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**CORTEZ CITY COUNCIL
REGULAR MEETING
TUESDAY, OCTOBER 27, 2026
7:30 P.M.**

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL, APPROVAL OF AGENDA.
2. CONSENT AGENDA

The listing under "Consent Agenda" is a group of items to be acted on with a single motion and vote. This agenda is designed to expedite the handling of limited routine matters by City Council. Either the public or a Councilmember may request that an item may be removed from the Consent Agenda at that time, prior to Council's vote. The Mayor will ask if a citizen or Councilmember wishes to have any specific item removed from the Consent Agenda for discussion.

- a. Approval of the meeting minutes from October 13, 2026
- b. Approval of the Expenditure List for October 27, 2026
- c. Approval of the Renewal Application for a hotel and restaurant liquor license from New Hong Kong of Cortez, Inc., DBA New Hong Kong Chinese Restaurant, located at 332 West Main Street, Cortez

3. PUBLIC PARTICIPATION
Individuals may not comment on items that are on this Council Agenda during the Public Participation time. There is no limit to the number of speakers, although public comments will be held to an overall time limit of 30 minutes. (Speakers have a time limit of three (3) minutes per person, may only speak once, and may not cede time to another commenter. Please reference rules below.)

4. PRESENTATIONS
 - a. **Results of the Additional Documentation of the Cortez Civilian Conservation Corps Camp**
 - b. **Proclamation In Recognition of Greenlight A Vet**

Sponsored by Councilmembers Clairisa Osborn and Kathleen Swope; Co- Sponsored by Mayor Dennis Spruell, Mayor Pro-Tem Bill Lewis, and Councilmember April Randle.

5. PUBLIC HEARINGS
 - a. **Ordinance No. 1371, Series 2026**

An ordinance approving revisions to Chapter 15, Article IX of the Cortez City Code regarding the annual licensure process for mobile food vendors operating in the City of Cortez.

Presenter: Rachael Marchbanks, Community & Economic Development Director

6. UNFINISHED BUSINESS
7. NEW BUSINESS

a. **Bid Results for 2026 Airport Asbestos Abatement Project**

Council will consider accepting the proposal for the 2026 Airport Asbestos Abatement Project submitted by Summit Lake Park Eagle Restoration Systems LLC, D/B/A Eco Safe Abatement LLC, and authorizing the City Manager to negotiate and sign a contract with the company on behalf of the City.

Presenter: Kyle Sloan, Airport Director

b. **TSA Terminal Space Lease – Five-Year Extension**

City Council consideration of a Lease Amendment to extend the TSA terminal space lease at Cortez Municipal Airport through June 30, 2031, and authorize the City Manager to execute the amendment.

Presenter: Kyle Sloan, Airport Director

c. **Airport Engineering Services—Five-Year Contract Award Recommendation**

City Council consideration of a five-year engineering services agreement for Cortez Municipal Airport, beginning December 1, 2026, and ending November 30, 2031. Staff requests authorization for the City Manager to negotiate the agreement based on the qualifications review and interview results.

Presenter: Kyle Sloan, Airport Director

d. **Appointments to Various Boards and Commissions**

Council will consider making an appointment to the Planning & Zoning Commission and the Library Advisory Board.

Presenter: Danielle Wells, City Clerk

8. **DRAFT RESOLUTION/ORDINANCES**

9. **CITY ATTORNEY'S REPORT**

10. **CITY MANAGER'S REPORT**

11. **CITY COUNCIL COMMITTEE REPORTS**

a. **Mayor's Report on Workshop**

b. **Other Board Reports**

12. **PUBLIC PARTICIPATION**

Individuals may not comment on items that are on this Council Agenda during the Public Participation time. There is no limit to the number of speakers and no overall time limit. (Speakers have a time limit of three (3) minutes per person, may only speak once, and may not cede time to another commenter. Please reference rules below.

13. **OTHER ITEMS OF BUSINESS**

a. **Executive Session as needed.**

14. **ADJOURNMENT**

PURSUANT TO RESOLUTION NO. 10, SERIES 2025, PUBLIC COMMENT RULES:

- During the general Public Participation sections of City Council Meetings, individuals may not comment regarding items on the Council agenda, but may comment on any other topic they wish to address the City Council about, including items discussed in a previous Council Workshop or previous Council Meeting.
- Those persons wishing to comment must register by completing an "Intent to Speak" card (located outside of the Council chambers). Completed cards will be collected at the start of the meeting and delivered to the Mayor or other presiding officer, who will call each speaker to the podium at the appropriate time.
- Comments specific to agenda items scheduled for this agenda should be reserved and delivered during the public comment portion of that specific agenda item.
- Courtesy, civility, and respect for others is expected. All commenters should only speak from the podium using the microphone, and comments should be addressed directly to the Council and not to staff or other members of the public. Commenters who are called upon by the Mayor, or other presiding officer, to speak are the only persons allowed to speak during the allotted time. Comments, or other distractions from the audience intended for commenters or others are not permitted. The Mayor, or other presiding officer, as the chairperson for the meeting, retains the discretion to deviate from the format described below.
- There are two general opportunities for the public to address the Council:
For the first opportunity (which will occur toward the start of the meeting) there is no limit to the number of speakers, although public comments will be held to an overall time limit of 30 minutes so City business may proceed. Speakers have a time limit of 3 minutes per person, may only speak once, and may not cede time to other commenters.
For the second opportunity (which will occur toward the end of the meeting) there is no limit to the number of speakers, and no overall time limit. Speakers have a time limit of 3 minutes per person, may only speak once, and may not cede time to other commenters.
- Other Opportunities to Participate
The public may also participate via email if addressed to councilcomments@cortezco.gov. Comments received by 3:00 pm the day of a Council meeting will be delivered to Council the same day and entered into the meeting minutes. The public may also send letters to the Council by addressing them to "City Council" 123 Roger Smith Ave., Cortez, CO 81321. In-person deliveries are also accepted.

MOTION TO GO INTO EXECUTIVE SESSION:

- For a conference with the City attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b);
- For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. Section 24-6-402(4)(e);
- To discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. Section 24-6-402(4)(a)
- For discussion of a personnel matter under C.R.S. Section 24-6-402(4)(f) and not involving: any specific employees who have requested discussion of the matter in open session: any member of this body or any elected official: the appointment of any person to fill an office of this body or of an elected official: or personnel policies that do not require the discussion of matters personal to particular employees.
- For discussion of a matter required to be kept confidential by the following federal or state law, or regulation: _____ under C.R.S. Section 24-6-402(4)(c)
- For discussion of specialized details of security arrangements or investigations under C.R.S. Section 24-6-402(4)(d)
- For consideration of documents protected by the mandatory nondisclosure provisions of the Open Records Act under C.R.S. Section 24-6-402(4)(g)

AND THE FOLLOWING ADDITIONAL DETAILS ARE PROVIDED:

(a brief description must be included following the statute citation regarding why the executive session is being held)



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

Danielle Wells
City Clerk
123 Roger Smith Ave
Cortez, CO. 81321
dwells@cortezco.gov

Memorandum

To: CORTEZ CITY COUNCIL

From: Danielle Wells, City Clerk

Date: October 15, 2026

RE: Approval of the meeting minutes from October 13, 2026

Attachments

Worksession 10.13.2026
Minutes 10.13.2026

CORTEZ CITY COUNCIL
WORK SESSION/SPECIAL MEETING
TUESDAY, OCTOBER 13, 2026

The work session/special meeting was called to order at 5:30 p.m.

- A. City Council attended an informative tour of the Cortez Fire Protection District Fire Station and discussed continued cooperation with the fire district.
- B. Council General Discussion
 - a. Councilmember Randle requested a 5-year comparison of fee changes to be presented with the 2027 Fee Schedule resolution.
 - b. The City is pursuing an IT restructuring aimed at saving costs for both the City and the County. Jim McLain, who manages the County's IT system, will run IT for both entities under a current six-month MOU, with hopes of a longer agreement in the future. Each entity will retain its own setup, with staff cross-trained but separated by an information firewall.

The work session was adjourned at 7:17 p.m.

CORTEZ CITY COUNCIL
REGULAR MEETING
TUESDAY, OCTOBER 13, 2026

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL, APPROVAL OF AGENDA.

The meeting was called to order in the City Council Chambers at 7:30 p.m., with the Pledge of Allegiance. Roll Call was taken and the following Councilmembers were present: Mayor Dennis Spruell, Mayor Pro Tem Bill Lewis, April Randle, Carly Wolf, Kathleen Swope, Clarisa Osborn and Claire West. Staff present included: Deputy Community and Economic Development Director/City Planner Jason Armstrong, Community and Economic Development Director Rachael Marchbanks, Police Lieutenant Rogelio Maynard, Parks and Recreation Director Creighton Wright, Library Director LeRoy Harris, Airport Director Kyle Sloan, Finance Director Randy Bailey, Human Resources Director Matt Cashner, City Clerk Danielle Wells, City Manager Drew Sanders and City Attorney Patrick Coleman. Five members of the public were also present.

Mayor Pro Tem Lewis moved that Council approve the Agenda as presented for October 13, 2026. Councilmember Osborn seconded the motion and the vote was as follows:

Lewis	Osborn	Randle	Spruell	Swope	West	Wolf	
Yes	Yes	Yes		Yes	Yes	Yes	Yes

2. CONSENT AGENDA

- a. Approval of the meeting minutes from September 22, 2026.
- b. Approval of the Expenditure List for October 13, 2026.
- c. Approval of a Beer and Wine Liquor License and an Outdoor Dining Agreement for Jodi Jahrling, DBA ZU Gallery, located at 48 West Main Street, Cortez.
- d. Approval of the Renewal Application for a Tavern Liquor License for Cortez Veterans, Inc., located at 320 North Harrison, Cortez.

Councilmember Randle moved that Council approve the Consent Agenda. Councilmember Swope seconded the motion and the vote was as follows:

Lewis	Osborn	Randle	Spruell	Swope	West	Wolf	
Yes	Yes	Yes		Yes	Yes	Yes	Yes

3. PUBLIC PARTICIPATION: None

4. PRESENTATIONS: None

5. PUBLIC HEARINGS

A. New Tavern Liquor License for Junction Enterprises LLC, DBA The Junction
presented by Danielle Wells, City Clerk.

City Clerk Danielle Wells reported that the application for a new tavern liquor license for Junction Enterprises LLC, DBA The Junction, located at 309 North Broadway and owned by Anna Arellanes, was filed on August 17, 2026, and was complete, with all required materials and fees in order. Because the property is split between Montezuma County and the City of Cortez, an intergovernmental agreement with the County allows the City to issue and regulate liquor on the entirety of the property. The location complies with City zoning, building, and fire codes and is not within 500 feet of a school; the hearing was properly noticed, posted on the property on September 23, 2026, and published in the Journal on September 30, 2026; the neighborhood was set as the City limits; and the applicant submitted sufficient petition signatures to demonstrate the needs and desires of the adult inhabitants. Background investigations through CBI and the FBI returned no issues. For the record, Ms. Wells noted that a prior tavern liquor license held by Sierra's LLC, DBA Patron, was denied an application for renewal in July 2026 due to unpaid taxes; that Sierra's sole member was Sadiel Arellanes, and The Junction is a separate LLC whose sole member is Anna Arellanes; and that, although the two are married, the businesses and licenses are separate, so the reasons for the Sierra's denial could not be considered in tonight's decision. A letter of findings was sent to the applicant on October 7, 2026. Staff recommended approval.

Police Lieutenant Rogelio Maynard presented the Police Department's report, stating that a neighborhood poll returned 17 responses in favor and 11 against, that the applicant's background check returned no areas of concern, and that the location complies with Colorado liquor code and creates no known public safety or public health issues.

The applicant's representative Anna Arellanes addressed Council, describing her goal of creating a welcoming community space and explaining that the business is named for its location at the junction of Piñon and Broadway. She reported circulating a petition that returned 127 signatures in favor and none opposed, and presented photographs of planned exterior improvements. In response to Council questions, Ms. Arellanes stated she intends to operate a restaurant-bar, serving lighter food initially and adding a full kitchen in the future. The Mayor opened the public comment portion; no one spoke on the application, and the

B. Ordinance No. 1377, Series 2026 presented by Jason Armstrong, Deputy Director of Community & Economic Development/City Planner.

Deputy Director Armstrong presented, on second reading, the historic designation of the Fundamental Needs building at 209 West Main Street (Colorado site 5MT22591), surveyed in 2017 as part of the City's Certified Local Government grant and zoned commercial. Built in 1938 and nearly 90 years old, the building has continuously housed commercial businesses, including Pennington's Furniture, a Rent-A-Center, the Den kai Animal Sanctuary thrift store, and now the Fundamental Needs' Makers Space. The building meets the criteria in Chapter 7 of the Land Use Code: it is more than 50 years old; its cultural significance derives from its participation in the commercial development of downtown Cortez since 1938; and it retains its original design features, materials, character, and location. Character-defining features include its one-story horizontal massing and flat form consistent with the international style, its brickwork, and the projecting straight and slanted fins; the wood-shingled angled hood was added in a 1969 remodel and has since been updated. The Historic Preservation Board unanimously recommended approval, and staff recommended approval. The Mayor called for public comment; none was received.

Mayor Pro Tem Lewis moved that the City Council approve, on second reading, Ordinance No. 1377, Series 2026, an ordinance approving the building located at 209 West Main Street for Historic Designation and to include this property in the City Register of Historic Resources. Councilmember Wolf seconded the motion and the vote was as follows:

Lewis	Osborn	Randle	Spruell	Swope	West	Wolf
Yes	Yes	Yes	Yes	Yes	Yes	Yes

6. UNFINISHED BUSINESS: None

7. NEW BUSINESS

a. Bid Results for 2026 Comprehensive Plan Update: Strategic Growth & Water Supply Elements presented by Jason Armstrong, Deputy Director of Community & Economic Development/City Planner.

Deputy Director Armstrong presented a recommendation to award the 2026 Comprehensive Plan Update: Strategic Growth & Water Supply Elements to Sno-Engineering, Inc., DBA SE Group. He explained that SB24-174 requires local governments to include a strategic growth element and a water supply element in their comprehensive plans by December 31, 2026, with updates at least every five years thereafter. Following release of the RFP, four bids were received and

a review committee of department staff, Public Works, and a Planning and Zoning Commission representative scored and interviewed the firms; SE Group was selected, with bid cost and familiarity with local needs the determining factors. Approximately 75% of the project is funded by a Department of Local Affairs Housing Planning Grant Program grant of \$33,700 (awarded March 13, 2026), with a local match of \$11,250; the estimated project budget was \$45,000 and the recommended bid of \$44,050 is below that estimate. Mr. Armstrong described the strategic growth element, which prioritizes infill development while preserving open space and agricultural land, and the water supply element, and identified gaps not addressed by the recently adopted 2026 Water System Master Plan. The gaps included the lack of a standing coordination structure with water providers, an incomplete water conservation policy framework, infill treated only as a demand input rather than a conservation strategy, no link between development approval and water supply adequacy, and no quantified conservation targets tied to the demand forecast. Council discussed the timing and budget implications, and Mr. Armstrong noted the work is legislatively mandated by year-end and largely grant-funded.

Councilmember Osborn moved that the City accept the bid for the 2026 Comprehensive Plan Update: Strategic Growth and Water Supply Elements to Sno-Engineering, Inc., DBA SE Group at its bid price of \$44,050 and authorize the City Manager to negotiate and sign a contract on behalf of the City for this purpose. Councilmember Swope seconded the motion and the vote was as follows:

Lewis	Osborn	Randle	Spruell	Swope	West	Wolf
Yes	Yes	Yes	Yes	Yes	Yes	Yes

b. Ordinance No. 1371, Series 2026 presented by Rachael Marchbanks, Community & Economic Development Director.

Director Marchbanks presented, on first reading, an ordinance to revise Chapter 15, Article IX of the Cortez City Code to simplify and streamline the annual licensure process for mobile food vendors, which are already allowed in the City.

Councilmember Osborn moved that City Council approve, on first reading, Ordinance No. 1371, Series 2026, an ordinance approving revisions of Chapter 15, Article IX of the Cortez City Code regarding the annual licensure process for mobile food vendors operating in the City of Cortez, and set the public hearing and second reading of the ordinance for October 27, 2026. Mayor Pro Tem Lewis seconded the motion and the vote was as follows:

Lewis	Osborn	Randle	Spruell	Swope	West	Wolf
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Yes Yes Yes Yes Yes Yes Yes

c. Park Village on 7th CHFA Notification presented by Rachael Marchbanks, Community & Economic Development Director.

Director Marchbanks presented a request authorizing the Mayor to sign the City's response to the Colorado Housing and Finance Authority (CHFA) Notification to Local Jurisdiction form for Park Village on 7th, a proposed 70-unit affordable rental development on city-owned land at the former high school property, developed in partnership with Evergreen Redevelopment West LLC. CHFA requested the City's comments on whether the project supports the City's goals.

Councilmember Randle moved that the Cortez City Council authorize the Mayor to sign the CHFA Notification to Local Jurisdiction form as presented for Park Village on 7th. Councilmember Swope seconded the motion and the vote was as follows:

Lewis	Osborn	Randle	Spruell	Swope	West	Wolf	
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

d. Possible Cancellation of December 22, 2026 City Council Meeting presented by Danielle Wells, City Clerk.

City Clerk Wells noted that the fourth Tuesday in December falls during the week of Christmas and that Council has historically cancelled that meeting; the matter was brought forward so staff and the public could plan accordingly. Council expressed support for the cancellation.

Mayor Pro Tem Lewis moved that Council approve the cancellation of the regular Council meeting scheduled for December 22, 2026, due to the holidays. Councilmember West seconded the motion and the vote was as follows:

Lewis	Osborn	Randle	Spruell	Swope	West	Wolf	
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

e. Appointment of Two Council Members for the Community Support Grant Selection Committee presented by Drew Sanders, City Manager.

City Manager Sanders explained that the City budgets general fund money to support community nonprofit organizations, which may receive grants up to \$5,000, and that two Councilmembers are requested to serve on the selection committee. The grant submission deadline October 15, and committee meetings will be scheduled after November 10. Mayor Spruell and

Councilmember Randle volunteered to serve. Councilmember West disclosed a possible perceived conflict of interest and elected to step back from the committee.

Councilmember Osborn moved to appoint Mayor Spruell and Councilmember Randle to the Community Support Grant Selection Committee. Mayor Pro Tem Lewis seconded the motion and the vote was as follows:

Lewis	Osborn	Randle	Spruell	Swope	West	Wolf
Yes	Yes	Yes	Yes	Yes	Yes	Abstain

8. DRAFT RESOLUTIONS/ORDINANCES: None

9. CITY ATTORNEY'S REPORT

City Attorney Patrick Coleman reported that the draft comprehensive City Code amendments are nearing completion and he will include the historic-designation ordinance amendment within the comprehensive code per Council direction.

10. CITY MANAGER'S REPORT

City Manager Drew Sanders presented his report for the current term:

- The Cortez Animal Shelter hosted its annual spay/neuter clinic in conjunction with Bergen Spay Neuter Alliance from Denver, CO on September 10–13, 2026. They were able to help 216 cats and 92 dogs. This is a great benefit to our community. Thank you to our shelter staff for all they do to help our local animals.
- The FY2027 Budget Workshop was successfully held on Friday, October 9, 2026. Staff will be ready for the first reading on October 27, 2026 and the second reading and public hearing on November 10, 2026. The proposed FY2027 budget will be posted on the website where the public will have a chance to comment in writing. The public can also comment verbally at the public hearing.
- The Recreation Center floor resurfacing project was completed on time and looks great. The Recreation Center is again fully open.
- The City Manager attended the Adult Education Center open house held Thursday, October 8, 2026 at their new location on East 2nd Street, along with several City employees and Council members. They have a wonderful new facility and will continue to do remarkable work for our community.
- The City of Cortez sales tax holiday will begin Sunday, October 18, 2026 and run through Thursday, December 31, 2026 (at midnight). The 3.85% City sales

tax should not be charged on eligible retail purchases made within the city limits during this set time period.

11. CITY COUNCIL COMMITTEE REPORTS

a. Mayor's Report on Workshop

City Council attended an informative tour of the fire station and discussed continued cooperation with the fire district.

b. Other Board Reports

- i. The Public Arts Committee is developing a competition inviting local residents to submit recognizable photographs of Cortez to update the images that represent the City.
- iii. The Golf Advisory Committee discussed a financial analysis; a follow-up meeting is scheduled for Friday, October 16. Revenue continues to trend upward.
- iv. The Parks, Recreation and Forestry Advisory Board is launching a master plan focus group with its contractor on Wednesday, October 28, 2026, from 6:00 to 7:00 p.m. The Board heard season closeout reports; the outdoor pool welcomed more than 23,000 admissions over the 11-week summer season and conducted over 400 swim lessons, and the adult sports leagues added a fully subscribed kickball session and a new solo league that filled a full team.
- v. The Library Advisory Board discussed Halloween programming, a report from a recent conference, upcoming strategic planning, new community partnerships, a donation of furniture from Telluride, new hires, and strong volunteerism.
- vi. The Historic Preservation Board announced that Historic Colorado Preservation, Inc. will hold its annual "On the Road" conference in Cortez on February 10–12, 2027, including tours, mixers, and lectures focused on archaeology and historic areas of the community. The CCC camp brochure is in final review and plans are underway to celebrate the City's 140th birthday at the December 5th Parade of Lights. Printed walking-tour guides are now available for both the Montezuma Avenue and historic Main Street tours.

12. PUBLIC PARTICIPATION

No members of the public spoke. Staff noted that Kyle Archibeque had submitted a comment regarding the Cortez Water Dragons and that staff would follow up with him.

13. OTHER ITEMS OF BUSINESS

a. Executive Session – Negotiations concerning the possible sale of City-owned real estate.

At 8:31 p.m., Mayor Pro Tem Lewis moved that City Council go into executive session pursuant to C.R.S. Section 24-6-402(4)(e) for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators concerning the possible sale of City-owned real estate. Councilmember Wolf seconded the motion and the vote was as follows:

Lewis	Osborn	Randle	Spruell	Swope	West	Wolf
Yes	Yes	Yes	Yes	Yes	Yes	Yes

The executive session concluded and Council reconvened into open session at 8:46 p.m. Those persons participating in the executive session were Mayor Dennis Spruell, Mayor Pro Tem Bill Lewis, Councilmembers April Randle, Kathleen Swope, Carly Wolf, Clarisa Osborn, and Claire West, City Manager Drew Sanders, and City Attorney Patrick Coleman. No adoption of any proposed policy, position, resolution, rule, regulation, or formal action occurred during the executive session.

14. ADJOURNMENT

The meeting was adjourned at 8:47 p.m.

Dennis Spruell, Mayor

ATTEST:

Danielle Wells, City Clerk



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

Randy Bailey
Director of Finance
123 Roger Smith Ave
Cortez, CO. 81321
rbailey@cortezco.gov

Memorandum

To: CORTEZ CITY COUNCIL

From: SARA COFFEY, PAYROLL/SALES TAX ADMINISTRATOR

Date: October 21, 2026

RE: Approval of the Expenditure List for October 27, 2026

Attachments

Expenditure List

EXPENDITURE LIST FOR WEEK ENDING OCTOBER 16, 2026

Department	Vendor Name	Description	Amount
Municipal Court	MARSHALL SUMRALL	LEGAL SERVICES	\$ 560.00
	MARSHALL SUMRALL	LEGAL SERVICES	\$ 1,610.00
		Total	\$ 2,170.00
Finance	ONSOLVE, LLC	ONE CALL NOW	\$ 150.00
		Total	\$ 150.00
Events	LE PEW PORTA-JOHNS INC.	3rd Party Event Portable Rest Room Service	\$ 150.00
	LE PEW PORTA-JOHNS INC.	Special Events Portable Restrooms: Oktoberfest	\$ 300.00
		Total	\$ 450.00
City Hall Operations	ATMOS ENERGY	GAS SERVICE	\$ 485.08
		Total	\$ 485.08
Welcome Center	MESA VERDE COUNTRY V.I.B.	Blanket PO - Contracted Services at the Colorado We	\$ 2,501.00
	ATMOS ENERGY	GAS SERVICE	\$ 35.55
		Total	\$ 2,536.55
Police Department	VERIZON WIRELESS	DEMO LAPTOP	\$ 40.01
	CIRSA	CLAIM PC6026353-1	\$ 2,813.10
	MONTEZUMA COUNTY LANDFILL	POLICE/ANIMALS	\$ 132.40
	ATMOS ENERGY	GAS SERVICE	\$ 71.32
		Total	\$ 3,056.83
Animal Shelter	FOUR CORNERS M.A.S.H., LLC	SPAY	\$ 112.50
	FOUR CORNERS M.A.S.H., LLC	CASTRATIONS	\$ 189.00
	OFFICE DEPOT	HP 414A Yellow Toner Cartridge	\$ 126.60
		Total	\$ 428.10
Public Works	CHIROPRACTIC HEALTH ALLIANCE	DOT PHYSICAL - K POPE	\$ 100.00
		Total	\$ 100.00
Golf Pro	FOUR CORNERS MATERIALS	Blanket PO - Hot Mix for Parking Lot - 3/4 State 25% R	\$ 828.30
	FOUR CORNERS MATERIALS	Blanket PO - Hot Mix for Parking Lot - 3/4 State 25% R	\$ 1,402.59
	FOUR CORNERS MATERIALS	Blanket PO - Hot Mix for Parking Lot - 3/4 State 25% R	\$ 1,969.97
	FOUR CORNERS MATERIALS	Blanket PO - Hot Mix for Parking Lot - 3/4 State 25% R	\$ 2,346.85
	FOUR CORNERS MATERIALS	Blanket PO - Hot Mix for Parking Lot - 3/4 State 25% R	\$ 2,769.28
	FOUR CORNERS MATERIALS	Blanket PO - Hot Mix for Parking Lot - 3/4 State 25% R	\$ 2,933.57
	FOUR CORNERS MATERIALS	Blanket PO - Hot Mix for Parking Lot - 3/4 State 25% R	\$ 3,121.32
		Total	\$ 15,371.88
Golf Course Maint	LE PEW PORTA-JOHNS INC.	Blanket Purchase Order - Monthly Rental of Port-a-Jo	\$ 180.00

EXPENDITURE LIST FOR WEEK ENDING OCTOBER 16, 2026

Department	Vendor Name	Description	Amount
	ATMOS ENERGY	GAS SERVICE	\$ 41.00
		Total	\$ 221.00
Parks	LE PEW PORTA-JOHNS INC.	7TH STREET PARK RENTAL	\$ 150.00
	LE PEW PORTA-JOHNS INC.	SOFTBALL COMPLEX RENTAL	\$ 520.00
	LE PEW PORTA-JOHNS INC.	MONTHLY RENTALS	\$ 660.00
	SAN JUAN WILDLIFE SERVICES LLC	SERVICE CALL FOR PRARIE DOG HOLES	\$ 1,920.00
	SOUTHWEST WEED CONTROL	WEED SPRAYING	\$ 4,884.39
	SPRINKLER PROS	Yard Maintenance	\$ 1,585.00
	SPRINKLER PROS	Yard Maintenance	\$ 1,585.00
	ATMOS ENERGY	GAS SERVICE	\$ 41.81
		Total	\$ 11,346.20
Planning & Building	PROJECT MOXIE LLC	CONSULTING	\$ 4,336.25
		Total	\$ 4,336.25
Airport	STANTEC CONSULTING SERVICES IN	Blanket PO - Brownfield Cleanup Grant - EPA MARC G	\$ 1,811.25
	STANTEC CONSULTING SERVICES IN	Blanket PO - Brownfield Cleanup Grant - EPA MARC G	\$ 2,296.25
		Total	\$ 4,107.50
Rec Center	COMFORT AIR MECHANICAL	WIRING REPAIR	\$ 600.00
	FARMINGTON HEATING & METAL CO.	INSTALL PART 3-PHASE MONITOR	\$ 1,578.98
	NEXT ERA ENERGY SERVICES	GAS SERVICE	\$ 1,542.53
	LD SUPPLY LLC	MURIATIC ACID	\$ 295.00
	AMERICAN ELECTRIC COMPANY	REPLACEMENT BULBS	\$ 325.92
	MONTEZUMA VALLEY PLUMBING LLC	Replace FAULTY BALL VALVES	\$ 4,464.88
	STERICYCLE INC.	HAZARDOUS WASTE DISPOSAL	\$ 482.48
	CANON FINANCIAL SERVICES, INC	COPIER EXPENSE	\$ 300.10
	MICHELLE D GRITZ	WORKOUT BENCHES	\$ 149.27
	WESTERN PAPER DISTRIBUTORS	CLEANING SUPPLIES	\$ 23.43
	WESTERN PAPER DISTRIBUTORS	CLEANING SUPPLIES	\$ 342.99
	WESTERN PAPER DISTRIBUTORS	CLEANING SUPPLIES	\$ 373.48
	WESTERN PAPER DISTRIBUTORS	CLEANING SUPPLIES	\$ 473.81
		Total	\$ 10,952.87
Water	LA PLATA COUNTY HEALTH DEPT	Blanket PO - Lab Testing for Bac-T's	\$ 450.00
	ALPINE SECURITY & ELECTRONICS	SERVICE CALL	\$ 169.38
	VERIZON WIRELESS	CRADLE PORTS	\$ 160.24
	PVS DX INC	Blanket PO - 50% Sodium Hydroxide	\$ 12,127.50
	BROWNS HILL ENGINEERING & CON	Blanket PO - Technical Consulting/Service	\$ 220.00
	INTERMOUNTAIN FARMERS ASSOC.	BOOTS - M NEVES	\$ 174.21
	FERGUSON WATERWORKS #1001	3 RR 1/8 FF 150# GASKET	\$ 10.00

EXPENDITURE LIST FOR WEEK ENDING OCTOBER 16, 2026

Department	Vendor Name	Description	Amount
	FERGUSON WATERWORKS #1001	1 SS INS STIFFENER CTS PE	\$ 18.55
	FERGUSON WATERWORKS #1001	1-1/2 SS INS STIFFENER CTS PE	\$ 65.17
	FERGUSON WATERWORKS #1001	6 MJ C153 BLT GSKT PK L/ GLAND	\$ 77.84
	FERGUSON WATERWORKS #1001	2 CTS OR 1-1/2 IPS SS INS STFNR PE	\$ 85.20
	FERGUSON WATERWORKS #1001	6 MEGALUG F/DI	\$ 91.86
	FERGUSON WATERWORKS #1001	2 CTS OR 1-1/2 IPS SS INS STFNR PE	\$ 92.30
	FERGUSON WATERWORKS #1001	1-1/2 SS INS STIFFENER CTS PE	\$ 106.33
	FERGUSON WATERWORKS #1001	1 SS INS STIFFENER CTS PE	\$ 113.95
	FERGUSON WATERWORKS #1001	3/4x100 CTS DR9 HDPE BLUE PIPE	\$ 117.34
	FERGUSON WATERWORKS #1001	3/4 SS INS STIFFENER CTS PE	\$ 130.50
	FERGUSON WATERWORKS #1001	16 SC VLV BX TOP SECT ND	\$ 160.50
	FERGUSON WATERWORKS #1001	6 MEGALUG F/ C900/IPS PVC	\$ 232.24
	FERGUSON WATERWORKS #1001	6 MJ C153 SLD CAP L/A	\$ 267.90
	FERGUSON WATERWORKS #1001	LF 3/4 CTS PJ COMP UNION	\$ 287.00
	FERGUSON WATERWORKS #1001	2x100 CTS DR9 HDPE BLUE PIPE	\$ 306.85
	FERGUSON WATERWORKS #1001	50# CCH CHLR TABLETS *X	\$ 324.01
	FERGUSON WATERWORKS #1001	6 MJ C153 BLT GSKT PK L/ GLAND	\$ 467.04
	FERGUSON WATERWORKS #1001	LF 3/4 CC x CTS PJ COMP CORP ST	\$ 542.90
	FERGUSON WATERWORKS #1001	6x12 MJ C153 LONG SLV L/A	\$ 594.75
	FERGUSON WATERWORKS #1001	6 MJ C153 TEE L/A	\$ 625.10
	FERGUSON WATERWORKS #1001	12 MJ C153 BLT CSKT PK L/ GLAND	\$ 722.76
	FERGUSON WATERWORKS #1001	6x3/4 CC DBL SS STRP NYL SDL	\$ 755.44
	FERGUSON WATERWORKS #1001	6 MJ C153 TEE L/A	\$ 937.65
	FERGUSON WATERWORKS #1001	PE WIRE 12 AWG BLUEx1000 TRACE WIRE	\$ 1,129.68
	FERGUSON WATERWORKS #1001	6x3/4 CC DBL SS STRP NYL SDL	\$ 1,133.16
	FERGUSON WATERWORKS #1001	6 MJ C153 BLT GSKT PK L/ GLAND	\$ 1,167.60
	FERGUSON WATERWORKS #1001	12 MEGALUG F/ C900/IPS PVC	\$ 2,049.00
	FERGUSON WATERWORKS #1001	6 MEGALUG F/ C900/IPS PVC	\$ 2,206.28
	FERGUSON WATERWORKS #1001	6 C900 DR14 PVC GJ BLUE PIPE	\$ 7,122.40
	FERGUSON WATERWORKS #1001	6 DI MJ RW OL GATE VLV L/A	\$ 9,576.72
	FERGUSON WATERWORKS #1001	5-1/4 VO K81D HYDRANT 5'6 OL L/A YELL	\$ 17,172.24
		Total	\$ 61,991.59
Refuse	MONTEZUMA COUNTY LANDFILL	RECYCLE CREDIT	\$ (88.60)
	MONTEZUMA COUNTY LANDFILL	Blanket PO - Landfill Charges	\$ 39,918.02
	OFFICE DEPOT	HP 218A Black, Cyan, Magenta, Yellow Original Laser	\$ 353.99
	BELT SALVAGE	Blanket PO - Misc. Materials for Repairs	\$ 403.00
	FOUR CORNERS WELDING & GAS SUPPLY	Blanket PO - Welding Supplies - Dumpster Repair	\$ 20.04
		Total	\$ 40,606.45
Total			\$ 158,310.30

EXPENDITURE LIST FOR WEEK ENDING OCTOBER 23, 2026

Department	Vendor Name	Description	Amount
City Manager	CIRSA	SPECIAL EVENT - FALL FESTIVAL	\$ 456.20
		Total	\$ 456.20
Finance	NEUMO TAX & LICENSING LLC	SEP 2026 ELECTRONIC PAYMENTS	\$ 797.32
		Total	\$ 797.32
Library	EMPIRE ELECTRIC ASSOCIATION	ELECTRIC SERVICE	\$ 1,314.25
	ATMOS ENERGY	GAS SERVICE	\$ 86.10
	BLACKSTONE PUBLISHING	AUDIO BOOKS	\$ 43.75
	BLACKSTONE PUBLISHING	AUDIO BOOKS	\$ 120.62
	BLACKSTONE PUBLISHING	AUDIO BOOKS	\$ 148.70
	INGRAM LIBRARY SERVICES	BOOKS	\$ 10.60
	INGRAM LIBRARY SERVICES	BOOKS	\$ 12.06
	INGRAM LIBRARY SERVICES	BOOKS	\$ 12.94
	INGRAM LIBRARY SERVICES	BOOKS	\$ 12.95
	INGRAM LIBRARY SERVICES	BOOKS	\$ 15.39
	INGRAM LIBRARY SERVICES	BOOKS	\$ 15.39
	INGRAM LIBRARY SERVICES	BOOKS	\$ 15.93
	INGRAM LIBRARY SERVICES	BOOKS	\$ 16.67
	INGRAM LIBRARY SERVICES	BOOKS	\$ 18.09
	INGRAM LIBRARY SERVICES	BOOKS	\$ 18.12
	INGRAM LIBRARY SERVICES	BOOKS	\$ 18.20
	INGRAM LIBRARY SERVICES	BOOKS	\$ 19.14
	INGRAM LIBRARY SERVICES	BOOKS	\$ 19.26
	INGRAM LIBRARY SERVICES	BOOKS	\$ 19.72
	INGRAM LIBRARY SERVICES	BOOKS	\$ 19.74
	INGRAM LIBRARY SERVICES	BOOKS	\$ 19.80
	INGRAM LIBRARY SERVICES	BOOKS	\$ 19.91
	INGRAM LIBRARY SERVICES	BOOKS	\$ 21.00
	INGRAM LIBRARY SERVICES	BOOKS	\$ 21.87
	INGRAM LIBRARY SERVICES	BOOKS	\$ 24.32
	INGRAM LIBRARY SERVICES	BOOKS	\$ 24.79
	INGRAM LIBRARY SERVICES	BOOKS	\$ 25.30
	INGRAM LIBRARY SERVICES	BOOKS	\$ 26.99
	INGRAM LIBRARY SERVICES	BOOKS	\$ 36.20
	INGRAM LIBRARY SERVICES	BOOKS	\$ 38.53
	INGRAM LIBRARY SERVICES	BOOKS	\$ 39.83
	INGRAM LIBRARY SERVICES	BOOKS	\$ 50.92
	INGRAM LIBRARY SERVICES	BOOKS	\$ 57.96
	INGRAM LIBRARY SERVICES	BOOKS	\$ 58.54
	INGRAM LIBRARY SERVICES	BOOKS	\$ 71.96
	INGRAM LIBRARY SERVICES	BOOKS	\$ 82.15

EXPENDITURE LIST FOR WEEK ENDING OCTOBER 23, 2026

[illegible]

EXPENDITURE LIST FOR WEEK ENDING OCTOBER 23, 2026

	CRYSTAL BRITE LAUNDRY	UNIFORM CLEANING	\$ 19.50
	CRYSTAL BRITE LAUNDRY	UNIFORM CLEANING	\$ 19.50
	CRYSTAL BRITE LAUNDRY	UNIFORM CLEANING	\$ 19.50
	CRYSTAL BRITE LAUNDRY	UNIFORM CLEANING	\$ 26.00
	CRYSTAL BRITE LAUNDRY	UNIFORM CLEANING	\$ 26.00
	CRYSTAL BRITE LAUNDRY	UNIFORM CLEANING	\$ 52.75
	GALL'S LLC	Danner Scorch Side Zip Boot	\$ 173.36
	GALL'S LLC	Mens Salomon XA Pro Shoe	\$ 152.24
	MONTEZUMA COUNTY SHERIFF	INMATE CHARGES	\$ 10,336.00
	ALPINE SECURITY & ELECTRONICS	ALARM SERVICES	\$ 93.00
	ORKIN LLC	PEST CONTROL SERVICES	\$ 244.64
	EMPIRE ELECTRIC ASSOCIATION	ELECTRIC SERVICE	\$ 3,296.62
		Total	\$ 15,049.18
Animal Shelter	FOUR CORNERS M.A.S.H., LLC	CASTRATION	\$ 76.50
	FOUR CORNERS M.A.S.H., LLC	SPAYS	\$ 225.00
	ALPINE SECURITY & ELECTRONICS	ALARM SERVICES	\$ 46.50
	ORKIN LLC	Blanket PO - Pest Control Services - Kennel	\$ 145.46
	EMPIRE ELECTRIC ASSOCIATION	ELECTRIC SERVICE	\$ 37.68
		Total	\$ 531.14
Public Works	DRUG & ALCOHOL TESTING ASSOC	EMPLOYEE DRUG TESTING	\$ 65.00
	FOUR CORNERS MATERIALS	Blanket PO - Hot Mix Asphalt for Street Repair	\$ 1,118.21
	EMPIRE ELECTRIC ASSOCIATION	ELECTRIC SERVICE	\$ 11,429.19
		Total	\$ 12,612.40
Outdoor Pool	ALPINE SECURITY & ELECTRONICS	ALARM SERVICES	\$ 46.50
	EMPIRE ELECTRIC ASSOCIATION	ELECTRIC SERVICE	\$ 221.61
	ATMOS ENERGY	GAS SERVICE	\$ 32.49
		Total	\$ 300.60
Golf Pro	ALPINE SECURITY & ELECTRONICS	ALARM SERVICES	\$ 46.50
	ORKIN LLC	Blanket PO - Pest Control Services - GC Pro Shop	\$ 174.03
		Total	\$ 220.53
Golf Course Maint	ALPINE SECURITY & ELECTRONICS	ALARM SERVICES	\$ 46.50
	EMPIRE ELECTRIC ASSOCIATION	ELECTRIC SERVICE	\$ 1,399.30
		Total	\$ 1,445.80
Parks	ALPINE SECURITY & ELECTRONICS	ALARM SERVICES	\$ 46.50
	CALVILLO ELECTRIC, LLC	Troubleshoot light time at Pickle Ball Courts	\$ 125.00
	EMPIRE ELECTRIC ASSOCIATION	ELECTRIC SERVICE	\$ 2,086.80
		Total	\$ 2,258.30

EXPENDITURE LIST FOR WEEK ENDING OCTOBER 23, 2026

Recreation	ALPINE SECURITY & ELECTRONICS	ALARM SERVICES	\$ 23.00
		Total	\$ 23.00
Planning & Building	SHORT-ELLIOTT-HENDRICKSON INC	ON CALL PLANNING SERVICES	\$ 4,503.75
		Total	\$ 4,503.75
Shop	SNAP-ON	Blanket PO - Software Subscription	\$ 105.50
	LES SCHWAB TIRES	Blanket PO - Tire Repairs and Alignments	\$ 59.99
	LES SCHWAB TIRES	Blanket PO - Tire Repairs and Alignments	\$ 404.98
	CORTEZ GLASS CO.	Remove and Replace Side Glass - Unit 580	\$ 300.00
	HARDLINE EQUIPMENT	Air Filter C2-02-04	\$ 115.10
	INTERSTATE BILLING SERVICE, INC	Truck Parts Unit 733	\$ 1,812.70
	O'REILLY AUTO PARTS	Blanket PO - Parts for Fleet Repairs and Supplies	\$ 110.78
	PARTNERS IN PARTS, INC.	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 23.78
	PARTNERS IN PARTS, INC.	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 41.95
	PARTNERS IN PARTS, INC.	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 46.00
	PARTNERS IN PARTS, INC.	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 78.99
	SOUTHWEST AGRICULTURE	O Ring, Wiper Dust	\$ 147.58
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ (16.60)
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 2.33
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 2.92
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 5.42
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 10.00
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 13.74
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 14.12
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 15.30
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 17.34
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 17.60
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 19.69
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 20.31
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 20.51
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 28.98
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 37.86
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 53.00
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 86.33
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 136.06
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 334.10
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 389.00
	TARGET RENTAL	Coupler FF Female	\$ 51.08
	TARGET RENTAL	Coupler Male	\$ 51.46
	ABLE TOWING OF CORTEZ	Outside Part FS20194	\$ 125.02
	BELT SALVAGE	PIPE	\$ 22.02
	BELT SALVAGE	FLATBAR	\$ 37.80
	BELT SALVAGE	PIPE, PLATE	\$ 1,081.73

EXPENDITURE LIST FOR WEEK ENDING OCTOBER 23, 2026

	BRENNAN OIL INC	Dyed Diesel for the GC	\$ 1,384.93
	BRENNAN OIL INC	Dyed Diesel for Parks	\$ 1,384.93
	BRENNAN OIL INC	Dyed Diesel for SC	\$ 5,728.09
	BRENNAN OIL INC	86E10 Unleaded for SC	\$ 8,442.82
	VERTOSOFT LLC	Professional Services Deployment	\$ 1,004.05
		Total	\$ 23,769.29
Technology	CENTURYLINK	DID	\$ 14.27
		Total	\$ 14.27
Streets	A-1 CHIPSEAL COMPANY	2026 Micro-Surfacing Project	\$ 7,254.71
	BECHTOLT ENGINEERING INC	Blanket PO - Safe Routes to School	\$ 1,825.89
		Total	\$ 9,080.60
Airport	EMPIRE ELECTRIC ASSOCIATION	ELECTRIC SERVICE	\$ 856.28
		Total	\$ 856.28
Dispatch	DRUG & ALCOHOL TESTING ASSOC	EMPLOYEE DRUG TESTING	\$ 47.50
		Total	\$ 47.50
Rec Center	ALPINE SECURITY & ELECTRONICS	ALARM SERVICES	\$ 77.50
	ORKIN LLC	PEST CONTROL SERVICES	\$ 120.00
	EMPIRE ELECTRIC ASSOCIATION	ELECTRIC SERVICE	\$ 10,993.24
		Total	\$ 11,190.74
Water	ALPINE SECURITY & ELECTRONICS	ALARM SERVICES	\$ 77.50
	EMPIRE ELECTRIC ASSOCIATION	ELECTRIC SERVICE	\$ 2,614.10
	ATMOS ENERGY	GAS SERVICE	\$ 192.64
	CHEMRITE INC	Blanket PO - Potassium Permanganate	\$ 3,967.20
	THATCHER CHEMICAL CO.	Blanket PO - Liquid Alum AL2	\$ 9,105.00
	DRUG & ALCOHOL TESTING ASSOC	EMPLOYEE DRUG TESTING	\$ 65.00
	FERGUSON WATERWORKS #1001	36x24 CI M/HOLE RING & COVER MANHOLE	\$ 1,724.06
	MOUNTAINLAND SUPPLY COMPANY	CRISPIN UL20.1 2 Air Valve	\$ 1,237.33
	MOUNTAINLAND SUPPLY COMPANY	FORD VBHH77-18B-11-77-NL 2x18 FIP Setter	\$ 3,646.07
	MOUNTAINLAND SUPPLY COMPANY	MJ Butterfly Valve MHBV 16 CL150	\$ 4,636.63
		Total	\$ 27,265.53
CCN Fund	MAMMOTH NETWORKS	Blanket PO - DIA, CRTZ 2GBPS Commit	\$ 1,695.00
	VISIONARY COMMUNICATIONS, INC.	Blanket PO - Tower Equipment Rental, Business Wi	\$ 1,985.14
		Total	\$ 3,680.14
Refuse	MONTEZUMA COUNTY LANDFILL	Blanket PO - Landfill Charges	\$ 41,063.51
	DRUG & ALCOHOL TESTING ASSOC	EMPLOYEE DRUG TESTING	\$ 170.00
		Total	\$ 41,233.51

EXPENDITURE LIST FOR WEEK ENDING OCTOBER 23, 2026

Total			\$ 168,160.79



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

Danielle Wells
City Clerk
123 Roger Smith Ave
Cortez, CO. 81321
dwells@cortezco.gov

Memorandum

To: CORTEZ CITY COUNCIL

From: Danielle Wells, City Clerk

Date: October 13, 2026

RE: **Approval of the Renewal Application for a hotel and restaurant liquor license from New Hong Kong of Cortez, Inc., DBA New Hong Kong Chinese Restaurant, located at 332 West Main Street, Cortez**

Attachments

Renewal Memo New Hong Kong



Danielle Wells
City Clerk
123 Roger Smith Ave
Cortez, CO 81321
dwells@cortezco.gov

DATE: October 13, 2026

MEMO TO: Honorable Mayor and City Council

FROM: Danielle Wells, City Clerk

SUBJECT: Renewal Application for a hotel and restaurant liquor license from New Hong Kong of Cortez, Inc., DBA New Hong Kong Chinese Restaurant, located at 332 West Main Street, Cortez

BACKGROUND

The renewal application referred to above was filed in the City Clerk's office on October 12, 2026. The application appears to be complete and all fees were paid.

ISSUES

The fire inspection report shows no violation to the Fire Code.

The police report shows no liquor violations were found over the past twelve months.

The sales tax account is current.

RECOMMENDATION

Staff recommends approval of the Renewal Application for a hotel and restaurant liquor license from New Hong Kong of Cortez, Inc., DBA New Hong Kong Chinese Restaurant, located at 332 West Main Street, Cortez



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

Rachael Marchbanks
Community/Economic Development Director
123 Roger Smith Ave
Cortez, CO. 81321
rmarchbanks@cortezco.gov

Memorandum

To: CORTEZ CITY COUNCIL

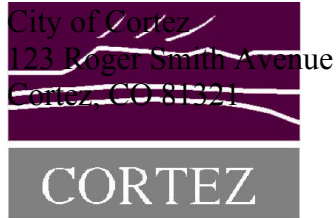
From: Helen West, Community and Economic Development Specialist

Date: October 21, 2026

RE: Results of the Additional Documentation of the Cortez Civilian Conservation Corps Camp

Attachments

Presentation Description



Rachael Marchbanks
Community and Economic
Development Director
123 Roger Smith Ave.
Cortez, CO 81321
rmarchbanks@cortezco.gov

MEMORANDUM

To: Cortez City Council

From: HELEN WEST, C&ED SPECIALIST

Date: October 21, 2026

RE: Results of the Additional Documentation of the Cortez Civilian Conservation Corps
Camp in Geer/Carpenter Natural Area

DESCRIPTION

Ryan Spittler of Woods Canyon Archaeological Consultants will present the most recent results of the Certified Local Government Grant (CLG) project which involved further documentation of the Cortez Civilian Conservation Camp located in Geer & Carpenter Naturals Areas. The work involved archival research and an in-field artifact analysis which resulted in the collection of numerous historic photographs of the camp, 141 enrollee records, over 50 historic newspaper articles about the camp, and information pertaining to the artifacts from the camp, which have aided in a better understanding of the camp.

This presentation is, in part, to fulfill the obligations of the 2025 CLG Grant received by the Historic Preservation Board. Sponsored by History Colorado, the grant provided funding for a deeper archeological study of the field work conducted in 2024. The presentation will review the findings from the 2024 CLG Grant and present new results from the current grant.



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

Drew Sanders
City Manager
123 Roger Smith Ave
Cortez, CO. 81321
dsanders@cortezco.gov

Memorandum

To: CORTEZ CITY COUNCIL

From: DREW SANDERS, CITY MANAGER

Date: September 22, 2026

RE: Proclamation In Recognition of Greenlight A Vet

Sponsored by Councilmembers Clairisa Osborn and Kathleen Swope; Co- Sponsored by Mayor Dennis Spruell, Mayor Pro-Tem Bill Lewis, and Councilmember April Randle.

Attachments

Proclamation - Greenlight A Vet

PROCLAMATION
In Recognition of
GREENLIGHT A VET

WHEREAS: Green is a color of hope, renewal and well being; and,

WHEREAS: 'Greenlight' is also a term commonly used to activate forward movement; and,

WHEREAS: The simple action of changing one light to green is intended to spark a national conversation regarding the recognition of veterans, and 'greenlight' them forward as valued members of our communities; and,

WHEREAS: America's veterans are some of our nation's bravest, hardest-working men and women; and,

WHEREAS: It is hard to show our veterans the appreciation they deserve when, back home and out of uniform; they are more camouflaged than ever.

Let us honor our veterans for an entire month rather than Veteran's Day alone by changing one light to green in a visible location – on your porch, your home, or at your office and keep it glowing every day during the month of November as a symbol of appreciation and support for our veterans.

NOW, therefore, I, Dennis F. Spruell, Mayor of the City of Cortez, do hereby proclaim November of each year to be the month for the residents of Cortez to unite to GREENLIGHT A VET.

Witness my hand this 27th day of October, 2026.

Dennis F. Spruell, Mayor

Attest:

Danielle Wells, City Clerk





CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

Rachael Marchbanks
Community/Economic Development Director
123 Roger Smith Ave
Cortez, CO. 81321
rmarchbanks@cortezco.gov

Memorandum

To: CORTEZ CITY COUNCIL

From: Helen West, Community and Economic Development Specialist

Date: September 24, 2026

RE: Ordinance No. 1371, Series 2026

BACKGROUND

Mobile Food Vendors have been an allowed type of retail food establishment in the City of Cortez since 2017, when Ordinance No. 1220, Series 2017 was adopted by Council.

Mobile Food Vendors are currently allowed to operate within the public right-of-way in most Zoning Districts of Cortez provided that the Mobile Food Vendors are parked in a legal parking space and comply with all City and State parking restrictions, serve customers from an adjacent sidewalk or curbside of the mobile food vending apparatus, only operate between the hours of 7 am – 9 pm, collect all trash and debris accumulated within 25 feet of the vehicle, and remove the mobile food vending apparatus and equipment from the location when not open for business. As with all businesses that sell food within the City, they must also have a City sales tax license, pass an inspection from the Montezuma County Health Department, and if required, pass an inspection from City of Cortez Fire Inspector.

Council clarified these regulations in 2022 with Ordinance No. 1305, Series 2023 that classified Mobile Food Vendors as a Conditional Use in the Central Business Zoning District (CBD).

Following the 2025 Fourth of July celebrations, and after multiple incidents of mobile food vendors failing to comply with staff direction and park regulations, Parks and Recreation staff requested that the City of Cortez establish a formal licensing process for these vendors. A licensing process would make it easier for staff to permit vendors at City events and to take action against those who violate City regulations. The Parks and Recreation Department staff feels that the process for licensing Mobile Food Vendors outlined in Ordinance No. 1371, Series 2026 would be very beneficial to the events staff. Throughout 2025 and 2026, Community and Economic Development staff developed the licensing program in coordination with the Parks and Recreation, Police, City Attorney, and City Clerk Departments.

Ordinance No. 1371, Series 2026 is the outcome of these discussions. The proposed Ordinance clarifies the current Code and outlines a clear process for licensing Mobile Food Vendors in the City of Cortez. There is no proposed fee for calendar year 2026. However, a basic fee to help cover staff time to process the applications will be proposed on the overall fee schedule for 2027.

DISCUSSION

Ordinance No. 1371, Series 2026 clarifies the process and steps necessary for mobile food vendors to be compliant with City regulations. The ordinance creates a streamlined way for City event planners, managers, code enforcement, and law enforcement to easily verify a mobile food vendor's compliance with City regulations.

The proposed process is commenced by the applicant mobile food vendor submitting the Mobile Food Vendor License Application along with proof of the following (1) a current City of Cortez Sales Tax License, (2) good standing with the State of Colorado, (3) an inspection from the Montezuma County Health Department, and (4) an annual inspection by City of Cortez Fire Inspector, if a vendor is cooking food in the vehicle. A draft of the Mobile Food Vendor License Application has been included in Council's packet. Once

approved, the Mobile Food Vendor will be given a certificate to display in its window while operating in the City of Cortez.

A conditional use permit will still apply for all Mobile Food Vendors seeking to operate in the Central Business District, and a vendor or event permit through Parks & Recreation will be required of mobile food vendors seeking to operate in the Cortez park system.

Furthermore, Ordinance No. 1371, Series 2026 does not give automatic approval for Mobile Food Vendors to participate in City events. Additional permits, insurance, and/or approvals may be required to participate in City and/or partner events. Receiving the annual license is the first step for Mobile Food Vendors to operate in the City of Cortez.

FISCAL IMPACT

There is no fiscal impact to the City of Cortez. There will be a small impact to personnel time spent on processing applications.

RECOMMENDATION

City staff recommends that City Council pass Ordinance No. 1371, Series 2026 on second reading.

MOTION

If agreed upon by the City Council, a possible motion would be:

I move that City Council approve on second reading, Ordinance No. 1371, Series 2026, an ordinance approving revisions to Chapter 15, Article IX of the Cortez City Code regarding the annual licensure process for mobile food vendors operating in the City of Cortez.

Attachments

Mobile Food Vendor License Application

Article IX Changes

Ordinance No. 1371, Series 2026 - First Reading Signatures



City of Cortez
Community & Economic Development Department
Division of Planning & Building
123 Roger Smith Avenue
Cortez, Colorado 81321

File Number: _____

Application/Permit Number: _____

Date Application Received: _____

Received by: _____

MOBILE FOOD VENDOR LICENSE CHECK-LIST AND APPLICATION

A Mobile Food Vendor License is required for any retail food establishment vending from a non-permanent location and without a fixed structure ("Mobile Food Vendor"). The Mobile Food Vendor License is required as described in the City of Cortez Code, Chapter 15, Article IX. The Mobile Food Vendor License fee is established in the City of Cortez Fee Schedule. The Mobile Food Vendor License, once approved, is valid until December 31 of the current calendar year. All Mobile Food Vendors are responsible for updating their license status annually. Liquor, alcohol, marijuana, and other regulated substances require a separate license and are not permitted with the Mobile Food Vendor License.

CONTACT INFORMATION

Mobile Food Vendor Business Name: _____

Registered Business Address: _____ State: _____ Zip Code: _____

State of Vehicle Registration: _____ License Plate Number: _____

VIN Number: _____

Contact Name: _____

Phone Number: _____

Email Address: _____

PROJECT NARRATIVE

In a separate document, provide a narrative of how the Mobile Food Vendor will operate within the City of Cortez. Please include the expected events and/or general overview of the times and potential location(s) you plan to vend in the City – both on public or private property. The Mobile Food Vendor will not be mandated to the narrative provided; however, this information can help staff understand and anticipate mobile food vending in the City.

Please note: Mobile Food Vendors are not permitted to sell in the Central Business District, may only vend on private property with proof of written consent from the owner, and may not vend in the public right-of-way adjacent to City owned parks while a special event is occurring or planned within the immediate 4-hours preceding and after such an event.

ATTACHMENTS

Your application must include the following attachments and will not be complete until all documents have been received.

1. Current City of **Cortez Sales Tax License**.

- Visit the City of Cortez website at <https://www.cortezco.gov/131/Taxes> for more information.

2. Proof of annual **Inspection from the Montezuma County Health Department**, or similar regulatory agency with legal jurisdiction over the mobile food vending business.
 - Visit the Montezuma County Health Department website at <https://montezumacounty.org/public-health/environmental-health/> for more information or to schedule an inspection.
3. Proof of annual **Inspection from the City of Cortez Fire Inspector**, if cooking food inside the vehicle.
 - Visit the City of Cortez Fire Inspector website at <https://www.cortezco.gov/194/Fire-Inspection-Services> for more information or to schedule an inspection.
4. If operating as a legal entity and not an individual, **Certificate of Good Standing** or **Certificate of Fact of Trade Name** with the State of Colorado.
 - Visit the Secretary of State website at <https://www.coloradosos.gov/> for more information and to download your Certificate.

Please Note: If the Mobile Food Vendor is intending to vend at regularly occurring sporting/community events or Special Events with the City of Cortez, the Mobil Food Vendor may be required to carry proof of General Liability Insurance of at least \$1 Million with the City of Cortez listed as Additionally Insured. Mobile Food Vendors must be separately permitted to vend at Special Events or on City property. Additional fees may apply.

Please contact the City of Cortez Events Coordinator or visit the website at <https://www.cortezco.gov/929/Cortez-Special-Events-Committee> for more information.

ACKNOWLEDGMENT AND AUTHORIZATION

Please read the City of Cortez [rules & regulations](#) pertaining to Mobile Food Vendors and acknowledge the following:

I hereby certify that I am the owner or the owner's duly authorized agent and have read and understand this application, and all City regulations that pertain to my mobile food vendor project. I acknowledge that all information included in this application is accurate and true. I understand that I am responsible for following all Federal laws, guidelines, and regulations, as well as those set forth by the State of Colorado and the City of Cortez.

Applicant Signature: _____ Date: _____

DEPARTMENT USE ONLY

Fee Required: \$ _____ Paid On: _____ Receipt #: _____

QUESTIONS? Call (970) 565 – 3402

HAND DELIVERY or MAIL: Please submit application and plans in person to:
Planning & Building, Cortez City Hall, 123 Roger Smith Avenue, Cortez, CO 81321

ONLINE: <https://www.cortezco.gov/186/Building-Permits-Applications>

City of Cortez • 970-565-3402 • www.cortezco.gov

CHAPTER 15

Article IX. Mobile Food Vendors.

Sec. 15-68. Licenses. Section 15-68 is amended as shown below in Track Changes:

A Cortez mobile food vendor license is required to operate within city limits. To obtain a mobile food vending license the vendor must complete the Mobile Food Vendor License Application and supply proof of (1) a City of Cortez sales tax license; (2) an annual inspection by the Montezuma County Health Department, or similar department; (3) an annual inspection from the City of Cortez Fire Inspector, if cooking food within the vehicle; and (4) pay the Mobile Food Vending License fee established in the City of Cortez fee schedule. The Mobile Food Vending License will be valid through each calendar year and must be renewed after January 1st of each new year. All licenses business or sales tax license or transient vendor license, if applicable, proof of inspection by the Montezuma County Health Department are required as well as any land owner written permission required in section 15-68.4 and must be conspicuously displayed at all times during the operation of a mobile food vendor. Failure to display received licenses shall be a violation and punishable as set forth in section 15-68.8.

Sec. 15-68.2. Zone districts. Section 15-68.2 is amended as shown below in Track Changes:

Mobile food vendors shall not operate in the following zone districts: CBD, central business district unless a Conditional Use Permit is approved as set forth in section 3.06 of the City of Cortez Land Use Code. Mobile food vendors intending to vend at Special Events or regularly occurring sporting/community events within the City of Cortez must be separately permitted. See Section 15-68.5 for more information.

Sec. 15-68.3. Operating within public right-of-way. Section 15-68.3 is amended as shown below in Track Changes:

Mobile food vendors may operate within the public right-of way provided they meet the following requirements:

- (a) Mobile food vendor must be parked in a legal parking space and comply with all city and state parking restrictions;
- (b) When operating within the public right-of-way mobile food vendor may only serve customers from an adjacent sidewalk or from the curbside of the vehicle.
- (c) Mobile food vendors may operate within the public right-of-way adjacent to city owned parks, unless a special event is occurring or planned to occur within the next four hours in the adjacent park.

Sec. 15-68.4. Operating on private property. Section 15-68.4 is amended as shown below in Track Changes:

Mobile food vendors may operate on private property provided they meet the following requirements:

- (a) Mobile food vendor operator must obtain prior written permission from the private property owner and must have available an original copy of such permission for inspection purposes at all times;
- (b) Mobile food vendor must be parked on a paved surface or weather proof surface outside any designated fire lane and outside the corner visibility triangle vision clearance triangle, as that term is defined in section 5.0 3(G)2(j)(3) City of Cortez Land Use Code.

(c) Mobile food vendor must adhere to section 15-68.6 of this article in concern for trash, noise, and all other City regulations while operating on private property.

Sec. 15-68.8. Violations. Section 15-68.8 is amended as shown below in Track Changes:

A violation of this article shall be punishable as set forth in section 17-16A of the Cortez City Code now in effect or as may be amended from time to time.

Repeated violations of this article may result in the revocation of the vendor's Mobile Food Vending License.

**CITY OF CORTEZ
ORDINANCE NO. 1371, SERIES 2026**

**AN ORDINANCE APPROVING REVISIONS TO CHAPTER 15, ARTICLE IX OF THE
CORTEZ CITY CODE REGARDING THE ANNUAL LICENSURE PROCESS FOR
MOBILE FOOD VENDORS OPERATING IN THE CITY OF CORTEZ**

RECITALS

WHEREAS, by Ordinance No. 1220, Series 2017, passed and adopted on March 28, 2017, the City Council (the "Council") of the City of Cortez, Colorado (the "City"), adopted regulations for mobile food vendors in the City of Cortez; and

WHEREAS, since adoption Ordinance No. 1220, Series 2017, City staff has found the procedure for permitting and licensing mobile food vendors in the City of Cortez confusing and lacking clarity; and

WHEREAS, the City of Cortez Land Use Code, outlined in Chapter 3, Section 3.06.4(H) requires a Mobile Food Vendor Permit for placement on public or private property; and

WHEREAS, mobile food vendors are required to have a current City of Cortez Sales Tax License, State of Colorado Sales Tax License, and an annual inspection from the Montezuma County Health Department, or other similar inspection, and, an annual inspection from the Cortez Fire Inspector, if cooking food in the vehicle; and

WHEREAS, a mobile food vendor, if it is a legal entity rather than an individual, should be registered and in Good Standing with the Secretary of State of Colorado; and

WHEREAS, currently, a mobile food vendor must show multiple forms of documentation to prove compliance with the rules and regulations set by City Council for food vendors, creating a repeated burden on the mobile food vendor and city staff;

NOW, THEREFORE, BE IT ORDAINED BY THE CORTEZ CITY COUNCIL AS FOLLOWS:

RECITALS INCORPORATED. The foregoing recitals are incorporated herein as conclusions, facts, determinations, and findings by the Cortez City Council.

CITY CODE AMENDMENTS ARE ADOPTED. The revisions to chapter 15, article ix of the Cortez City Code as shown on Exhibit A are hereby adopted.

COMPLIANCE REQUIRED. Any mobile food vendor must comply with any rules, policies and regulations concerning mobile food vendors adopted from time to time by the City Council or the City staff, and any Colorado State Statutes and State Regulations applicable to mobile food vendors.

REPEALER. All orders, bylaws, resolutions, and ordinances of the City, or parts thereof, inconsistent or in conflict with this Ordinance, are hereby repealed to the extent only of such inconsistency or conflict.

SEVERABILITY. If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

RECORDING AND AUTHENTICATION. Upon adoption hereof, this Ordinance shall be recorded in a book kept for that purpose and shall be authenticated by the signatures of the Mayor and the City Clerk.

EFFECTIVE DATE. This ordinance shall be effective upon publication after second reading and final passage.

FIRST READING. This Ordinance shall be considered on first reading on the 13th day of October, 2026, at the hour of 7:30 p.m., in the City Council Chambers in City Hall, Cortez, Colorado, at which time this Ordinance shall be read and introduced on first reading and the public hearing for the second or final reading of this Ordinance shall be set.

PUBLIC HEARING. This Ordinance shall be considered for second and final reading on the 27th day of October, 2026, at the hour of 7:30 p.m., in the City Council Chambers in City Hall, Cortez, Colorado, at which time and place all persons may appear and be heard concerning the same.

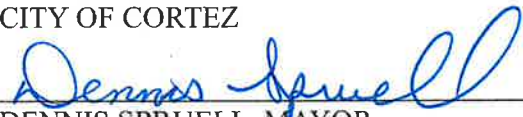
PASSED, ADOPTED, AND APPROVED ON FIRST READING THIS 13TH DAY OF OCTOBER, 2026.

ATTEST:



DANIELLE WELLS, CITY CLERK

CITY OF CORTEZ



DENNIS SPRUELL, MAYOR

PASSED, ADOPTED AND APPROVED ON SECOND AND FINAL READING THIS 27th DAY OF OCTOBER, 2026.

ATTEST:

DANIELLE WELLS, CITY CLERK

CITY OF CORTEZ

DENNIS SPRUELL, MAYOR

APPROVED AS TO FORM:


J. PATRICK COLEMAN, CITY ATTORNEY



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

Kyle Sloan
Airport Director
123 Roger Smith Ave
Cortez, CO. 81321
ksloan@cortezco.gov

Memorandum

To: CORTEZ CITY COUNCIL

From: Kyle Sloan, Airport Director

Date: October 13, 2026

RE: Bid Results for 2026 Airport Asbestos Abatement Project

BACKGROUND

The Airport, in conjunction with the Public Works Department and Community and Economic Development Department, is in search of a qualified contractor to abate the asbestos found at three buildings at the Cortez Municipal Airport – the Terminal, the FBO Building, and the Hertz Rental Car Building.

In 2025, City Council appropriated \$221,540 in grant funding from the Environmental Protection Agency (EPA) for cleanup activities related to asbestos abatement at the Airport. In previous environmental assessment from 2024, asbestos had been identified and cleanup activities for the three buildings were recommended. As a municipality not responsible for the original contamination, the City of Cortez applied and was awarded an EPA Brownfield Cleanup Grant to cover the costs of cleanup and remediation. This contract approval is part of the grant activities.

DISCUSSION

City staff, along with the City's contracted Qualified Environmental Professional (QEP), Stantec Inc., assembled bid documents and advertised the project in the Cortez Journal, BidNet (552 contacts with 73 bid documents downloaded), and on the City's website. The bid documents were made available on July 29, 2026, and were advertised for a duration exceeding the minimum 30-day period mandated by the EPA grant requirements. Submittals were due by 3:00 PM on Wednesday, September 9, 2026. Three bids were received; however, two bids were incomplete. The only qualified bid was received from the following firm:

Eco Safe Abatement LLC – Durango, CO	\$ 74,811.55
Budgeted Amount in Grant Estimate	\$103,000.00

FISCAL IMPACT

Funds allocated for the Airport Asbestos Abatement project are budgeted within the EPA Brownfield Cleanup grant. There is no fiscal impact to the City of Cortez as the grant did not require a local match.

RECOMMENDATION

City staff, including representatives from Community & Economic Development, Public Works, General Services, Airport, and Stantec, the City's contracted QEP for the EPA Grant, conducted a review of the submitted bid packages. Three bids were received for the project; however, Eco Safe Abatement LLC was the only bidder found responsive to the bid documents and seemingly qualified to perform the required asbestos abatement services. The total estimated cost is below the original budgeted amount in the grant estimate. Accordingly, award of the contract to Eco Safe Abatement LLC is recommended to maintain project momentum and take advantage of the contractor's regional presence, which offers flexibility for multiple mobilizations should project needs require them. It is the recommendation from the selection committee that Eco Safe Abatement LLC be chosen for the 2026 Airport Asbestos Abatement Project.

MOTION

If agreed upon by the City Council, a possible motion would be:

I move that City Council accept the proposal for the 2026 Airport Asbestos Abatement Project submitted by Summit Lake Park Eagle Restoration Systems LLC, D/B/A Eco Safe Abatement LLC, at its bid price of \$74,811.5 and authorize the City Manager to negotiate and sign a contract on behalf of the City for this purpose.

Attachments

EcoSafe
Asbestos Memo



Prepared For:



Summit Lake Park Eagle Restoration Systems
DBA:



Proposal
2026 Cortez Airport
Asbestos Abatement Project
GS-26-AAA

Account Rep: Terri Boschetto
(970) 589-4860
terri.boschetto@sprestores.com

SLPE DBA EcoSafe Abatement
170 S. Skylane Dr. Bldg #2
Durango, CO 81303

APPENDIX C BID FORM



City of Cortez
Public Works
Form SBP-6.13

Bidder Name: EcoSafe Abatement

Project No./Name: 2026 Cortez Airport Asbestos Abatement Project (Terminal & Hertz Building)

Bidder Acknowledges Receipt of Addenda Numbers: 1

Bidder Anticipates Services outside the United States or Colorado: * No ☒ Yes ☐ If Yes see 3A below

Bidder will comply with 80% Colorado Labor on project above \$500,000: Yes ☒ No ☐ If No see 3B below

Bidder is a Colorado DBE:* No ☒ Yes ☐ If Yes see 3C below

Item No.	Description	Unit	Estimated Quantity	Unit Price	Extended Price
1	Mobilization/Bonds/Insurance/General Conditions	1	LS	\$9,919.31	\$9,919.31
2	Post ACM Abatement Air Clearance Sampling (per containment)	1	LS	\$2,160.00	\$2,160.00
3	Material: Floor Tile VCT Location: Hertz Building - Office	10	SF	\$7.73	\$77.30
4	Material: Tar Location: Hertz Building – Addition Roof	38	SF	\$4.13	\$156.94
5	Material: Flashing Location: Hertz Building – Addition Roof	45	SF	\$4.13	\$185.85
6	Material: Sealant Location: Airport Terminal – TSA Office	9	LF	\$5.53	\$49.77
TOTAL OF ALL EXTENDED PRICES FOR ESTIMATED QUANTITIES OF WORK				\$	12,549.17

Bidder's Time of Completion

a. Time Period from Notice to Proceed to Substantial Completion: 20 working days

b. Time Period from Substantial Completion to Final Acceptance: 10 working days

c. Total Time of Completion of Entire Project (a + b): 30 working days



City of Cortez
Public Works
Form SBP-6.13

Bidder Name: EcoSafe Abatement

Project No./Name: 2026 Cortez Airport Asbestos Abatement Project (FBO Building)

Bidder Acknowledges Receipt of Addenda Numbers:

1

Bidder Anticipates Services outside the United States or Colorado: *

No ☒ Yes ☐ If Yes see 3A below

Bidder will comply with 80% Colorado Labor on project above \$500,000:

Yes ☒ No ☐ If No see 3B below

Bidder is a Colorado DBE:*

No ☒ Yes ☐ If Yes see 3C below

Item No.	Description	Unit	Estimated Quantity	Unit Price	Extended Price
1	Mobilization/Bonds/Insurance/General Conditions	1	LS	\$58,143.86	\$58,143.86
2	Post ACM Abatement Air Clearance Sampling (per containment)	1	LS	\$1,080.00	\$1,080.00
3	Material: Window Glazing Location: FBO Building - Office	540	LF	\$1.79	\$966.60
4	Material: Tape Location: FBO Building – Mechanical Room	60	LF	\$0.80	\$48.00
5	Material: 12 x 12 Floor Tile Location: FBO Building - Restrooms	32	SF	\$9.01	\$288.32
6	Material: Window Caulk Location: FBO Building – Garage Window	280	LF	\$5.17	\$1,447.60
7	Material: Wall Panel Glue (Assumed) Location: FBO Building – Reception Room, Break Room	600	SF	\$0.48	\$288.00
TOTAL OF ALL EXTENDED PRICES FOR ESTIMATED QUANTITIES OF WORK				\$	\$62,262.38

Bidder's Time of Completion

a. Time Period from Notice to Proceed to Substantial Completion:

20 working days

b. Time Period from Substantial Completion to Final Acceptance:

10 working days

c. Total Time of Completion of Entire Project (a + b):

30 working days

- 1. BID:** Pursuant to the advertisement by the City of Cortez dated July 29, 2026, the undersigned bidder hereby proposes to furnish all the labor and materials and to perform all the work required for the complete and prompt execution of everything described or shown in or reasonably implied from the Bidding Documents, including any Drawings and Specifications, for the work and for the base bid indicated above. Bidders should include all taxes that are applicable.
- 2. EXAMINATION OF DOCUMENTS AND SITE:** The bidder has carefully examined the Bidding Documents, including any Drawings and Specifications, and has examined the site of the Work, so as to make certain of the conditions at the site and to gain a clear understanding of the work to be done.
- 3. PARTIES INTERESTED IN BID:** The bidder hereby certifies that the only persons or parties interested in this Bid are those named herein, and that no other bidder or prospective bidder has given any information concerning this Bid.
 - A.** If the bidder anticipates services under the contract or any subcontracts will be performed outside the United States or Colorado, the bidder shall provide in a written statement which must include, but need not be limited to the type of services that will be performed at a location outside the United States or Colorado and the reason why it is necessary or advantageous to go outside the United States or Colorado to perform such services. (Does not apply to any project that receives federal moneys) *
 - B.** For State Public Works projects per C.R.S. 8-17-101, Colorado labor shall be employed to perform at least 80% of the work. Colorado Labor means any person who is a resident of the state of Colorado at the time of the Public Works project. Bidders indicating that their bid proposal will not comply with the 80% Colorado Labor requirement are required to submit written justification along with the bid submission. (Does not apply to any project that receives federal moneys) *
 - C.** A Colorado Disadvantaged Business Enterprise (DBE), means a business that is incorporated or organized in Colorado or maintains a place of business or has an office in Colorado and is officially registered and verified by the Colorado UCP. This includes Minority-Owned Business, Woman-Owned Business, Veteran-Owned Business, or any other officially recognized business by the UCP. Attach proof of certification along with the bid submission. *
 - D.** Projects estimated to be \$1 million or more that do not receive federal funds are required to comply with the State Apprenticeship Utilization requirements C.R.S. 24-92-115
 - E.** Projects estimated to be \$500,000 or more that do not receive federal funds are required to comply with the State Prevailing Wage requirements C.R.S. 24-92-201 through 210.
- 4. BID GUARANTEE:** This Bid is accompanied by the required Bid Guarantee. Per C.R.S. §24-105-201 If the construction value is \$50,000 or greater a Bid Bond and Power of Attorney or Proposal Guaranty is required in an amount not less than 5% of the total Bid. You are authorized to hold said Bid Guarantee for a period of not more than thirty (30) days after the opening of the Bids for the work above indicated, unless the undersigned bidder is awarded the Contract, within said period, in which event the City may retain said Bid Guarantee, until the undersigned bidder has executed the required Agreement and furnished the required Performance Bond, Labor and Material Payment Bond, and Insurance Policy.
- 5. TIME OF COMPLETION:** The bidder agrees to achieve Substantial Completion of the Project from the date of the Notice to Proceed within the number of calendar days entered above, and in addition, further agrees that the period between Substantial Completion and Final Acceptance of the Project will not exceed the number of calendar days noted above. If awarded the Work, the bidder agrees to begin performance within ten (10) days from the date of the Notice to Proceed, and agrees to prosecute the Work with due diligence to completion. The bidder represents that Section 4 of the Contractor's Agreement (Appendix B) has been reviewed to determine the type and amount of any liquidated damages that may be specified for this contract.
- 6. EXECUTION OF DOCUMENTS:** The bidder understands that if this Bid is accepted, bidder must execute the required Agreement and furnish the required Performance Bond, Labor and Material Payment Bond, Insurance Policy and Certificates of Insurance within ten (10) days from the date of the Notice of Award, and that the bidder will be required to sign to acknowledge and accept the Contract Documents, including any Drawings and Specifications.
- 7. ALTERNATES:** Refer to the Information for Bidders (SC-6.12) for Method of Award for Alternates and use State Form SBP-6.13.1 Bid Alternates form to be submitted with this bid form if alternates are requested by the institution/agency in the solicitation documents.
- 8. SUBMIT WAGE RATES** (direct labor costs) for prime contractor and subcontractor as requested by the institution/agency in the solicitation documents.
- 9. THE RIGHT IS RESERVED TO WAIVE INFORMALITIES AND TO REJECT ANY AND ALL BIDS.**

SIGNATURES: If the Bid is being submitted by a Corporation, the Bid shall be signed by an officer, i.e., President or Vice-President. If a sole proprietorship or a partnership is submitting the Bid, the Bid shall so indicate and be properly signed.

Dated this 9th Day of September, 20 26

THE BIDDER:

SLPE DBA EcoSafe Abatement

Company Name

170 S. Skylane Dr. Bldg #2, Durango, CO 81303

Address (including City, state and zip)

Phone number: 970-259-6184

Email: amber@sprestores.com

Amber Pedersen-Commercial Sales Support

Name (Print) and Title

Amber Pedersen

Signature

Abatement License No: 30364 for State of Colorado

APPENDIX G BID BOND

STATE OF COLORADO
COUNTY OF MONTEZUMA

KNOW ALL MEN BY THESE PRESENTS, THAT EcoSafe Abatement, hereinafter called the Principal, and Philadelphia Indemnity Insurance Company, a corporation duly organized under the laws of the State of Pennsylvania, hereinafter called the Surety, are held and firmly bound unto the City of Cortez, Colorado, hereinafter called the Obligee, in the sum of Five Percent of Total Amount Bid Dollars (\$ 5% of Total Bid) for the payment of which sum will and truly to be made, the said Principal and Surety bind ourselves, our heirs, executors, administrators, successors, and assigns, the condition of the above obligation is such that whereas the Obligee has submitted to a certain bid, attached hereto and hereby made a part hereof to enter into a contract in writing, for the Cortez Airport Asbestos Abatement, jointly and severally, firmly by these presents:

NOW THEREFORE,

- (a) If said Bid shall be rejected, or in the alternate,
- (b) If said Bid shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached hereto (properly completed in accordance with said Bid) and shall furnish a bond for their faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said Bid,

that this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its bond shall be in no way impaired or affected by any extension of the time within which the Owner may accept such Bid; and said Surety does hereby waive notice of any such extension.

If the Obligee shall accept the bid of the Principal and the Principal shall enter into a contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or contract documents with good and sufficient surety for the faithful performance of such contract documents with good and sufficient surety for the faithful performance of such contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

SIGNED AND SEALED this 8th day of September, 2026, A.D.

PRINCIPAL EcoSafe Abatement (seal)

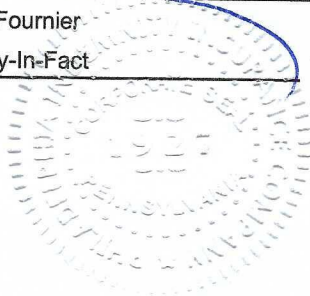
By Amber Pedersen Attest _____

Title Managing Member Title _____

SURETY Philadelphia Indemnity Insurance Company (seal)

By Susan Fournier Attest Pauline Fournier

Title Attorney-In-Fact Title Witness



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento

On SEP 08 2026 before me, Katherine DuPont, Notary Public
(insert name and title of the officer)

personally appeared Susan Fournier,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **Ryan Tash, Katherine DuPont and Susan Fournier of Summit Surety Insurance Services, Inc.**, its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances, consents of surety and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed **\$50,000,000**.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November 2016.

RESOLVED:

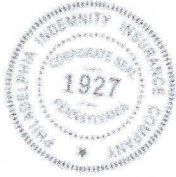
That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER

RESOLVED:

That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 21ST DAY OF AUGUST 2025.



(Seal)

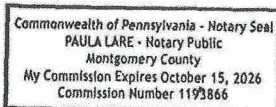
John Glomb
John Glomb, President & CEO

Philadelphia Indemnity Insurance Company

On this 21st day of August, 2025, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Paula Lare

Notary Public:



residing at:

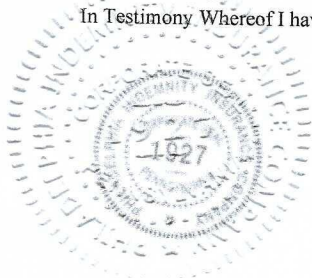
Bala Cynwyd

My commission expires:

October 15, 2026

I, Angelique Cooper, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 21st day of August, 2025 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 8th day of September, 2026.



Angelique Cooper

Angelique Cooper, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Appendix G Big Bond

Document Date: 09/09/2026

Number of Pages (including notarial certificate): 2

State of Nevada

County of Clark

This instrument was acknowledged before me

on 09/09/2026 by Amber Pedersen.



Natasha S Samuels
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 24-5583-01
Expires January 11, 2028

A handwritten signature in blue ink, appearing to read "Natasha S Samuels".

Natasha S Samuels
Notary Public, State of Nevada
09/09/2026

Notarized remotely using audio-video communication technology via Proof.

Summit Lake Park Eagle Restoration Systems dba EcoSafe Abatement — Proposal

2026 Cortez Airport Asbestos Abatement Project (Terminal, Hertz Building, and FBO)
22874 County Road F, Cortez, CO 81321

Section 2: Firm Information

Company Overview

Legal Name	Summit Lake Park Eagle Restoration Systems
DBA	EcoSafe Abatement
Project Office (Durango)	170 S. Skylane Dr. Bldg #2, Durango, CO 81303; (970) 259-6184
Montrose Office (Local Supporting Office)	1815 Launa Dr., Montrose, CO 81401
Grand Junction Office (Local Supporting Office)	925 4th Ave., Grand Junction, CO 81501; (970) 259-6184
Denver Office (Local Supporting Office)	4725 Leyden St. Unit D, Denver, CO 80216; (720) 532-0219
States Operating	Colorado, Oregon, Washington, and California (Southern CA Branch)
Years in Business	Since late 2021 (EcoSafe Abatement); SLPE parent company holds 50+ licenses across 7 states
RFP Contact	Amber Pedersen, Commercial Sales Support; amber@sprestores.com
Project Contact	Joshua Hovis, Project Manager; (970) 623-0972; joshua.hovis@sprestores.com
Scope Confirmation	EcoSafe Abatement confirms it will include all items outlined in the Scope of Work in Section 5 of the RFP

Firm Background

EcoSafe Abatement is an environmental remediation contractor specializing in asbestos abatement, operating under the parent company Summit Lake Park Eagle Restoration Systems (SLPE). SLPE operates across seven states and holds over 50 licenses, providing EcoSafe Abatement with significant administrative, operational, and technical resources. SLPE also operates SERVPRO Team Landers, a sister company providing water, fire, and mold restoration services; the two entities share offices, administrative resources, and select personnel across Colorado and Southern California.

Since commencing operations in late 2021, EcoSafe Abatement has grown to include a dedicated Colorado office in Durango, with local supporting offices in Montrose, Grand Junction, and Denver. The Colorado teams operate with over 20 certified abatement workers and multiple certified supervisors, with additional supervisory and field support available from our Southern California, Oregon, and Washington operations for large or complex projects.

This project will be headquartered out of our Durango office, with our Montrose, Grand Junction, and Denver offices providing local supporting crew and equipment as needed. Further technical and staffing support is available from our Southern California, Oregon, and Washington branches for specialized expertise on large-scale commercial abatement involving multiple hazardous material types — consistent with the scope required for this project.

EcoSafe Abatement's core competencies include:

- Asbestos Containing Material (ACM) abatement: commercial, residential, and institutional
- Universal waste removal (mercury, fluorescent lamps, ballasts)
- Mold and microbial remediation per IICRC S520
- Full regulatory compliance documentation and project closeout

The firm has handled projects in sensitive environments requiring strict safety protocols, access control, and coordination with active facility operations, directly applicable to the Cortez Airport project, where the Terminal Building and FBO Building remain occupied and operational throughout abatement, while the Hertz Building (unoccupied) allows for less restricted scheduling. This difference in occupancy is expected to require up to three separate mobilizations, consistent with EcoSafe's experience phasing work around active facility operations.

Claims & Litigation History (Past 10 Years)

EcoSafe Abatement has no history of claims, lawsuits, arbitration proceedings, or verified legal claims. Specifically:

- Our business has never failed to complete a contract.
- Our firm has not been in any litigation, judgments, claims, or arbitration proceedings.
- We have not filed any lawsuits or requested arbitration with regard to construction contracts.
- Our company has had no verified legal claims.
- Our company has never been threatened to be removed from a project.

Scope of Work Confirmation

EcoSafe Abatement confirms that we will include and perform all items outlined in the Scope of Work in Section 5 of the RFP, including CDPHE notification and permitting, asbestos abatement of the identified ACMs across the Terminal, FBO, and Hertz buildings, post-abatement clearance sampling coordination, and all required coordination, documentation, and final reporting.

Federal Funding & Compliance Acknowledgment

This project is funded by a U.S. Environmental Protection Agency (EPA) Brownfields Cleanup Grant. EcoSafe Abatement acknowledges that this procurement and the resulting contract are subject to 2 C.F.R. Part 200 (including Appendix II) and all terms and conditions of the City's EPA assistance award, and that federal requirements control in the event of any conflict with the RFP.

EcoSafe Abatement confirms it did not develop or draft the specifications, scope of work, or other solicitation requirements for this procurement, and discloses no known actual, potential, or apparent organizational or personal conflict of interest with this project.

EcoSafe Abatement further confirms it will conduct all work in accordance with the Davis-Bacon Act, including maintenance of weekly certified payroll records and making site workers available for periodic interviews, and will comply with Build America, Buy America Act (BABA) requirements to the extent they apply to permanent materials or products under this contract.

Section 3: Qualifications & Availability of Proposed Team

Project Staffing Overview

EcoSafe Abatement proposes to staff this project with 3 or more certified personnel for the full project duration of approximately 20 working days (4 weeks). All personnel listed hold current Colorado Asbestos Abatement Certifications (worker or supervisor as applicable), AHERA accreditation, and are in compliance with all applicable CDPHE and OSHA requirements. Additional certified personnel are available to support the project as needed, drawn from our local Colorado crew as well as our Southern California, Oregon, and Washington branches.

Name	Role	Key Certifications
Joshua Hovis	Project Manager	CO Asbestos Supervisor, AHERA, OSHA 30
Noah Hovis	Asbestos Worker / Supervisor	CO Asbestos Worker, AHERA
Levi Powell	Asbestos Worker / Supervisor	CO Asbestos Worker, AHERA, OSHA 30

Note: additional certified personnel are available from our local Colorado crew if the project requires more support than the core 3-person team.

Key Personnel Profiles

The following pages present each key team member's profile:



Rob Wagner
Regional Production Director



Rob Wagner has recently advanced into the role of Regional Production Director, building on three years with EcoSafe Abatement and a strong track record of leadership as Director of Abatement Operations. Rob brings an extensive background that includes three years of restoration and abatement experience, as well as five years in general construction, giving him a well-rounded foundation across both the technical and operational sides of the industry.

Career Background

Rob's path to Regional Production Director has been built through steady, demonstrated leadership. He began his time with the company as a Project Manager, where he developed the hands-on project oversight skills that would later define his career. He then advanced to Director of Abatement Operations, a role he held for a year, in which he oversaw asbestos and environmental remediation projects throughout Colorado, Nevada, California, Oregon, and Washington. His management portfolio in that role included significant projects for Union Pacific Railroad, Denver Water, and the Palm Springs Pavilion in California. Notably, he provided project management during major incidents, including the flooding in Portland, Oregon, in 2025 and the GM building flood in Denver in 2024 — high-pressure, high-visibility projects that demonstrated his ability to lead complex, time-sensitive restoration efforts across multiple states. That multi-state operational experience, combined with his construction background, positions him well to take on the broader, regional production oversight required in his new role.

Value to the Team

Rob holds several key certifications, including IICRC Water Certification, Asbestos Abatement Supervisor, HAZWOPER, Forklift Certification, Lead Renovator, and Asbestos Awareness, giving him a comprehensive technical foundation across water restoration, environmental remediation, and jobsite safety. His strengths are numerous, with his most prominent being his clear and proactive communication with team members, adjusters, subcontractors, and clients. He consistently keeps all parties informed with timely updates, effectively resolves any issues that arise on-site, and ensures that documentation, schedules, and closeout requirements are completed accurately and punctually. As Regional Production Director, Rob brings this same standard of communication, technical expertise, and multi-state project experience to a broader scope of responsibility, helping ensure that production standards remain consistent and dependable across every location and project type within his region.

Education, Training & Certifications

- IICRC Water Certification
- Asbestos Abatement Supervisor
- HAZWOPER
- Forklift Certification
- Lead Renovator
- Asbestos Awareness



Zach Parent
Abatement Director



Zach Parent has been a valuable member of the EcoSafe Abatement team for just over a year, yet he brings with him more than 15 years of extensive experience in the field. Zach recently stepped into the role of Abatement Director, building on his prior success as Project Manager, where he successfully coordinated large-scale abatement projects requiring intricate logistics and stringent deadlines. His 15-plus years in the industry give him a depth of technical knowledge and field-tested judgment that few in the abatement space can match, and that experience now informs how he leads the division as a whole.

Career Background

As Project Manager, Zach excelled in project planning and cost estimation, and proved proficient in managing subcontractors, field crews, and monitoring teams, as well as collaborating with third-party inspectors to ensure safety, quality, and regulatory compliance. This combination of planning discipline and hands-on crew management gave him the operational foundation needed to run complex, multi-site abatement projects without losing sight of budget, schedule, or safety requirements. Most recently, Zach's team undertook a significant flood restoration project for Union Pacific Railroad, which involved the removal of contaminated materials from three large buildings. His team successfully adhered to all timelines, facilitating the timely commencement of reconstruction — a project that reflects the scale and complexity of work Zach now oversees as Abatement Director. That project, in particular, showcased his ability to manage intricate logistics across multiple structures simultaneously while keeping every stakeholder, from field crews to the client, aligned and informed.

Value to the Team

Zach's specialized skills encompass asbestos and lead abatement, as well as mold remediation. He is adept at establishing proper containment, employing negative air machines, and ensuring appropriate waste handling and disposal — technical fundamentals that form the backbone of safe, compliant abatement work. His leadership and dedication have not only guaranteed the success of challenging projects but also cultivated a positive and efficient work environment, one where crews understand expectations and clients feel confident in the work being performed. His effective communication with clients and team members enhances seamless project execution and contributes to high levels of customer satisfaction, qualities that make him well-suited to lead the Abatement division as it continues to take on complex, large-scale projects. As Abatement Director, Zach is well positioned to bring that same standard of technical rigor, safety, and communication to every project across the division.

Education, Training & Certifications

- Oregon Supervisor Certification
- OSHA 30
- HAZWOPER 40
- Forklift Operation Certification
- Scissor Lift Operation Certification
- Boom Lift Operation Certification



Josh Hovis
Abatement Project Manager



Joshua Hovis is a seasoned professional in the abatement industry, boasting an impressive eight years of hands-on experience. Throughout his career, he has developed a deep understanding of the complexities involved in this field, from technical execution to regulatory compliance, and he now brings that expertise to his role as Abatement Project Manager. His years in the industry have given him a well-rounded perspective that allows him to anticipate challenges before they become problems and keep projects moving smoothly from start to finish.

Career Background

In his current role, Joshua serves as the project manager for various abatement projects, where he skillfully oversees operations, ensures compliance with regulations, and achieves success in every endeavor. His eight years in the industry have given him a comprehensive, ground-level understanding of the technical and regulatory demands of abatement work, including how to properly plan and sequence a project, coordinate crews and subcontractors, and navigate the inspection and documentation requirements that come with regulated abatement projects. That depth of experience underpins the confidence he brings to managing multiple projects at once, and it allows him to step into new and unfamiliar project conditions with a steady, practiced hand rather than having to learn on the fly. Over the course of his career, he has built a reputation for being someone teams and clients can rely on to keep a project on track from initial scope through final closeout.

Value to the Team

As a certified Colorado Asbestos Supervisor, Joshua holds essential credentials including AHERA, HAZWOPER, and OSHA 30. These certifications not only underscore his expertise but also highlight his unwavering commitment to safety and industry standards, ensuring that every project he manages meets the regulatory and safety requirements that abatement work demands. His keen attention to detail and ability to manage multiple aspects of a project make him highly effective in his position, whether he is coordinating field crews, tracking documentation, or communicating progress to clients and stakeholders. Joshua's dedication and comprehensive knowledge make him an invaluable asset to any abatement team. His contributions consistently enhance the quality and efficiency of the projects he manages, solidifying his reputation as a leader in the industry and a dependable resource for teams and clients alike.

Education, Training & Certifications

- Colorado Asbestos Supervisor Certification
- AHERA
- HAZWOPER
- OSHA 30



Noah Hovis
Abatement Technician



Noah Hovis is a recent addition to the EcoSafe Abatement team. Despite his newness to the company, Noah demonstrates a robust work ethic, a positive outlook, and a clear dedication to acquiring knowledge of industry best practices and safety standards. Even in the earliest stages of his career, he has already made a strong impression on the seasoned supervisors he works alongside, who have been impressed with his progress and speak highly of his potential.

Career Background

Noah embodies EcoSafe Abatement's commitment to cultivating the next generation of skilled abatement professionals. He has successfully completed all necessary certifications and is actively enhancing his technical skills in asbestos abatement procedures, containment protocols, the use of personal protective equipment, and waste handling, all under the tutelage of seasoned supervisors. This hands-on, mentorship-driven approach to his development ensures that he is not only meeting the certification requirements of the role, but also absorbing the practical, on-the-job judgment that experienced professionals bring to every project. He will undertake field abatement tasks under the direction of supervisors throughout each project, gaining valuable hands-on experience with every job he supports.

Value to the Team

Noah's diligence and ability to learn have been duly acknowledged by his supervisors, who have praised his efforts as he continues to grow into his role. His willingness to absorb new information, follow established safety protocols precisely, and take direction well makes him a dependable presence on any job site, even as he continues to build out his experience. For a team like EcoSafe Abatement, which relies on strict adherence to safety and containment procedures on every project, having team members like Noah who approach their training with genuine seriousness and care is essential to maintaining the company's high standards. As he continues to gain hands-on field experience, Noah is well positioned to grow into a highly capable, safety-focused abatement professional in the years ahead.

Education, Training & Certifications

- Colorado Asbestos Abatement Worker Certification (current)
- AHERA Asbestos Abatement Worker Accreditation



Levi Powell
Abatement Technician



Levi Powell has been an integral part of EcoSafe Abatement for over eight months, bringing with him six years of valuable experience in abatement and environmental remediation. Throughout this time, Levi has established a strong proficiency in various essential areas, including containment setup, wet removal techniques, HEPA vacuuming, waste packaging and loadout, and daily site organization.

Career Background

Levi's extensive prior experience in multiple commercial abatement projects positions him as a reliable contributor to high-production field operations. That six-year foundation in the field means he arrived at EcoSafe Abatement already well-versed in the day-to-day realities of abatement work, allowing him to contribute effectively from early in his tenure. In the current project, Levi will undertake field abatement tasks under the guidance of a supervisor, actively participating in containment, removal, cleaning, and waste handling operations across both project buildings, applying the full range of his technical skills to keep work moving safely and efficiently.

Value to the Team

Levi possesses an OSHA 30-Hour Construction Safety certification, which underscores his commitment to maintaining worksite safety and adhering to regulatory standards. His well-rounded skill set across containment setup, wet removal, HEPA vacuuming, waste packaging and loadout, and site organization means he can be counted on to handle whatever a project requires, from initial setup through final cleanup. Combined with his years of hands-on commercial abatement experience, Levi brings a level of consistency and reliability to field operations that supervisors and teammates can depend on, particularly on high-production projects where efficiency and safety must go hand in hand.

Education, Training & Certifications

- OSHA 30-Hour Construction Safety Certification
- Colorado Asbestos Abatement Worker Certification (current)
- AHERA Asbestos Abatement Worker Accreditation

Supporting Branch Crews

Beyond the core project team, EcoSafe Abatement can draw on additional certified personnel across the following crews if the project requires more support than currently staffed:

- Local Certified Crew (Colorado): additional certified asbestos workers and supervisors based across our Durango, Montrose, Grand Junction, and Denver offices, available to support this project as needed
- Southern California Crew: deep commercial and institutional abatement experience, including multi-building and mixed-occupancy projects, available for direct field support or advisory capacity
- Oregon Crew: additional certified abatement personnel available to support large or complex projects
- Washington Crew: additional certified abatement personnel available to support large or complex projects

All supporting personnel hold current state asbestos certifications applicable to their crew, AHERA accreditation, and will be in full compliance with all CDPHE, OSHA, and project-specific requirements prior to mobilization. Certifications and medical surveillance documentation will be submitted to the Owner's Representative as part of pre-start submittals upon contract award.

Organizational Structure

The project chain of command is structured to ensure clear accountability and responsive communication at every level:

Role	Responsibilities
Rob Wagner: Regional Production Director	Executive oversight across regional operations; final escalation point; compliance and resource allocation across branches
Zach Parent: Abatement Director	Abatement-specific oversight; staffing, scheduling, and compliance review for this project
Joshua Hovis: Project Manager (Local Crew)	Primary owner/consultant contact; submittals, permits, schedule, daily coordination, documentation, closeout
Noah Hovis & Levi Powell: Certified Asbestos Supervisors (Local Crew)	Day-to-day field execution; containment, worker protection, daily logs, inspection readiness, waste handling coordination

Section 4: Similar Project Experience & References

EcoSafe Abatement has successfully completed a range of abatement projects across Colorado, California, and Oregon. Highlighted below are seven representative projects demonstrating our capabilities in commercial, institutional, municipal, and emergency-response abatement, led primarily by our local Colorado team, headquartered in Durango, with supporting offices in Montrose, Grand Junction, and Denver. In addition to these local projects, our Southern California branch brings extensive experience in large-scale commercial and institutional

asbestos abatement, including multi-building school campus projects, public facility remodels, and projects involving combined asbestos, lead, and mold scopes. That branch team and their project management resources will provide remote technical support and supplemental field staffing for this engagement.

Project 1 — Denver Water, Locust Street (Residential Multi-Unit ACM)

Project Name	Denver Water-Locust St.
Location	2880 Locust St., Denver, CO 80207
Owner	Denver Water
Owner Contact	Nicholas Montez; (303) 628-6292
Scope	Garage flood affecting 8 units; drywall throughout garage entries tested positive for ACM. Full asbestos abatement completed while maintaining resident accessibility.
Contract Value	\$22,360
Completed	October 2025
Key Personnel	Rob Wagner, Jeremy Moore, Rian Lee

Project 2 — Denver Water, Holly Street (Emergency Residential ACM Response)

Project Name	Denver Water-Holly St.
Location	328 S. Holly St., Denver, CO 80246
Owner	Denver Water
Owner Contact	Nicholas Montez; (303) 628-6292
Scope	Emergency response-main water pipe burst in occupied basement testing positive for asbestos. Full abatement completed within 3 days in an occupied residence. Demonstrated rapid mobilization and work in sensitive, occupied environments.
Contract Value	\$17,542
Completed	December 2025
Key Personnel	Rob Wagner, Jeremy Moore, Rian Lee

Project 3 — Michael S. Ryan, DDS, Grand Junction (Emergency Vehicle-Impact ACM Response)

Project Name	Michael S. Ryan, DDS-Dental Office
Location	2687 Patterson Rd., Grand Junction, CO 81506
Owner	Michael S. Ryan, DDS
Owner Contact	Michael S. Ryan; (970) 248-9398
Scope	Emergency asbestos abatement following a vehicle collision into the building. Approximately 1,000 SF of building contents and drywall demolished and disposed of after testing positive for asbestos.
Contract Value	\$65,000
Completed	March 2026

Project 4 — Needham Elementary School, Durango School District (School Campus Abatement)

Project Name	Needham Elementary School
Location	281 Sawyer Dr., Suite 100, Durango, CO 81301
Owner	Durango School District
Owner Contact	Lynn Shopes; (970) 245-1384; lynn.shopes@jacobs.com
Scope	Phase 1: removal of approximately 550 SF of asbestos-containing drywall ceiling in the kitchen. Phase 2: removal of approximately 10 SF of asbestos-containing CMU block.
Contract Value	\$16,665
Completed	June 2026

Project 5 — The Pavilion, Palm Springs (Commercial Municipal Abatement — Southern CA Branch)

Project Name	The Pavilion
Location	403 S. Pavilion Way, Palm Springs, CA 92262
Owner	City of Palm Springs
Owner Contact	Aaron Bergeson; (760) 567-9520; aaron.bergeson@palmspringsca.gov
Scope	Full asbestos abatement for major facility remodel-municipal public venue
Contract Value	\$300,000
Commenced	January 5, 2026
Completed	January 17, 2026 (on schedule, no extensions)
GC Project Manager	Jose Torres (EcoSafe Southern California Branch)
GC Superintendent	Curtis Brogdon (EcoSafe Southern California Branch)

Project 6 — Coachella Valley High School (School Campus Abatement — Southern CA Branch)

Project Name	Coachella Valley High School-Weight Room
Location	83-800 Airport Blvd., Thermal, CA 92274
Owner	Coachella Valley Unified School District
Owner Contact	David Baucom; (760) 574-2674; david.baucom@cvusd.us
Scope	Asbestos abatement of weight room including window caulking removal and window replacement-active school campus environment with strict access controls
Contract Value	\$133,179
Commenced	July 2023
Completed	August 2023 (on schedule, no extensions)
GC Project Manager	Jose Torres (EcoSafe Southern California Branch)
GC Superintendent	Curtis Brogdon (EcoSafe Southern California Branch)

Project 7 — John Kelley Elementary School (Multi-Hazmat — School Campus — Southern CA Branch)

Project Name	John Kelley Elementary School
Location	87163 Center St., Thermal, CA 92274
Owner	Coachella Valley Unified School District
Owner Contact	Leticia Torres; (760) 399-6145
Scope	Mold remediation, asbestos and lead abatement, and reconstruction of 30 classrooms-active school campus, multiple hazardous material types, occupied adjacent areas
Contract Value	\$192,791
Commenced	December 30, 2025
Completed	January 5, 2026
GC Project Managers	Jose Torres and Mitch Breuer (EcoSafe Southern California Branch)
GC Superintendent	Curtis Brogdon (EcoSafe Southern California Branch)

Section 5: Understanding & Approach

5.1 Understanding of the Scope of Work

EcoSafe Abatement understands that the City of Cortez, under an EPA Brownfields Cleanup Grant, requires abatement and disposal of asbestos-containing materials (ACM) identified across three structures at the Cortez Airport: the FBO Building (9,250 SF), the Airport Terminal Building (4,000 SF), and the Hertz Building (5,600 SF). Per the RFP's Tables 1–3, the scope is well-defined and finite: window glazing, tape, floor tile, window caulk, and wall panel glue at the FBO Building; floor tile, roof tar, and flashing at the Hertz Building; and window sealant at the Terminal Building. This also includes the Transite paneling above the doors in the Terminal Building; this item is not listed individually on the price sheet in Appendix C, but it was discussed at the job walk and is included and accounted for in our overall cost of the job.

The Hertz Building will be unoccupied during abatement, allowing unrestricted scheduling access, while the Terminal and FBO Buildings will remain in active, full-time airport use throughout the project, requiring coordinated, phased mobilization to minimize disruption to ongoing operations. EcoSafe recognizes that this occupancy split, together with the RFP's allowance for up to three separate mobilizations, is the primary scheduling and logistical driver for this project, and our approach below is built around it.

5.2 Permitting Approach

EcoSafe will submit CDPHE notification and all information required to secure the necessary asbestos abatement permit at least 10 working days prior to the start of abatement activities, per RFP Section 5.1.f.a. Our Colorado-certified General Abatement Contractor status and current state asbestos certifications for all on-site personnel will accompany the notification package. Copies of the asbestos inspection reports (Appendices I, J, and K) will remain on-site and available to CDPHE inspectors at all times during abatement, and a copy of the CDPHE-approved abatement permit will be provided to the City prior to mobilization.

5.3 Abatement Methods

Abatement will be performed by removal in strict accordance with CDPHE Colorado Air Quality Control Commission's Regulation 8, Part B, regardless of the friability or condition of the identified materials. For each of the three buildings, EcoSafe will:

- Establish and maintain regulated work areas with critical barriers and negative-pressure containment
- Install a minimum 3-stage personnel decontamination unit and a separate equipment decontamination area
- Remove ACM using wet methods and HEPA-filtered vacuuming to minimize fiber release
- Bag, label, and stage ACM waste for transport and disposal at an approved Colorado asbestos waste facility
- Conduct daily negative-pressure monitoring and maintain logs throughout each containment period
- Perform final detailed HEPA vacuuming and visual inspection prior to requesting post-abatement clearance air sampling (per Section 5.1.b)

If clearance sampling fails, EcoSafe will perform all corrective re-cleaning and re-testing at no additional cost to the City, consistent with Section 5.1.b. If additional suspect ACM is discovered during the course of work, EcoSafe will immediately notify the City verbally and in writing prior to disturbing the material, per Section 5.1.f.d.vi.

5.4 Phasing & Scheduling

EcoSafe proposes a phased mobilization strategy that abates the unoccupied Hertz Building first, the Terminal Building's limited scope second, and the larger FBO Building last, since it requires the most extensive coordination with active airport operations. The schedule below is built around a 3-person field crew and a 4-week active abatement window, organized into three phases consistent with RFP Section 5.1.e's request for permitting, planning, abatement, and closeout milestones:

- Phase 1: Permitting & Mobilization Planning (10 working days/ approx. 2 weeks): CDPHE notification and permitting (required at least 10 working days before abatement start per Section 5.1.f.a), Health and Safety Plan development, procurement, and coordination with airport officials for occupied-building access.
- Phase 2: Field Abatement (20 working days/4 weeks, 3-person crew): sequential abatement of the Hertz, Terminal, and FBO buildings, reflecting the RFP's note that differing occupancy conditions may require up to three separate mobilizations (Section 5.1.e).
- Phase 3: Closeout (target 10 working days/approx. 2 weeks, well within the RFP's 30-calendar-day closeout requirement per Section 5.2.g): compiling and submitting final documentation.

Total estimated duration: Notice to Proceed to Final Acceptance: approximately 40 working days (about 8 calendar weeks/ 56 calendar days). Dates below are relative to Notice to Proceed (NTP); calendar-date estimates should be firmed up once NTP is actually issued.

Phase 1: Permitting & Mobilization Planning (Working Days 1-10)

Working Days	Activity
Day 1	Notice to Proceed received; project kickoff meeting with City of Cortez/airport officials
Days 1–3	Prepare and submit CDPHE notification and abatement permit application (≥ 10 working days before abatement start, per Section 5.1.f.a); begin project-specific Health and Safety Plan
Days 2–5	Procure PPE, negative-air machines, containment materials, and 3-stage decontamination unit components (per Section 5.1.f.d.v)
Days 4–6	Coordinate with airport officials on occupied-building access windows for the Terminal and FBO Buildings; finalize phased mobilization plan across all three buildings
Days 7–10	Finalize pre-construction schedule; hold pre-construction conference with the City; await CDPHE permit approval
Day 10	CDPHE abatement permit received; crew and equipment mobilize to site

Phase 2: Field Abatement (Working Days 11-30 / 4 Weeks)

Sequenced Hertz → Terminal → FBO: starting with the unoccupied Hertz Building (no scheduling restrictions), then the small Terminal scope, then the larger FBO scope last, since it requires the most extensive coordination with active airport operations.

Week 1 (Working Days 11–15): Hertz Building

Day	Activity
Day 11	Mobilize to Hertz Building; erect containment barrier/airlock and decontamination unit; begin floor tile/floor mastic removal (Table 2: 10 SF)
Day 12	Complete floor tile/mastic removal; begin roof tar and flashing removal at building addition (Table 2: 38 SF tar + 45 SF flashing = 83 SF combined)
Day 13	Complete roof tar/flashing removal; detailed HEPA vacuuming of containment
Day 14	Final visual inspection; submit post-abatement clearance air sample (per Section 5.1.b)
Day 15	Receive clearance results; demobilize Hertz containment; stage equipment for Terminal Building

Week 2 (Working Days 16–20): Terminal Building, then FBO Mobilization

Day	Activity
Day 16	Coordinate after-hours/low-traffic access with TSA and airport staff; set up small containment around TSA office windows
Day 17	Remove window sealant (Table 3: 9 LF) and Transite paneling above the doors in the Terminal Building; HEPA vacuum cleaning; submit clearance sample
Day 18	Receive Terminal clearance results; demobilize Terminal containment
Days 19–20	Mobilize to FBO Building; finalize phased-access plan with airport officials; set up first containment zone (office area — window glazing/caulk)

Weeks 3–4 (Working Days 21–30): FBO Building

The FBO scope is by far the largest (Table 1) and is sequenced by room to minimize disruption to hangar and office operations:

Days	Activity
Days 21–25	Office area: window glazing removal (540 LF) and window caulk removal (280 LF) — the bulk of the linear-footage scope
Days 26–27	Mechanical Room: asbestos tape removal (60 LF); Restrooms: 12x12 floor tile and mastic removal (32 SF)
Day 28	Reception Room / Break Room: wall panel glue removal (600 SF, assumed ACM — subject to pre-abatement confirmation sampling per Table 1 footnote)
Day 29	Final detailed HEPA vacuuming across all FBO work zones; submit final post-abatement clearance sample
Day 30	Receive clearance results; complete equipment decontamination and demobilization; site walkthrough with City and airport officials

Phase 3: Closeout (Working Days 31–40, target)

Working Days	Activity
Days 31–35	Compile daily job logs, negative pressure logs, waste manifests, waste site tickets (exact weights in tons), sign-in/out sheets, and personal air-monitoring results (per Section 5.2.g)
Days 36–38	Finalize any regulatory correspondence or variances; prepare final project summary
Days 39–40	Submit complete close-out documentation package to the City

Throughout occupied-building work at the Terminal and FBO, EcoSafe will coordinate directly with airport officials to schedule containment work during low-traffic periods, and will maintain required window/door boarding whenever the crew is off-site, per Section 5.2.f.

5.5 Health & Safety

EcoSafe will develop and implement a project-specific Health and Safety Plan prior to mobilization, addressing PPE requirements, respiratory protection, decontamination procedures, and emergency response. All on-site personnel will hold current Colorado asbestos certification (worker or supervisor, as applicable) and AHERA accreditation, and will comply with all applicable OSHA respiratory-protection and hazard-communication standards. Personal air monitoring will be conducted throughout abatement activities, with results included in project closeout documentation per Section 5.2.g.

5.6 Staffing

As detailed in Section 3, EcoSafe will staff this project with a core field crew of 3 or more certified personnel for the full project duration (approximately 20 working days / 4 weeks), led on-site by Joshua Hovis (Project Manager and primary point of contact for the City), with Noah Hovis and Levi Powell serving as Asbestos Workers/Supervisors. Rob Wagner (Regional Production Director) and Zach Parent (Abatement Director) provide executive and abatement-

specific oversight above the local crew. Additional certified personnel are available from our local Colorado crew and our Southern California, Oregon, and Washington branches if the project requires more support than the core team, giving the project flexible capacity across all three mobilizations without compromising continuity of supervision.

5.7 Equipment

Equipment mobilized to the site will include negative-air/HEPA scrubber units (sized per containment), full-face and half-face HEPA respirators, personal protective equipment for all field personnel, 3-stage decontamination units, HEPA vacuums, and a tandem-axle dump trailer (or equivalent) for transport of ACM waste to an approved Colorado disposal facility. Equipment will be decontaminated between mobilizations, per Section 5.1.f.d.

5.8 Reports & Deliverables

EcoSafe will provide the following deliverables, consistent with RFP Section 5.1.g:

- Pre-Abatement: project-specific Health and Safety Plan; pre-construction schedule; copies of pre-abatement documentation provided to CDPHE; copy of the CDPHE-approved abatement permit
- During Abatement: daily job logs and negative-pressure logs; waste manifests; notifications of any newly discovered ACM; schedule adjustments as needed
- Post-Abatement: final project summary; final waste disposal documentation (CDPHE-compliant manifests, chain-of-custody documentation, and disposal receipts from an approved Colorado asbestos waste facility); any regulatory correspondence or variances

Full close-out documentation will be submitted to the City within 30 calendar days of completion, per Section 5.2.g.

5.9 Proposed Alternatives

EcoSafe is not proposing any alternatives to the abatement methods, materials, or regulatory approach outlined in the RFP; our approach follows the RFP's baseline requirements throughout Sections 5.1 and 5.2. The one sequencing judgment reflected in our schedule, abating the unoccupied Hertz Building first and the largest-scope FBO Building last, is offered as our proposed default sequencing under Section 5.1.e's invitation for bidders to propose their own schedule, not as a deviation from any mandatory requirement.



SUMMIT LAKE PARK EAGLE RESTORATION SYSTEMS LLC

Unique Entity ID C8GHZ8X8HNR5	CAGE / NCAGE 9YME6	Purpose of Registration All Awards
Registration Status Active Registration	Expiration Date Sep 4, 2027	
Physical Address 791 Middlegate RD Henderson, Nevada 89011 United States	Mailing Address P.O. Box 119 Grand Junction, Colorado 81502 United States	

Business Information

Doing Business as (blank)	Division Name (blank)	Division Number (blank)
Congressional District Nevada 01	State / Country of Incorporation Colorado / United States	URL (blank)

Registration Dates

Activation Date Sep 7, 2026	Submission Date Sep 4, 2026	Initial Registration Date Jul 10, 2024
---------------------------------------	---------------------------------------	--

Entity Dates

Entity Start Date Jan 1, 2019	Fiscal Year End Close Date Dec 31
---	---

Immediate Owner

CAGE (blank)	Legal Business Name (blank)
------------------------	---------------------------------------

Highest Level Owner

CAGE (blank)	Legal Business Name (blank)
------------------------	---------------------------------------

Executive Compensation

In your business or organization's preceding completed fiscal year, did your business or organization (the legal entity to which this specific SAM record, represented by a Unique Entity ID, belongs) receive both of the following: 1. 80 percent or more of your annual gross revenues in U.S. federal contracts, subcontracts, loans, grants, subgrants, and/or cooperative agreements and 2. \$25,000,000 or more in annual gross revenues from U.S. federal contracts, subcontracts, loans, grants, subgrants, and/or cooperative agreements?

No

Does the public have access to information about the compensation of the senior executives in your business or organization (the legal entity to which this specific SAM record, represented by a Unique Entity ID, belongs) through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986?

Not Selected

Proceedings Questions

Is your business or organization, as represented by the Unique Entity ID on this entity registration, responding to a Federal procurement opportunity that contains the provision at FAR 52.209-7, subject to the clause in FAR 52.209-9 in a current Federal contract, or applying for a Federal grant opportunity which contains the award term and condition described in 2 C.F.R. 200 Appendix XII?

No

Does your business or organization, as represented by the Unique Entity ID on this specific SAM record, have current active Federal contracts and/or grants with total value (including any exercised/unexercised options) greater than \$10,000,000?

Not Selected

Within the last five years, had the business or organization (represented by the Unique Entity ID on this specific SAM record) and/or any of its principals, in connection with the award to or performance by the business or organization of a Federal contract or grant, been the subject of a Federal or State (1) criminal proceeding resulting in a conviction or other acknowledgment of fault; (2) civil proceeding resulting in a finding of fault with a monetary fine, penalty, reimbursement, restitution, and/or damages greater than \$5,000, or other acknowledgment of fault; and/or (3) administrative proceeding resulting in a finding of fault with either a monetary fine or penalty greater than \$5,000 or reimbursement, restitution, or damages greater than \$100,000, or other acknowledgment of fault?

Not Selected**Exclusion Summary**

Active Exclusions Records?

No**SAM Search Authorization**

I authorize my entity's non-sensitive information to be displayed in SAM public search results:

Yes**Entity Types****Business Types**

Entity Structure

Corporate Entity (Not Tax Exempt)

Entity Type

Business or Organization

Organization Factors

Limited Liability Company

Profit Structure

For Profit Organization**Socio-Economic Types****Self Certified Small Disadvantaged Business**

Check the registrant's Reps & Certs, if present, under FAR 52.212-3 or FAR 52.219-1 to determine if the entity is an SBA-certified HUBZone small business concern. Additional small business information may be found in the SBA's Dynamic Small Business Search if the entity completed the SBA supplemental pages during registration.

Financial Information

Accepts Credit Card Payments

Yes

Debt Subject To Offset

(blank)

EFT Indicator

0000

CAGE Code

9YME6**Electronic Funds Transfer**

Account Type

C

Routing Number

*******07**

Lock Box Number

(blank)

Financial Institution

ALPINE BANK

Account Number

*******23****Automated Clearing House**

Phone (U.S.)

8005516098

Email

(blank)

Phone (non-U.S.)

(blank)

Fax

(blank)**Remittance Address****ServPro - Summit Lake Park Eagle Restoration****Systems****791 Middlegate RD.****Henderson, Nevada 89011****United States****Taxpayer Information**

EIN

*******4713**

Type of Tax

Applicable Federal Tax

Taxpayer Name

Restoration Systems of the Rockies LLC

Tax Year (Most Recent Tax Year)

2025

Name/Title of Individual Executing Consent

Coo

TIN Consent Date

Sep 04 2026

Address

791 Middlegate RD**Henderson, Nevada 89011**

Signature

Seth Cooper**Points of Contact****Accounts Receivable POC**

Sep 08, 2026 09:24:12 PM GMT

<https://sam.gov/entity/C8GHZ8X8HNR5/coreData?status=active>


Kate Pagano, Controller
kate@sprestores.com
6074232827

Electronic Business

 Seth Cooper vendor@sprestores.com 6128659126	791 Middlegate RD Henderson, Nevada 89011 United States
--	--

Government Business

 Seth Cooper vendor@sprestores.com 6128659126	791 Middlegate RD Henderson, Nevada 89011 United States
--	--

Service Classifications

NAICS Codes

Primary	NAICS Codes	NAICS Title
Yes	562910	Remediation Services
	236220	Commercial And Institutional Building Construction
	541620	Environmental Consulting Services
	561790	Other Services To Buildings And Dwellings
	561990	All Other Support Services

Size Metrics

IGT Size Metrics

Annual Revenue (from all IGTs)
(blank)

Worldwide

Annual Receipts (in accordance with 13 CFR 121)	Number of Employees (in accordance with 13 CFR 121)
\$35,000,000.00	250

Location

Annual Receipts (in accordance with 13 CFR 121)	Number of Employees (in accordance with 13 CFR 121)
(blank)	(blank)

Industry-Specific

Barrels Capacity	Megawatt Hours	Total Assets
(blank)	(blank)	(blank)

Electronic Data Interchange (EDI) Information

This entity did not enter the EDI information

Disaster Response

Yes, this entity appears in the disaster response registry.
No, this entity does not require bonding to bid on contracts.

Bonding Levels	Dollars
	(blank)

States	Counties	Metropolitan Statistical Areas
All of the United States	(blank)	(blank)



City of Cortez
123 Roger Smith Avenue.
Cortez, CO 81321

Kyle Sloan
Airport Director
22874 CR F
Cortez, CO 81321
ksloan@cortezco.gov

Memorandum

To: CORTEZ CITY COUNCIL

From: Kyle Sloan, Airport Director

Date: October 13, 2026

RE: Bid Results for 2026 Airport Asbestos Abatement Project

SUBJECT DESCRIPTION:

Council will consider awarding the 2026 Airport Asbestos Abatement Project to Summit Lake Park Eagle Restoration Systems DBA EcoSafe Abatement and authorizing the City Manager to negotiate and sign a contract with the company on behalf of the City.

BACKGROUND:

The Airport, in conjunction with the Public Works Department and Community and Economic Development Department, is in search of a qualified contractor to abate the asbestos found at three buildings at the Cortez Municipal Airport – the Terminal, the FBO Building, and the Hertz Rental Car Building.

In 2025, City Council appropriated \$221,540 in grant funding from the Environmental Protection Agency (EPA) for cleanup activities related to asbestos abatement at the Airport. In previous environmental assessment from 2024 asbestos had been identified and cleanup activities for the three buildings were recommended. As a municipality not responsible for the original contamination, the City of Cortez applied and was awarded an EPA Brownfield Cleanup Grant to cover the costs of cleanup and remediation. This contract approval is part of the grant activities.

DISCUSSION:

City staff, along with contract Qualified Environmental Professional (QEP), Stantec Inc., assembled bid documents and advertised the project in the Cortez Journal, BidNet (552 contacts with 73 bid documents downloaded), and on the City's website. The bid documents were made available on July 29, 2026, and were advertised for a duration exceeding the minimum 30-day period mandated by the EPA grant requirements. Submittals were due by 3:00 PM on Wednesday, September 9, 2026. Three bids were received; however, two bids were incomplete. The only qualified bid was received from the following firm:

EcoSafe Abatement – Durango, CO	\$74,811.55
<i>Budgeted Amount in Grant Estimate</i>	<i>\$103,000.00</i>

FISCAL IMPACT:

Monies allocated for the Airport Asbestos Abatement project are budgeted within the EPA Brownfield Cleanup grant. There is no fiscal impact to the City of Cortez as the grant did not require a match.

RECOMMENDATION:

City staff, including representatives from Community & Economic Development, Public Works, General Services, Airport, and Stantec, the City's contracted QEP for the EPA Grant, conducted a review of the submitted bid packages. Three bids were received for the project; however, EcoSafe Abatement was the only bidder found responsive to the bid documents and seemingly qualified to perform the required asbestos abatement services. The total estimated cost is below the original budgeted amount in the grant estimate. Accordingly, award of the contract to EcoSafe Abatement is recommended to maintain project momentum and take advantage of the contractor's regional presence, which offers flexibility for multiple mobilizations should project needs require them. It is the recommendation from the selection committee that EcoSafe Abatement be chosen for the 2026 Airport Asbestos Abatement Project.

MOTION:

If agreed upon by the City Council, a possible motion would be:

I move that City Council award the contract for the 2026 Airport Asbestos Abatement Project – to Summit Lake Park Eagle Restoration Systems DBA EcoSafe Abatement at their bid price of \$74,811.5 and authorize the City Manager to negotiate and sign a contract on behalf of the City for this purpose.

ATTACHMENT:

Bid Document – EcoSafe Abatement



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

Kyle Sloan
Airport Director
123 Roger Smith Ave
Cortez, CO. 81321
ksloan@cortezco.gov

Memorandum

To: CORTEZ CITY COUNCIL

From: Kyle Sloan, Airport Director

Date: October 20, 2026

RE: TSA Terminal Space Lease – Five-Year Extension

BACKGROUND

The City leases space at Cortez Municipal Airport to the federal government for Transportation Security Administration (TSA) operations supporting commercial passenger service. The proposed action would approve Lease Amendment No. 2 to Lease No. GS-08P-LCO00509 between the City of Cortez and the United States of America, administered by the General Services Administration (GSA).

DISCUSSION

The proposed amendment provides a five-year extension effective July 1, 2026, continuing the lease through June 30, 2031, subject to the lease's termination and renewal provisions. The extension would allow continued use of the leased terminal space for TSA operations.

The amendment establishes annual rent for the extension period and incorporates additional Federal Acquisition Regulation (FAR) and General Services Administration Acquisition Regulation (GSAR) clauses for lease extensions and renewals. All other lease terms and conditions remain in effect.

FISCAL IMPACT

The City would receive annual rental revenue of \$10,024.89, payable in monthly installments, through June 30, 2031. The amendment lists operating-cost and parking charges as \$0.00.

RECOMMENDATION

Staff recommends that City Council approve Lease Amendment No. 2 to Lease No. GS-08P-LCO00509, through GSA, extending the TSA terminal space lease at Cortez Municipal Airport through June 30, 2031, and authorize the City Manager to execute the amendment. Staff notes that the lease form is a federal form, and despite some formatting problems, the federal government will not modify its form.

MOTION

If agreed upon by the City Council, a possible motion would be: I move that City Council approve Lease Amendment No. 2 to Lease No. GS-08P-LCO00509, through GSA, extending the TSA terminal space lease at Cortez Municipal Airport through June 30, 2031, and authorize the City Manager to execute the amendment.

Attachments

LeaseAmendment
FARAttachment

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. <u> 2 </u>
ADDRESS OF PREMISES CORTEZ MUNICIPAL AIRPORT 22874 COUNTY ROAD F CORTEZ, CO 81321-1321	TO LEASE NO. GS-08P-LCO00509 PDN Number: N/A

THIS AMENDMENT is made and entered into between

CITY OF CORTEZ

whose address is: 123 E ROGER SMITH AVE
CORTEZ, CO 81321-2827

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to extend the term of the Lease.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective July 1, 2026 as follows:

A. Paragraph C, "Lease Term" of the Lease is hereby deleted in its entirety and the following is inserted in lieu thereof:

"To Have and To Hold the said Premises with its appurtenances for the term beginning upon July 1, 2021, through June 30, 2031, subject to termination and renewal rights as may be hereinafter set forth."

B. Sub-Paragraph "A" of Paragraph 1.03 "Rent and Other Consideration" is hereby deleted in its entirety and the

This Lease Amendment contains 2 pages plus attachments.

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

FOR THE GOVERNMENT:

Name: _____
Title: _____
Entity: _____
Date: _____

Name: Shanika Edwards
Title: Lease Contracting Officer
General Services Administration, Public Buildings Service
Date: _____

WITNESSED FOR THE LESSOR BY:

Name: _____
Title: _____
Date: _____

following is inserted in lieu thereof:

“A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	EFFECTIVE July 1, 2026 – June 30, 2031
	ANNUAL RENT
SHELL RENT	\$ 10,024.89
OPERATING COSTS*	\$ 0.00
PARKING	\$ 0.00
ANNUAL RENT	\$ 10,024.89

*OPERATING COST BASE FOR PURPOSES OF
ADJUSTMENT REMAINS **\$0.00** RSF.
THE OPERATING COST BASE WILL CONTINUE TO BE

ADJUSTED IN ACCORDANCE WITH PARAGRAPH 2.09 OPERATING COSTS ADJUSTMENT

*OPERATING COSTS CITED IN THE TABLE ABOVE REFLECT ADJUSTMENT AS OF **N/A**

C. The clauses contained in the attachment “Additional FAR and GSAR Clauses for Lease Extensions and Renewals” are hereby attached to and incorporated into the lease.

THE REMAINDER OF THIS PAGE IS LEFT BLANK INTENTIONALLY

LESSOR: _____ GOVERNMENT: _____

Lease Amendment Form
REV (10/20)

ADDITIONAL FAR AND GSAR CLAUSES FOR LEASE EXTENSIONS

The following clauses are hereby incorporated into the Lease and replace any prior versions of these clauses contained in the Lease or its attachments:

1. 52.222-90 ADDRESSING DEI DISCRIMINATION BY FEDERAL CONTRACTORS (APR 2026)

(a) *Definitions.* As used in this clause—

Program participation means membership or participation in, or access or admission to: training, mentoring, or leadership development programs; educational opportunities; clubs; associations; or similar opportunities that are sponsored or established by the contractor or subcontractor.

Racially discriminatory diversity, equity, and inclusion (DEI) activities means disparate treatment based on race or ethnicity in the recruitment, employment (e.g., hiring, promotions), contracting (e.g., vendor agreements), program participation, or allocation or deployment of an entity's resources.

(b) In connection with the performance of work under this contract, the Contractor agrees as follows:

- (1) The Contractor will not engage in any racially discriminatory DEI activities;
- (2) The Contractor will furnish all information and reports, including providing access to books, records, and accounts, as required by the Contracting Officer, for purposes of ascertaining compliance with this clause;
- (3) In the event of the Contractor's or a subcontractor's noncompliance with this clause, this contract may be canceled, terminated, or suspended in whole or in part, and the Contractor or subcontractor may be declared ineligible for further Government contracts;
- (4) The Contractor will report any subcontractor's known or reasonably knowable conduct that may violate this clause to the Contracting Officer and take any appropriate remedial actions directed by the Contracting Officer; and
- (5) The Contractor will inform the Contracting Officer if a subcontractor sues the Contractor and the suit puts at issue, in any way, the validity of this clause.
- (6) The Contractor recognizes that compliance with the requirements of this clause are material to the Government's payment decisions for purposes of 31 U.S.C. 3729(b)(4).

(c) The Contractor must include the substance of this clause, including this paragraph (c), in subcontracts at any tier, including those for commercial products and commercial services, except those where the place of delivery or performance is outside the United States.

2. 52.240-91 SECURITY PROHIBITIONS AND EXCLUSIONS (NOV 2025 – GSA CLASS DEVIATION RFO-2025-40)

As prescribed in 40.205(b), insert the following clause:

Security Prohibitions and Exclusions (Deviation Date)

(a) *Definitions.* As used in this clause—

LESSOR: _____ GOVERNMENT: _____

American Security Drone Act-covered foreign entity means an entity included on a list that the Federal Acquisition Security Council (FASC) develops and maintains and publishes in the System for Award Management (SAM) at <https://www.sam.gov> (section 1822 of Pub. L. 118-31, 41 U.S.C. 3901 note prec.).

Backhaul means intermediate links between the core network, or backbone network, and the small subnetworks at the edge of the network (e.g., connecting cell phones/towers to the core telephone network). Backhaul can be wireless (e.g., microwave) or wired (e.g., fiber optic, coaxial cable, Ethernet).

Covered application means the social networking service TikTok or any successor application or service developed or provided by ByteDance Limited or an entity owned by ByteDance Limited.

Covered article, as defined in 41 U.S.C. 4713(k), means:

- (1) Information technology, as defined in 40 U.S.C. 11101, including cloud computing services of all types;
- (2) Telecommunications equipment or telecommunications service, as those terms are defined in section 3 of the Communications Act of 1934 (47 U.S.C. 153);
- (3) The processing of information on a Federal or non-Federal information system, subject to the requirements of the Controlled Unclassified Information program (see 32 CFR part 2002); or
- (4) Hardware, systems, devices, software, or services that include embedded or incidental information technology.

Covered foreign country means The People's Republic of China.

Covered telecommunications equipment or services means—

- (1) Telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities);
- (2) For the purpose of public safety, security of Government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities);
- (3) Telecommunications or video surveillance services provided by such entities or using such equipment; or
- (4) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

Critical technology means—

- (5) Defense articles or defense services included on the United States Munitions List set forth in the International Traffic in Arms Regulations under subchapter M of chapter I of title 22, Code of Federal Regulations;
- (6) Items included on the Commerce Control List set forth in Supplement No. 1 to part 774 of the Export Administration Regulations under subchapter C of chapter VII of title 15, Code of Federal Regulations, and controlled—
 - (i) Pursuant to multilateral regimes, including for reasons relating to national security, chemical and biological weapons proliferation, nuclear nonproliferation, or missile technology; or

- (ii) For reasons relating to regional stability or surreptitious listening;
- (7) Specially designed and prepared nuclear equipment, parts and components, materials, software, and technology covered by part 810 of title 10, Code of Federal Regulations (relating to assistance to foreign atomic energy activities);
- (8) Nuclear facilities, equipment, and material covered by part 110 of title 10, Code of Federal Regulations (relating to export and import of nuclear equipment and material);
- (9) Select agents and toxins covered by part 331 of title 7, Code of Federal Regulations, part 121 of title 9 of such Code, or part 73 of title 42 of such Code; or
- (10) Emerging and foundational technologies controlled pursuant to section 1758 of the Export Control Reform Act of 2018 (50 U.S.C. 4817).

FASC-prohibited unmanned aircraft system means an unmanned aircraft system manufactured or assembled by an American Security Drone Act—covered foreign entity.

FASCSA order means any of the following orders issued under the Federal Acquisition Supply Chain Security Act (FASCSA) requiring removing covered articles from executive agency information systems or excluding one or more named sources or named covered articles from executive agency procurement actions, as described in 41 CFR 201-1.303(d) and (e):

- (1) The Secretary of Homeland Security may issue FASCSA orders that apply to civilian agencies, to the extent not covered by paragraph (2) or (3) of this definition. This type of FASCSA order may be referred to as a Department of Homeland Security (DHS) FASCSA order.
- (2) The Secretary of Defense may issue FASCSA orders that apply to the Department of Defense (DoD) and national security systems other than sensitive compartmented information systems. This type of FASCSA order may be referred to as a DoD FASCSA order.
- (3) The Director of National Intelligence (DNI) may issue FASCSA orders that apply to the intelligence community and sensitive compartmented information systems, to the extent not covered by paragraph (2) of this definition. This type of FASCSA order may be referred to as a DNI FASCSA order.

Information technology, as defined in 40 U.S.C. 11101(6)—

- (1) Means any equipment or interconnected system or subsystem of equipment, used in the automatic acquisition, storage, analysis, evaluation, manipulation, management, movement, control, display, switching, interchange, transmission, or reception of data or information by the executive agency, if the equipment is used by the executive agency directly or is used by a contractor under a contract with the executive agency that requires the use—
 - (i) Of that equipment; or
 - (ii) Of that equipment to a significant extent in the performance of a service or the furnishing of a product;
- (2) Includes computers, ancillary equipment (including imaging peripherals, input, output, and storage devices necessary for security and surveillance), peripheral equipment designed to be controlled by the central processing unit of a computer, software, firmware and similar procedures, services (including support services), and related resources; but
- (3) Does not include any equipment acquired by a Federal contractor incidental to a Federal contract.

Intelligence community, as defined by 50 U.S.C. 3003(4), means the following—

- (1) The Office of the Director of National Intelligence;

- (2) The Central Intelligence Agency;
- (3) The National Security Agency;
- (4) The Defense Intelligence Agency;
- (5) The National Geospatial-Intelligence Agency;
- (6) The National Reconnaissance Office;
- (7) Other offices within the Department of Defense for the collection of specialized national intelligence through reconnaissance programs;
- (8) The intelligence elements of the Army, the Navy, the Air Force, the Marine Corps, the Coast Guard, the Federal Bureau of Investigation, the Drug Enforcement Administration, and the Department of Energy;
- (9) The Bureau of Intelligence and Research of the Department of State;
- (10) The Office of Intelligence and Analysis of the Department of the Treasury;
- (11) The Office of Intelligence and Analysis of the Department of Homeland Security; or
- (12) Such other elements of any department or agency as may be designated by the President, or designated jointly by the Director of National Intelligence and the head of the department or agency concerned, as an element of the intelligence community.

Interconnection arrangements means arrangements governing the physical connection of two or more networks to allow the use of another's network to hand off traffic where it is ultimately delivered (e.g., connecting a customer of telephone provider A to a customer of telephone company B) or sharing data and other information resources.

Kaspersky Lab-covered article means any hardware, software, or service that—

- (1) Is developed or provided by a Kaspersky Lab-covered entity;
- (2) Includes any hardware, software, or service developed or provided in whole or in part by a Kaspersky Lab-covered entity; or
- (3) Contains components using any hardware or software developed in whole or in part by a Kaspersky Lab-covered entity.

Kaspersky Lab-covered entity means—

- (1) Kaspersky Lab;
- (2) Any successor entity to Kaspersky Lab, including any change in name, e.g., "Kaspersky";
- (3) Any entity that controls, is controlled by, or is under common control with Kaspersky Lab; or
- (4) Any entity of which Kaspersky Lab has a majority ownership.

National security system, as defined in 44 U.S.C. 3552, means any information system (including any telecommunications system) used or operated by an agency or by a contractor of an agency, or other organization on behalf of an agency—

- (1) The function, operation, or use of which involves intelligence activities; involves cryptologic activities related to national security; involves command and control of military forces; involves equipment that is an integral part of a weapon or weapons system; or is critical to the direct fulfillment of

military or intelligence missions, but does not include a system that is to be used for routine administrative and business applications (including payroll, finance, logistics, and personnel management applications); or

- (2) Is protected at all times by procedures established for information that have been specifically authorized under criteria established by an Executive order or an Act of Congress to be kept classified in the interest of national defense or foreign policy.

Roaming means cellular communications services (e.g., voice, video, data) received from a visited network when unable to connect to the facilities of the home network either because signal coverage is too weak or because traffic is too high.

Sensitive compartmented information means classified information concerning or derived from intelligence sources, methods, or analytical processes, which is required to be handled within formal access control systems established by the Director of National Intelligence.

Sensitive compartmented information system means a national security system authorized to process or store sensitive compartmented information.

Source means a non-Federal supplier, or potential supplier, of products or services, at any tier.

Subsidiary means an entity in which more than 50 percent of the entity is owned directly by a parent corporation or through another subsidiary of a parent corporation.

Substantial or essential component means any component necessary for the proper function or performance of a piece of equipment, system, or service.

Unmanned aircraft means an aircraft that is operated without the possibility of direct human intervention from within or on the aircraft (49 U.S.C. 44801(11)).

Unmanned aircraft system means an unmanned aircraft and associated elements (including communication links and the components that control the unmanned aircraft) that are required for the operator to operate safely and efficiently in the national airspace system (49 U.S.C. 44801(12)).

- (b) *Prohibitions on providing or using specific products or services in performance of contract.* Unless a waiver or exception applies, the Contractor is prohibited from providing any products or services to the Government or using in the performance of the contract any of the following:

- (1) A covered application on any information technology owned or managed by the Government, or on any information technology used or provided by the Contractor under this contract, including equipment provided by the Contractor's employees (section 102 of Division R of the Consolidated Appropriations Act, 2023 (Pub. L. 117-328));
- (2) A Kaspersky Lab-covered article (Section 1634 of Division A of the National Defense Authorization Act for Fiscal Year 2018 (Pub. L. 115-91));
- (3) Covered telecommunications equipment or services used as a substantial or essential component of any system, or as critical technology as part of any system (paragraphs (a)(1)(A) of section 889 of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232)). This does not prohibit contractors from providing—
 - (i) A service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or
 - (ii) Telecommunications equipment that cannot route or redirect user data traffic or cannot permit visibility into any user data or packets that such equipment transmits or otherwise handles.

- (c) Prohibition on unmanned aircraft systems manufactured or assembled by American Security Drone Act—covered foreign entities.
- (1) Prohibition. The Contractor is prohibited from—
- (i) Delivering any FASC-prohibited unmanned aircraft system, which includes unmanned aircraft (i.e., drones) and associated elements (sections 1823 and 1826 of American Security Drone Act of 2023, within the National Defense Authorization Act for Fiscal Year 2024, Pub. L. 118-31, Div. A, Title XVIII, Subtitle B, 41 U.S.C. 3901 note prec.);
 - (ii) On or after December 22, 2025, operating a FASC-prohibited unmanned aircraft system in the performance of the contract (section 1824 of Pub. L. 118-31); and
 - (iii) On or after December 22, 2025, using Federal funds to procure or operate a FASC-prohibited unmanned aircraft system (section 1825 of Pub. L. 118-31).
- (2) *Procedures.* The Contractor shall search SAM for the FASC-maintained list of American Security Drone Act—covered foreign entities before proposing, or using in performance of the contract, any unmanned aircraft system. Also, the Contractor shall ensure any effort or expenditure associated with a FASC-prohibited unmanned aircraft system is consistent with a corresponding exemption, exception, or waiver determination expressly stated in the contract.
- (3) *Exemptions, exceptions, and waivers.* The prohibitions in paragraph (c) of this clause do not apply where the agency has determined an exemption, exception, or waiver applies, and the contract indicates that such a determination has been made. See sections 1823 through 1825 and 1832 of Public Law 118-31 for statutory requirements pertaining to exemptions, exceptions, and waivers.
- (d) *Prohibition on using or providing specific products or services or conducting certain transactions regardless of connection to contract.*

(1) *Certain telecommunications and video surveillance equipment, systems, or services.*

- (i) Unless an applicable waiver has been issued by the Government, the Contractor cannot use any equipment, systems, or services that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system (paragraph (a)(1)(B) of section 889 of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232)).
- (ii) This prohibition applies to using covered telecommunications equipment or services, regardless of whether that use is in performance of work under a Federal contract. This does not prohibit the contractor from using—
 - A. A service that connects to the facilities of a third party, such as backhaul, roaming, or interconnection arrangements; or
 - B. Telecommunications equipment that cannot route or redirect user data traffic or cannot permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(2) *Office of Foreign Assets Control Restrictions.*

- (i) Except as authorized by the Office of Foreign Assets Control (OFAC) in the Department of the Treasury, the Contractor shall not acquire, for use in the performance of this contract, any supplies or services if any proclamation, Executive order, or statute administered by OFAC, or if OFAC's implementing regulations at 31 CFR chapter V, would prohibit such a transaction by a person subject to the jurisdiction of the United States.

- (ii) Except as authorized by OFAC, most transactions involving Cuba, Iran, and Sudan are prohibited, as are most imports from Burma or North Korea, into the United States or its outlying areas.
 - A. For lists of entities and individuals subject to economic sanctions, see OFAC's List of Specially Designated Nationals and Blocked Persons at <https://home.treasury.gov/policy-issues/financial-sanctions/specially-designated-nationals-and-blocked-persons-list-sdn-human-readable-lists>.
 - B. For more information about these restrictions, as well as updates, see OFAC's regulations at 31 CFR chapter V and at <https://home.treasury.gov/policy-issues/office-of-foreign-assets-control-sanctions-programs-and-information>.
 - C. To conduct electronic screens of potential parties to regulated transactions, see the consolidated screening list at <https://www.trade.gov/consolidated-screening-list>, which consolidates multiple export screening lists of the Departments of Commerce, State, and the Treasury.
- (3) *Sudan prohibition.* The Contractor is prohibited from conducting any restricted business operations in Sudan in accordance with Accountability and Divestment Act of 2007 (Pub. L. 110-174).
- (4) *Iran prohibitions.*
 - (i) Unless an exception applies according to paragraph (d)(4)(iii) or the Government grants a waiver, the contractor shall not engage in certain activities or transactions relating to Iran (section 6(b)(1)(A) of Iran Sanctions Act (50 U.S.C. 1701 note).
 - (ii) Unless an exception applies according to paragraph (d)(4)(iii) or the Government grants a waiver, contractor shall not export certain sensitive technology to Iran, as determined by the President, and has an active exclusion in SAM (22 U.S.C. 8515).
 - (iii) The prohibition in paragraphs (d)(4)(i) and (d)(4)(ii) do not apply if the acquisition is subject to trade agreements and the offeror certifies that all the offered products are designated country end products or designated country construction material (see part 25).
 - (iv) Unless an exception applies or the Government grants a waiver, contractors are prohibited from knowingly engaging in any significant transaction (i.e., over \$15,000) with Iran's Revolutionary Guard Corps or any of its officials, agents, or affiliates, the property and interests in property of which are blocked according to the International Emergency Economic Powers Act (section 6(b)(1)(B) of Iran Sanctions Act (50 U.S.C. 1701 note)).
- (e) *Governmentwide exclusion and removal orders.*
 - (1) Unless the Government has issued an applicable waiver, contractors shall not provide or use as part of the performance of the contract any covered article, or any products or services produced or provided by a source, if the covered article or the source is prohibited by an applicable FASCSA order as follows:
 - (i) For solicitations and contracts awarded by a Department of Defense contracting office, DoD FASCSA orders apply.
 - (ii) For all other solicitations and contracts, DHS FASCSA orders apply.
 - (2) The Contractor shall search for the phrase "FASCSA order" in the System for Award Management (SAM) at <https://www.sam.gov> to locate applicable FASCSA orders.
 - (3) The Government may identify in the solicitation other FASCSA orders that are not in SAM, which are effective and apply to the solicitation and resulting contract.

- (4) A FASCSA order issued after the date of solicitation applies to this contract only if added by an amendment to the solicitation or modification to the contract (see FAR 40.204-1(c)).
- (f) *Reasonable inquiry.* The contractor shall conduct a reasonable inquiry to determine if there are any prohibited products or services. The inquiry will look at any information in the entity's possession but does not need to include an internal or third-party audit.
- (g) *Removal of prohibited products and services.* For Federal Supply Schedules, Governmentwide acquisition contracts, multi-agency contracts or any other procurement instrument intended for use by multiple agencies, upon notification from the Contracting Officer, during the performance of the contract, the Contractor shall promptly make any necessary changes or modifications to remove any product or service produced or provided by a source that this clause prohibits.
- (h) *General report.*
- (1) If the Contractor identifies or is notified by any source, (including a subcontractor at any tier), that any product or service provided or used (or to be provided or used) during contract performance does not comply with any prohibition in this clause, then the Contractor shall report the following information, or as much information is known, in writing to the contracting office as identified in paragraph (h)(2) within 72 hours:
- (i) Contract number and order number, if applicable;
 - (ii) The specific prohibition the product or service is not complying with;
 - (iii) A description of the products or services that the Contractor identifies or has reason to suspect is prohibited (include brand; model number, such as the original equipment manufacturer (OEM) number, manufacturer part number, or wholesaler number; and item description, as applicable);
 - (iv) The entity that produced the product or service (include entity name, unique entity identifier, Contractor and Government Entity (CAGE) code, facilities responsible for design, fabrication, assembly, packaging, and test of the product, and whether the entity was the OEM or a distributor (provide manufacturer codes and distributor codes used for the product));
 - (v) Description of the functionality of the product or service and how that functionality impacts the risk to the product or service;
 - (vi) An explanation of any factors relevant to determining if the product or service should be permitted by an applicable exception, exemption, or waiver (if the contractor would like the Government to consider a waiver, and asks for such a waiver);
 - (vii) Whether alternative products or services are available that would comply with the prohibition;
 - (viii) If the product or service is related to item maintenance, include the following information on the item being maintained:
 - A. Brand;
 - B. Model number, OEM number, manufacturer part number, or wholesaler number; and
 - C. Item description, as applicable.
 - (ix) Any readily available information about mitigation actions implemented or recommended.

- (2) If a report must be submitted to a contracting office, the Contractor shall submit the report as follows:
 - (i) If a Department of Defense contracting office, the Contractor shall report to the website at <https://dibnet.dod.mil>.
 - (ii) For all other contracting offices, the Contractor shall report to the Contracting Officer.
 - (iii) For indefinite delivery contracts, the Contractor shall report to both the contracting office for the indefinite delivery contract and the contracting office for any affected order.
- (3) If the report provided does not contain any of the information required by paragraph (h)(1) of this clause, and the contractor later discovers new information that is required by paragraph (h)(1) of this clause, then the contractor shall submit a subsequent report within 72 hours of discovering the new information.
- (4) The contractor shall also report the information in paragraph (h)(1) if the contractor wishes to ask for a waiver of the requirements of a new FASCSA order being applied through modification.

(i) *New FASCSA orders report.*

- (1) During contract performance, the Contractor shall review SAM at least once every three months, or as advised by the Contracting Officer, to check for covered articles subject to FASCSA order(s), or for products or services produced by a source subject to FASCSA order(s) not currently identified under paragraph (e) of this clause.
- (2) If the Contractor identifies a new FASCSA order(s) that could impact their supply chain, then the Contractor shall conduct a reasonable inquiry to identify whether a covered article or product or service produced or provided by a source subject to the FASCSA order(s) was provided to the Government or used during contract performance. The inquiry will look at any information in the entity's possession but does not need to include an internal or third-party audit.
- (3) The Contractor shall submit a report to the contracting office identified in paragraph (h)(2) of this clause if the Contractor identifies, including through any notification by a subcontractor at any tier, that a covered article or product or service produced or provided by a source was provided to the Government or used during contract performance and is subject to a FASCSA order(s). For indefinite delivery contracts, the Contractor shall report to both the contracting office for the indefinite delivery contract and the contracting office for any affected order. The Contractor shall report the following information within 72 hours for each covered article or each product or service produced or provided by a source, where the covered article or source is subject to a FASCSA order:
 - (i) Contract number and order number, if applicable;
 - (ii) Name of the covered article or source subject to a FASCSA order;
 - (iii) The specific FASCSA order the product or service does not comply with;
 - (iv) The elements of (h)(1)(iii) through (ix) of this clause.
- (j) Subcontracts. The Contractor shall insert the substance of this clause, including this paragraph (j) but excluding subparagraphs (d)(1) and (i)(1), in all subcontracts and other contractual instruments, including subcontracts for acquiring commercial products or commercial services.

3. 552.270-33 FOREIGN OWNERSHIP AND FINANCING REPRESENTATION FOR HIGH-SECURITY LEASED SPACE (JUN 2021)

The attached representation is hereby attached to and incorporated into this Lease Amendment.

LESSOR: _____ GOVERNMENT: _____

4. 552.270-34 ACCESS LIMITATIONS FOR HIGH-SECURITY LEASED SPACE (JUN 2021)

- (a) The Lessor, including representatives of the Lessor's property management company responsible for operation and maintenance of the leased space, shall not—
 - (1) Maintain access to the leased space; or
 - (2) Have access to the leased space without prior approval of the authorized Government representative.
- (b) Access to the leased space or any property or information located within that Space will only be granted by the Government upon determining that such access is consistent with the Government's mission and responsibilities.
- (c) Written procedures governing access to the leased space in the event of emergencies shall be documented as part of the Government's Occupant Emergency Plan, to be signed by both the Government and the Lessor.

LESSOR: _____ GOVERNMENT: _____



City of Cortez
123 Roger Smith Ave.
Cortez, Co. 81321

Kyle Sloan
Airport Director
22874 Road F
Cortez, CO 81321
ksloan@cortezco.gov

Memorandum

To: CORTEZ CITY COUNCIL

From: KYLE SLOAN, AIRPORT DIRECTOR

Date: 20 OCTOBER 2026

RE: TSA Terminal Space Lease – Five-Year Extension

BACKGROUND

The City leases space at Cortez Municipal Airport to the federal government for Transportation Security Administration (TSA) operations supporting commercial passenger service. The proposed action would approve Lease Amendment No. 2 to Lease No. GS-08P-LCO00509 between the City of Cortez and the United States of America, administered by the General Services Administration (GSA).

DISCUSSION

The proposed amendment provides a five-year extension effective July 1, 2026, continuing the lease through June 30, 2031, subject to the lease's termination and renewal provisions. The extension would allow continued use of the leased terminal space for TSA operations.

The amendment establishes annual rent for the extension period and incorporates additional Federal Acquisition Regulation (FAR) and General Services Administration Acquisition Regulation (GSAR) clauses for lease extensions and renewals. All other lease terms and conditions remain in effect.

FISCAL IMPACT

The City would receive annual rental revenue of \$10,024.89, payable in monthly installments, through June 30, 2031. The amendment lists operating-cost and parking charges as \$0.00.

RECOMMENDATION

Staff recommends that City Council approve Lease Amendment No. 2 to Lease No. GS-08P-LCO00509, through GSA, extending the TSA terminal space lease at Cortez Municipal Airport through June 30, 2031, and authorize the City Manager to execute the amendment.

MOTION

If agreed upon by the City Council, a possible motion would be: I move that City Council approve Lease Amendment No. 2 to Lease No. GS-08P-LCO00509, through GSA, extending the TSA terminal space lease at Cortez Municipal Airport through June 30, 2031, and authorize the City Manager to execute the amendment.



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

Kyle Sloan
Airport Director
123 Roger Smith Ave
Cortez, CO. 81321
ksloan@cortezco.gov

Memorandum

To: CORTEZ CITY COUNCIL

From: Kyle Sloan, Airport Director

Date: October 20, 2026

RE: Airport Engineering Services—Five-Year Contract Award Recommendation

BACKGROUND

The City solicited statements of qualifications for a five-year engineering services agreement for Cortez Municipal Airport, beginning December 1, 2026, and ending November 30, 2031. Four firms submitted qualifications for consideration.

The selection process used weighted evaluation criteria based on FAA Advisory Circular 150/5100-14E, including airport engineering experience, technical capabilities, communication, understanding of airport needs, and demonstrated project performance. Written submittals were evaluated on a 100-point scale, with the three highest-scoring firms advancing to interviews.

DISCUSSION

The written-submittal evaluation resulted in the following scores:

Firm	Written Score
Bolton & Menk	94.0 / 100
Garver	94.0 / 100
LJA Aviation	85.0 / 100
EGIS	78.2 / 100

Bolton & Menk, Garver, and LJA Aviation advanced to interviews. Interview results were as follows:

Firm	Interview Score
Bolton & Menk	33.3 / 35
Garver	32.6 / 35
LJA Aviation	29.6 / 35

Bolton & Menk, Inc. tied for the highest written-submittal score and received the highest interview score. Based on the qualifications review and interviews, the selection committee recommends Bolton & Menk, Inc. for the five-year engineering services agreement.

FISCAL IMPACT

The proposed agreement would establish the framework for engineering services over the five-year term rather than a fixed total expenditure. Individual project scopes and fees would be negotiated separately, subject to available funding and applicable City approvals, consistent with FAA and industry standards.

RECOMMENDATION

Staff recommends that City Council accept the proposal for the Cortez Municipal Airport five-year engineering services submitted by Bolton & Menk, Inc. for the term beginning December 1, 2026, and ending November 30, 2031, and authorize the City Manager to negotiate an agreement with this firm for that purpose.

MOTION

If agreed upon by the City Council, a possible motion would be: I move that City Council accept the proposal for the Cortez Municipal Airport five-year engineering services submitted by Bolton & Menk, Inc. for the term beginning December 1, 2026, and ending November 30, 2031, and authorize the City Manager to negotiate the agreement with this firm for that purpose.

Attachments

SubmittalEvaluationScores

InterviewQuestionsAndScoring

Cortez Municipal Airport – Scoring Guide

1. Overview

Each proposal will be scored on ten criteria using a **0–5 rating scale**, then converted to **weighted points** based on the importance of each criterion.

The total score for each firm is the sum of all weighted points, with a **maximum of 100 points**.

The top three firms by total score will be invited to interviews. (Based on Advisory Circular 150/5100-14E Chapter 2.)

#	Criterion	Max pts	Weight	Bolton and Menk (0–5)	EGIS (0–5)	Garver (0–5)	LJA Aviation (0–5)
1	Communication	15	3.0	5 = 15	4 = 12	4 = 12	5 = 15
2	Recent airport experience	15	3.0	5 = 15	5 = 15	5 = 15	5 = 15
3	Capability (all aspects)	15	3.0	5 = 15	4 = 12	5 = 15	5 = 15
4	Understanding airport & projects	15	3.0	4 = 12	3 = 9	5 = 15	3 = 9
5	Schedules & budget	15	3.0	4 = 12	3 = 9	4 = 12	3 = 9
6	Quality of previous projects	8	1.6	5 = 8	5 = 8	5 = 8	5 = 8
7	Familiarity with City & location	8	1.6	5 = 8	4 = 6.4	5 = 8	4 = 6.4
8	Reputation	5	1.0	5	4	5	4
9	City's special concerns	2	0.4	5 = 2	4 = 1.6	5 = 2	5 = 2

#	Criterion	Max pts	Weight	Bolton and Menk (0– 5)	EGIS (0–5)	Garver (0–5)	LJA Aviation (0 –5)
10	Interest shown	2	0.4	5 = 2	3 = 1.2	5 = 2	4 = 1.6

Firm	Total weighted score (0–100)
Bolten and Menk	94
EGIS	78.2
Garver	94
LJA Aviation	85

Criteria, weights, and what to look for

For each criterion, committee members should look for the types of evidence listed and then choose a 0–5 score using the scale above.

1. Demonstrated ability to communicate (Max 15 points; Weight 3.0)

- Look for: clear communication plans, examples of keeping clients informed before/during/after projects (meetings, reports, issue tracking), reference comments about responsiveness.
- A high score (4–5) should reflect structured, proactive communication with airports and strong feedback from prior clients.

2. Recent airport experience (Max 15 points; Weight 3.0)

- Look for: recent (last ~5–7 years) projects at airports of similar size/complexity, clearly described roles, scopes, and outcomes, including FAA/CDOT funding experience.
- A high score means substantial, relevant airport work rather than general civil projects.

3. Capability to perform all aspects of projects (Max 15 points; Weight 3.0)

- Look for: team organization, key staff, subconsultants, and services that cover planning, design, environmental, bidding, construction support, and closeout; familiarity with FAA/state procedures.
- A high score indicates no major gaps in capability and a team structure that can handle the full project lifecycle.

4. Understanding the airport and proposed projects (Max 15 points; Weight 3.0)

- Look for: how well the proposal describes Cortez Municipal Airport, your current conditions, and the specific projects listed in the RFQ; identification of key challenges and realistic approaches.
- A high score reflects a tailored understanding of CEZ, not generic boilerplate that could apply anywhere.

5. Ability to meet schedules within budget (Max 15 points; Weight 3.0)

- Look for: documented examples of delivering airport projects on time and within budget; description of schedule management methods and cost-control processes.
- A high score means a strong track record and a clear plan for controlling time and cost on CEZ projects.

6. Quality of previous airport projects (Max 8 points; Weight 1.6)

- Look for: references, performance evaluations, and descriptions of project outcomes (e.g., minimal design-related change orders, good long-term performance).
- A high score indicates consistently high-quality work and positive feedback from airport sponsors.

7. Familiarity with City and project location (Max 8 points; Weight 1.6)

- Look for: prior work in or near Cortez or similar regional communities, understanding of local conditions, permitting, and stakeholders.
- A high score means they clearly know the area and can navigate local issues effectively.

8. Reputation (Max 5 points; Weight 1.0)

- Look for: comments from past airport clients, awards/recognition, and any documented performance history you have with the firm.
- A high score reflects strong trust, professionalism, and reliability.

9. Understanding the City's special concerns (Max 2 points; Weight 0.4)

- Look for: how well the proposal addresses Cortez's specific goals (e.g., financial sustainability, community impact, growth plans) and any concerns mentioned in the RFQ.
- A high score reflects a clear grasp of CEZ's unique priorities.

10. Interest shown (Max 2 points; Weight 0.4)

- Look for: how tailored and thoughtful the proposal is (not just a generic template), completeness and timeliness of the submission, and signs of long-term interest in partnering with CEZ.
- A high score indicates evident effort and genuine interest in your airport.

Cortez Municipal Airport
On-Call SOQ/Interview Questions
2026

Score Results out of 35:

LJA	29.6
Garver	32.6
Bolton & Menk	33.3

Selection Committee consists of 3 members. Each member will score individually and the average will be taken for a overall score.

- 1.) Describe your team's understanding of Cortez Municipal Airport's operating environment (geography, weather, airspace, regional demand, and community context) and how that will influence your approach to our capital and operational projects. Please reference up to three recent airport projects of similar size and characteristics, including sponsor, scope, funding source (e.g., FAA AIP, CDOT), and key outcomes.

- 2.) CEZ is actively working toward initial Part 139 certification and then maintaining compliance going forward. Describe your experience supporting airports through Part 139 certification or significant upgrades to their safety and compliance programs (e.g., safety areas, markings and signage, ARFF and fuel systems, wildlife and FOD mitigation, documentation support). How does your team coordinate planning and design with airport operations and FAA to ensure projects are consistent with the Airport Certification Manual and Part 139 requirements?

- 3.) Over the term of this on-call contract, CEZ needs a consultant team that has the time and discipline to ensure projects are planned and executed correctly, with nothing slipping through the cracks. Describe how your firm manages workload, staffing, and internal quality-assurance/quality-control processes to make sure airport projects receive sufficient attention, are delivered on schedule, and meet all applicable safety, regulatory, and technical standards. In your answer, highlight how you will keep CEZ's leadership informed and how you will identify and address issues early rather than after they become problems.
- 4.) CEZ's long-term vision includes responsible development of airside and landside facilities to support aviation growth and diversify revenue. Describe your experience helping airports plan and implement development such as hangars, GA facilities, commercial and industrial uses, and other on-airport or adjacent uses. In your answer, focus on how you approach: aligning development with the airport layout plan and grant assurances, protecting safety and operational flexibility, and coordinating with tenants, FBOs, and local jurisdictions.
- 5.) CEZ's goal is to become more financially self-sustaining over the next five years. Describe how your team has supported other airports—particularly small commercial service or GA airports—in strengthening financial sustainability through planning and project delivery (for example, hangar and real estate development, parking, concessions, land leases, and other non-aeronautical revenue opportunities), while staying consistent with FAA grant assurances and airport economic best practices.

- 6.) Based on the contemplated project list in the RFQ (e.g., apron expansion, pavement maintenance, terminal improvements, runway/taxiway upgrades, lighting, airport development, land acquisition), identify the three projects or work elements you view as the highest priority for CEZ's safe operation and strategic development in the near term. Explain, at a planning level, how you would phase and integrate these priorities into a coherent five-year program, without proposing detailed designs or pricing.
- 7.) Describe a complex or challenging airport project your team has delivered within the last five years (for example, a multi-phase development program, significant operational change, or major regulatory/compliance effort). What were the primary risks and stakeholder concerns, and how did you manage coordination with airport operations, tenants, and regulators to keep the project on track? What lessons did you learn from that experience, and how would you apply those lessons to CEZ to help us avoid issues and improve outcomes?



CITY OF CORTEZ
123 ROGER SMITH AVENUE
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Danielle Wells
City Clerk
123 Roger Smith Ave
Cortez, CO. 81321
dwells@cortezco.gov

Memorandum

To: CORTEZ CITY COUNCIL

From: Danielle Wells, City Clerk

Date: October 13, 2026

RE: **Appointments to Various Boards and Commissions**

BACKGROUND

Advertisements have been posted on the City's website, Facebook page, and in the newspaper to announce open seats on the Planning & Zoning Commission and the Library Advisory Board.

Planning & Zoning Commission

- One seat is open due to the term ending/resignation of Charles Borchini Jr.
- The newly appointed member will serve a full three-year term, ending in November 2029.

Library Advisory Board

- One seat is open following the term expiration of Holly Tatnall in November 2025.
- The newly appointed member will serve a full three-year term, ending in November 2029.

DISCUSSION

Interviews for board and commission applicants were conducted during the Council work session. The following individuals were interviewed:

- **Planning & Zoning Commission:** Robert Bright
- **Library Advisory Board:** Tasha Schiedel, Jacque Garner, and Margaret Ransom

RECOMMENDATION

Staff recommends that Council consider appointing the one applicant interviewed for the Planning & Zoning Commission vacancy, and one of the three applicants interviewed for the one vacancy on the Library Board. If Council chooses not to make appointments to any particular board at this time, staff can continue advertising the vacancies for that board until the open seats are filled.

MOTION

If agreed upon by the City Council, a possible motion would be:

I move to appoint _____ to the Planning & Zoning Commission and _____ to the Library Advisory Board for three-year terms.
