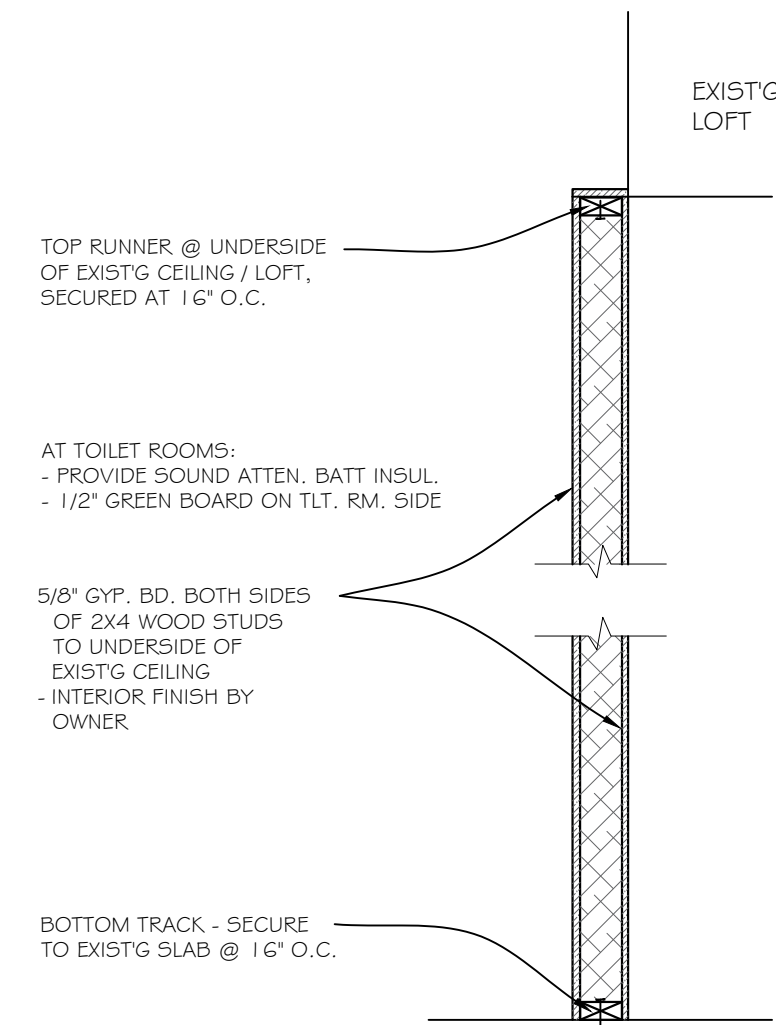
FLOOR PLAN - LOFT

SCALE: 1/4" = 1'-0" 420 G5F



FLOOR PLAN - MAIN LEVEL

SCALE: 1/4" = 1'-0" 920 G5F



INTERIOR WALL PARTITION

SCALE: 1/4" = 1'-0"

NEW WORK NOTES

- CLEAN, PATCH AND REFINISH WALLS, FLOORS, CEILINGS, ETC. TO MATCH SURROUNDING FINISHES AT ALL LOCATIONS WHERE NEW ITEMS AFFECT EXISTING ELEMENTS.
- ITEMS AND MATERIALS NOT INDICATED AS NEW ARE TO BE CONSIDERED EXISTING TO REMAIN.
- ALL FINISHES AND FIXTURES ARE TO BE SELECTED BY OWNER AND MAY BE INDICATED IN THESE DRAWINGS FOR COORDINATION PURPOSES ONLY.
- PATCH ANY HOLES IN WALLS AFTER ROUGH-INS - PAINT ALL EXPOSED GYPSUM WALL BOARD WITH WHITE PRIMER. FINAL COLOR/FINISH TO BE SELECTED BY OWNER.
- PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINERY, SHELVING, OR WALL MOUNTED EQUIPMENT TO ACCOMMODATE MAXIMUM LOADS. COORDINATE LOCATIONS WITH ELECTRICAL/PLUMBING.
- THE BUILDING SHALL BE EQUIPPED WITH AN ACTIVATED CARBON FILTRATION SYSTEM FOR ODOR CONTROL TO ENSURE THAT AIR LEAVING THE BUILDING THROUGH AN EXHAUST VENT FIRST PASSES THROUGH AN ACTIVATED CARBON FILTER.



ACTIVATED CARBON SYSTEM (ODOR CONTROL)

NO SCALE

OCCUPANCY (PER CBC TABLE 1004.1.2)

INTERIOR BUILD-OUT IN EXISTING COMMERCIAL BUILDING

BUILDING CONSTRUCTION TYPE	TYPE V-B (EXISTING)
INTERIOR CONSTRUCTION TYPE	TYPE V-B (NON-SPRINKLED)
BUILDING USE GROUP	M (MERCANTILE)
TOTAL BUILDING AREA:	2,008 GROSS SQUARE FEET
TOTAL USABLE AREA:	1,606 NET SQUARE FEET (80%)

USE/SPACE NAME	AREA	OCCUPANCY	SF / OCC	# OCC.
RETAIL SALES AREA	440 SF	MERCANTILE	60 GROSS	7
STORAGE	591 SF	STORAGE	300 GROSS	2

TOTAL MAXIMUM CALCULATED OCCUPANTS: 9

FINISH NOTES

- INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 PER CBC SECTION 720.2.
- INTERIOR FINISHES IN ROOMS / ENCLOSED SPACES SHALL BE CLASS 'C' IN ACCORDANCE WITH CBC CHAPTER 8, TABLE 803.1.1.

GENERAL NOTES

ANY MECHANICAL, ELECTRICAL, PLUMBING CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD AND REPORT ANY ISSUES OWNER & ARCHITECT. REPAIRS/REPLACEMENTS TO BE PERFORMED AS REQUIRED TO COMPLY WITH LOCAL & STATE BUILDING CODES - ANY FIELD CONDITIONS OR CHANGES ARE TO BE REPORTED IN WRITING AND ACCOUNTED FOR IN THE CONTRACTOR'S BID WHEN POSSIBLE.

REPAIR / REPLACE EXISTING EXIT SIGNS AS NECESSARY BASED ON FIELD VERIFICATION.



mcdesigngroup@gmail.com
direct: 248.390.2243

ARCHITECT:
JESSICA ANN MARJI
RA, NCARB



Jessica Marji

EXPIRATION: 10/21/25

PROJECT:
VERTS Neighborhood
Dispensary

LOCATION:
525 GRAND AVE
GRAND LAKE, CO

CLIENT:
JesseTheDog LLC
Matthew Ingles
JesseTheDogllc@gmail

Alexander Close
alexander.m.close@gmail.com

Daniel Rowland
drowland.am@gmail.com

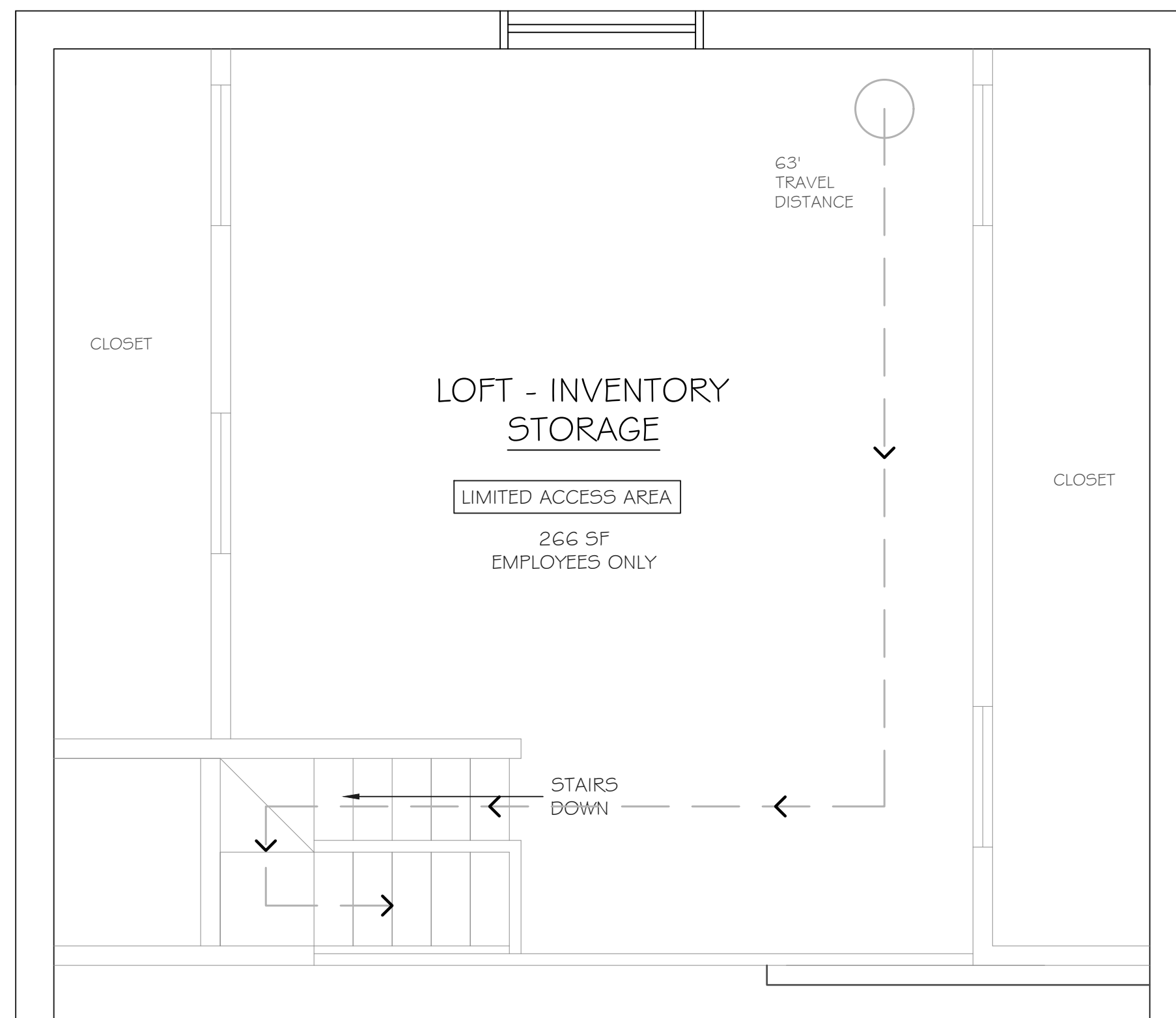
SHEET TITLE:
Egress / Life Safety
Floor Plans

ISSUED:
• 08.09.2024 PERMITS

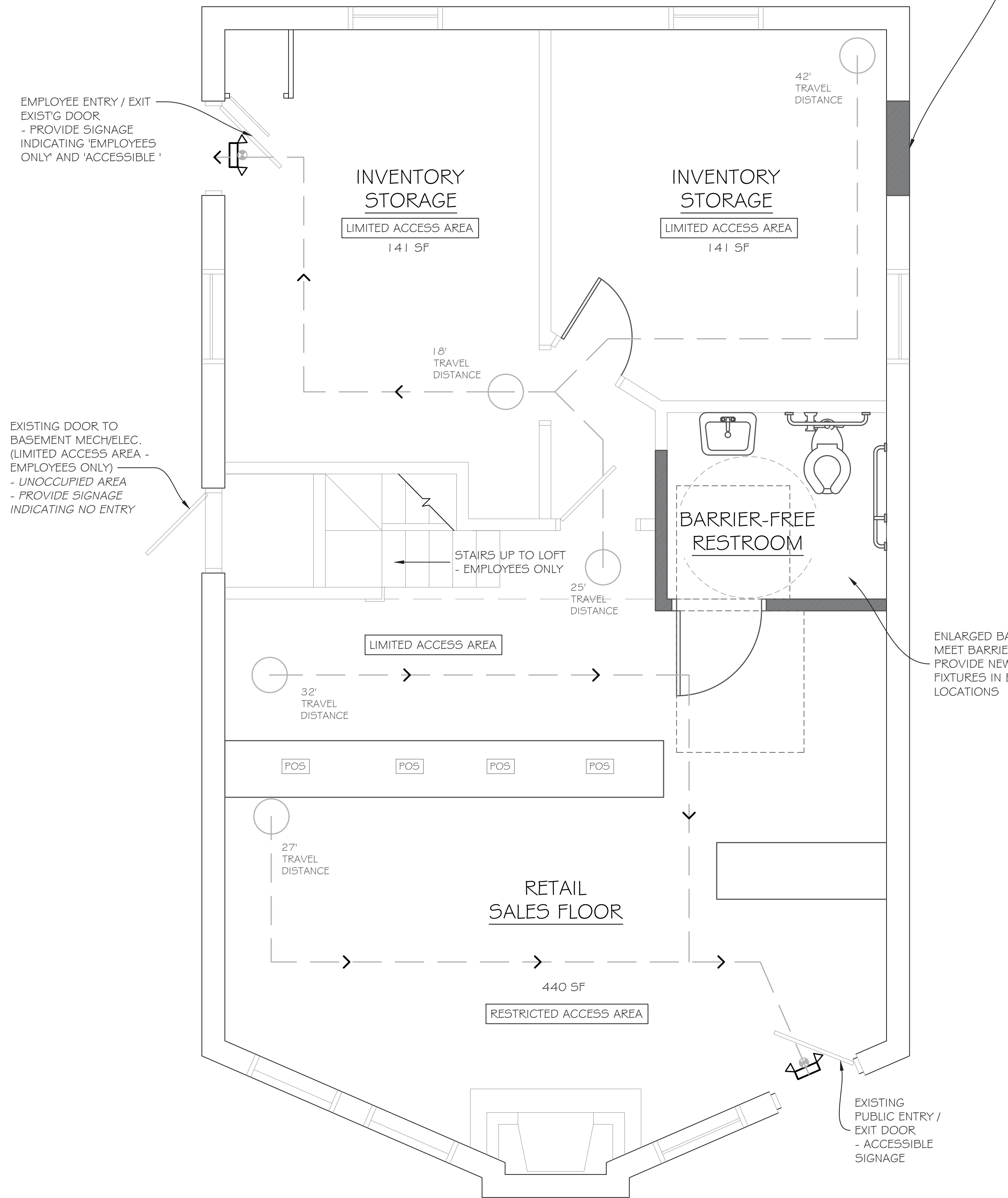
DO NOT SCALE PRINTS USE
FIGURED DIMENSIONS ONLY

PROJECT NO.
24009

SHEET NO.
A.102



FLOOR PLAN - LOFT
SCALE: 1/4" = 1'-0" 420 G5F



FLOOR PLAN - MAIN LEVEL
SCALE: 1/4" = 1'-0" 920 G5F

EGRESS PLAN LEGEND

- >->- TRAVEL ROUTE FROM SPACE TO EXIT
- EXIT DOOR WITH PANIC HARDWARE, TACTILE SIGNAGE & ILLUMINATED EXIT SIGN (MOUNTED ABOVE DOOR) W/ EMERGENCY LIGHTING UNIT

EGRESS NOTES

G.C. TO FURNISH & INSTALL NEW FIRE EXTINGUISHERS AS REQ'D BY LOCAL CODES. WHEN MOUNTING ADJACENT TO DOOR OPENING, MAINTAIN 12" CLEAR TO DOOR OPENING FOR ADA COMPLIANCE. FINAL LOCATION, MOUNTING HEIGHT, & QUANTITY BY FIRE INSPECTOR. G.C. TO VERIFY FIRE MARSHALL REQUIREMENTS FOR INSPECTION & TAGGING.

EGRESS / EXIT ACCESS

MAX. ALLOWED EXIT ACCESS TRAVEL DISTANCE:

200 FEET (WITHOUT SPRINKLER SYSTEM)

MAX. PROVIDED EXIT ACCESS TRAVEL DISTANCE: 63'

MEANS OF EGRESS

BUILDING EXITS: 1 ACCESSIBLE ENTRY/EXIT (EXISTING)
2 PRIVATE / EMPLOYEE ENTRY/EXIT (EXISTING)

3 SINGLE DOORS AT 34" CLEAR : 34" X 3 = 102' PROVIDED

TOTAL PROVIDED = 102'

OCCUPANCY (PER CBC TABLE 1004.1.2)

INTERIOR BUILD-OUT IN EXISTING COMMERCIAL BUILDING				
BUILDING CONSTRUCTION TYPE	TYPE V-B (EXISTING)			
INTERIOR CONSTRUCTION TYPE	TYPE V-B (NON-SPRINKLED)			
BUILDING USE GROUP	M (MERCANTILE)			
TOTAL BUILDING AREA:	2,008 GROSS SQUARE FEET			
TOTAL USABLE AREA:	1,606 NET SQUARE FEET (80%)			
USE/SPACE NAME	AREA	OCCUPANCY	SF / OCC.	# OCC.
RETAIL SALES AREA	440 SF	MERCANTILE	60 GROSS	7
STORAGE	548 SF	STORAGE	300 GROSS	2
TOTAL MAXIMUM CALCULATED OCCUPANTS:				9

ACCESSIBILITY FOR EXISTING BUILDINGS

410.4.2 Complete Change of Occupancy
Where an entire building undergoes a change of occupancy, it shall comply with Section 410.4.1 and shall have all of the following accessible features:

1. At least one accessible building entrance.
2. At least one accessible route from an accessible building entrance to primary function areas.
3. Signage complying with Section 1111 of the International Building Code.
4. Accessible parking, where parking is being provided.
5. At least one accessible passenger loading zone, when loading zones are provided.
6. At least one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.

Where it is technically infeasible to comply with the new construction standards for any of these requirements for a change of group or occupancy, the above items shall conform to the requirements to the maximum extent technically feasible.



ARCHITECT:
JESSICA ANN MARJI
RA, NCARB



EXPIRATION: 10/21/25

PROJECT:
VERTS Neighborhood
Dispensary

LOCATION:
525 GRAND AVE
GRAND LAKE, CO

CLIENT:
JesseTheDog LLC
Matthew Ingles
JesseTheDogllc@gmail

Alexander Close
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Daniel Rowland
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SHEET TITLE:
Toilet Room Enlarged
Plans & Elevations

ISSUED:
• 08.09.2024 PERMITS

DO NOT SCALE PRINTS USE
FIGURED DIMENSIONS ONLY

PROJECT NO.
24009

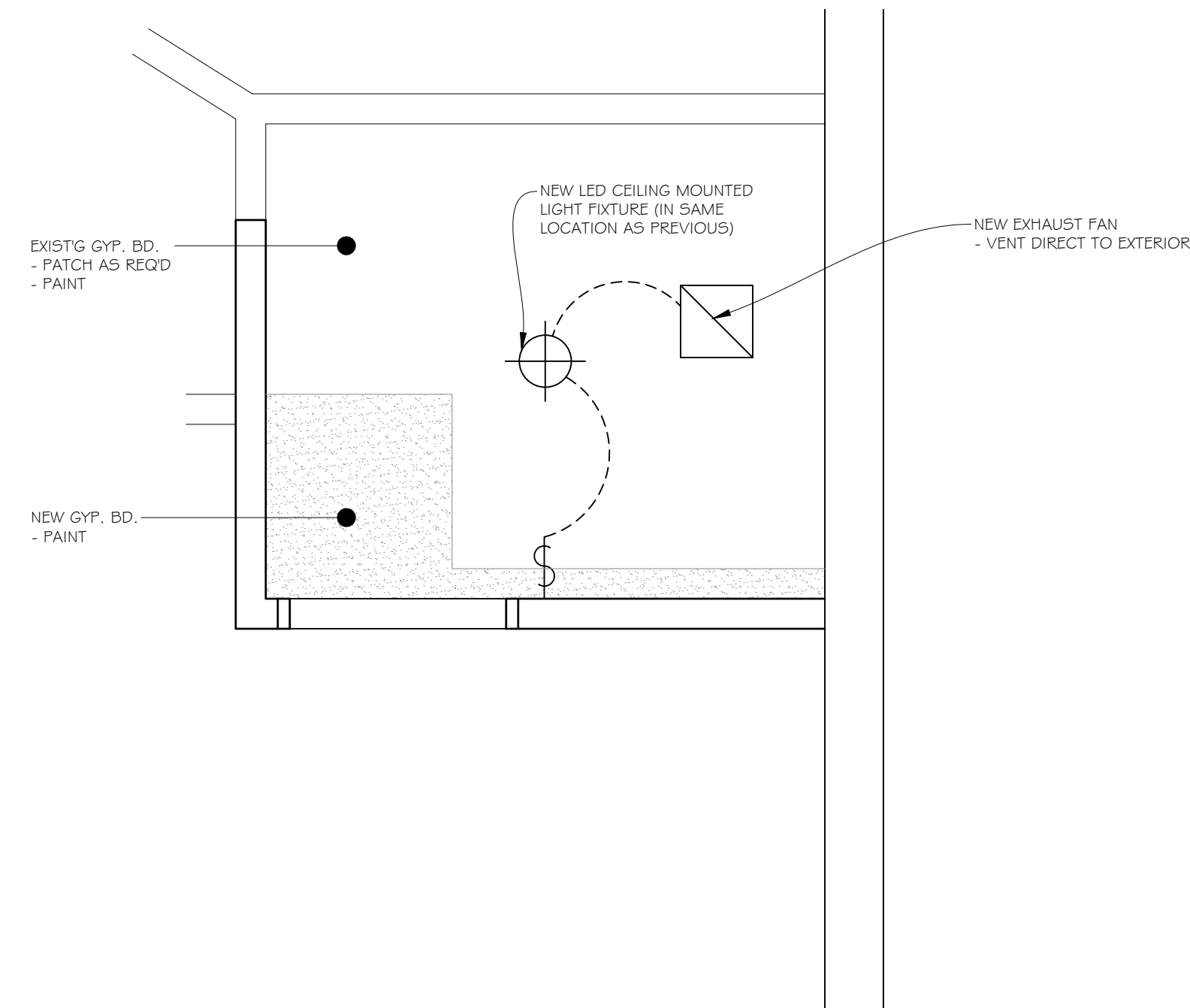
SHEET NO.
A.201

GENERAL NOTES

1. ALL FINISHES AND FIXTURES ARE TO BE SELECTED BY OWNER AND MAY BE INDICATED IN THESE DRAWINGS FOR COORDINATION PURPOSES ONLY.
2. PATCH ANY HOLES IN WALLS AFTER ROUGH-INS - PAINT ALL EXPOSED GYPSUM WALL BOARD WITH WHITE PRIMER. FINAL COLOR/FINISH TO BE SELECTED BY OWNER.
3. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETRY, SHELVING, OR WALL MOUNTED EQUIPMENT TO ACCOMMODATE MAXIMUM LOADS. COORDINATE LOCATIONS WITH ELECTRICAL/PLUMBING.

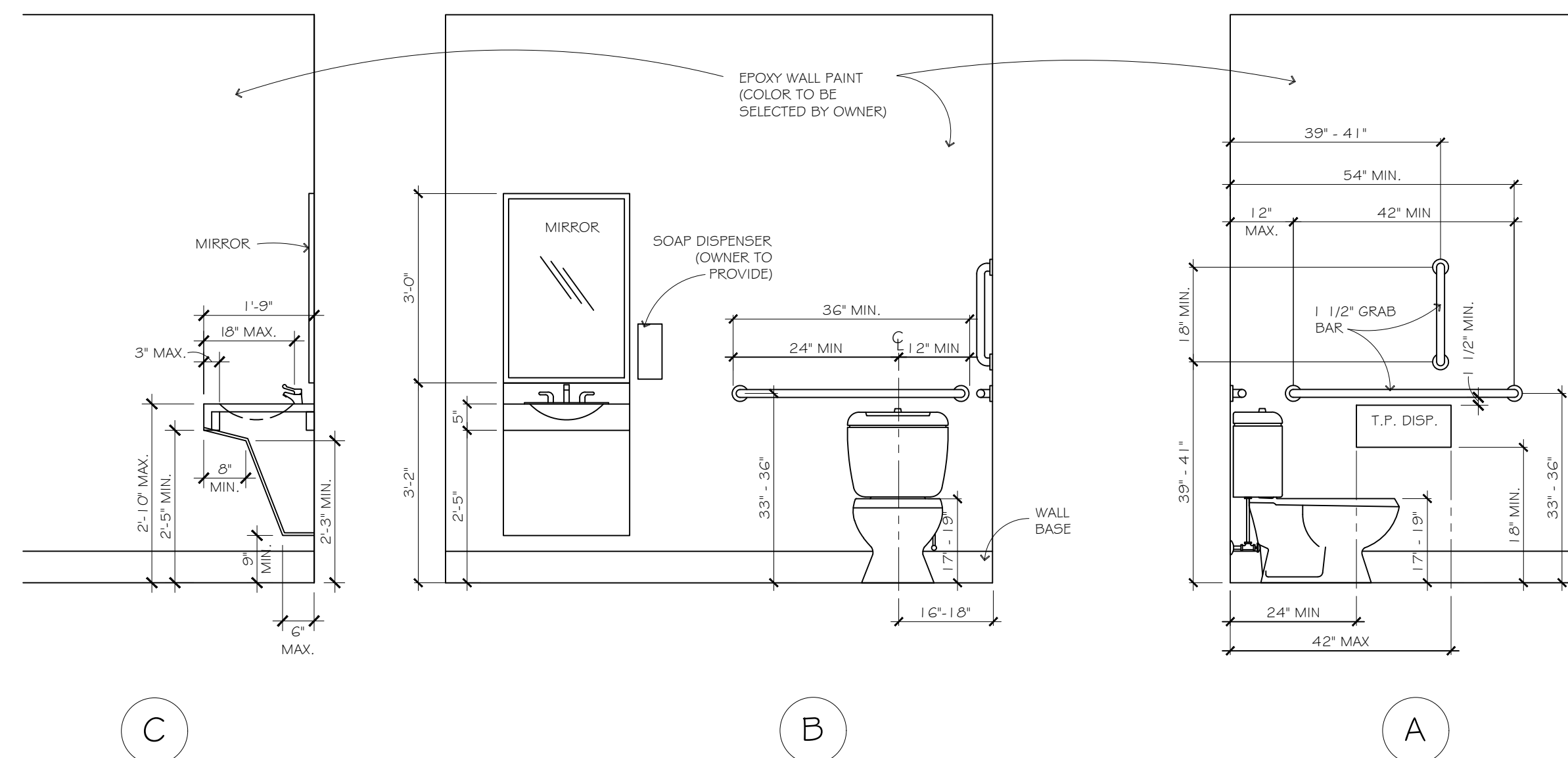
FINISH NOTES

1. INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 PER CBC SECTION 720.2.
2. INTERIOR FINISHES IN ROOMS / ENCLOSED SPACES SHALL BE CLASS 'C' IN ACCORDANCE WITH CBC CHAPTER 8, TABLE 803.1.1.



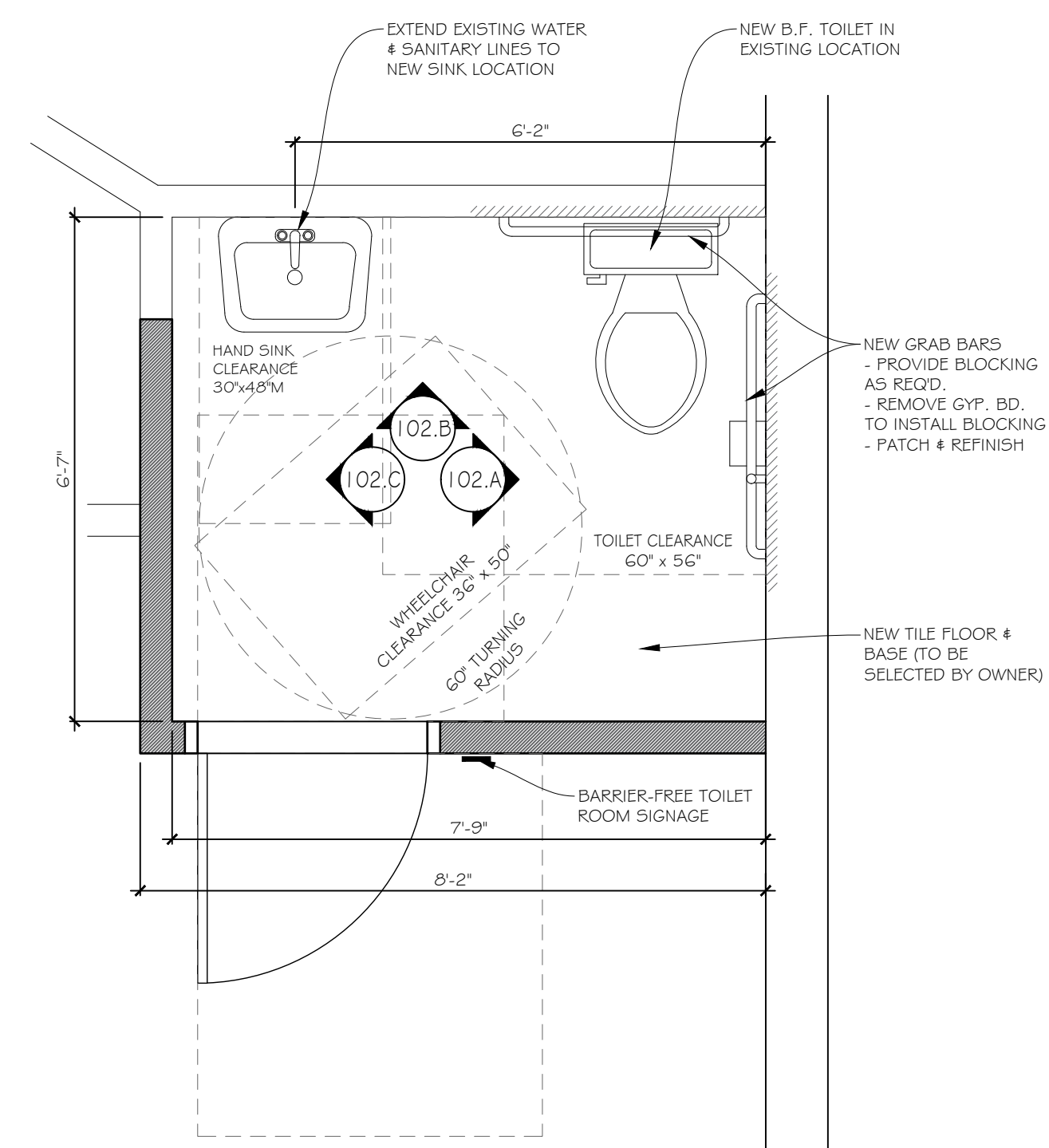
**BARRIER-FREE TOILET ROOM
REFLECTED CEILING PLAN**

SCALE: 1/2" = 1'-0"



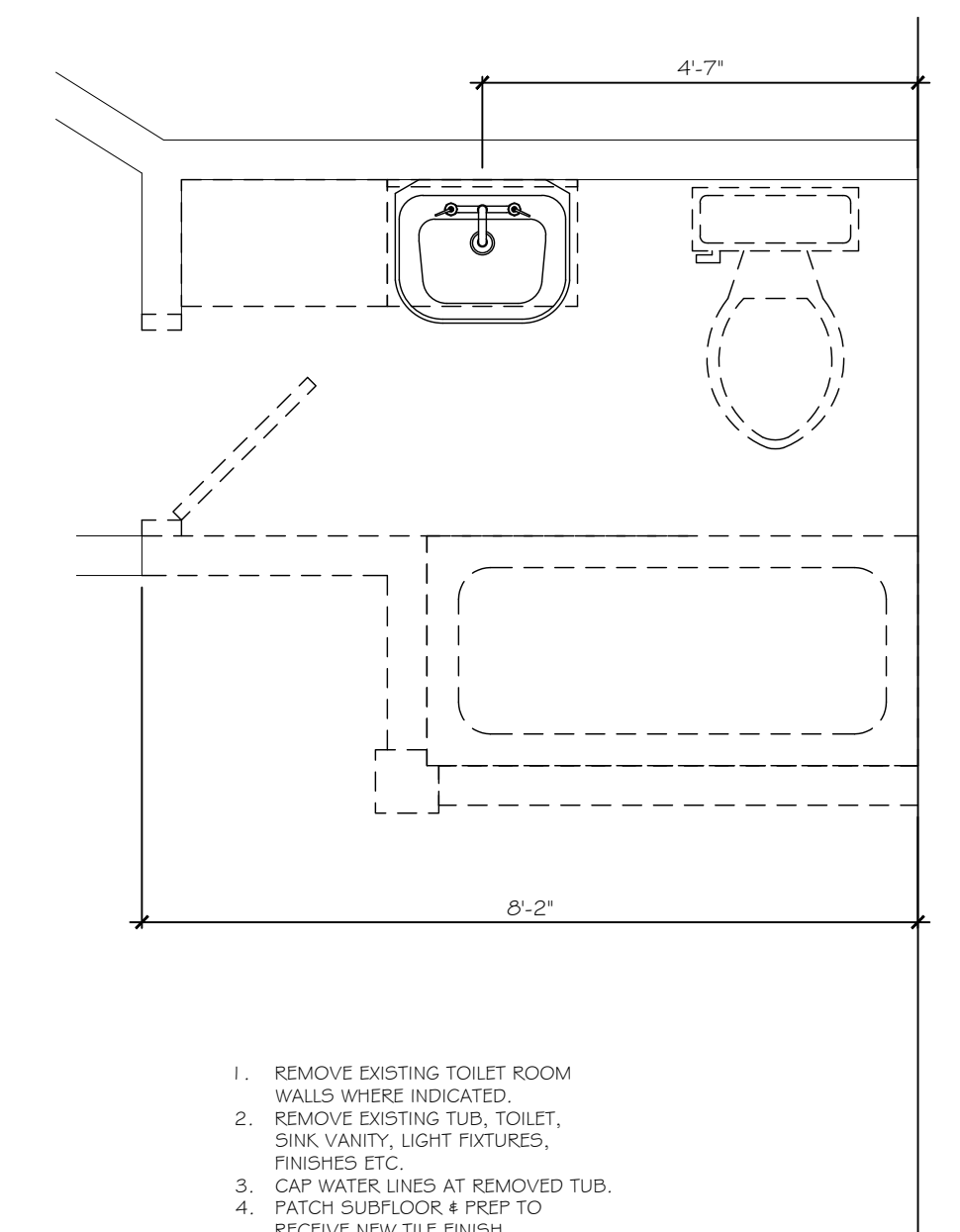
**BARRIER-FREE TOILET ROOM
INTERIOR ELEVATIONS**

SCALE: 1/2" = 1'-0"



**BARRIER-FREE TOILET ROOM
ENLARGED FLOOR PLAN**

SCALE: 1/2" = 1'-0"



**BARRIER-FREE TOILET ROOM
DEMOLITION FLOOR PLAN**

SCALE: 1/2" = 1'-0"

1. REMOVE EXISTING TOILET ROOM WALLS WHERE INDICATED.
2. REMOVE EXISTING TUB, TOILET, SINK, VANITY, LIGHT FIXTURES, FINISHES ETC.
3. CAP WATER LINES AT REMOVED TUB.
4. PATCH SUBFLOOR & PREP TO RECEIVE NEW TILE FINISH.

OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Sky-Hi News and Middle Park Times** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(970) 887-3334**.

Notice ID: K2SGGSjt9DDdcYnXJ9Eo | **Proof Updated: Sep. 13, 2024 at 05:00pm MDT**
 Notice Name: Verts- variance to parking standards | Publisher ID: 337876

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
K White	Sky-Hi News and Middle Park
kwhite@toglco.com	Times
(970) 627-3435	

Columns Wide:	1	Ad Class: Legals
Total Column Inches:	1.83	
Number of Lines:	22	

09/18/2024: Other Notice	11.13
Affidavit Fee	10.00

	Subtotal	\$21.13
	Tax	\$0.00
	Processing Fee	\$2.11
	Total	\$23.24

NOTICE is hereby given that the Grand Lake Planning Commission will hold a Public hearing on Wednesday, October 16th, 2024, at Town Hall, 1026 Park Ave., at 6:30pm to formulate recommendations to the Board of Trustees concerning the Municipal code 12-2-28: *Variances to Parking Regulations and Design Standards*, at Subd: Grand Lake Lot:15, Block 26, more commonly referred to as 525 Grand Ave.

Additional information is available for public inspection at Town Hall during normal business hours. Meeting link will be available on www.townofgrandlake.com under agenda and minutes 48 hours prior to the meeting. Public comments and participation are both encouraged and welcome, either online at the public meeting, in writing to the Town of Grand Lake, P.O. Box 99, Grand Lake, CO 80447 or by e-mail to planner@toglco.com.

PUBLISHED IN THE SKY-HI NEWS AND MIDDLE PARK TIMES ON WEDNESDAY, SEPTEMBER 18, 2024.

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 68 – 2024**

A RESOLUTION APPROVING A VARIANCE TO PARKING STANDARDS AT LOT 15, BLOCK 26, TOWN OF GRAND LAKE, MORE COMMONLY REFERRED TO AS 525 GRAND AVENUE WITH CONDITIONS

WHEREAS, the Board of Trustees (the “Board”) of the Town of Grand Lake, Colorado, pursuant to Colorado statute, is vested with the authority of administering the affairs of the Town of Grand Lake, Colorado (the “Town”); and

WHEREAS, JesseTheDog LLC (the “Owner”) is the owner of certain real property located within the Town of Grand Lake, more particularly described as follows:

Lot 15, Block 26, Town of Grand Lake Subdivision, Grand Lake, Colorado, also known as: 525 Grand Avenue, Grand Lake, Colorado 80447 (the “Property”); and

WHEREAS, the Owner leases the Property to Verts Grand Lake, LLC (the “Applicant”) who is in the process of preparing the Property for retail sale of goods; and

WHEREAS, Grand Lake Municipal Code (the “Code”) Section 12-2-28 sets forth the parking regulations and design standards, including the criteria for granting variances, throughout the Town; and

WHEREAS, the Town received a zoning variance request application (the “Application”) from the Applicant on August 16th, 2024, requesting a variance to the parking standards including (1) a variance permitting ADA parking off street, (2) calculation of on street parking spot credits, and (3) loading and unloading area; and

WHEREAS, Code Section 12-2-28 states in relevant part as follows:

12-2-28 Parking Regulations and Design Standards.

(D) *Variances to Parking Regulations and Design Standards.* Variances to parking regulations and design standards may be granted by the Board of Trustees with recommendation from the Planning Commission.

1. *Criteria to Grant a Variance.* In order to grant approval of a variance, the Board shall find the following findings:
 - (a) That the proposed parking plan requesting the variance has a mitigation plan in place for the requested variance; and
 - (b) That the proposed parking plan requesting the variance has mitigated by providing enhanced pedestrian linkages between uses and structures with developed parking areas; and
 - (c) That the proposed parking plan requesting the variance has demonstrated that the enhanced pedestrian linkages and developed parking areas will be for the public

good to link community uses, promote and increase pedestrian traffic as well as not to pose a detriment to existing parking conditions in the Town; and

- (d) That the cost of the of the pedestrian linkages and developed parking areas are thirty percent (30%) or greater of the total parking fee; and
- (e) That the parking spaces that are being proposed to be provided will be a minimum of sixty-five percent (65%) of the total parking space requirement.

WHEREAS, on October 16, 2024, the Planning Commission reviewed the Applicants’ variance request at a Public Hearing and passed a Planning Commission Resolution recommending approval of the variance subject to certain conditions; and,

WHEREAS, based on the Application, the representations of the Applicants to the Planning Commission and the comments of the public, the Board of Trustees has considered the criteria for parking variances contained in the Grand Lake Municipal Code Section 12-2-28(D)(1), as set forth above; and

WHEREAS, upon a thorough consideration of the factors of Section 12-2-28(D)(1) of the Grand Lake Municipal Code, the Board of Trustees finds such factors weigh in favor of approval of the Application.

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

1. The Board of Trustees hereby approves the Application subject to the conditions set forth in Section 2., below.
2. The Board of Trustee’s approval is expressly conditioned upon the Applicant satisfying the following conditions.
 - a. Payment by Applicant of all legal, engineering and administrative fees incurred by the Town in connection with review, processing, consideration and approval of the Application.
 - b. Compliance by the Applicant with all representations made to the Planning Commission, the Board of Trustees, and Staff during all public hearings or meetings related to the Application.
 - c. The Applicant 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 of Trustees is not obligated to grant similar requests in the future nor does granting this Request set precedent for any future requests.
 - e. This authorization shall run with the transfer of the Property from the Applicant to their successors, heirs, or grantees.
3. 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.

- 4. 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.

INTRODUCED, PASSED AND ADOPTED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE AND SIGNED THIS 28TH DAY OF OCTOBER, 2024.

(S E A L)

Votes Approving:
 Votes Opposed:
 Absent:
 Abstained:

ATTEST:

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

 Alayna Carrell
 Town Clerk

By: _____
 Christina Bergquist
 Mayor Pro-Tem



Date: October 28, 2024
To: Mayor Kudron and Board of Trustees
From: Kimberly White, Community Development Director

RE: QUASI JUDICIAL– Resolution 69-2024 Consideration To Approve A Variance To Roadway Standards At Lot 8, Block 24, Town Of Grand Lake, More Commonly Referred To As 501 Mountain.

Location Map



Purpose

The Town has received a zoning variance request application from Nicholas Rosenbaum to reduce the distance of the required public improvements to access property located at 501 Mountain. This request requires Planning Commission review and Board Approval. On October 16, 2024, the Planning Commission reviewed the Owners’ variance request at a properly noticed Public Hearing and forwarded a unanimous recommendation to the Board of Trustees to approve the variance request. The Board may opt to hold a Public Hearing before granting the variance or they can make a motion after reviewing and



finding the application meets all of the elements contained in Code Section 11-2-11(D)(1-5) to grant the variance.

Context

The property is located at 501 Mountain and is approximately 0.2 acres and zoned Single Family Residential High Density. The property is not currently developed and is located at the north end of Harmon at the vacated Mountain Avenue in Lenada homes HOA. The code requires that *“Where a new development impacts an existing road or drainage facility by accessing onto the road or increasing storm runoff onto or along the road, the developer(s) will be responsible for upgrading the roadway to the minimum standards required by these Street Standards. The construction of new roadways for the purpose of providing access to a development is the responsibility of the developer(s).”*

Municipal Code:

11-2-3 Roadway Design and Technical Criteria.

- (A) *General.*
 - 1. *Streets shall be designed to bear a logical relationship to the topography and shall be paved with asphalt or concrete.*
 - 2. *All streets (does not include driveways) shall be designed by a Licensed Colorado Professional Engineer.*
 - 3. *Unless modified herein, all designs shall comply with the CDOT Design Guide, latest edition. Other manuals recommended for reference include A Policy on Geometric Design of Highways and Streets, latest edition and Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT<400). Deviation from the requirements of these criteria must be approved by Town Staff.*

11-2-4 - Roadway Specifications.

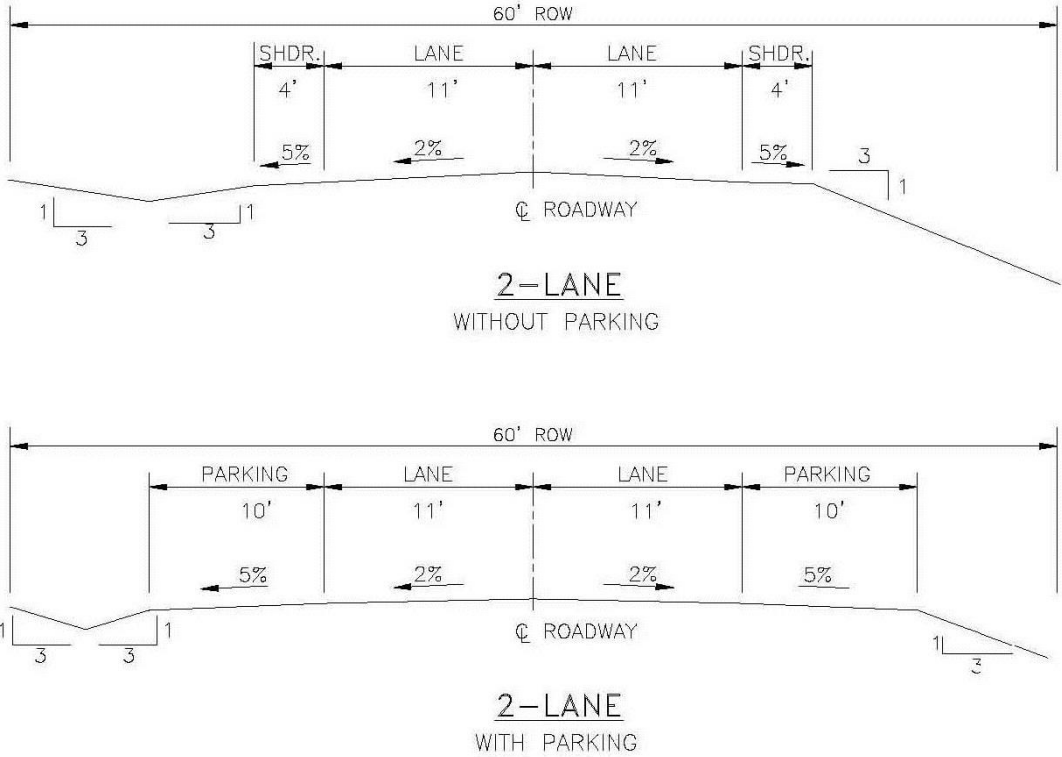
- (B) *Additional Guidelines for Private Streets.*
 - 4. *Private streets shall afford abutting properties reasonably adequate access for entry by private and emergency vehicles and should be designed to standards at least equal to public streets.*

11-2-6 Private Drives, Emergency Access Requirements, and Criteria.

- (A) *Criteria for Access Onto Town of Grand Lake Roadways.*
 - 1. *General.*
 - (a) *The term driveway or access are interchangeable terms and refer to the specific locations granted to properties adjacent to Town ROW for the purpose of accessing the property.*



Figure 3: Road Templates—Local Street



11-2-9 Acceptance Procedures and Requirements.

(A) This Section sets forth the procedures related to acceptance of road improvements in the Town of Grand Lake. It is intended to maintain a uniform road development policy throughout the Town and to provide a clear statement of procedures for road acceptance.

(B) General Policies.

4. Where a new development impacts an existing road or drainage facility by accessing onto the road or increasing storm runoff onto or along the road, the developer(s) will be responsible for upgrading the roadway to the minimum standards required by these Street Standards. The construction of new roadways for the purpose of providing access to a development is the responsibility of the developer(s).

11-2-11 Variance Request and Procedure.

If an applicant responsible to the Town for public improvements desires to design and construct such improvements in variance to criteria in these standards, each variance shall be identified in the initial submittal.

(B) Planning Commission Review. Variances from the Street Development Policies, Standards, and Specifications shall be reviewed by the Planning Commission at a Public Hearing and make a recommendation to the Board of Trustees.

1. Fifteen (15) days prior to the scheduled Public Hearing date, legal notice shall be placed in the local newspaper of general circulation advertising the time, date, and location of the Public Hearing.

2. In addition, certified letters are to be mailed at least fifteen (15) days prior to the Public Hearing to all property owners within two hundred (200) feet of any portion of the property.

(D) Hardships for Consideration. Variance requests will only be granted if the applicant can demonstrate all of the following:



1. *That by reason of exceptional shape, size or topography of lot, or other exceptional situation or condition of the building or land, practical difficulty or unnecessary hardship would result to the owners of said property from a strict enforcement of these Regulations;*
2. *That literal interpretation of the provisions of these Regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these Regulations.*
3. *That the special conditions and circumstances do not result from the actions of the applicant;*
4. *That granting the variance request will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district;*
5. *That the granting of the variance does not pose a detriment to the public good and does not substantially impair the intent and purpose of the Zone Plan and these Regulations.*

Staff Comments

Staff sent out public notice of this meeting to Middle Park Times, as well as letters to all 11 property owners surrounding the subject property within 200'. Staff has not received any letters for or against this request.

Staff finds the drainage data has been submitted by the engineer to satisfy the drainage requirement of the code.

The applicants letter for the explanation of their variance request is attached in the variance application file.

The fire department response is contained within the attached variance application file.

Board Discussion

The Board should discuss the request amongst themselves, with consideration of staff, public comments, and the findings of fact from the code, in order to make a decision/recommendation. Board must review and find that every item above in M.C. 11-2-11 (D)(1-5) exists in order to approve said variance.

Suggested Board Motion

Motion to recommend Resolution 69-2024 Consideration To Approve A Variance To Roadway Standards At Lot 8, Block 24, Town Of Grand Lake, More Commonly Referred To As 501 Mountain.

OR

Motion to recommend Resolution 69-2024 Consideration To Approve A Variance To Roadway Standards At Lot 8, Block 24, Town Of Grand Lake, More Commonly Referred To As 501 Mountain with the following conditions:_____

OR

Motion to Deny the Request for Variance.

OR

Motion to request a public hearing for further information



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

gplanning@townofgrandlake.com • www.townofgrandlake.com

ZONING VARIANCE REQUEST APPLICATION

PROPERTY LOCATION:
 Street Address: 501 Mountain Ave, Grand Lake, CO 80447
 Legal Description: Lot 8 Block 24 Subdivision Lenada

PROPERTY OWNER INFORMATION:
 Name: Nicholas and Kathryn Rosenbeck Email: nrosenbeck@gmail.com
 Mailing Address: 3344 W 11th Avenue Dr Phone: 512-913-6137
 City: Broomfield State: CO Zip: 80020 Fax: _____

APPLICANT INFORMATION: Is the Applicant the Property Owner? YES NO
 Name: Nicholas Rosenbeck Email: nrosenbeck@gmail.com
 Mailing Address: 3344 W 11th Avenue Dr Phone: 512-913-6137
 City: Broomfield State: CO Zip: 80020 Fax: _____

CONTACT INFORMATION: Is the Contact Person the Applicant? YES NO
 Contact Person (if not Applicant): Cooper Karsch, P.E., CFM Email: ckarsh@jvajva.com
 Mailing Address: 47 Cooper Creek Way, Suite 328 Phone: 970-402-0644
 City: Winter Park State: CO Zip: 80482 Fax: _____

VARIANCE REQUEST (Brief Description):
 Please refer to attached Memo from JVA Civil Engineering requesting a variance from regulation 11-2-9-(B) (4) and Explanation of Hardship Considerations 11-2-11-(D)

REQUIRED INFORMATION CHECKLIST:

- Site Plan (showing dimensions to existing and proposed features, locations of specific activities, proposed and existing signage, parking, ingress and egress points, traffic circulation, utilities, drainage features, and property lines)
- Explanation of Hardship (See Municipal Code for review criteria)
- Statement of Authority **N/A** (If applicable. Required for representatives of entities and property owners.)
- Property Survey
- Agreement for Services Form
- Application Deposit **\$350.00** (See Fee and Deposit schedule for amount)
- Additional Information (If applicable. Staff may require other helpful information for review.)

Grand Lake Fire Variance and JVA Drainage Memo

AFFIDAVIT:
 BY MY SIGNATURE, I attest that the information contained or attached to this application is true and correct to the best of my knowledge. I further understand that submission of false or misleading information shall be sufficient cause for the Variance Request to be revoked immediately without notice or hearing.

Print Name: **Nicholas Rosenbeck**

Signature: Nicholas Rosenbeck Date: **8/26/2024**

Digitally signed by Nicholas Rosenbeck
 DN: C=US, E=nrosenbeck@gmail.com,
 CN=Nicholas Rosenbeck
 Reason: I agree to the terms defined by the
 placement of my signature on this document
 Date: 2024.08.26 22:03:29-06'00'

STAFF USE ONLY

Application Received By: _____ Date & Time: _____
 File Name: _____ Deposit: YES NO Amount: \$ _____
 Agreement for Services Form Signed? YES NO



47 Cooper Creek Way
Suite 328
Winter Park, CO 80482
970.722.7677
info@jvajva.com

www.jvajva.com

August 23, 2024

Kim White
Community Development Director
Grand Lake, CO 80447

RE: 501 Mountain Avenue Single Family Residence: Road Improvement Variance Request

Dear Kim:

We are providing this Variance Request regarding the proposed construction of a single family residence at 501 Mountain Avenue. Please reach out with any questions regarding this request, or the overall application.

Regulation for Requested Variance: 11-2-9 (B.4) Where a new development impacts an existing road or drainage facility by accessing onto the road or increasing storm runoff onto or along the road, the developer(s) will be responsible for upgrading the roadway to the minimum standards required by these Street Standards. The construction of new roadways for the purpose of providing access to a development is the responsibility of the developer(s).

Hardships for Consideration:

1. That by reason of exceptional shape, size or topography of lot, or other exceptional situation or condition of the building or land, practical difficulty or unnecessary hardship would result to the owners of said property from a strict enforcement of these Regulations;

- The property at 501 Mountain Ave has been previously platted with anticipated construction of a Single Family Residence. No additional use, change of approved use, or subdivision of the property is being proposed. While strict enforcement of the regulations would consider this a ‘development’ that is responsible for improving the accessed roadway to the minimum published standards (which includes a 30’ roadbed, curb and gutter, and an 8’ sidewalk), this is not typically required of single-family home construction and would provide several difficulties as listed here.
- The existing topography and adjacent improvements suggest that improving the road to these standards would require significant retaining walls, utility relocations, and may not even be feasible to reconnect existing driveways.
- The topography of the remaining Rights-of-Way of both Haskell Street and Mountain Avenue prevent future connections to other road systems in Town. With no other properties or roads requiring access off of Haskell Avenue, this road will not see any additional generated traffic in the future and does not necessitate improving to the published standards.
- The applicant has agreed to widen a significant portion of the current drive as requested by Grand Lake Fire to accommodate emergency vehicle access to the property. While these improvements will not meet current standards for a road, they will significantly improve the existing access and drainage along the drive for all properties accessed off of Haskell Street.



2. *That literal interpretation of the provisions of these Regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these Regulations.*

- Several properties across Grand Lake have drive accesses off of Town Right-of-Ways with roads far less than the published standards. Disallowing construction of a single family residence would prevent this property from falling under the same condition of these other homes.

3. *That the special conditions and circumstances do not result from the actions of the applicant;*

- The owner purchased the lot under these existing conditions.

4. *That granting the variance request will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district;*

- As mentioned above, granting this variance will put this property on par with other properties within the Town rather than a conferring any special privileges.

5. *That the granting of the variance does not pose a detriment to the public good and does not substantially impair the intent and purpose of the Zone Plan and these Regulations.*

- The applicant has agreed to widen a significant portion of the existing access drive to meet the request of Grand Lake Fire. Granting of this variance, and hence allowing the proposed project, will only provide benefit to the public good considering the direct neighbors.

Sincerely,
JVA, INCORPORATED

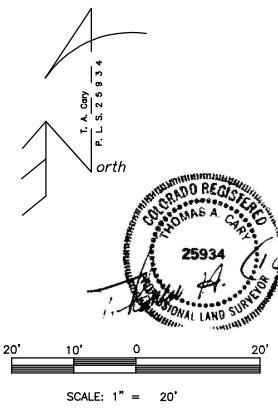
By: _____
Cooper Karsh, P.E., CFM
Senior Engineer



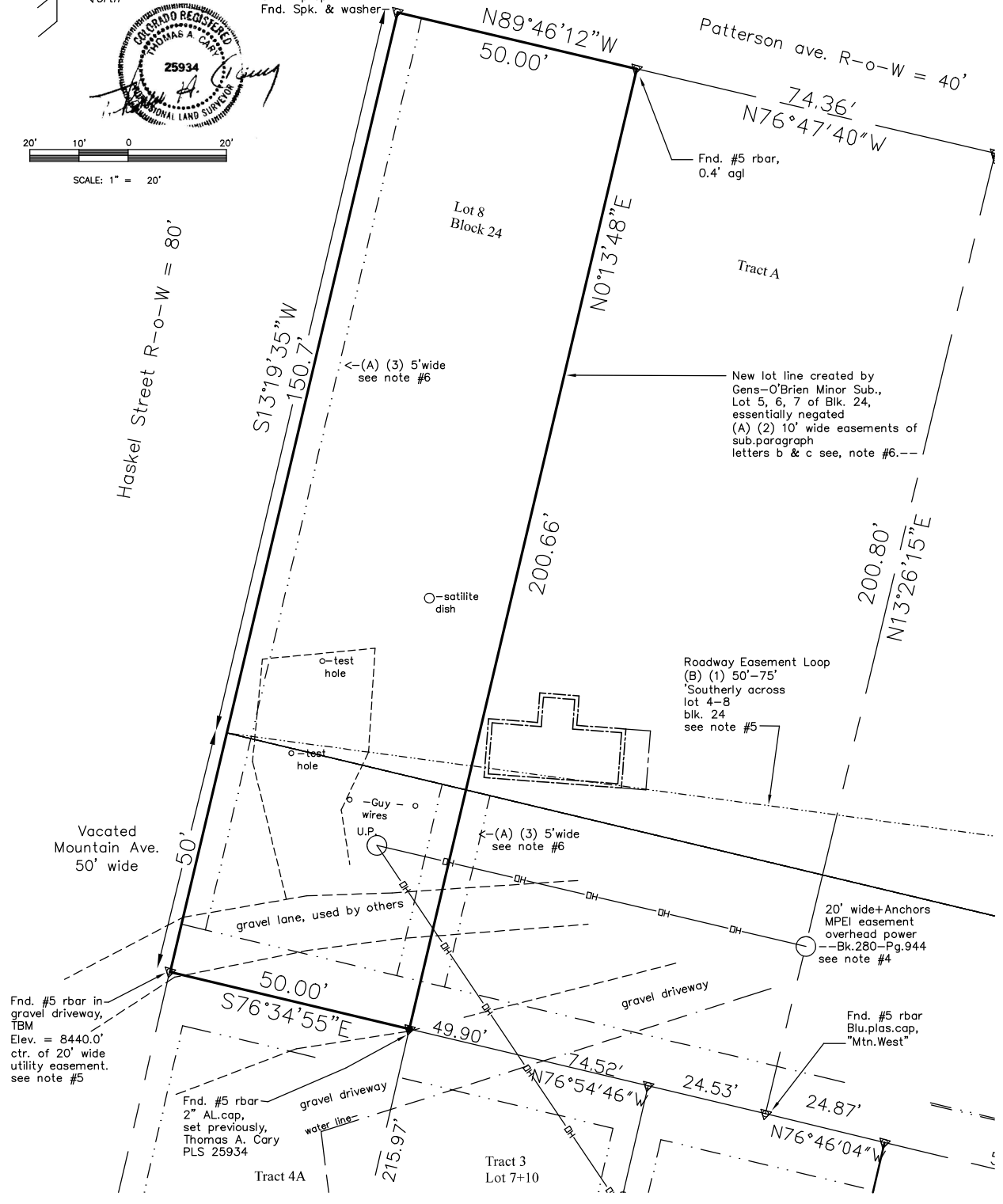
CC:
Nicholas Rosenbeck – Owner

**Boundary / Topographic
2' contours Survey Lot 8
Block 24, Grand Lake
NE4 Section 6, T3N, R75W, 6th P.M.**

Section 10, Item D.



High X point of prop. Fnd. Spk. & washer



PLAT NOTES

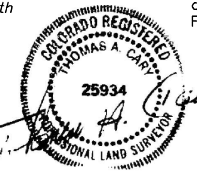
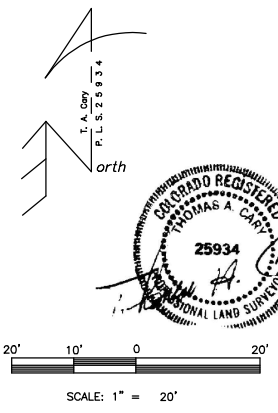
- 1) Basis of Bearing - Northern R-o-W of Portal Road bears N 64°30'10"E
- 2) Title Commitment - This survey performed without the benefit of a Title Commitment
- 3) Ordinance No.4 series 1980 (4-80) Vacating Mountain Ave lying between Blocks 24 & 25, and that portion of the alley in block 25 lying westerly of Tunnel road (a.k.a. Portal Road) section 1.(a) & (b).
- 4) A 20' wide easement through Lots 1-8 Blk. 24, Lot 7 & 8 Blk. 23 et.al. MPEI.
- 5) Utility Easement reserved - Section 2, Bk.276, Pg.735, 20' in width (10' either side of said Mountain ave. centerline). And reiterated Bk 276 at Pg. 739, sec.A(1).
- 6) Utility Easement - Exhibit A Bk.276-Pg.739, Para. A, (2), (e)-(g), A 10' wide easement. 5' on either side of lot line' from centerline running Northerly along said lot line a distance of fifty (50).
- 7) Notice: According to Colorado law, you MUST commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any legal action based upon any defect in this survey be commenced more than "Ten Years After" the date of certification shown hereon.

Cary Enterprise-D
Thomas A. Cary
305 OCR 1933
PO Box 122
Kremmling, Colorado 80459
1.970.724.2912 / 970.509.0185

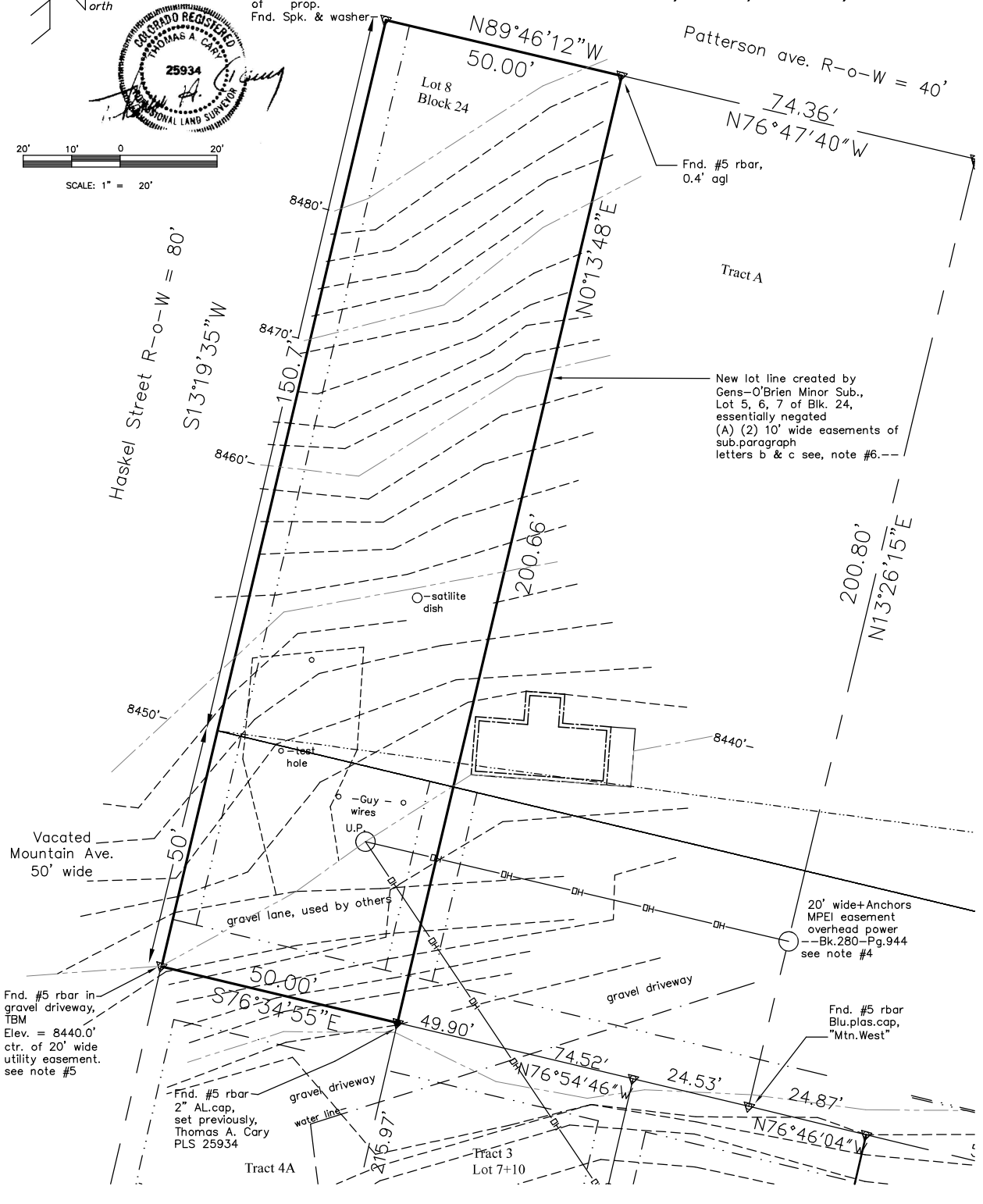
Field Work: 12 Sept. 2023
Drawing: 25 March 2024
Rev:
MSCAD 2022 Sheet 1 of 2
PLS 25934 Scale 1" = 20'
Loosehorse56@gmail.com

**Boundary / Topographic
2' contours Survey Lot 8
Block 24, Grand Lake
NE4 Section 6, T3N, R75W, 6th P.M.**

Section 10, Item D.



High X point of prop. Fnd. Spk. & washer



New lot line created by Gens-O'Brien Minor Sub., Lot 5, 6, 7 of Blk. 24, essentially negated (A) (2) 10' wide easements of sub.paragraph letters b & c see, note #6.--

- PLAT NOTES**
- 1) Basis of Bearing -Northern R-o-W of Portal Road bears N 64°30'10"E
 - 2) Title Commitment - This survey performed without the benefit of a Title Commitment
 - 3) Ordinance No.4 series 1980 (4-80) Vacating Mountain Ave lying between Blocks 24 & 25, and that portion of the alley in block 25 lying westerly of Tunnel road (a.k.a. Portal Road) section 1.(a) & (b).
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Cary Enterprise-D Thomas A. Cary 305 OCR 1933 PO Box 122 Kremmling, Colorado 80459 1.970.724.2912 / 970.509.0185	Field Work: 12 Sept. 2023 Drawing: 25 March 2024 Rev: MSCAD 2022 Sheet 2 of 2 PLS 25934 Scale 1" = 20' Loosehorse56@gmail.com
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TOWN OF GRAND LAKE
AGREEMENT FOR PAYMENT OF
REVIEW AND DEVELOPMENT EXPENSES INCURRED BY THE
TOWN SUBDIVISION, ANNEXATION, LAND USE AND ZONING
PROCESS

THIS AGREEMENT ("the Agreement" is entered into this 26TH day of AUGUST, 20 24, by and between the Town of Grand Lake, Colorado, a Colorado municipal corporation, ("the Town") and NICHOLAS AND KATHRYN ROSENBECK, a HOMEOWNER (homeowner, type of corporation, LLC, etc. if applicable), (collectively, "the Applicant").

WHEREAS, the Applicant owns, or has rights to the possession and use of, certain property situated in Grand County, Colorado described on Exhibit A, attached hereto and incorporated herein by reference, ("the Property");

WHEREAS, the development and land use review process includes review of all aspects of land use including, but not limited to, annexation, subdivision, zoning, change of land use, installation of public improvements, conditional uses, dedication of lands and the availability of and feasibility of providing utility services;

WHEREAS, the Applicant desires to develop or conduct a conditional use on the Property and has made application to the Town for approval of subdivision, annexation, conditional use, and/or zoning of the Property, and

WHEREAS, the Parties recognize that the land use fees as specified by the Municipal Code of the Town may not be adequate to fully cover the Town's expenses incurred during the application process, including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, and fees for administrative time of Town staff, including, but not limited to managerial, clerical, billing, and review time, and

WHEREAS, the Parties hereto recognize that the Town will continue to incur expenses through the entire review process until final completion of the development or conditional use including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, and fees for administrative time of Town staff, security, permits and easements;

NOW THEREFORE, for and in consideration of the foregoing premises and of the mutual promises and conditions hereinafter contained, it is hereby agreed as follows:

- 1. The Town has collected or will collect certain subdivision, annexation and land use fees from the Applicant and the Town will apply those fees against the review expenses incurred by the Town while processing the Applicant's development review or conditional use proposal. In the event the Town incurs review expenses greater than the monies collected from the Applicant, the Applicant agrees to reimburse the Town for the additional expenses and fees upon submittal of an invoice. Applicant shall pay all invoices submitted by the Town within ten (10) days of the Town's delivery of such invoice. Failure by the Applicant to pay any invoice within the specified time shall be cause for the Town to cease processing the application, cease development of the Property, deny approval of the application, withhold the issuance of building permits, conditional use permits, or certificates of occupancy and for the Town to exercise such rights and remedies as are otherwise available to it in law or equity or under the applicable provisions of the Town Code.

2. Except where the law or an agreement with the Town provides otherwise, the Applicant may terminate its application at any time by giving written notice to the Town. The Town shall take all reasonable steps necessary to terminate the accrual of costs to the Applicant and file such notices as are required by the Town's regulations. The Applicant shall be liable for all costs incurred by the Town in terminating the processing of the application.
3. If the Applicant fails to pay the fees and costs required herein when due, the Town may take those steps necessary and authorized by law to collect the fees and costs due, in addition to exercising those remedies set forth in Section 1, above. The Town shall be entitled to recover from Applicant all court costs and attorneys' fees incurred in collection of the balance due, including interest on the amount due from its due date at the rate of 18% per annum.
4. The Town will account for all funds expended and fees and expenses incurred by the Town as a result of review of the application throughout the review process. Statements of expenses incurred will be made available to the Applicant by the Town. Expenses to be charged to the Applicant's account shall include, but shall not be limited to legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, fees for administrative time of Town staff, security, permits and easements. Within 60 days after the completion of the processing of the application by the Town, the Town will provide Applicant with a statement of account and will refund to the Applicant any funds paid by the Applicant that were not expended by the Town, except where the Parties expressly agree to the contrary.
5. Applicant's obligation to pay the costs and expenses provided for in this Agreement shall exist and continue independent of whether the Applicant's application, or any part thereof, is approved, approved with conditions, denied, withdrawn, or terminated by the Town or the Applicant prior to a final decision in the process.

IN WITNESS WHEREOF, the Town and the Applicant have caused this Agreement to be duly executed on the day and year first above written.

PRINTED APPLICANT'S NAME: NICHOLAS ROSENBECK

APPLICANT'S SIGNATURE: NICHOLAS ROSENBECK
Signature

TOWN OF GRAND LAKE

By: Kimberly LMM
Kim White, Community Development Director

SEAL

Attest:

Alayna Carrell, Town Clerk



GRAND LAKE FIRE PROTECTION DISTRICT

Section 10, Item D.



DATE: August 19th, 2024

TO: Nicholas Rosenbeck – Others whom it may concern

RE: Fire Authority Variance to “Fire Apparatus Access Road” for property 501 Mountain Ave Grand Lake Co 80447

FROM: Fire Chief Seth St. Germain

The attached plans have been reviewed by the AHJ (Fire Authority Having Jurisdiction), being Grand Lake Fire Protection Districts Fire Chief, using the International Fire –

Code Appendix D – Fire Apparatus Access Roads and Section 503 Fire Apparatus Access Roads

- Section D103 Fire Apparatus Access Roads Minimum Specification
 - D103.3 Turning Radius
 - D103.4 Dead Ends
- 503.2.4 Turning Radius
- 503.2.5 Dead Ends

This letter therefore grants two variances, for the listed property, specific to the listed improvements to be made shown on the attached plans.

Variance 1 for 501 Mountain Ave – initial driveway access width.

- Road improvement will consist of widening the road to 20’, however the initial driveway improvement area will begin at approximately 15’ wide and “taper” to 20’ wide within 15 feet.

Variance 2 for 501 Mountain Ave – Fire Apparatus Turnaround

- Per Fire Code, the length of the driveway does meet the requirements for an established fire apparatus turnaround. However, with the listed driveway widening improvements and the provisional “open space” to the east of the property, a fire apparatus turnaround is not required.

If there are any questions regarding these variances, please feel free to contact me. My contact information is as follows:


- Email – [sstgermain @grandlakefire.org](mailto:ssstgermain@grandlakefire.org)
- Phone # - 970-627-8428
- Cell # - 970-553-9347



GRAND LAKE FIRE PROTECTION DISTRICT



Respectfully,


FIRE CHIEF

501 MOUNTAIN AVE - FIRE APPARATUS ACCESS ROAD VARIANCE

501 MOUNTAIN AVE PROPERTY IMPROVEMENTS

COMPLETE WIDENING AT PROPERTY CORNER

HASKELL ST ROADWAY WIDENING (20' MIN ROADWAY WIDTH)

VACATED MOUNTAIN AVE (LOOP ROAD)

VACATED MOUNTAIN AVE (LOOP ROAD)

START WIDENING AT THIS POINT

HASKELL ST

TRIM BACK TREES AND BRUSH ALONG EXISTING HASKELL STREET AS NECESSARY TO MAINTAIN EXISTING DRIVEWAY CLEARANCES

Per Fire Code Appendix D - Fire Apparatus Access Road D103.4 Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provision.

- 1) VARIANCE PROVIDED FOR 20' ROADWAY WIDTH, EXCEPT FOR PORTION OF ROADWAY AT CURVE AS IDENTIFIED IN HIGHLIGHTED AREAS ON THIS PLAN
- 2) VARIANCE PROVIDED FOR TURNAROUND



Google Earth

Imagery Date: 8/27/2019 40°15'18.17" N 105°49'39.66" W elev 8485 ft eye alt 8801 ft



As noted in Figure 1 and the attached calculations, the existing site and proposed project have the following properties and results from our analysis.

EXISTING PROJECT DATA

Address: 501 Mountain Ave
Lot Size: 0.23 Acres
Drainage Basin Size: 7.61 Acres
Existing Imperviousness: 22.6%
Historic 100-Year Storm Flow Rate: 20.21 cfs

PROPOSED PROJECT DATA

Drainage Basin Size: 7.61 Acres
Proposed Imperviousness: 23.1%
Proposed 100-Year Storm Flow Rate: 20.31 cfs
Increase in 100-Year Storm Flow Rate: 0.49%

This minimal increase in anticipated flows for the drainage basin that the subject property lies within is negligible to the degree that we believe stormwater detention should not be required for the construction of a single-family home on the platted lot of the subject property. As mentioned above, we do not believe that this minimal increase in flows will have any negative impacts to the surrounding properties or Town rights-of-way.

If you have any questions regarding the data presented or the methodology of our analysis, please feel free to contact us to discuss further.

Signed: Cooper Karsh, P.E., CF

JVA

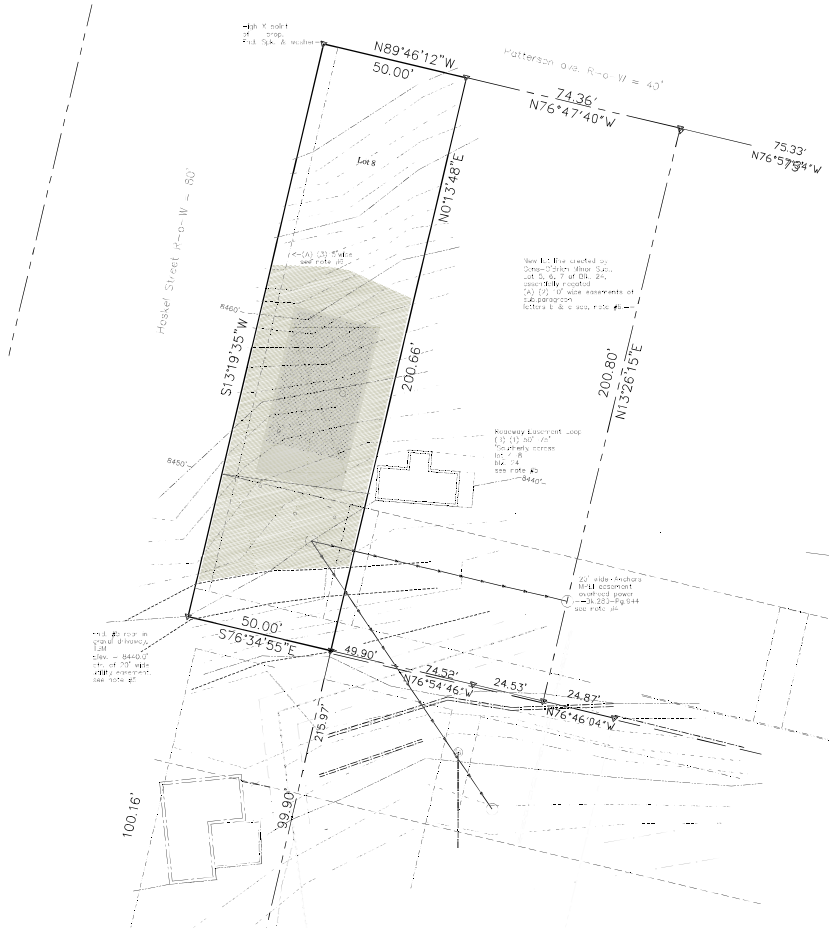


Copies to:

Nicholas Rosenbeck (Owner)

Attachments:

- Site Plan (by BDC Design)
- NOAA Precipitation Data
- Historic Basin Data
- Proposed Basin Data
- Proposed Stormwater Runoff Calculations





NOAA Atlas 14, Volume 8, Version 2
Location name: Grand Lake, Colorado, USA*
Latitude: 40.255°, Longitude: -105.827°
Elevation: 8439 ft**
 * source: ESRI Maps
 ** source: USGS



Section 10, Item D.

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerals](#)

PF tabular

1-Hour Point Rainfalls

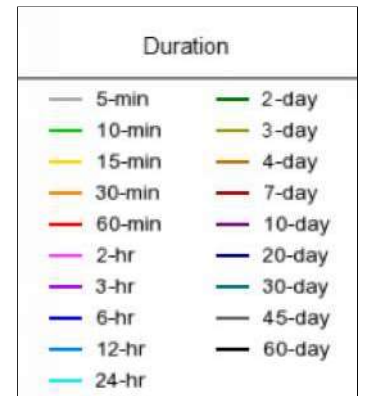
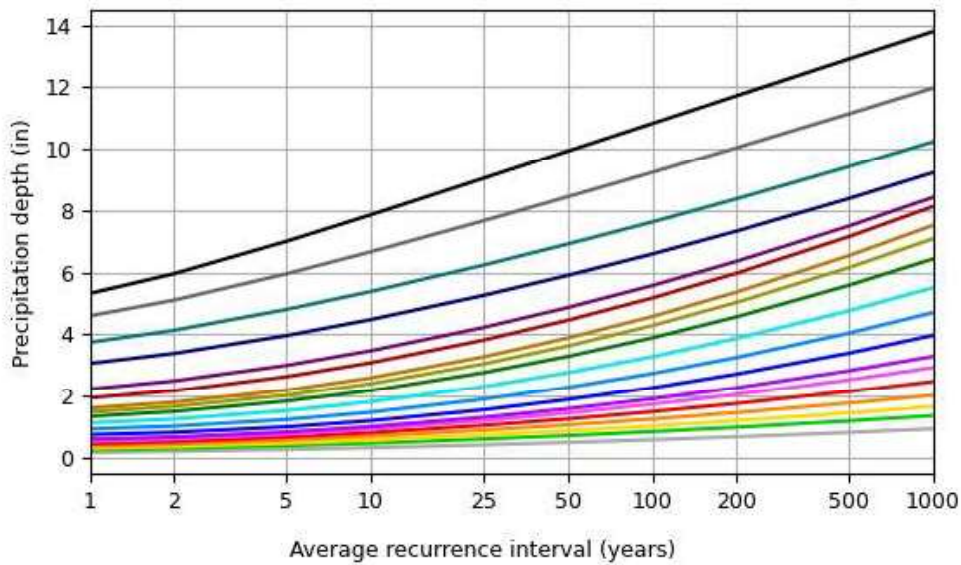
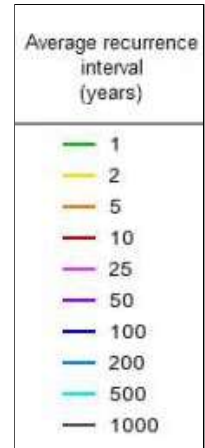
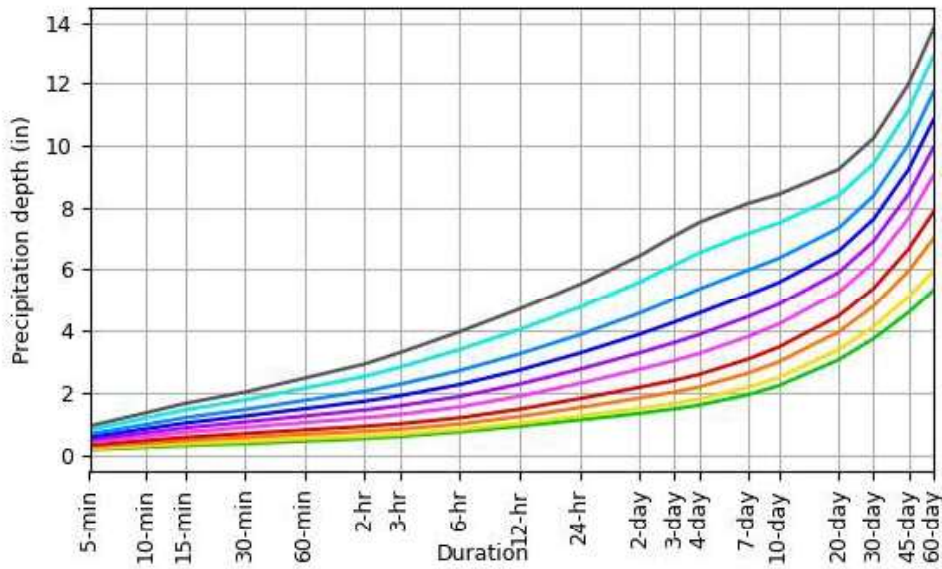
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.166 (0.131-0.215)	0.197 (0.155-0.256)	0.257 (0.201-0.335)	0.314 (0.245-0.412)	0.405 (0.310-0.570)	0.484 (0.359-0.689)	0.572 (0.408-0.838)	0.668 (0.457-1.01)	0.809 (0.530-1.27)	0.926 (0.586-1.46)
10-min	0.243 (0.191-0.315)	0.289 (0.227-0.375)	0.376 (0.295-0.490)	0.460 (0.358-0.603)	0.593 (0.454-0.834)	0.709 (0.526-1.01)	0.837 (0.598-1.23)	0.979 (0.669-1.48)	1.18 (0.776-1.85)	1.36 (0.858-2.14)
15-min	0.296 (0.233-0.384)	0.352 (0.277-0.458)	0.459 (0.359-0.598)	0.561 (0.437-0.736)	0.723 (0.553-1.02)	0.865 (0.641-1.23)	1.02 (0.729-1.50)	1.19 (0.816-1.81)	1.44 (0.947-2.26)	1.65 (1.05-2.60)
30-min	0.359 (0.283-0.466)	0.428 (0.336-0.556)	0.558 (0.438-0.728)	0.684 (0.533-0.897)	0.882 (0.675-1.24)	1.06 (0.782-1.50)	1.24 (0.889-1.89)	1.46 (0.995-2.21)	1.76 (1.16-2.76)	2.02 (1.28-3.18)
60-min	0.439 (0.346-0.570)	0.511 (0.402-0.664)	0.656 (0.514-0.855)	0.800 (0.624-1.05)	1.04 (0.797-1.47)	1.25 (0.928-1.78)	1.48 (1.06-2.19)	1.75 (1.20-2.66)	2.14 (1.41-3.36)	2.47 (1.56-3.89)
2-hr	0.519 (0.414-0.667)	0.595 (0.474-0.764)	0.753 (0.597-0.971)	0.917 (0.723-1.19)	1.19 (0.930-1.68)	1.44 (1.09-2.05)	1.72 (1.25-2.52)	2.05 (1.42-3.09)	2.52 (1.68-3.93)	2.92 (1.87-4.56)
3-hr	0.590 (0.474-0.753)	0.662 (0.531-0.846)	0.823 (0.658-1.06)	0.998 (0.792-1.29)	1.30 (1.02-1.83)	1.58 (1.20-2.24)	1.90 (1.39-2.77)	2.27 (1.58-3.41)	2.82 (1.89-4.37)	3.29 (2.12-5.10)
6-hr	0.739 (0.600-0.932)	0.813 (0.660-1.03)	0.990 (0.801-1.25)	1.19 (0.956-1.52)	1.54 (1.24-2.15)	1.88 (1.45-2.64)	2.26 (1.68-3.27)	2.71 (1.92-4.04)	3.39 (2.30-5.21)	3.97 (2.58-6.09)
12-hr	0.921 (0.758-1.15)	1.01 (0.834-1.27)	1.23 (1.01-1.54)	1.47 (1.20-1.85)	1.88 (1.52-2.59)	2.28 (1.78-3.16)	2.73 (2.04-3.90)	3.25 (2.32-4.79)	4.04 (2.76-6.14)	4.71 (3.09-7.15)
24-hr	1.12 (0.936-1.38)	1.25 (1.04-1.54)	1.52 (1.26-1.88)	1.81 (1.49-2.25)	2.30 (1.88-3.11)	2.76 (2.17-3.76)	3.28 (2.48-4.61)	3.87 (2.79-5.63)	4.76 (3.29-7.14)	5.51 (3.66-8.29)
2-day	1.33 (1.13-1.62)	1.49 (1.26-1.82)	1.83 (1.53-2.24)	2.17 (1.81-2.68)	2.75 (2.27-3.67)	3.28 (2.61-4.42)	3.88 (2.97-5.39)	4.57 (3.33-6.56)	5.58 (3.89-8.28)	6.44 (4.32-9.58)
3-day	1.48 (1.26-1.79)	1.65 (1.40-2.00)	2.02 (1.71-2.45)	2.40 (2.02-2.93)	3.04 (2.52-4.02)	3.62 (2.90-4.84)	4.28 (3.30-5.90)	5.03 (3.70-7.18)	6.15 (4.32-9.06)	7.09 (4.79-10.5)
4-day	1.60 (1.37-1.93)	1.79 (1.53-2.16)	2.18 (1.86-2.64)	2.59 (2.19-3.15)	3.27 (2.72-4.30)	3.88 (3.12-5.16)	4.58 (3.54-6.28)	5.37 (3.96-7.61)	6.54 (4.61-9.58)	7.52 (5.10-11.1)
7-day	1.93 (1.67-2.30)	2.17 (1.87-2.59)	2.63 (2.26-3.15)	3.08 (2.63-3.71)	3.81 (3.19-4.92)	4.45 (3.61-5.83)	5.17 (4.03-6.99)	5.98 (4.44-8.36)	7.15 (5.08-10.4)	8.13 (5.56-11.9)
10-day	2.22 (1.94-2.64)	2.49 (2.17-2.96)	2.99 (2.59-3.56)	3.47 (2.98-4.16)	4.22 (3.54-5.38)	4.86 (3.96-6.30)	5.57 (4.36-7.46)	6.36 (4.74-8.82)	7.49 (5.34-10.8)	8.43 (5.80-12.2)
20-day	3.06 (2.70-3.58)	3.38 (2.98-3.96)	3.96 (3.48-4.66)	4.48 (3.90-5.30)	5.25 (4.44-6.55)	5.90 (4.85-7.49)	6.59 (5.20-8.65)	7.33 (5.52-9.99)	8.38 (6.03-11.8)	9.23 (6.42-13.3)
30-day	3.74 (3.33-4.35)	4.13 (3.67-4.81)	4.80 (4.25-5.61)	5.38 (4.73-6.33)	6.23 (5.29-7.66)	6.91 (5.71-8.68)	7.62 (6.05-9.90)	8.38 (6.34-11.3)	9.42 (6.81-13.2)	10.2 (7.17-14.6)
45-day	4.60 (4.12-5.30)	5.11 (4.57-5.90)	5.95 (5.31-6.90)	6.66 (5.90-7.78)	7.66 (6.53-9.32)	8.44 (7.01-10.5)	9.23 (7.37-11.9)	10.0 (7.64-13.4)	11.1 (8.10-15.4)	12.0 (8.44-17.0)
60-day	5.32 (4.80-6.11)	5.96 (5.37-6.85)	7.00 (6.28-8.07)	7.86 (7.00-9.12)	9.03 (7.73-10.9)	9.93 (8.28-12.2)	10.8 (8.67-13.8)	11.7 (8.95-15.5)	12.9 (9.42-17.8)	13.8 (9.77-19.5)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 40.2550°, Longitude: -105.8270°

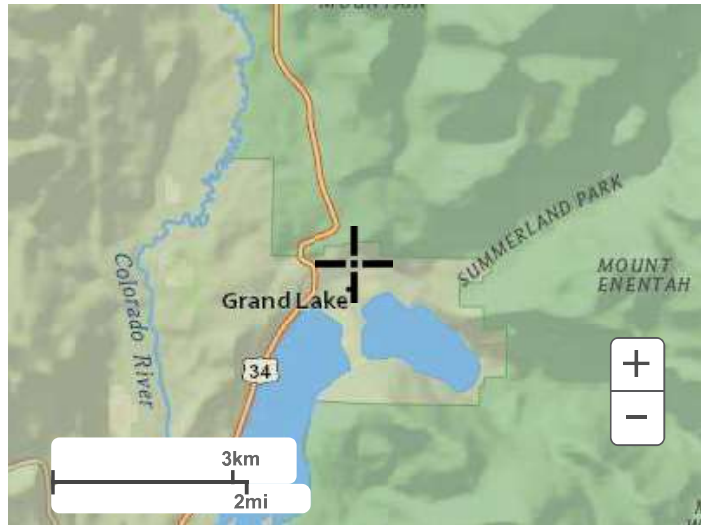


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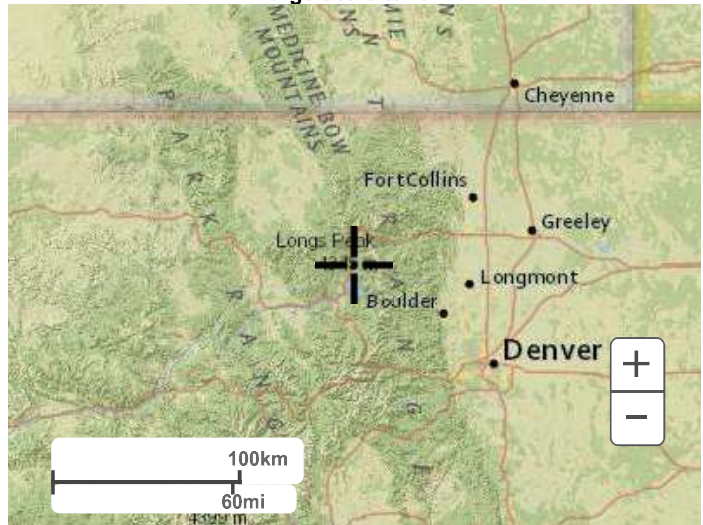
Maps & aerials

Small scale terrain

Section 10, ItemD.



Large scale terrain

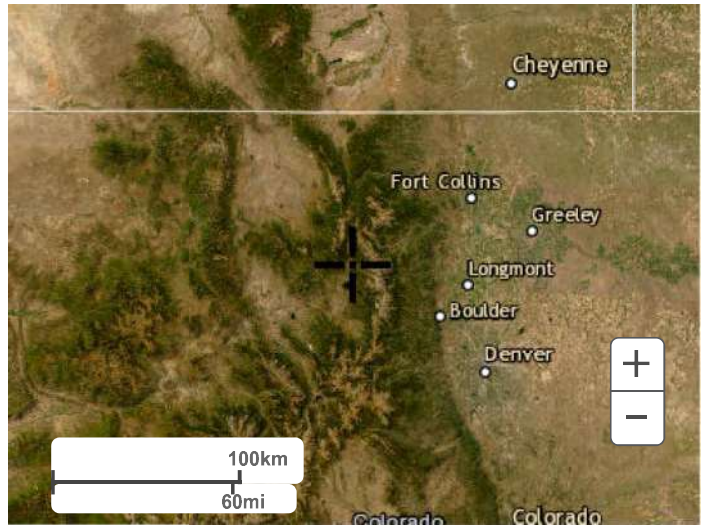


Large scale map



Large scale aerial

Section 10, Item D.



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[US Department of Commerce](#)
[National Oceanic and Atmospheric Administration](#)
[National Weather Service](#)
[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

[Disclaimer](#)



JVA Incorporated Job Name: 501 Mountain Ave
 PO Box 1860 Job Number: xxx
 47 Cooper Creek Way, S 328 Date: 8/23/24
 Winter Park, CO 80482 By: CWK
 Ph: (970) 722 7677
 Municipality: MHFD

501 Mountain Ave

Historic Runoff Coefficient & Time of Concentration Calculations

Municipality: Grand Lake
 Impervious Values: MHFD
 Runoff Coefficients: MHFD Formulae
 Major Design Storm: 100
 Minor Design Storm: 10

Basin Design Data																											
Basin Name	Soil Type	Design Point	I (%) =				Runoff Coefficients (MHFD Formulae Table 6-5)				Initial Overland Time (t _i) MHFD Eq 6-3			Channelized Travel Time (t _c) MHFD Eq 6-4					t _c Comp	Regional Check (t _r regional) MHFD Eq 6-5			t _c Final				
			80%	95%	90%	20%	Imp (%)	C2	C5	C10	C100	Length (ft)	Slope (%)	t _i (min)	Length (ft)	Slope (%)	Type of Land Surface	K		Velocity (fps)	t _c (min)	Time of Conc t _i + t _c = t _c		Channelized Length (ft)	Channelized Slope (ft/ft)	t _r regional	t _c or t _r regional
A	C/D	1	5,553	0	7,610	318,329	331,492	7.61	22.6%	0.16	0.22	0.30	0.58	158	45.0%	5.7	448	13.3%	Paved areas & shallow paved swales	20	7.3	1.0	6.7	448	0.133	23.8	6.7
							0	0.00											Paved areas & shallow paved swales	20	0.0	0.0		0	0.000	N/A	
							0	0.00											Paved areas & shallow paved swales	20	0.0	0.0		0	0.000	N/A	
							0	0.00											Paved areas & shallow paved swales	20	0.0	0.0		0	0.000	N/A	
							0	0.00											Paved areas & shallow paved swales	20	0.0	0.0		0	0.000	N/A	
TOTAL SITE			5,553	0	7,610	318,329	331,492	7.61	22.6%	0.16	0.22	0.30	0.58														

$I = (28.5 P_1) / ((10 + TC) 0.786)$

Point Hour Rainfall (P ₁):	0.51	0.66	0.80	1.46
--	------	------	------	------

Basin Name	Design Point	Time of Conc (tc)	Runoff Coeff's				Rainfall Intensities (in/hr)				Area		Flow Rates (cfs)			
			C2	C5	C10	C100	2	5	10	100	A _{Total} (sf)	A _{Total} (ac)	Q2	Q5	Q10	Q100
A	1	6.7	0.16	0.22	0.30	0.58	1.59	2.04	2.49	4.61	331,492	7.61	1.90	3.41	5.65	20.21
											0	0.00				
											0	0.00				
											0	0.00				
TOTAL SITE											331,492	7.61	1.90	3.41	5.65	20.21

Historic 100-Year Storm Flow Rate



JVA Incorporated
 PO Box 1860
 47 Cooper Creek Way, S 328
 Winter Park, CO 80482
 Ph: (970) 722 7677
 Municipality: MHFD

Job Name: 501 Mountain Ave
 Job Number: xxx
 Date: 8/23/24
 By: CWK

501 Mountain Ave
Time of Concentration Calculations

Municipality: MHFD
 Impervious Values: MHFD
 Runoff Coefficients: MHFD Formulae

Sub-Basin Data				Initial Overland Time (t _i) MHFD Eq 6-3			Channelized Travel Time (t _c) MHFD Eq 6-4						t _c Comp	Regional Check (t _{regional}) MHFD Eq 6-5			t _c Final
Basin Name	Design Point	A _{Total} (ac)	C5	Length (ft)	Slope (%)	t _i (min)	Length (ft)	Slope (%)	Type of Land Surface	C _v	Velocity (fps)	t _c (min)	Time of Conc t _i + t _c = t _c	Channelized Length (ft)	Channelized Slope (ft/ft)	t _{regional}	t _c or t _{regional}
A	1	7.61	0.22	158	45.0%	5.7	448	13.3%	Paved areas & shallow paved swales	20	7.3	1.0	6.7	448	0.133	23.7	6.7
									Paved areas & shallow paved swales	20				0	0.000	N/A	
									Paved areas & shallow paved swales	20				0	0.000	N/A	
									Paved areas & shallow paved swales	20				0	0.000	N/A	
									Paved areas & shallow paved swales	20				0	0.000	N/A	
									Paved areas & shallow paved swales	20				0	0.000	N/A	
									Paved areas & shallow paved swales	20				0	0.000	N/A	
									Paved areas & shallow paved swales	20				0	0.000	N/A	
									Paved areas & shallow paved swales	20				0	0.000	N/A	
									Paved areas & shallow paved swales	20				0	0.000	N/A	
									Paved areas & shallow paved swales	20				0	0.000	N/A	
									Paved areas & shallow paved swales	20				0	0.000	N/A	

OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Sky-Hi News and Middle Park Times** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(970) 887-3334**.

Notice ID: eYpwZgv6frcq8HRwRhXO | **Proof Updated: Sep. 13, 2024 at 05:02pm MDT**
 Notice Name: 501 Mountain - road standards variance

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
K White	Sky-Hi News and Middle Park
kwhite@toglco.com	Times
(970) 627-3435	

Columns Wide:	1	Ad Class: Legals
Total Column Inches:	1.75	
Number of Lines:	21	

09/18/2024: Other Notice	10.63
Affidavit Fee	10.00

Subtotal	\$20.63
Tax	\$0.00
Processing Fee	\$2.06
Total	\$22.69

NOTICE is hereby given that the Grand Lake Planning Commission will hold a Public Hearing on Wednesday, October 16, 2024 at 6:30 PM at Town Hall, 1026 Park Ave. Grand Lake, CO, to review a request for variance from the Street Development Policies, Standards, and Specifications (M.C. 11-2) for access to property located at Lot: 8 Block: 24, Town of Grand Lake, more commonly referred to as 501 Mountain Avenue. Additional information is available for public inspection at Town Hall during normal business hours. Public comments and participation are both encouraged and welcome, either in person at the public meeting, in writing to the Town of Grand Lake, P.O. Box 99, Grand Lake, CO 80447 or by e-mail to planner@toglco.com. To be published in the Middle Park Times.

PUBLISHED IN THE SKY-HI NEWS AND MIDDLE PARK TIMES ON WEDNESDAY, SEPTEMBER 18, 2024.

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 69 – 2024**

**A RESOLUTION APPROVING A VARIANCE TO STREET STANDARDS TO ACCESS LOT 8,
BLOCK 14, TOWN OF GRAND LAKE, MORE COMMONLY REFERRED TO AS 501
MOUNTAIN AVENUE SUBJECT TO CONDITIONS**

WHEREAS, the Board of Trustees (the “Board”) of the Town of Grand Lake, Colorado, pursuant to Colorado statute, is vested with the authority of administering the affairs of the Town of Grand Lake, Colorado (the “Town”); and

WHEREAS, Nicholas and Kathryn Rosenbeck (collectively the “Owners”) are the owners of certain real property located within the Town of Grand Lake, more particularly described as follows:

Lot 8, Block 14, Town of Grand Lake Subdivision, Grand Lake, Colorado, also known as: 501 Mountain Avenue, Grand Lake, Colorado 80447 (the “Property”); and

WHEREAS, Grand Lake Municipal Code (the “Code”) Article 2 of Chapter 11 sets forth the street and roadway standards of the Town; and

WHEREAS, the Town received a zoning variance request application (the “Application”) from the Owners on August 26th, 2024, requesting a variance to the requirements set forth in Section 11-2-9(B)(4) of the Code as well as an explanation of the hardships required to grant such a variance found in Section 11-2-11(D) of the Code as presented by the Owner’s engineer, JVA Civil Engineering; and

WHEREAS, the Property is currently unimproved and several criteria found in Article 2 of Chapter 11 of the Code regulate access and the standards by which a party may construct vehicular access to their property, including, but not limited to 11-2-3, 11-2-4, 11-2-6 and 11-2-9; and

WHEREAS, the Owner, through their engineer, has proposed access to the Property via a private road; and

WHEREAS, Code Section 11-2-9, in relevant part, states as follows:

11-2-9 Acceptance Procedures and Requirements.

(A) *This Section sets forth the procedures related to acceptance of road improvements in the Town of Grand Lake. It is intended to maintain a uniform road development policy throughout the Town and to provide a clear statement of procedures for road acceptance.*

(B) *General Policies.*

4. *Where a new development impacts an existing road or drainage facility by accessing onto the road or increasing storm runoff onto or along the road, the developer(s) will be responsible for upgrading the roadway to the minimum standards required by these Street Standards. The construction of new roadways for the purpose of providing access to a development is the responsibility of the developer(s).*

WHEREAS, Code Section 11-2-11 sets forth the variance procedure and requests as follows (emphasis added):

11-2-11 Variance Request and Procedure.

If an applicant responsible to the Town for public improvements desires to design and construct such improvements in variance to criteria in these standards, each variance shall be identified in the initial

submittal.

(B) *Planning Commission Review. Variances from the Street Development Policies, Standards, and Specifications shall be reviewed by the Planning Commission at a Public Hearing and make a recommendation to the Board of Trustees.*

1. *Fifteen (15) days prior to the scheduled Public Hearing date, legal notice shall be placed in the local newspaper of general circulation advertising the time, date, and location of the Public Hearing.*

2. *In addition, certified letters are to be mailed at least fifteen (15) days prior to the Public Hearing to all property owners within two hundred (200) feet of any portion of the property.*

(D) *Hardships for Consideration. Variance requests will only be granted if the applicant can demonstrate all of the following:*

1. *That by reason of exceptional shape, size or topography of lot, or other exceptional situation or condition of the building or land, practical difficulty or unnecessary hardship would result to the owners of said property from a strict enforcement of these Regulations;*

2. *That literal interpretation of the provisions of these Regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these Regulations.*

3. *That the special conditions and circumstances do not result from the actions of the applicant;*

4. *That granting the variance request will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district;*

5. *That the granting of the variance does not pose a detriment to the public good and does not substantially impair the intent and purpose of the Zone Plan and these Regulations.*

WHEREAS, on October 16, 2024, the Planning Commission reviewed the Owners’ variance request at a Public Hearing and forwarded a recommendation to the Board of Trustees the Board approve the Application; and,

WHEREAS, the Board of Trustees must find all of the elements contained in Code Section 11-2-11(D)(1-5) to grant the variance; and

WHEREAS, upon a thorough consideration of the elements of Section 11-2-11(D)(1-5) of the Grand Lake Municipal Code, the Board of Trustees finds the Owners have met each and every element and recommend approval of the Application subject to the conditions set forth below.

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

1. The Board of Trustees hereby approves the Application subject to the conditions set forth in Section 2., below.
2. The Board of Trustee’s approval is expressly conditioned upon the Applicant satisfying the following conditions.
 - a. Payment by Applicant of all legal, engineering and administrative fees incurred by the Town in connection with review, processing, consideration and approval of the Application.
 - b. Compliance by the Applicant with all representations made to the Planning Commission, the Board of Trustees, and Staff during all public hearings or meetings related to the Application.
 - c. The Applicant 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 of Trustees is not obligated to grant similar requests in the future nor does granting this Request set precedent for any future requests.

- e. This authorization shall run with the transfer of the Property from the Applicant to their successors, heirs, or grantees.
- 3. 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.
- 4. 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.

INTRODUCED, PASSED AND ADOPTED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE AND SIGNED THIS 28TH DAY OF OCTOBER, 2024.

(S E A L)

Votes Approving:
 Votes Opposed:
 Absent:
 Abstained:

ATTEST:

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

 Alayna Carrell
 Town Clerk

By: _____
 Christina Bergquist
 Mayor Pro-Tem



Request for Board Action

Meeting Date: 10/28/2024

Department: Administration/Events	Presenter: Carrell
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ITEM:

APPROVING A NEW SPECIAL EVENT PERMIT APPLICATION AND RESOLUTION 70-2024, A RESOLUTION SETTING CERTAIN FEES FOR THE TOWN OF GRAND LAKE’S SPECIAL EVENT, “TREE LIGHTING CEREMONY” ON NOVEMBER 29, 2024

BACKGROUND:

In prior years, the Grand Lake Area Chamber of Commerce facilitated the annual Tree Lighting Ceremony. This year, the Town of Grand Lake has taken on this special tradition. Citizens and visitors are invited to participate in this free event on November 29, 2024, from 6:30PM to 8:00PM. Come welcome the holiday season with a visit from Santa and his reindeers, while sipping hot cocoa donated by Sagebrush BBQ, snacking on Santa’s favorite cookies provided by Mary’s Mountain Cookies, all by a cozy fire, with a Christmas carol sing along and the lighting of the trees, sure to warm your soul. We anticipate an expenditure budget of \$3,900.00.

The request is to waive the facility rental fees of \$95.00 for use of the Heckert pavilion, the Gazebo with electricity usage for both facilities and the new special event fee of \$250.00.

When reviewing the application, the Board of Trustees is to consider the following:

Municipal Code 11-6-3(C): *Special Event Permit Application Review and Approval.*

1. Review Considerations. The following factors shall be considered prior to approval of a SEP:

- (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 2024, \$500.00 in new special event fees and \$215.00 in facility rental fees have been waived.

SUGGESTED MOTIONS

I make a motion to approve/(deny) A NEW SPECIAL EVENT PERMIT APPLICATION AND RESOLUTION 70-2024, A RESOLUTION SETTING CERTAIN FEES FOR THE TOWN OF GRAND LAKE’S SPECIAL EVENT, “ANNUAL TREE LIGHTING CEREMONY” ON NOVEMBER 29, 2024

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 70-2024**

**A RESOLUTION SETTING CERTAIN FEES FOR THE TOWN OF GRAND
LAKE’S SPECIAL EVENT, “TREE LIGHTING CEREMONY” ON
NOVEMBER 29, 2024**

WHEREAS, the Town of Grand Lake has scheduled the use of the Heckert Pavilion and the Town Park Gazebo, with use of electricity on November 29, 2024, to hold their “Tree Lighting Ceremony”; and,

WHEREAS, the facility rental fees for the use of the Heckert Pavilion and Town Park Gazebo with electricity usage for the scheduled time are set at \$95.00 for government organizations and the fee for a new special event application is set at \$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 Town fees and the new special event 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 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, the Board hereby waives the \$95.00 facility rental and electricity usage fees and the \$250.00 new special event application fee for the use of the for “Tree Lighting Ceremony” to be held on November 29th, 2024, from 6:30PM – 8:00PM.

DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THIS 28th DAY OF OCTOBER 2024.

Votes Approving:
Votes Opposing:
Votes Abstaining:
Absent:

(SEAL)

ATTEST:

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor Pro-Tem



RECEIVED SEP 27 2024

Town Of Grand Lake Special Event Permit (SEP) Application

For a one-day Special Event, this application must be submitted at least 30 days prior. If the special event is for more than one day or involves liquor, this application must be submitted at least 90 days prior. This application must be submitted in full, with all required supporting documentation, to be considered for approval.

A permit will not be issued if the applicant is delinquent on any accounts of the Town or any of its enterprise funds.

Contact Information

Contact Person Name: Sarah Weekes Phone Number: 970-531-4795
 Address: 1026 Park Ave City: Grand Lake
 State: CO Zip: 80447 Email: sweekes@toglco.com

Organization or Entity Information

Organization: Town of Grand Lake Phone Number: 970-627-3435
 Address: 1026 Park Ave City: Grand Lake
 State: CO Zip: 80447 Email: sweekes@toglco.com

Event Information

Event Name: Tree Lighting Ceremony Dates of Event: 11/29/2024
 Is this the first occurrence of the event? Yes No
 During Event Contact: Sarah Weekes Phone Number: 970-531-4795
 Post Event Clean-up Contact: Sarah Weekes Phone Number: 970-531-4795

Event Details

Document Check List

The following items must be submitted with the application. If no applicable, please note NA.

Documents	Included in Application	Received By Town
Site Plan – Including the following:	✓	✓
Dimensions and Locations of Specific Activities	✓	✓
Delineation for Liquor Service & Consumption	na	✓
Ingress and Egress Points	✓	✓
Off-Street Parking and Track Circulation	✓	✓
Location of Any Signage	✓	✓
Trash Can/Dumpster Location	✓	✓
Restrooms/Porta-Potties Location	✓	✓
Copies of Colorado and Grand Lake Sales Tax Licenses	✓	✓
Copy of Government or Non-Profit Status	✓	✓
Copy of Grand Lake Business License and/or Peddler's Applications	na	✓
Copy of Liquor License Application or License	na	✓
Endorsed Liability Insurance - Town of Grand Lake Listed as Additional Insured	✓	✓
Fees Paid (New event fee \$250.00 and/or \$250.00 refundable damage deposit)	✓	✓
Any Additional Information or Documents Which Pertain to the Event or this Application	✓	✓

requesting fees to be waived in BOT meeting 10/28

Event Details Continued

Please answer the following questions in detail. If more space is needed to adequately respond to the questions, please attach them to this application; note in the space given where to find the response in the additional documentation.

What is the precise nature of the event: Grand Lake Annual Tree Lighting

Detail the itinerary (dates & times) for event and clean-up: Nov 29th
Set up 2:00PM, event 6:00PM - 8:30PM
Clean up 8:30PM - 9:30PM

List all Town facilities or parks to be used for the event: Town Park, Heckert Pavilion, Town Park Gazebo

Please fill out the Facility Rental Application for each facility to be utilized

State the compatibility with the surrounding properties and how the event will impact the neighboring businesses.

Comments from surrounding businesses may be requested. Grand Ave closed from 6:30PM - 8:00PM from Garfield to Pitkin. no other impact to businesses

List exact dates, times, and locations of requested street closures or blocking of parking spaces: 11/29/24

6PM - 8:30PM Grand Ave Garfield to Pitkin parking blocked
same times on both sides of Grand Ave

What is the anticipated impact to on-street parking: Grand Ave closed from Garfield to Pitkin 6:30PM - 8:00PM, no other parking impact

Detail planned signage for the event including dimensions of signs, locations, dates placed & removed: _____

Put on marquee 11/18/24

Detail trash and waste plan, including placement & removal or containers and post event clean up: extra

trash cans at Pavilion + Gazebo Town staff to clean up
+ remove trash after event

List any special requests or services to be provided by the town such as electricity sprinkler shut-off, sound system use, marquee announcement, use of Town Park kiosk: event to be put on

marquee 11/18/24

By signing below the applicant acknowledges they have received, reviewed, and understands the requirements set forth in Municipal Code Chapter 11: Municipal Property Regulations, including the notes bellow*. The applicant further acknowledges the information contained on the application is true and correct and that submission of false information shall be cause for the SEP to be immediately revoked without notice or hearing. During the event, the SEP shall be available and presented upon demand at the location of the Special Event.

- * Clean-up must be completed within 24 hours of the end of the event. If this is not accomplished the Town Staff will finish the clean-up resulting in a \$50.00 per hour per staff member charge to the even organization and no refunding of the damage deposit.
- * No stakes may be used in any town park
- * No alcohol is allowed unless a Special Event Liquor Permit has been issued

Sarah Weeks
Signature

9/27/24
Date

For questions contact the town: Phone: 970-627-3435 Email: town@toglco.com



Date Received: 9/27/24
 Fee Total Paid: 0 requesting to be waived
 Deposit Total Paid: 0
 Facility Requested: Heckert Pavilion
Gazebo
Town Park

TOWN OF GRAND LAKE STRUCTURE AND FACILITY APPLICATION AND USE AGREEMENT

According to the use policies for Town of Grand Lake public facilities and structures (outlined by Resolution), any group or governmental entity (User) desiring to use public facilities and structure shall comply with the terms of the Resolution. The following information is required for this Application and Use Agreement.

User/ Group Name: Town of Grand Lake
 User /Group Contact Person: Sarah Weckes
 Contact Mailing Address: PO Box 99 Grand Lake Co 80447
 Contact Daytime Telephone Number: 970-627-3435
 Contact Email Address: sweckes@togl.co.com

Is this user group a Government, Non-Profit, or Special District? Yes No

Is this a reoccurring event? Yes No

Is this a pecuniary use? (Will you be selling something?) Yes No

Please indicate event name, or use:

Tree Lighting Ceremony

Please identify your waste removal plan:

Town staff to remove after event

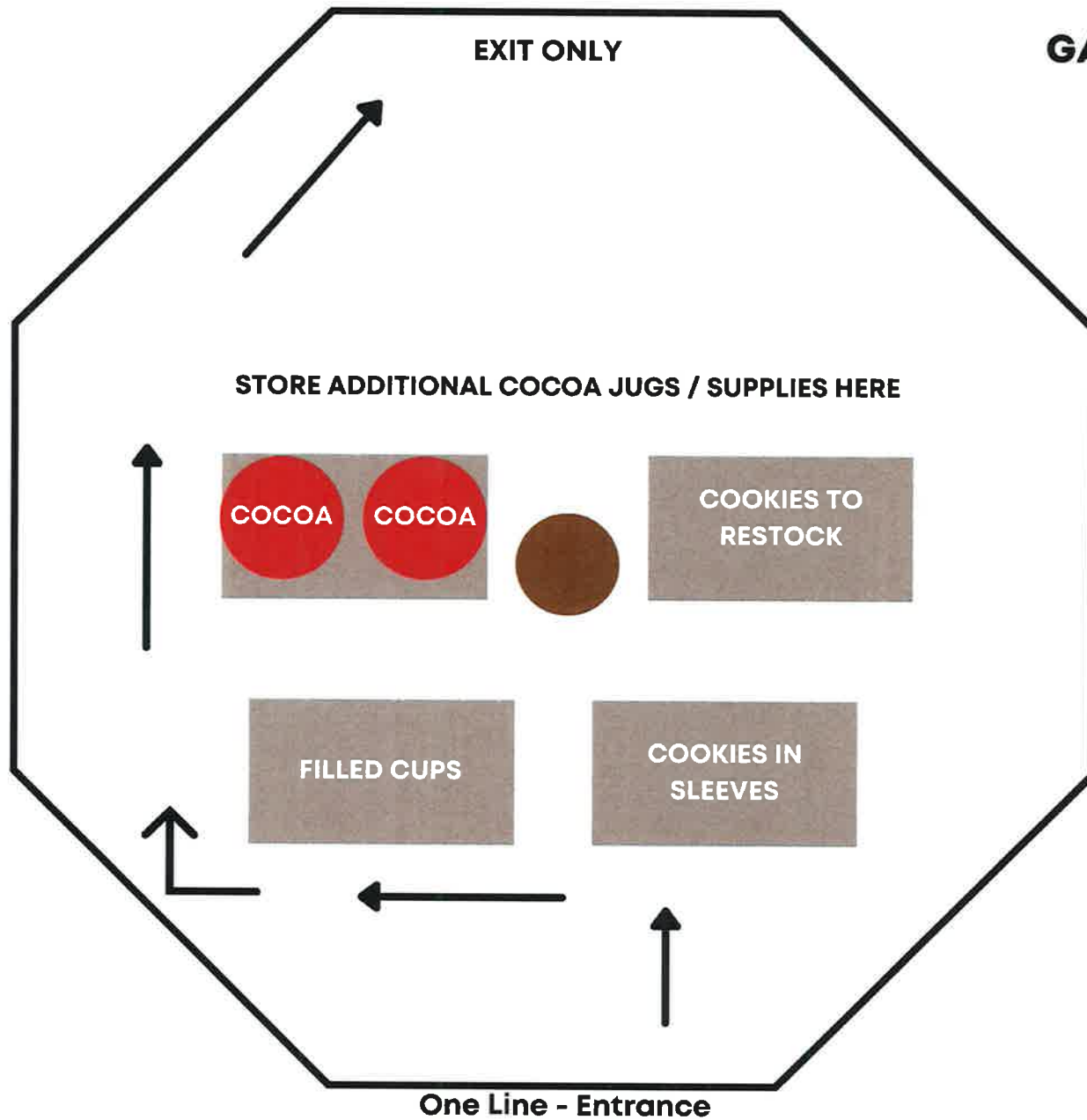
Please check which structure(s) and/or facility (and applicable subsequent amenity) you would like to use as well as note the date(s) and time period(s):

- Community House (\$550 Deposit) + Fee
 - Non profit (\$150/\$300) all others (\$300/\$600)
 - Heckert Pavilion (\$20 non profit per hr) private \$30 per hr. = \$30
 - Electricity Use Requested (+\$25) = \$25
 - Town Square Gazebo (\$10 per hr non-profit) private \$20 per hr. = \$15
 - Electricity Use Requested(+ \$25) = \$25
 - Lakefront Park (Upper) Picnic Shelter (\$20 non-profit per hr) private \$30 per hr
 - Electricity Use Requested(+ \$25)
 - Lakefront Park (Lower) Picnic Shelter (\$20 non-profit per hr) private \$30 per hr
 - Electricity Use Requested(+ \$25)
 - Pitkin Annex (\$550 Deposit) +Fee (\$30 non-profit ½ day, \$50 full day) private \$50 ½ day, \$100 full day
- Total = \$95.00

DATE REQUESTED-START & END TIME
11/29/24 6:30PM - 8:00PM



GAZEBO STATION



CUPS ON PICNIC BENCH

CUPS ON PICNIC BENCH

Section 10, Item E.

TRASH

TRASH

SET FULL CUPS HERE

COOKIES IN SLEEVES

COOKIES IN SLEEVES

SET FULL CUPS HERE

TAN - FOLDING TABLES

DONATION BOXES

DONATION BOXES

SUPPLIES BOX UNDER TABLE



CHALKBOARD

BROWN - PICNIC TABLES

CHALKBOARD



Request for Board Action

Meeting Date: 10/28/2024

<p>Presenter: Kudron</p>	<p>Department: Administration</p>
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ITEM:

CONSIDERATION TO APPROVE A CONTRACT WITH ANTERO GROUP FOR AN AFFORDABLE HOUSING PRIORITIES WORKSHOP

BACKGROUND:

This past spring, the Board approved a request to match funds for a grant funding a Western Gateway Master plan with Antero Group for a match up to \$25,000.00. A very competitive grant, we were not awarded the funds. Further discussions with Antero Group regarding our affordable housing needs led to an opportunity to retain Antero Group for a workshop prioritizing our housing needs and desired outcomes in a construction advancing manner. While we are making strides to break ground on the Art Space project, planning for the successful implementation of Space to Create and others it warranted.

I have included a copy of the proposed contract from Antero Group

Notes from Attorney D. Krob:

"I have reviewed the attached and for the most part it seems acceptable. I do have a couple issues we should point out to ensure you are aware of them to see if we want to push back (they expressly reject additional terms unless agreed to in writing) we should present them prior to signing.

Please note the following:

- *In the event of defect or error, our sole remedy is to have them correct, reperform or substitute services. I'm not sure there is a large risk based on their scope of work, but please be aware of this.*
- *Documentation they create remains their property. I'd suggest if we pay for it, it becomes property of the Town.*
- *Governing Law and Venue is St. Joseph County, Indiana. We should change this to Grand County, Colorado as we are not licensed in Indiana and the contract is being performed in Colorado.*

- CORA - I suggest we add a clause stating "The Antero Group acknowledges and accepts The Town of Grand Lake is a Colorado municipal corporation subject to certain disclosures set forth in the Colorado Open Records Act, C.R.S. §§ 24-72-201, et. seq. ("CORA"), and no required disclosure shall be a violation of this Agreement."

All in all, this contract isn't too concerning."

FISCAL NOTE: Cost of Service is \$12,500 from the general fund

STAFF RECOMMENDATION

Staff recommends the Board APPROVE the Contract with Antero Group

SUGGESTED MOTIONS

*I make a motion to approve/(deny) **A CONTRACT WITH ANTERO GROUP FOR AN AFFORDABLE HOUSING PRIORITIES WORKSHOP***

*I make a motion to approve with conditions **A CONTRACT WITH ANTERO GROUP FOR AN AFFORDABLE HOUSING PRIORITIES WORKSHOP***

TOWN OF GRAND LAKE PRIORITIES STRATEGY PROPOSAL

10.22.24



The Antero Group



October 22, 2024

Mr. Steve Kudron
Mayor and Interim Management
Town of Grand Lake
Grand Lake, CO 80447-0099

Re: Grand Lake Priorities Strategy Proposal

Dear Mayor and Town Board:

The Antero Group, LLC (Antero) is pleased to present this proposal to support the development of a priorities strategy for the Town of Grand Lake (“Town” or “Grand Lake”) to assist in near term priorities for organization purposes. Antero Group has extensive meeting facilitation, capital planning, and project development experience. We have met with Town officials regarding multiple projects and have a good understanding of various opportunities and interests. This proposal is intended to assist in connecting project concepts to implementation tools and resources. We are open to discussing any element of this proposal.

We have outlined for your use below a Project Understanding, Scope of Work, Project Schedule, and proposed Fees.

PROJECT UNDERSTANDING

We understand the Town of Grand Lake is in a transitional phase, with multiple proposed and conceptual projects, as well as some internal staffing changes, which create opportunities to evaluate the Town’s priorities. This includes evaluating opportunities both relative to needs and capacities. Additionally, examining some of these opportunities relative to outside resources, such as funding and other local, state, and private-sector partnerships. Some of these projects include:

- Hotel Development
- Workforce Housing
- Arts and Crafts Space Projects
- Various Community Events
- Infrastructure Needs
- Rocky Mountain National Park Connectivity
- East Troublesome Fire Recovery
- And Other Projects, as defined by Town of Grand Lake officials.

The below Scope of Work outlines a proposed structure and related tasks that will help the Town identify its priorities and to connect these priorities to implementation strategies.

SCOPE OF WORK

The Antero Group and its Project Team proposes to complete the following Scope of Work.

Town of Grand Lake Priorities Workshop

Antero Group will conduct a workshop with Town elected officials and staff to assist in prioritization of various projects. This workshop will include the following elements:

- Collection and review of relevant existing documents and project information, including:
 - Proposed Public Projects
 - Publicly Owned Land
 - Existing Planning Documents
 - Infrastructure Needs, as defined by Town officials and staff.
 - Grand Lake Adjacent Projects, including:
 - Rocky Mountain National Park
 - Grand County
 - Private Developments
 - Columbine Community
 - Colorado Department of Transportation Projects
- *Kickoff Meeting*: Antero Group will conduct an initial kickoff meeting to review existing data, project schedule, stakeholder list, and communication protocols.
- *Project Workshop*: Antero Group proposes to conduct a project workshop with Town elected officials and staff, as determined by the Town. This workshop will include:
 - *Summary of proposed project*
 - *Meeting Agenda*
 - *Workshop Presentation and Questions*
 - *Meeting Minutes*
- *Prioritization Strategy Memorandum*
 - *This document will summarize the findings and recommendations for prioritization.*
 - *It will also align the priorities with known available funding sources, where applicable.*

DELIVERABLES: Meeting Minutes, Meeting Agenda, Workshop Presentation, Prioritization Strategy Memorandum

ASSUMPTIONS AND CLARIFICATIONS

In preparation of this proposal, we have made the following Assumptions and Clarifications:

- Documents will be prepared and marked as For Review until final approval;
- Meetings beyond those within the Scope of Work will be billed on a time and materials basis;
- Client will support data collection efforts by coordinating with in-house resources;

- We will work with your office as the primary point of contact. This point of contact will distribute questions and review documents via email and hardcopy to Antero;
- Mapping, GIS, and data collection will be completed in either GIS or AutoCAD formats;
- Client will coordinate meeting locations and publication of meetings;
- Meeting refreshments and venue costs not included in project price and will be covered by the Town;
- Printing costs will be billed on a time and materials basis with a 15% markup;
- Past project documents will be accessible by The Antero Group, when necessary; and,
- To facilitate communication and responsiveness, the Antero Group is permitted to freely discuss elements of this project with other municipal consultants, State of Colorado, Grand County, and others.

SCHEDULE AND DELIVERABLES

We will work with the Town to determine a date for the proposed workshop.

FEE ESTIMATE

Associated fees are as follows and will be billed on a time and materials basis for the anticipated amount of \$12,500.00.

Project fees are based on the Scope of Work included herein. Should conditions change, including new information, project schedule, scope of work, or other project elements, we will work with the Client to modify this proposal accordingly. Work outside of the above Scope of Work will be completed on a time and materials basis according to the attached Fee Schedule. All work will be summarized in a monthly invoice, issued electronically to the Client on the first Friday of each month. Payment within 30 days of the invoice date is appreciated.

AUTHORIZATION

Should this proposal meet your expectations, please authorize by signing in the space provided below. Authorization of this proposal indicates compliance with the attached Terms and Conditions. This proposal is valid for 30 days from the date of issuance. Alterations to this proposal may only be made with the consent of both the Antero Group and the Client.

The project team appreciates this opportunity to work with you on this project. Should you have any questions regarding this proposal, please feel free to call or email, 773-403-5137, eneagu@anterogroup.com

Sincerely,



Eric V. Neagu, PE, LEED AP
Principal

Attachments: General Terms and Conditions
Fee Schedule

Proposal Approval

Signature



Signature

Print Name

Eric V. Neagu, PE, LEED AP
Print Name

Date

10.22.24
Date

ANTERO GROUP STANDARD TERMS AND CONDITIONS OF CONSULTANT SERVICES

All sales of Consultant services, design services, detail drawing services, consulting and training services, and inspection and analysis services by Antero Group (collectively referred to herein as “Consultant Services”) are subject to the following terms and conditions. All proposals, quotations or acknowledgments issued by Antero Group are an offer to sell Consultant Services pursuant to these terms and conditions. Antero Group objects to any additional or different terms contained in any documentation submitted by Client. No waiver or modification of these terms and conditions shall be binding on Antero Group unless authorized in writing by Antero Group. Antero Group’s acceptance of any order is contingent upon the receipt of a valid purchase order from the Client.

SCOPE. The scope of work for the Consultant Services to be provided to Client is specifically set forth in the proposal, quote, or acknowledgment submitted to Client by Antero Group. If Client requests a change in the scope of the Consultant Services to be provided, Antero Group reserves the right to revise delivery schedules and make an equitable adjustment to the price. Client acknowledges and agrees that Antero Group is providing the Consultant Services only and is not providing or participating in the provision of any product(s). Antero Group will not be obligated to provide any services which are (a) outside of the scope defined in the applicable documentation; (b) outside its area of expertise; or (c) in violation of any applicable laws, codes or regulations.

CLIENT OBLIGATIONS. Client shall make available in a timely manner at no charge to Antero Group all drawings, technical data, measurements, or other information and resources reasonably required by Antero Group for the performance of the Consultant Services. Client will be responsible for, and assumes the risk of any problems resulting from, the content, accuracy, completeness and consistency of all such data, materials and information supplied by Client.

PRICES/TAXES. Prices for the Consultant Services are subject to escalation in the event of an increase in costs associated with the project. Unless otherwise stated or agreed, Antero Group’s prices do not include sales, use, or similar taxes.

PAYMENT TERMS. Standard payment terms are net 30 days for creditworthy Clients. For all orders greater than \$50,000, progress payments will normally be required as specified in the quotation.

LIMITED WARRANTY. Antero Group will provide the Consultant Services in accordance with generally accepted professional Consultant practices using reasonable care and skill consistent with that ordinarily exercised by members of the profession under similar conditions. However, due to the nature of the Consultant Services being provided, Antero Group cannot fully guarantee the success of Client’s project. As such, except as set forth in this Section, Antero Group makes no warranties or guarantees, whether express, implied, or statutory, regarding or relating to the Consultant Services furnished under this Agreement. Antero Group specifically disclaims all implied warranties of merchantability and fitness for a particular purpose with respect to the Consultant Services.

REMEDY FOR BREACH OF THE LIMITED WARRANTY. The parties acknowledge and agree that the Consultant Services are being provided by Antero Group with the expectation that Antero Group is not assuming any financial or operational risks of the Client. In the event Antero Group commits an error with respect to or incorrectly performs the Consultant Services, Antero Group shall use commercially reasonable efforts to correct such error, or re-perform such Consultant Services at no cost to Client. Client acknowledges that its sole and exclusive remedy, and Antero Group’s sole and exclusive liability, for any

defect or error in the Consultant Services shall be correction, re-performance or substitution of such services by Antero Group.

LIMITATION OF LIABILITY. Antero Group's liability for a claim of any kind arising out of the Consultant Services provided pursuant to this Agreement shall in no case exceed \$1,000,000. In no event shall Antero Group be liable for any special, indirect, incidental or consequential damages, including loss of profits or business interruption or loss of use of equipment, however caused arising from the Consultant Services provided pursuant to this Agreement.

DELIVERY/FORCE MAJUERE. Antero Group shall have no liability for delays or any other breach of its obligations resulting from an Act of God, war, riot, explosion, accident, act of government, work stoppage, default of subcontractor or supplier of materials, or any other cause beyond the reasonable control of Antero Group.

CANCELLATION, SUSPENSION OR DELAY. Client may cancel an order for Consultant Services upon written notice to Antero Group and payment of an agreed upon cancellation charge, which shall include all costs incurred by Antero Group up to the date of the cancellation. A purchase order may be suspended or delayed by Client with Antero Group's prior written consent. If Antero Group agrees to a suspension or delay, Client shall reimburse Antero Group for all costs incurred up to the date of such suspension or delay. All other costs related to and risks incidental to resumption of the Services shall be borne by Client.

DOCUMENTATION. Except as otherwise specifically set forth in the scope of work provided as part of the proposal or quotation, all documents, including drawings, specifications, computer files, electronic media, data, Consultant calculations, notes, and other documents and instruments prepared or furnished by Antero Group (collectively the "Documentation") are the property of the St. Joseph County, Indiana Redevelopment Commission. The Documentation is not intended or represented to be suitable for use on any other project.

INTELLECTUAL PROPERTY RIGHTS. Each party shall retain ownership of all intellectual property it had prior to commencement of the Consultant Services. However, Antero Group shall own exclusively all rights in any ideas, inventions, or works of authorship created in or resulting from the Consultant Services, including but not limited to all patent rights, copyrights, moral rights, rights in proprietary information, trademark rights and other intellectual property rights, and Client will execute assignments as necessary to achieve that result.

UNAUTHORIZED CHANGES. Antero Group shall have no liability to Client or others for changes made to the Documentation by Client without Antero Group's prior written approval.

INDEMNITY. Antero Group hereby agrees to indemnify, hold, and save Client harmless from and against any and all losses, damages, settlements, costs, charges, or other expenses or liabilities of every kind and character, including attorney fees, arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and character arising out of the acts, omissions and/or negligence of Antero Group, its employees, agents or others for whose acts Antero Group is responsible under this Agreement.

COMPLIANCE WITH LAWS. The parties agree to comply with all applicable federal, state, or local laws in connection with the Consultant Services being provided pursuant to this Agreement.

ASSIGNMENT. Client may not assign the Agreement between Antero Group and Client without the prior written consent of Antero Group.

THIRD-PARTY BENEFICIARIES. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against Antero Group. Antero Group's Consultant Services are being performed solely for Client's benefit, and no party or entity shall have any claim against Antero Group because of this Agreement or the performance or nonperformance of the Consultant Services.

INDEPENDENT CONTRACTORS. Each party will be and act as an independent contractor and not as an agent or partner of, or joint venture with, the other party for any purpose related to this Agreement or the transactions contemplated by this Agreement, and neither party by virtue of this Agreement will have any right, power, or authority to act or create any obligation, expressed or implied, on behalf of the other party.

INDIANA LAW AND VENUE. This Agreement and all transactions contemplated hereby shall be governed by, construed in accordance with, and enforced under the laws of the State of Indiana, notwithstanding its choice of law rules to the contrary or any other state's choice of law rules. This Agreement shall be interpreted and enforced according to the laws of the State of Indiana. The Parties agree to submit to the exclusive jurisdiction and venue of the Circuit or Superior Courts of St. Joseph County, Indiana.

ENTIRE AGREEMENT. This Agreement represents the entire and integrated Agreement between Client and Antero Group and supersedes all prior negotiations, representations or agreements either written or oral. This Agreement may be amended only by written instrument signed by both Client and Antero Group.



General Fee Schedule 2022

Principal	\$215.00/hr
Senior Director	\$200.00/hr
Director	\$190.00/hr
Senior Project Manager	\$180.00/hr
Project Manager	\$165.00/hr
Senior Project Engineer	\$155.00/hr
Senior Planner	\$155.00/hr
Project Engineer	\$135.00/hr
Staff Engineer	\$110.00/hr
Planner	\$110.00/hr
Staff Scientist	\$110.00/hr
Creative Specialist	\$110.00/hr
CAD technician	\$95.00/hr
Clerical	\$75.00/hr
Printing	Cost + 15%

This General Fee Schedule is for reference purposes only. Select project fees may vary depending on the nature of the project. In all cases, The Antero Group is open to discussing project fees and can develop client-specific fee schedules for select clients.



Request for Board Action

Meeting Date: 10/28/2024

<p>Presenter: Kudron</p>	<p>Department: Administration</p>
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ITEM:

CONSIDERATION TO APPROVE A CONTRACT WITH iWorQ Systems FOR CODE ENFORCEMENT AND PUBLIC WORKS SOFTWARE

BACKGROUND:

In seeking to understand the bottleneck the Town has experienced in Code Enforcement over the past several years, staff has sought to find a system to provide an enforcement portal that would allow for citizen reporting, a useful workflow for an officer in the field and a proactive system to enforce code appropriately, be aware of gross offenders and monitor effectiveness.

Staff has been able to meet with a company from Utah, iWorQ Systems that has a Software as a Service (SaaS) model that allows for effective code enforcement and robust reporting. This is an independent plugin that is available for purchase. Subsequent demos with the Director of Public Works has provided the opportunity to integrate workflow process in Public Works, Cemetery, and other Community Development Tasks. The Town Treasurer also met with iWorQ to determine if integration and revenue processing would be compatible.

Staff requests the Board consider the options from iWorQ Systems and determine if any, some or all of the proposal is appropriate for the Town of Grand Lake.

Town Attorney D. Krob has the following comments regarding the contract as presented:

“1. TABOR limits contracts to be subject to annual appropriation for agreements lasting longer than one year. This is a 3 year contract that, if we cancel pursuant to the 60 day period, we would be forced to pay the whole amount. These acceleration clauses have been held to violate TABOR and are we cannot agree to them.

2. Venue and jurisdiction are in Utah, where we need to have them be Colorado.

3. Please note this is for ONE date import, so it would be critical we have all or as much data compiled as possible prior to the import.

4. Section 7 requires 60 day notice for termination, where 30 should be plenty. Also, as mentioned above, "the remaining balance shall immediately become due" poses TABOR issues.

5. Section 2 prohibits us from reproducing documentation, however, CORA will undoubtedly require we do so in response to open records requests. This provision will need to be removed or at a minimum, reworked.

6. In the signature box it "fines" the Town \$1,000 if we don't put the IWORQ link on our website within 90 days. I do not think we should agree to this."

FISCAL NOTE

The 2024 General Fund would incur the setup cost and the 2025 budget will incur the balance, once all setup tasks are complete.

STAFF RECOMMENDATION

Staff recommends the Board APPROVE a Contract with iWorQ Systems as it will improve safety and efficiencies with the Town's operating systems.

SUGGESTED MOTIONS

*I make a motion to approve/(deny) **A CONTRACT WITH iWorQ Systems FOR CODE ENFORCEMENT AND PUBLIC WORKS SOFTWARE***

*I make a motion to approve with conditions **A CONTRACT WITH iWorQ Systems FOR CODE ENFORCEMENT AND PUBLIC WORKS SOFTWARE***

IWORQ SERVICE AGREEMENT

For iWorQ applications and services

Grand Lake here after known as ("Customer"), enters into THIS SERVICE AGREEMENT ("Agreement") with iWorQ Systems Inc. ("iWorQ") with its principal place of business 1125 West 400 North, Suite 102, Logan, Utah 84321.

1. SOFTWARE AS A SERVICE (SaaS) TERMS OF ACCESS:

iWorQ grants Customer a non-exclusive, non-transferable limited access to use iWorQ service(s), application(s) on iWorQ's authorized website for the fee(s) and terms listed in Appendix A. This agreement will govern all application(s) and service(s) listed in the Appendix A.

2. CUSTOMER RESPONSIBILITY:

Customer acknowledges that they are receiving only a limited subscription to use the application(s), service(s), and related documentation, if any, and shall obtain no titles, ownership nor any rights in or to the application(s), service(s), and related documentation, all of which title and rights shall remain with iWorQ. Customer shall not permit any user to reproduce, copy, or reverse engineer any of the application(s), service(s) and related documentation. iWorQ is not responsible for the content entered into iWorQ's database or uploaded as a document or image.

3. TRAINING AND IMPLEMENTATION:

Customer agrees to provide the time, resources, and personnel to implement iWorQ's service(s) and application(s). iWorQ will assign a senior account manager and an account management team to implement service(s) and application(s). Typical implementation will take less than 60 days. iWorQ account managers will call twice per week, provide remote training once per week, and send weekly summary emails to the customer implementation team. iWorQ can provide project management and implementation documents upon request. iWorQ will do ONE import of the Customer's data. This import consists of importing data, sent by the Customer, in an electronic relational database format. Customer must have clear ownership of all forms, letters, inspections, checklists, and data sent to iWorQ.

4. CUSTOMER DATA:

Customer can run reports and export data from iWorQ application(s) at any time.

Customer can pay iWorQ for additional data management service(s), onsite backups, application(s) and other service(s).

Data upload and storage is provided to every Customer. This includes uploading files up to 25MB and 100GB of managed data storage on AWS GovCloud. Additional upload file sizes and managed data storage sizes can be provided based on the application(s) and service(s) listed in Appendix A.

Customer can upload and store images with personal information like driver's license, and more. This Data can be used by the customer to complete the permitting, licensing, or code enforcement processes. Customer understands that the data must be uploaded and stored in the Sensitive Data Upload section of the iWorQ software for access and security purposes.

iWorQ is not responsible: (1) For the content entered into iWorQ' s database, (2) For images or documents scanned locally and uploaded by the iWorQ users, (3) For documents or images uploaded by citizens over the web, and (4) For backup data sent to the Customer by iWorQ.

5. CUSTOMER SUPPORT:

Customer support and training are FREE and available Monday-Friday, from 6:00 A.M. to 5:00 P.M. MST, for any authorized user with a login. iWorQ provides unlimited remote Customer training (through webinars), phone support, help files, and documentation. Basic support request is typically handled the same day. iWorQ provides "Service NOT Software".

6. BILLING:

iWorQ will invoice Customer on an annual basis. iWorQ will send invoice by mail and by email to the address(s) listed in Appendix A. Terms of the invoice are net 30 days from the date of the invoice. Any billing changes will require that a new Service(s) Agreement be signed by Customer.

Any additional costs imposed by the Customer including business licenses, fees, or taxes will be added to the Customer's invoice yearly. Support and services fees may increase in subsequent years but will increase no more than 5% per year.

Customer pricing is based on a 3 Year Term and reflects a discounted annual price. Changes to the Term or the Termination Policy (Section 7. Termination:), will affect the annual pricing and could double your annual cost. Customer reserves the right to pay the 3 Year Term upfront to secure discounted annual pricing.

7. TERMINATION:

Prior to the expiration of the initial 3-Year Term, either party may terminate this Agreement by providing the other party with a Sixty (60) days' written notice prior to the effective date of the expiration. Should the Customer terminate any part of the application(s) and or service(s) the remaining balance will immediately become due. Should the Customer terminate any part of the application(s) and or service(s) a new Service(s) Agreement will need to be signed. Upon expiration of the Initial Term, this Agreement shall automatically be renewed for successive one (1) year terms unless either party provides notice of termination or non-renewal no less than sixty (60) days prior to expiration of the then-current term.

Upon termination of this Agreement, iWorQ will discontinue all application(s) and or service(s); iWorQ will provide customer with an electronic copy of all of Customer's data, if requested by the Customer (within 3-5 business days).

During the term of the Agreement, the Customer may request a copy of all of Customer's data, which shall be provided to Customer for a cost of no more than \$2500 per copy. Please note, if the Customer is not in compliance with the material terms and conditions of this Agreement, iWorQ will not be required to provide Customer with the data.

8. ACCEPTABLE USE:

Customer represents and warrants that the application(s) and service(s) will only be used for lawful purposes, in a manner allowed by law, and in accordance with reasonable operating rules, and policies, terms and procedures. iWorQ may restrict access to users upon misuse of application(s) and service(s).

9. MISCELLANEOUS PROVISIONS:

This agreement will be governed by and construed in accordance with the laws of the state of Utah. Any legal action or proceeding related to this agreement must be brought and determined in the State of Utah and may not be brought or determined in any other forum or Jurisdiction.

Customer recognizes that iWorQ Systems is a software company located in Utah. Any changes to this section, including changes to the Venue or Forum, will be subject to an increase in their annual pricing.

10. CUSTOMER IMPLEMENTATION INFORMATION:

Primary Implementation Contact _____ Title _____

Office Phone _____ Cell (required) _____

Email _____

Secondary Implementation Contact _____ Title _____

Office Phone _____ Cell (required) _____

Email _____

Portal Setup Contact (required) _____ Title _____

Office Phone _____ Cell _____

Email _____ Signature _____

(This person is responsible for placing the iWorQ Portal Link being placed on the agency's website within 90 days of the agreement signature. The iWorQ Portal Link will remain on agencies website for the entire Term of the agreement. If the iWorQ Portal Link is not placed on the city website within 90 days, the Agency agrees to pay an additional \$1,000 dollars towards setup costs (this is to cover iWorQ's time).

11. CUSTOMER BILLING INFORMATION:

Billing Contact _____ Title _____

Billing Address: _____

Office Phone _____ Cell _____

Email _____

PO# _____ (if required) Tax Exempt ID # _____



12. ACCEPTANCE:

The effective date of this Agreement is listed below. Authorized representative of Customer and iWorQ have read the Agreement and agree and accept all the terms.

Signature _____

Effective Date: _____

Printed Name _____

Title _____

Office Number _____

Cell Number _____



iWorQ Service(s) Agreement

APPENDIX A

iWorQ Price Proposal

Grand Lake	Population- 452
1026 Park Avenue P. O. Box 99, Grand Lake, CO 80447	Prepared by: Chad Watterson / McKade Brady

Annual Subscription Fees

<u>Application(s) and Service(s)</u>	<u>Package Price</u>	<u>Billing</u>
<p>Public Works Package (Basic)</p> <p>Package includes:</p> <ul style="list-style-type: none"> *Work Management *Sign Management *Pavement Management <ul style="list-style-type: none"> - Track and manage work by location using OpenStreetMap - Work order scheduling and templates - Track labor, inventory, parts, and material - Track work completed and maintenance history - Track sign location, MUTCD, condition, reflectivity, work orders etc. - Remaining service life (RSL), next treatment, 5-year budget etc. - Road layer on OpenStreetMap with color by lookup - Sign layer displayed on OpenStreetMap <ul style="list-style-type: none"> * Available on any computer, tablet, or mobile device using Chrome browser * OpenStreetMap - Ability to track point and line layers * Quarterly GIS Updates * Configurable dashboard, fields, and reports * Includes Sensitive File Uploads (if needed) 	\$3,000	Annual
<p>Cemetery Management (Entity)</p> <ul style="list-style-type: none"> - Available on any computer, tablet or mobile device using Chrome browser - Track and manage purchases, burials, and deed issuance. - Free forms letters utilizing iWorQ's template library, and up to 3 custom letters - Includes Sensitive File Uploads that are required to finish permit, licensing or code enforcement process (i.e Driver's License) 	\$2,000 \$1,500	Annual

<p>Asset Management (County Road Based Package)</p> <ul style="list-style-type: none"> - Track location, inspections, maintenance, and work orders (Work Management needed) - Up to 5 Asset layers on OpenStreetMap (Bridges, Culverts, Ditches) -Additional Layers can be purchased at anytime for \$500/annually per layer - Set maintenance, inspection, and work order schedules <p>* Available on any computer, tablet, or mobile device using Chrome browser</p> <p>* OpenStreetMap - Ability to track point and line layers</p> <p>* Quarterly GIS Updates</p> <p>* Configurable dashboard, fields, and reports</p>	<p>\$2,000 \$1,500</p>	Annual
<p>Citizen Engagement Package</p> <p>Package includes:</p> <ul style="list-style-type: none"> *Citizen Engagement <ul style="list-style-type: none"> - Drive citizen satisfaction, streamline communication and reduce overhead costs with a public portal and a mobile application for Android and iOS. - Allow citizens & employees to submit problems, including photos and locations, links to agency website, and seamlessly access those items in the iWorQ software through the Online Portal. 	<p>\$2,000 \$1,500</p>	Annual
<p>Code Enforcement (Stand-Alone)</p> <ul style="list-style-type: none"> -Available on any computer, tablet, or mobile device using Chrome Browser -Track activities and follow ups -Configurable violations & fees, track payments -Configurable reporting -Quarterly parcel update -OpenStreetMap tracking abilities -Free letters, utilizing iWorQ's template library, and up to 3 custom letters -Includes Sensitive File Uploads that are required to finish permit, licensing or code enforcement process (i.e Driver's License) 	<p>\$2,000</p>	Annual
<p>Portal Home (Code Enforcement Portal)</p> <ul style="list-style-type: none"> *Code Enforcement Portal <ul style="list-style-type: none"> -Allows for submitting code enforcement issues online and viewing code cases on the map -Includes Sensitive File Uploads that are required to finish code enforcement process (i.e Driver's License) 	<p>\$1,500</p>	Annual

-3 Custom Forms -Messaging feature for easy interaction with citizens -Built-in automatic workflow capabilities -Ensures better communication with citizens and allows for easy interaction		
Additional Storage (100GB) Additional Storage (Total Storage Amount = 200GB) Note: Additional Storage can be purchased as needed: \$250/annually for additional 100GB	Included	Annual
Subscription Fee Total (This amount will be invoiced each year)	\$11,000	Annual

One-Time Setup, GIS integration, and Data Conversion Fees

Service(s)	Package Price	Billing
Implementation and Setup cost year 1	\$7,300 Included	Year One
Up to 5 hours of GIS integration and data conversion	Included	Year One
Data Conversion	Included	Year One
One-Time Setup Total (This amount will be added year 1)	\$7,300 Included	Year One
Grand Total Due Year 1	\$11,000	Year One Total



NOTES AND SERVICE DESCRIPTION

- I. Invoice for the Annual Subscription Fee (\$11,000) and the Implementation/Setup Fee (\$0), totaling \$11,000, will be sent out two weeks after signature.
- II. The discounts provided are contingent on all packages being purchased. Removal of any package will not guarantee the same discount, and a new proposal will need to be provided.
- III. This subscription Fee and Agreement have been provided at the Customer's request and is valid if signed by 10.31.2024.
- IV. This cost proposal cannot be disclosed or used to compete with other companies.

IWORQ SERVICE AGREEMENT

For iWorQ applications and services

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3. TRAINING AND IMPLEMENTATION:

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Customer recognizes that iWorQ Systems is a software company located in Utah. Any changes to this section, including changes to the Venue or Forum, will be subject to an increase in their annual pricing.

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Primary Implementation Contact _____ Title _____

Office Phone _____ Cell (required) _____

Email _____

Secondary Implementation Contact _____ Title _____

Office Phone _____ Cell (required) _____

Email _____

Portal Setup Contact (required) _____ Title _____

Office Phone _____ Cell _____

Email _____ Signature _____

(This person is responsible for placing the iWorQ Portal Link being placed on the agency's website within 90 days of the agreement signature. The iWorQ Portal Link will remain on agencies website for the entire Term of the agreement. If the iWorQ Portal Link is not placed on the city website within 90 days, the Agency agrees to pay an additional \$1,000 dollars towards setup costs (this is to cover iWorQ's time).

11. CUSTOMER BILLING INFORMATION:

Billing Contact _____ Title _____

Billing Address: _____

Office Phone _____ Cell _____

Email _____

PO# _____ (if required) Tax Exempt ID # _____



12. ACCEPTANCE:

The effective date of this Agreement is listed below. Authorized representative of Customer and iWorQ have read the Agreement and agree and accept all the terms.

Signature _____

Effective Date: _____

Printed Name _____

Title _____

Office Number _____

Cell Number _____

iWorQ Service(s) Agreement

APPENDIX A



iWorQ Price Proposal

Grand Lake	Population- 452
1026 Park Avenue P. O. Box 99, Grand Lake, CO 80447	Prepared by: Chad Watterson / McKade Brady

Annual Subscription Fees

<u>Application(s) and Service(s)</u>	<u>Package Price</u>	<u>Billing</u>
<p>Public Works Package (Basic)</p> <p>Package includes:</p> <ul style="list-style-type: none"> *Work Management *Sign Management *Pavement Management <ul style="list-style-type: none"> - Track and manage work by location using OpenStreetMap - Work order scheduling and templates - Track labor, inventory, parts, and material - Track work completed and maintenance history - Track sign location, MUTCD, condition, reflectivity, work orders etc. - Remaining service life (RSL), next treatment, 5-year budget etc. - Road layer on OpenStreetMap with color by lookup - Sign layer displayed on OpenStreetMap <ul style="list-style-type: none"> * Available on any computer, tablet, or mobile device using Chrome browser * OpenStreetMap - Ability to track point and line layers * Quarterly GIS Updates * Configurable dashboard, fields, and reports * Includes Sensitive File Uploads (if needed) 	\$3,000	Annual
<p>Cemetery Management (Entity)</p> <ul style="list-style-type: none"> - Available on any computer, tablet or mobile device using Chrome browser - Track and manage purchases, burials, and deed issuance. - Free forms letters utilizing iWorQ's template library, and up to 3 custom letters - Includes Sensitive File Uploads that are required to finish permit, licensing or code enforcement process (i.e Driver's License) 	\$2,000	Annual



<p>Asset Management (County Road Based Package)</p> <ul style="list-style-type: none"> - Track location, inspections, maintenance, and work orders (Work Management needed) - Up to 5 Asset layers on OpenStreetMap (Bridges, Culverts, Ditches) -Additional Layers can be purchased at anytime for \$500/annually per layer - Set maintenance, inspection, and work order schedules <p>* Available on any computer, tablet, or mobile device using Chrome browser</p> <p>* OpenStreetMap - Ability to track point and line layers</p> <p>* Quarterly GIS Updates</p> <p>* Configurable dashboard, fields, and reports</p>	<p>\$2,000</p>	<p>Annual</p>
<p>Stormwater Package</p> <p>Package includes:</p> <p>*Work Management</p> <ul style="list-style-type: none"> - Track and manage work by location using OpenStreetMap - Work order scheduling and templates - Track labor, inventory, parts, and material - Track work completed and maintenance history <p>*SWPPP Permit Management</p> <ul style="list-style-type: none"> - Issue permits (SWPPP) - Track and manage inspection schedules - Unlimited access to iWorQ's template library, including 3 custom letters <p>*Capital Asset Management</p> <ul style="list-style-type: none"> - Track location, inspections, maintenance, and work orders for MS4 compliance -Track up to 5 asset layers (i.e. Catch basins, Inlets, outfalls, Lines.), - Additional attribute data for each capital asset is \$500 annually. - Set maintenance, inspection, and work order schedules - Manage and reduce illicit discharge - Inspection Routing <p>* Available on any computer, tablet, or mobile device using Chrome browser</p> <p>* OpenStreetMap - Ability to track point and line layers</p> <p>* Quarterly GIS Updates</p> <p>* Configurable dashboard, fields, and reports</p> <p>* Includes Sensitive File Uploads (if needed)</p>	<p>\$2,000</p>	<p>Annual</p>



<p>Citizen Engagement Package</p> <p>Package includes: *Citizen Engagement</p> <ul style="list-style-type: none"> - Drive citizen satisfaction, streamline communication and reduce overhead costs with a public portal and a mobile application for Android and iOS. - Allow citizens & employees to submit problems, including photos and locations, links to agency website, and seamlessly access those items in the iWorQ software through the Online Portal. 	\$2,000	Annual
<p>Code Enforcement (Stand-Alone)</p> <ul style="list-style-type: none"> -Available on any computer, tablet, or mobile device using Chrome Browser -Track activities and follow ups -Configurable violations & fees, track payments -Configurable reporting -Quarterly parcel update -OpenStreetMap tracking abilities -Free letters, utilizing iWorQ's template library, and up to 3 custom letters -Includes Sensitive File Uploads that are required to finish permit, licensing or code enforcement process (i.e Driver's License) 	\$2,000	Annual
<p>Portal Home (Code Enforcement Portal)</p> <p>*Code Enforcement Portal</p> <ul style="list-style-type: none"> -Allows for submitting code enforcement issues online and viewing code cases on the map -Includes Sensitive File Uploads that are required to finish code enforcement process (i.e Driver's License) -3 Custom Forms -Messaging feature for easy interaction with citizens -Built-in automatic workflow capabilities -Ensures better communication with citizens and allows for easy interaction 	\$1,500	Annual
<p>Additional Storage</p> <p>(100GB) Additional Storage (Total Storage Amount = 200GB)</p> <p>Note: Additional Storage can be purchased as needed: \$250/annually for additional 100GB</p>	\$500	Annual
<p>Subscription Fee Total (This amount will be invoiced each year)</p>	\$15,000	Annual

One-Time Setup, GIS integration, and Data Conversion Fees

Service(s)	Package Price	Billing
Implementation and Setup cost year 1	\$10,000	Year One
Up to 5 hours of GIS integration and data conversion	Included	Year One
Pavement Condition Assessment -Pavement Condition Assessment using distress severity and extent -A pavement distress identification based on remaining service life (RSL), and the SHRP distress (alligator, transverse, edge, patching and potholes, longitudinal) -A condition for each segment, and a network pavement condition distribution is part of the deliverable. -A recommended treatment for each pavement segment -A complete data set entered the iWorQ Pavement Management application (Purchase of the software is required) -The information and data required for budgeting and planning is part of the deliverable Data Collection and Asset Conversion Package includes: -Trimble MX7 Image Collection -Data Conversion -Presented/Delivered Data Shapefile for the following assets: -Sign -Hydrants	\$25,000 Included	One-Time
One-Time Setup Total (This amount will be added year 1)	\$35,000 \$10,000	Year One
Grand Total Due Year 1	\$25,000	Year One Total

NOTES AND SERVICE DESCRIPTION

- I. Invoice for the Annual Subscription Fee (\$15,000) and the Implementation/Setup Fee (\$10,000), totaling \$25,000, will be sent out two weeks after signature.
- II. The Pavement Condition Assessment and Data/Asset Collection will be provided for free and put on the schedule and then completed once iWorQ receives payment.
- III. The discounts provided are contingent on all packages being purchased. Removal of any package will not guarantee the same discount, and a new proposal will need to be provided.
- IV. This subscription Fee and Agreement have been provided at the Customer's request and is valid if signed by 10.31.2024.
- V. This cost proposal cannot be disclosed or used to compete with other companies.