BOT MEETING
TOWN HALL, ZERO JASPER AVENUE, GRANBY, CO
TUESDAY, OCTOBER 13, 2026
5:30 PM - Workshop
6:00 PM - BOT Meeting
7:30 PM - GEGID Meeting

Town of Granby Board of Trustees invites you to a scheduled Zoom Meeting:
https://zoom.us/j/99540717069?pwd=WaIMpa5uWipyXlnsHra2kOWlIbAKJF.1
Zoom Passcode: 354605

If a scheduled public hearing is a quasi-judicial hearing, no comments will be taken by Zoom. You may listen to the hearing – but no participation will be allowed using Zoom for any quasi-judicial public hearing. You may attend the meeting in person to participate.

DINNER TO BE SERVED TO THE BOARD
4:45 PM

BOARD OF TRUSTEES
TOWN OF GRANBY
October 13, 2026
AGENDA

BOARD OF TRUSTEES WORKSHOP

MAYOR HARDY TO CALL THE BOARD OF TRUSTEES WORKSHOP MEETING TO ORDER AT THE TOWN HALL, ZERO JASPER AVENUE
(Any Board member with any potential conflicts of interest regarding any of the agenda matters will declare them at this time.)

1. NUCHE VILLAGE PHASE 2 WORKSHOP / TOWN MANAGER
   5:30 PM

MAYOR HARDY TO CALL THE REGULAR MEETING OF THE TOWN OF GRANBY BOARD OF TRUSTEES TO ORDER AT THE TOWN HALL, ZERO JASPER AVENUE
(Any Board member with any potential conflicts of interest regarding any of the agenda matters will declare them at this time.)

UNSCHEDULED PUBLIC COMMENTS - COMMENTS ARE LIMITED TO 3 MINUTES
This time is reserved for members of the public to make a presentation to the Board on items or issues that are not scheduled on the agenda. The Board will not discuss/debate these items, nor will the Board make any decisions on items presented during this time, rather, the Board will refer the items to staff for follow-up.

REGULAR AGENDA ITEMS

1. OATH OF OFFICE FOR POLICE CHIEF / TOWN CLERK
   6:00 PM

2. PUBLIC HEARING FOR THE FOLLOWING:

   ORDINANCE 1041 - AN ORDINANCE APPROVING THE PRELIMINARY PLAN FOR THE TEN MILE CROSSING PLANNED DEVELOPMENT OVERLAY DISTRICT, SUBJECT TO CONDITIONS / TOWN MANAGER
   6:00 PM

3. DESTINATION GRANBY QUARTERLY UPDATE / SARAH CICHON
   6:15 PM

4. NUCHE VILLAGE APARTMENT FUNDING / TOWN MANAGER
   6:30 PM

5. NUCHE VILLAGE UPDATE / TOWN MANAGER
6:40 PM

6. NUCHE VILLAGE CHANGE ORDER / TOWN MANAGER
6:45 PM

7. BARK PARK POND DISCUSSION / PUBLIC WORKS DIRECTOR
6:50 PM

8. INTERIM TOWN MANAGER AND TOWN MANAGER RECRUITMENT DISCUSSION / TOWN MANAGER
7:00 PM

9. 2027 TOWN OF GRANBY BUDGET DISCUSSION / FINANCE DIRECTOR
7:15 PM

CONSENT AGENDA
(The items listed under "Consent Agenda" are 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 the Board. The Board has received the information on these matters in their Board packets prior to the meeting. The Mayor will ask if any citizen wishes to have, any specific item discussed. A Board member may request that an item be removed from the Consent Agenda on behalf of a citizen or himself/herself and state when the item will be discussed in the meeting or tabled to another meeting. The removal of an item will require a second and a majority vote of the Board to be removed. Items on the consent agenda are then voted on by a single motion, second, and non-roll call vote).

10. ACCOUNTS PAYABLE - OCTOBER 13, 2026
NO MINUTES TO APPROVE AT THIS TIME

Administrative / Mayor Hardy, Mayor Pro-Tem Shaw, Trustee Quesada-
- Town Clerk
- Finance Director
Community Development/ Trustee Stern
Economic Development / Trustee Silva
Housing / Trustee Michalowski
Municipal Court / Trustee Quesada
Public Safety / Trustee Quesada
- Police Chief
Public Works / Trustee Mahoney
- Public Works Director
Recreation / Trustee Michalowski
- Recreation Director
Town Attorney's Update
Town Manager's Update
Mayor's Update

11. CHAIR AND STAFF UPDATES

MEETING TO ADJOURN AND CONVENE AS THE GRAND ELK GENERAL IMPROVEMENT DISTRICT

GRAND ELK GENERAL IMPROVEMENT DISTRICT MEETING

CHAIRMAN HARDY TO CALL THE GRAND ELK GENERAL IMPROVEMENT DISTRICT MEETING TO ORDER AT THE TOWN HALL, ZERO JASPER AVENUE
(Any Board member with any potential conflicts of interest regarding any of the agenda matters will declare them at this time.)

REGULAR AGENDA ITEMS

1. APPROVAL OF MINUTES FROM JUNE 9, 2026
7:30 PM

2. **2027 GRAND ELK RANCH GENERAL IMPROVEMENT DISTRICT (GEGID) BUDGET DISCUSSION / FINANCE DIRECTOR**
   7:35 PM

Any matter may be taken up at any time during the meeting EXCEPT DURING PUBLIC HEARINGS, WHICH ARE TIME SENSITIVE. Items on the agenda are approximate and intended as a guide for the Town Board. "Estimated Time" is subject to change, as is the order of the agenda except for PUBLIC HEARING TIMES AND ORDER. Anyone wishing to attend the meeting and needs special accommodations, please contact the Town Clerk prior to the meeting. For deadlines and information required to schedule an item on the agenda, please contact the Town Clerk, at 970-887-2501.

MEMO

To:	Mayor and Board of Trustees
From:	Ted Cherry, Town Manager
Date:	10/13/2026
Re:	NUCHE VILLAGE PHASE 2 WORKSHOP
Department	Administration
Time of Agenda Item	5:30 PM
Agenda Request No.	1

Subject
NUCHE VILLAGE PHASE 2 WORKSHOP / TOWN MANAGER
5:30 PM

Summary
There have been a number of internal discussions regarding phase 2 of Nuche Village on the for sale side of the entire project. There are multiple moving parts on the project which will need to be addressed, but direction from the Board on the topic will be needed to accomplish these.

The first item for discussion would be for the layout of phase 2. The original layout that has been presented tot he Board in the past is attached for your reference. The Housing Committee met to discuss the layout with some ideas about possible changes that could make the project more efficient and less expensive. The engineers brought up concerns with the extension of Rodeo Road all the way thought the development. The concern with the road was it only served, in the original layout, 8 homes on only one side of the street. The other concern brought forward was with the proposed locations of the main park and the dog park. Because of their locations on slopes the excavation work would be extremely expensive. Last was the issue of the housing type and the concern about the townhome concept and too many of those units being built. These items were discussed, which would also affect grant funding from DOLA for phase 2.

The previous layout and proposed new layout for Phase 2 are provided for the Board for discussion. The proposed layout would change a number of items regarding the community of Nuche Village as a whole. It would remove the through street of Rodeo road which would be a cost savings to the overall project. The number of remaining units would be reduced from 77 to 64. The unit reduction is from the units originally contemplated along Rodeo Road, but also by changing some of the triplex units into duplex units. The dog park and community park areas would be moved to the centralized location surrounded by housing, this location would include some parking areas. Becuase of the removal of the through road, there would be no straight connection into the Silver Sage subdivision, this would require a turn into Silver Sage which would slow traffic into that area. If the previous layout or the potential new layout is preferred then the platting process could begin. Board direction on layout would inform the next portion of the conversation.

Phase 2 has $750,000 in grant funding from DOLA associated with it, and the match from the Town is required at $1,633,679. The grant was discussed with DOLA and engineering last week and how we could move forward with it. The grant has a use deadline by the end of 2027. If the Board wanted to use those funds in 2027 infrastructure could be put in the ground and the grant amount could be used. This would not include paving. We assume, because of the way the original for-sale product is not moving as quickly as desired, building of housing units and street paving would not happen until 2028. If the infrastructure work was done in 2027 this would allow for the area to settle before construction completion in 2028. The funding can be used for water and sewer mains, tap fees, and construction costs. The grant cannot be used for housing builds or for the paving/concrete. Some match dollars have already been met through the engineering and architecture work.

The second option would be to request an extension from DOLA for the funds until the end of 2028. It is not guaranteed an extension would be granted.

Joe, from Ten Mile Engineering, has provided the Town with estimates on costs for 2027 and 2028 build of total infrastructure. 2027 estimate is $4,141,380 and 2028 estimate is $4,316,799. Joe would recommend putting in underground infrastructure, wait a year for the dirt to settle, and then do the paving infrastructure. The numbers do not include park or trail build out. Joe will attend the meeting on Tuesday if there are any questions.

Kate Peacock, the town's DOLA rep, will be available to answer questions regarding the grant.

Path forward would be to plat the project according to the guidance from the board, if 2027 is chosen as the year to begin construction

work on the bid/award for construction, build the infrastructure in 2027, and then in 2028 pave sections of the road needed to build the number of houses desired at the time.

Financial
None at this time

Recommendation
Guidance would be needed for the Town to move forward on items or to pause and ask for grant extension.

Attachments

EOPC Nuche Phase 2 - 2027v2028
Nuche Approved Layout
Nuche Revised/Proposed Layout

Nuche Village Phase 2 Affordable Housing

Opinion of Probable Cost-Draft

Phase 2

Updated 10/6/2026

By: Ten Mile Engineering, Inc.

Description of Work	Quantity	Unit of Measure	Price per Unit 2027	Scheduled Value 2027	2028 Cost Projection (5%)	Grant Comparision
Mobilization						
General Mobilization	1	Lump Sum	$ 75,000.00	$ 75,000.00	$ 78,750.00	$ 37,500.00
			Sub Total	**$ 75,000.00**	**$ 78,750.00**	**$ 37,500.00**
Construction and Civil Design / Misc						
Construction Staking	1	Lump Sum	$ 40,000.00	$ 40,000.00	$ 42,000.00	
Construction Testing	1	Lump Sum	$ 55,000.00	$ 55,000.00	$ 57,750.00	
Construction Inspections	1	Lump Sum	$ 60,000.00	$ 60,000.00	$ 63,000.00	
Construction Fencing	1	Lump Sum	$ 15,000.00	$ 15,000.00	$ 15,750.00	
Civil Const Plans and Services Costs	1	Lump Sum	$ 50,000.00	$ 50,000.00	$ 52,500.00	
			Sub Total	**$ 220,000.00**	**$ 231,000.00**	
Erosion Control and Dewatering:						
Silt Fence and SCL: Install & Maintain	1,750	Linear Feet	$ 7.00	$ 12,250.00	$ 12,862.50	$ 12,250.00
Gravel Inlet Protection for Curb & Gutter	6	Per Each	$ 400.00	$ 2,400.00	$ 2,520.00	$ 2,400.00
Inlet Protection for Culverts	3	Per Each	$ 600.00	$ 1,800.00	$ 1,890.00	$ 1,800.00
Inlet Protection for Inlets	6	Per Each	$ 400.00	$ 2,400.00	$ 2,520.00	$ 2,400.00
Curb Sock Inlet Protection	1	Per Each	$ 350.00	$ 350.00	$ 367.50	$ 350.00
Excelsior Log Check Dam	20	Per Each	$ 450.00	$ 9,000.00	$ 9,450.00	$ 9,000.00
Vehicle Tracking Pad	1	Per Each	$ 2,600.00	$ 2,600.00	$ 2,730.00	$ 2,600.00
Concrete Washout Area	1	Per Each	$ 2,000.00	$ 2,000.00	$ 2,100.00	$ 2,000.00
Street Sweeping	2	Per Each	$ 1,000.00	$ 2,000.00	$ 2,100.00	$ 2,000.00
BMP maintenance, Permits, Monitoring (SWMP)	1	Lump Sum	$ 20,550.00	$ 20,550.00	$ 21,577.50	$ 20,550.00
			Erosion Control Sub Total	**$ 34,800.00**	**$ 36,540.00**	**$ 34,800.00**
Clearing:						
Clear and Grub:	7	Per Acre	$ 7,500.00	$ 52,500.00	$ 55,125.00	$ 52,500.00
			Clearing Sub Total	**$ 52,500.00**	**$ 55,125.00**	**$ 52,500.00**
Topsoil Stripping:						
Strip to Stockpile - 6"' assumed	3875	Cubic Yard	$ 11.75	$ 45,531.25	$ 47,807.81	$ 45,531.25
Strip to Export	0	Cubic Yard	$ 15.00	$ -		$ -
			Topsoil Stripping Sub Total	**$ 45,531.25**	**$ 47,807.81**	**$ 45,531.25**
Mass Excavation:						
Cut to Fill	26,565	Cubic Yard	$ 13.25	$ 351,986.25	$ 369,585.56	$ 351,986.25
Fill - Emport	0	Cubic Yard	$ 35.00	$ -	$ -	$ -
Building Overex						$ -
			Mass Excavation Sub Total	**$ 351,986.25**	**$ 369,585.56**	**$ 351,986.25**
Site Drainage and Water Quality:						
18" pipe	755	LF	$ 121.00	$ 91,355.00	$ 95,922.75	$ 91,355.00
24" pipe	150	LF	$ 147.00	$ 22,050.00	$ 23,152.50	$ 22,050.00
Manholes and Inlets	9	Ea	$ 6,500.00	$ 58,500.00	$ 61,425.00	$ 58,500.00
Water Quality and Detention Ponds	0	LS	$ 55,000.00	$ -	$ -	$ -
			Site Drainage and Water Quality	**$ 171,905.00**	**$ 180,500.25**	**$ 171,905.00**

Overall Site Sanitary Sewer Mains

8" SDR-35 Sanitary Main (12' & under)	1548	Linear Feet	$ 121.00	$ 187,308.00	$ 196,673.40	$ 187,308.00
48" dia. Manholes (12' & under)	8	Per Each	$ 9,000.00	$ 72,000.00	$ 75,600.00	$ 72,000.00
Aquabloc Dams	5	Per Each	$ 1,200.00	$ 6,000.00	$ 6,300.00	$ 6,000.00
4" Sewer Services	22	Per Each	$ 3,400.00	$ 74,800.00	$ 78,540.00	$ 74,800.00
		Sanitary Sewer Sub Total		**$ 340,108.00**	**$ 357,113.40**	**$ 340,108.00**

Water Main: Overall Site Water Main

e

8" C900	1650	Linear Feet	$ 145.00	$ 239,250.00	$ 251,212.50	$ 239,250.00
6" C900	60	Linear Feet	$ 125.00	$ 7,500.00	$ 7,875.00	$ 7,500.00
8" Bends	4	Per Each	$ 850.00	$ 3,400.00	$ 3,570.00	$ 3,400.00
8" Gate Valve	12	Per Each	$ 5,200.00	$ 62,400.00	$ 65,520.00	$ 62,400.00
Aquabloc Dams	5	Per Each	$ 1,200.00	$ 6,000.00	$ 6,300.00	$ 6,000.00
Fire Hydrant Assembly (9.5' bury)	4	Per Each	$ 14,500.00	$ 58,000.00	$ 60,900.00	$ 58,000.00
1" Water Service	22	Per Each	$ 3,800.00	$ 83,600.00	$ 87,780.00	$ 83,600.00
		Water Main Sub Total		**$ 460,150.00**	**$ 483,157.50**	**$ 460,150.00**

Topsoil Placement

Onsite Stockpile to Disturbance Limits @ 6" D	900	Cubic Yard	$ 19.00	$ 17,100.00	$ 17,955.00	$ 17,100.00
Erosion Blankets	10,000	Square Feet	$ 2.10	$ 21,000.00	$ 22,050.00	$ 21,000.00
Reseed Disturbed Areas	2	Per Acre	$ 4,500.00	$ 9,000.00	$ 9,450.00	$ 9,000.00
		Topsoil Placement Sub Total		**$ 47,100.00**	**$ 49,455.00**	**$ 47,100.00**

Concrete Flat Work:

Curb & Gutter Type 2-Roads	1,150	Linear Feet	$ 41.00	$ 47,150.00	$ 49,507.50
Sidewalk: 4' @ 5" Thick	5,750	Square Feet	$ 18.00	$ 103,500.00	$ 108,675.00
6' Concrete Pan	900	Square Feet	$ 20.00	$ 18,000.00	$ 18,900.00
3' Concrete Pan	1,695	Linear Feet	$ 45.00	$ 76,275.00	$ 80,088.75
Handicapped Ramps	3	Each	$ 2,000.00	$ 6,000.00	$ 6,300.00
		Concrete Flat Work Sub Total		**$ 250,925.00**	**$ 263,471.25**

Main Roads & Access Roads

Finish: Sub-Grade for Road Base	44,350	Square Feet	$ 0.75	$ 33,262.50	$ 34,925.63
Road Stabilization	44,350	Square Feet	$ 6.25	$ 277,187.50	$ 291,046.88
Road Base: Class 6 @ 12" Depth-road/alley	3,210	Per Ton	$ 55.00	$ 176,550.00	$ 185,377.50
Asphalt: 5"CX Grade @ 2 Lift -road/alley	2,275	Per Ton	$ 201.00	$ 457,275.00	$ 480,138.75
Shouldering: 2'-0" Wide w/ Class 6	400	Linear Feet	$ 4.00	$ 1,600.00	$ 1,680.00
Road Signs: Single Sign Single Post	10	Per Each	$ 550.00	$ 5,500.00	$ 5,775.00
Street Lights	4	LS	$ 15,000.00	$ 60,000.00	$ 63,000.00
Pavement Marking	1	LS	$ 15,000.00	$ 15,000.00	$ 15,750.00
		Finish Work Sub Total		**$ 1,026,375.00**	**$ 1,077,693.75**

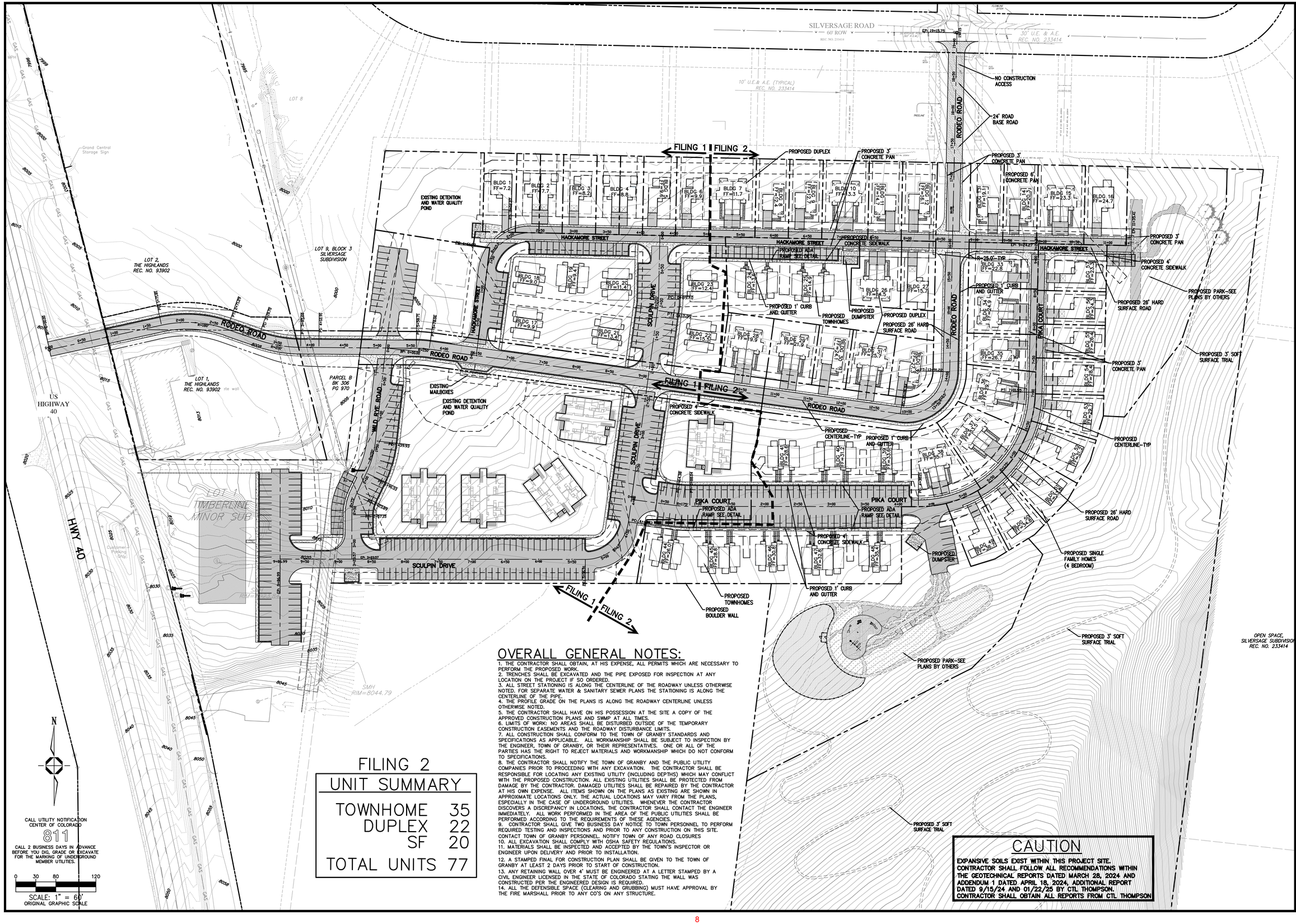
Shallow Utility

XCEL - Gas	1	LS	$ 200,000.00	$ 200,000.00	$ 210,000.00	$ 210,000.00
MPE - Electric	1	LS	$ 200,000.00	$ 200,000.00	$ 210,000.00	$ 210,000.00
Comcast	2,000	LF	$ 8.00	$ 16,000.00	$ 16,800.00	$ 16,800.00
Century Link	2,000	LF	$ 8.00	$ 16,000.00	$ 16,800.00	$ 16,800.00
		Topsoil Placement Sub Total		**$ 432,000.00**	**$ 453,600.00**	**$ 453,600.00**

Park

Park	1	LS	$ -	$ -	$ -	
				$ -	**$ -**	

Tap Fees		**$ 633,000.00**	**$ 633,000.00**	**$ 663,000.00**
	Schedule of Values TOTAL	**$ 4,141,380.50**	**$ 4,316,799.53**	**$ 2,658,180.50**



OVERALL GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
2. TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED.
3. ALL STREET STATIONING IS ALONG THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED. FOR SEPARATE WATER & SANITARY SEWER PLANS THE STATIONING IS ALONG THE CENTERLINE OF THE PIPE.
4. THE PROFILE GRADE ON THE PLANS IS ALONG THE ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL HAVE ON HIS POSSESSION AT THE SITE A COPY OF THE APPROVED CONSTRUCTION PLANS AND SWMP AT ALL TIMES.
6. LIMITS OF WORK: NO AREAS SHALL BE DISTURBED OUTSIDE OF THE TEMPORARY CONSTRUCTION EASEMENTS AND THE ROADWAY DISTURBANCE LIMITS.
7. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF GRANBY STANDARDS AND SPECIFICATIONS AS APPLICABLE. ALL WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE ENGINEER, TOWN OF GRANBY, OR THEIR REPRESENTATIVES. ONE OR ALL OF THE PARTIES HAS THE RIGHT TO REJECT MATERIALS AND WORKMANSHIP WHICH DO NOT CONFORM TO SPECIFICATIONS.
8. THE CONTRACTOR SHALL NOTIFY THE TOWN OF GRANBY AND THE PUBLIC UTILITY COMPANIES PRIOR TO PROCEEDING WITH ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE ACTUAL LOCATIONS MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY. ALL WORK PERFORMED IN THE AREA OF THE PUBLIC UTILITIES SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES.
9. CONTRACTOR SHALL GIVE TWO BUSINESS DAY NOTICE TO TOWN PERSONNEL TO PERFORM REQUIRED TESTING AND INSPECTIONS AND PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTACT TOWN OF GRANBY PERSONNEL. NOTIFY TOWN OF ANY ROAD CLOSURES
10. ALL EXCAVATION SHALL COMPLY WITH OSHA SAFETY REGULATIONS.
11. MATERIALS SHALL BE INSPECTED AND ACCEPTED BY THE TOWN'S INSPECTOR OR ENGINEER UPON DELIVERY AND PRIOR TO INSTALLATION.
12. A STAMPED FINAL FOR CONSTRUCTION PLAN SHALL BE GIVEN TO THE TOWN OF GRANBY AT LEAST 2 DAYS PRIOR TO START OF CONSTRUCTION.
13. ANY RETAINING WALL OVER 4' MUST BE ENGINEERED AT A LETTER STAMPED BY A CIVIL ENGINEER LICENSED IN THE STATE OF COLORADO STATING THE WALL WAS CONSTRUCTED PER THE ENGINEERED DESIGN IS REQUIRED.
14. ALL THE DEFENSIBLE SPACE (CLEARING AND GRUBBING) MUST HAVE APPROVAL BY THE FIRE MARSHALL PRIOR TO ANY CO'S ON ANY STRUCTURE.

FILING 2 UNIT SUMMARY

TOWNHOME	35
DUPLEX	22
SF	20
TOTAL UNITS	77

CAUTION

EXPANSIVE SOILS EXIST WITHIN THIS PROJECT SITE. CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORTS DATED MARCH 28, 2024 AND ADDENDUM 1 DATED APRIL 18, 2024, ADDITIONAL REPORT DATED 9/15/24 AND 01/22/25 BY CTL THOMPSON. CONTRACTOR SHALL OBTAIN ALL REPORTS FROM CTL THOMPSON

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

0 30 80 120
SCALE: 1" = 60'
ORIGINAL GRAPHIC SCALE

COLORADO REGISTERED
JOSEPH E. MAGLIOCCO
33789
PROFESSIONAL ENGINEER

No.	Revision/Issue	Date	Description
1	FINAL PLAT	10/24/25	FINAL PLAT SUBMITTAL

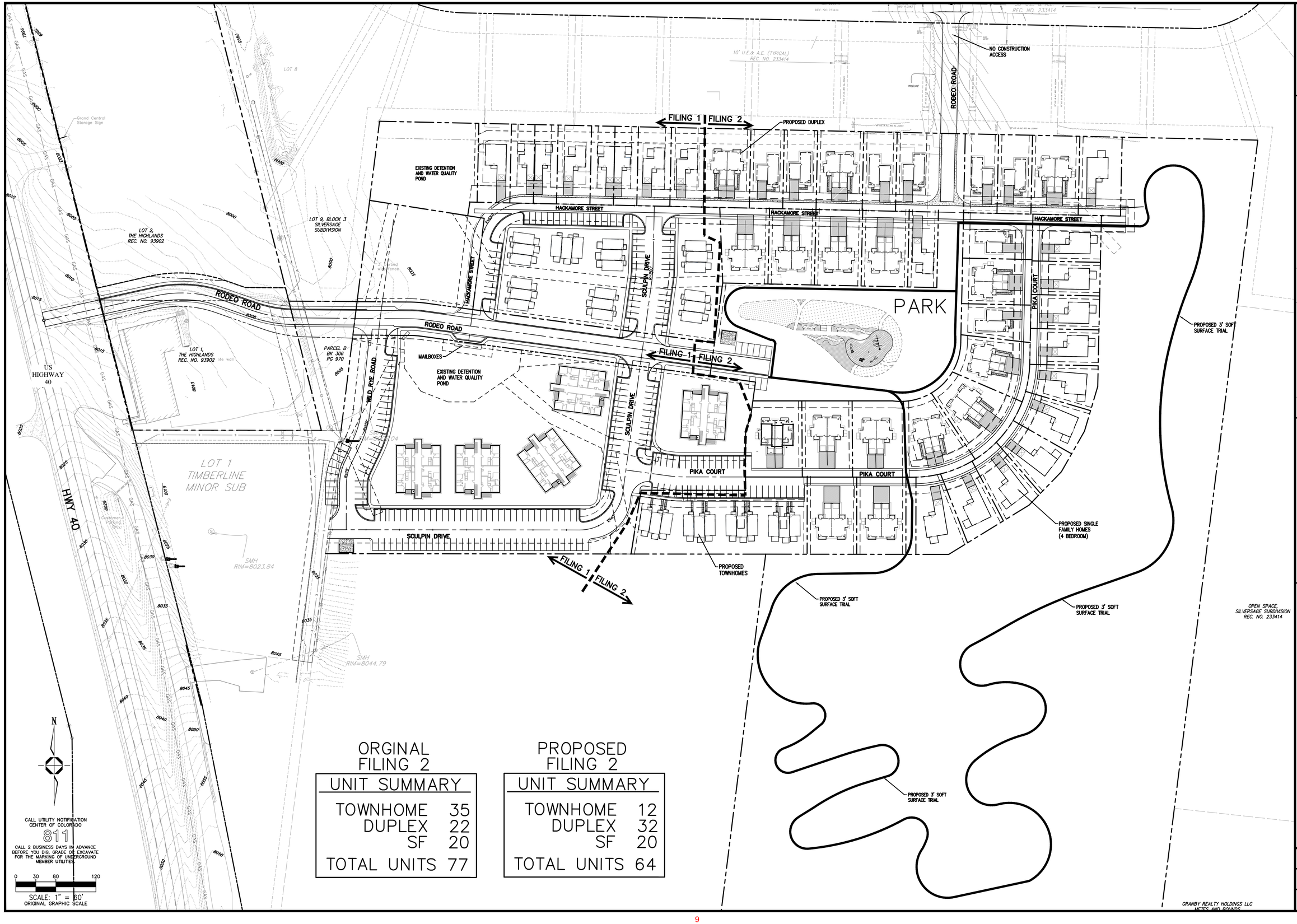
TEN MILE ENGINEERING, INC.
Professional Civil Engineers
Po Box 1785
Frisco, CO 80443
970.485.5773
Joe@tenmileengineering.com

NUCHE VILLAGE WORKFORCE HOUSING

SECTIONS 8, T. 1 N., R 76 W. OF THE 6TH P.M.
TOWN OF GRANBY, COUNTY OF GRAND, COLORADO

FILING 2 – FINAL PLANS SITE PLAN

Project: NUCHE VILLAGE
Date: 10/24/2025
Scale: 1"=60'
Sheet: 8



ORGINAL FILING 2

UNIT SUMMARY	
TOWNHOME	35
DUPLEX	22
SF	20
TOTAL UNITS	77

PROPOSED FILING 2

UNIT SUMMARY	
TOWNHOME	12
DUPLEX	32
SF	20
TOTAL UNITS	64

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

0 30 80 120
SCALE: 1" = 60'
ORIGINAL GRAPHIC SCALE

COLORADO REGISTERED
JOSEPH E. IMGLINC
33789
PROFESSIONAL ENGINEER

No.	Revision/Issue	Date	Description
1	CONCEPT PLAN	7/7/26	CONCEPT PLAN

TEN MILE ENGINEERING, INC.
Professional Civil Engineers
Po Box 1785
Frisco, CO 80443
970.485.5773
Joe@tenmileengineering.com

NUCHE VILLAGE WORKFORCE HOUSING

SECTIONS 8, T. 1 N., R 76 W. OF THE 6TH P.M.
TOWN OF GRANBY, COUNTY OF GRAND, COLORADO

FILING 2 – CONCEPTUAL SITE PLAN

Project: NUCHE VILLAGE PH2
Date: 7/7/2026
Scale: 1"=60'
Sheet: A

MEMO

To:	Mayor and Board of Trustees
From:	Cody Mullinex, Town Clerk
Date:	10/13/2026
Re:	OATH OF OFFICE FOR POLICE CHIEF
Department	Town Clerk
Time of Agenda Item	6:00 PM
Agenda Request No.	1

Subject
OATH OF OFFICE FOR POLICE CHIEF / TOWN CLERK
6:00 PM

Summary
Stephanie Oliver will take the oath of office for her position as Police Chief.

Financial
None

Recommendation
None

Attachments

Oath of Office

OATH OF OFFICE

State of Colorado
County of Grand
Town of Granby

I, Stephanie Oliver, do solemnly swear by the ever living God, that I will support the Constitution of the United States of America and the Constitution and Statutes of the State of Colorado and the ordinances of the Town of Granby and faithfully perform the duties of

Town Police Chief

upon which I am about to enter.

_____
Signature

Subscribed and sworn to before me this 13th day of October, 2026.

S E A L

_____
Cody Mullinex, CMC
Town Clerk

MEMO

To:	Chairman and Planning Commission
From:	Ted Cherry, Town Manager
Date:	10/13/2026
Re:	PDOD FOR HABITAT FOR HUMANITY
Department	Administration
Time of Agenda Item	6:00 PM
Agenda Request No.	2

Subject
PUBLIC HEARING FOR THE FOLLOWING:

ORDINANCE 1041 - AN ORDINANCE APPROVING THE PRELIMINARY PLAN FOR THE TEN MILE CROSSING PLANNED DEVELOPMENT OVERLAY DISTRICT, SUBJECT TO CONDITIONS / TOWN MANAGER
6:00 PM

Summary
Habitat for Humanity has provided the town with a preliminary plat, preliminary plan, and a planned development overlay district application. The application is intended to allow for a development project to happen at 5 Morris Drive, by the Roofing Company, for one retail/commercial building and 14 duplex housing units (28 total housing units). The commercial/retail space would have an entrance from 10-Mile Drive and the residential units would have entrances from Morris Drive. The residential units have a scheduled completion date in 2031 and the retail/commercial space has an undetermined completion date at this time. Information regarding the application can be found at this link. The resolution attached has some information staff have not completed yet, and would rely on recommendations from the Planning Commission. Those items are listed below.

The preliminary plat, as presented, is the first step in creating the lots for the residential units, the commercial space, parking areas, and outlots for green space. A final plat would need to be created before the platting becomes official. The plat splits three current lots, approximately 2.65 acres, into multiple lots listed on the plat. The underlying zoning district is HGB, but with a PDOD the developer would have their own guidelines to the lots. This allows the developer to create the duplex lots without having to meet some requirements for the buildings in the current code. The current code does allow for the residential and commercial density being asked for. Additionally, most requirements of the code have been met. The PDOD is needed because of the way the developer is proposing laying out the property and the lot sizes.

The developer is asking for relief from some items required by code. The first is the requirement for sidewalks in the HGB zoning district. Sidewalks are requirements, per code, for new development for all areas that abut streets. This would require Habitat for Humanity to build sidewalks along 10-Mile Drive, Morris Drive, Pioneer Drive. This requirement is in place for multiple reasons, including safe walkable areas, current and future connectivity, and aesthetic purposes.

The second item the developer is asking for relief from is site lighting. Lighting is required per the code to illuminate streets and parking areas for safety purposes. The applicant is proposing having lighting fixtures on each home to provide this lighting. The issue would be if a final property owner does not change the lights when needed, then there would be issues with lighting on the property.

Financial
None at this time

Recommendation
The Planning Commission met on 10/5/2026 and would recommend to the Board of Trustees the approval of the preliminary plat and the PDOD with the allowances that the lighting plan provided is fine and the sidewalk can be constructed from asphalt.

Attachments

PC Resolution 2026-10-05
Ordinance 1041 - 10 Mile Crossing Application
LETTER

TOWN OF GRANBY
PLANNING COMMISSION
RESOLUTION NO. 2026-10-05

A RESOLUTION APPROVING THE PRELIMINARY PLAT AND RECOMMENDING APPROVAL OF THE PRELIMINARY PLAN FOR THE TEN MILE CROSSING PLANNED DEVELOPMENT OVERLAY DISTRICT, SUBJECT TO CONDITIONS

WHEREAS, Habitat for Humanity of Grand County, Colorado, Inc. ("Applicant"), is the owner of the following described property:

Lots 1, 2, & 3, SilverCreek West Business Park as described in the Final Plat recorded at Reception No 2008005922, with the Grand County Clerk and Recorder.

(the "Property"); and

WHEREAS, Applicant has submitted applications for approval of the Preliminary Plat for Ten Mile Crossing ("Preliminary Plat") and for approval of the Preliminary Plan for the Ten Mile Crossing Planned Development Overlay District ("Preliminary Plan") concerning the Property; and

WHEREAS, the Applicant proposes a mixed residential and commercial development consisting of up to twenty-eight (28) affordable townhome units in fourteen (14) duplex buildings, together with an approximately 4,400-square-foot commercial building, to be developed in phases generally from 2027 through 2031; and

WHEREAS, after notice as required by the Granby Municipal Code, at its regular public meeting on October 5, 2026, the Planning Commission of the Town of Granby considered the Preliminary Plat and Preliminary Plan, as well as comments of the Applicant, the public, and any interested agencies regarding the Preliminary Plat and Preliminary Plan; and

WHEREAS, the Planning Commission makes the following findings based on the matters presented to it, assuming the conditions set forth below are satisfied:

FINDINGS

PRELIMINARY PLAT

A. The Applicant complied with the provisions of the Town Code regulating applications for a preliminary plat.

B. The Plat is consistent with the proposed Ten Mile Crossing Planned Development Overlay District Preliminary Plan.

PRELIMINARY PLAN

C. The Preliminary Plan is consistent with the Granby Comprehensive Plan, also referred to as the Granby Master Plan.

D. The Preliminary Plan is in the best interests of the Town. Specifically, the Preliminary Plan provides for attainable and workforce housing for the community, is a mixed-use development, and is an efficient use of existing infrastructure.

E. The Preliminary Plan will allow greater flexibility and innovations in development and site designs than is typically possible under the conventional zone districts.

F. The Preliminary Plan meets the following criteria that qualify it for consideration as a Planned Development Overlay District:

1. The Preliminary Plan constitutes a unique and truly innovative project which is represented by the developer to be constructed within a reasonable period of time in relation to the project's size and scope and which will be of economic benefit to the town thereby qualifying the project under this and other criteria for review under the Town's PDOD regulations

2. Provides for and improves residential and commercial facilities within the community.

3. Does not distort the objectives of the Granby zoning code.

4. Allows innovations in residential and commercial development so that the growing demands of population may be met by greater variety and types, design and layout of structures and the conservation and more efficient use of open space ancillary to said buildings.

5. Allows an efficient use of land and of public and private services to reflect changes in technology.

6. Provides a technique of development that relates the type, design, and layout of residential and commercial development to the particular site, thereby encouraging preservation of the site's natural characteristics.

7. Encourages integrated community planning and development.

8. Supports the Town's goals for affordable and workforce housing.

9. Provides sidewalks and or trails along public streets and improves overall pedestrian connectivity in the Granby area.

10. Contributes to increased housing diversity in Granby, by providing affordable housing.

CONDITIONS

The approvals and recommendations contained herein are subject to the following conditions: Unless indicated otherwise, such conditions must be satisfied prior to the submission of the Final Plat to the Town for review by the Planning Commission and prior to submission of the Final Development Plan ("FDP") to the Planning Commission for its consideration.

A. Compliance by the Applicant with all materials, submittals, statements and representations made by the Applicant in the course of its applications or during the course of any public meeting or hearing concerning the application.

B. Applicant shall address the comments and concerns identified in the memorandum from David M. Kotz of SGM, Inc. ("SGM") dated September 1, 2026, regarding Habitat for Humanity Ten Mile Crossing PDOD Preliminary Plan August 12, 2026, Re-submittal Review. Prior to submitting an application for final plat of FDP, Applicant shall obtain written confirmation from SGM that SGM's concerns related to the Preliminary Plat and Preliminary Plan have been addressed and the appropriate revisions are reflected in the final plat and FDP applications.

C. Upon final approval and effectiveness of the Final Development Plan for the application herein, any prior development plan governing the property shall be of no further force or effect.

D. Applicant shall be responsible for approval of plans, construction and provision of all water, sewer, sanitation, utilities, roads, curb and gutter, traffic improvements, and other infrastructure or improvements necessary to serve the platted area and development. This may include contribution for construction of traffic improvements, including but not limited to traffic signals, to the extent the proposed development is determined by the Town Engineer to contribute to the need for such traffic improvements. Prior to construction of any infrastructure or improvements related to the Preliminary Plat property, Applicant shall have executed appropriate improvements agreement(s) with the Town, in a form acceptable to the Board of Trustees, providing for the construction of such improvements and financial sureties related to the same.

E. Maximum Development. Residential development shall not exceed twenty-eight (28) dwelling units and the commercial building shall not exceed 4,400 square feet, unless subsequently amended in accordance with the Granby Municipal Code. The Commercial Lot shall not be further subdivided, nor used for residential uses.

F. Underlying Zoning. Except as expressly modified by the modifications specifically identified below, the Property shall remain subject to the permitted uses, dimensional standards, development standards, design standards, and all other requirements applicable to the Highway General Business ("HGB") zoning district and all other applicable provisions of the Granby Municipal Code. No modification, waiver, variance or deviation from the Granby Municipal Code shall be approved or implied unless expressly identified below.

G. Dead-End Road Length and Width. Private Roads 1, 2, and 3 as depicted on the Preliminary Plat may exceed the otherwise applicable 140-foot maximum dead-end road length and may have minimum widths, both as depicted on the submitted Preliminary Plan. This modification is contingent upon the final design being substantially consistent with the submitted plans and satisfying the fire-access requirements to the satisfaction of the Fire Chief.

H. Minimum Lot Sizes and Widths. Residential lots may contain less than the otherwise applicable minimum lot area of 15,000 square feet. Under no circumstances may a residential lot be less than 1,590 square feet. The development shall contain no more than twenty-eight (28) residential dwelling units. The minimum lot area for the sole Commercial Lot shall be 4,400 square feet and the commercial lot shall not be further subdivided. Residential lots may have lot widths less than otherwise required by the HGB District but shall be no less than 16 feet.

I. Setbacks. Front, side and rear yard setbacks may be zero feet from the lot lines. All setbacks as required for HGB shall apply only at the outer PDOD perimeter. All buildings shall comply with applicable building and fire code separation requirements. This modification does not apply to the Commercial Lot, which shall comply with the setback requirements otherwise applicable in the HGB District.

J. Drainage and Ditch. The Preliminary Plan may incorporate deviations from otherwise applicable Town stormwater, drainage, and water-quality requirements only to the extent such deviations are specifically approved by the Board of Trustees following written approval by the Town Engineer and any affected ditch owner. Any such approved deviation shall be expressly identified or incorporated into the ordinance approving Final Development Plan (FDP). Before submission of the FDP or commencement of work affecting any ditches within the Property, whichever occurs first, the Applicant shall obtain and provide to the Town written approval from the affected ditch owner(s) of the final drainage plan. Final drainage design shall demonstrate to the satisfaction of the Town Engineer that post-development discharge does not increase flows onto adjacent properties, and the final drainage plan is otherwise satisfactory to the Town Engineer.

K. Open Space and Common Improvements. The FDP shall identify the final amount and boundaries of qualifying open space and shall include legal instruments, in form acceptable to the Town, providing for permanent ownership, operation, maintenance, repair, and replacement of common open space, private streets, drainage facilities, sidewalks, landscaping, snow-storage areas, and other common improvements.

L. Affordable Housing. The twenty-eight (28) residential units are approved as an affordable-housing component of the PDOD. The FDP and/or development agreement shall identify the mechanism for ensuring the units remain consistent with the affordable-housing representations forming part of this approval.

M. Phasing and Development Schedule. The FDP shall include a development schedule substantially consistent with the proposed five-year 2027-2031 schedule, together with the timing of required public and private improvements.

N. Final Documents. The FDP, final plat, development agreement, improvement agreement, financial guarantees, easements, maintenance documents, and final engineering shall comply with the Granby Municipal Code and Town standards except for modifications expressly approved as part of the PDOD. Preliminary Plan approval does not constitute approval of final engineering or authorize construction or issuance of building permits.

O. Plan Revisions. Before Board of Trustees action, the Applicant shall revise the Preliminary Plan and summary narrative as necessary to accurately and consistently identify all negotiated maximum standards and requested modifications.

P. Sidewalks. Sidewalk shall be constructed as required by the Granby Municipal Code and applicable Town standards, including the Public Works Manual, provided, however, that such sidewalks may be constructed of asphalt rather than concrete, subject to approval of the final design by the Town Engineer.

Q. Site Lighting. The site lighting plan presented by the Applicant to the Planning Commission is recommended for approval as part of the Preliminary Plan. The final site lighting plan shall be substantially consistent with the plan presented to the Planning Commission and shall be incorporated into the Final Development Plan.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF GRANBY, COLORADO AS FOLLOWS:

1. The Planning Commission hereby approves the Preliminary Plat, subject to the conditions identified above. This conditional approval shall constitute a tentative expression of approval of the general layout as submitted, pending approval of a final plat.

2. The Planning Commission recommends that the Board of Trustees approve the Preliminary Plan, subject to the conditions identified above.

MOVED, SECONDED, AND ADOPTED BY THE PLANNING COMMISSION OF THE TOWN OF GRANBY, COLORADO THIS 5TH DAY OF OCTOBER 2026.

Votes Approving: 5
Votes Opposed: 1
Absent: 1
Abstained: 0

ATTEST:

Cody Mullinex, CMC
Town Clerk

TOWN OF GRANBY, COLORADO
PLANNING COMMISSION

Thomas Marquardt, Chairperson

TOWN OF GRANBY INCORPORATED SEAL DECEMBER 11, 1905 COLORADO

TOWN OF GRANBY
BOARD OF TRUSTEES
ORDINANCE NO. 1041

AN ORDINANCE APPROVING THE PRELIMINARY PLAN FOR THE TEN MILE CROSSING PLANNED DEVELOPMENT OVERLAY DISTRICT, SUBJECT TO CONDITIONS

WHEREAS, Habitat for Humanity of Grand County, Colorado, Inc. ("Applicant"), is the owner of the following described property:

> Lots 1, 2, & 3, SilverCreek West Business Park as described in the Final Plat recorded at Reception No 2008005922 with the Grand County Clerk and Recorder.

(the "Property"); and

WHEREAS, the Property is presently within the Highway General Business ("HGB") zoning district; and

WHEREAS, Applicant submitted an application for approval of the Preliminary Plan for the Ten Mile Crossing Planned Development Overlay District ("Preliminary Plan") concerning the Property; and

WHEREAS, the Applicant proposes a mixed residential and commercial development consisting of up to twenty-eight (28) affordable townhome units in fourteen (14) duplex buildings, together with an approximately 4,400-square-foot commercial building, to be developed in phases generally from 2027 through 2031; and

WHEREAS, Chapter 16.90 of the Granby Municipal Code authorizes planned development overlay districts to provide flexibility and innovation in development and site design while promoting integrated planning; and

WHEREAS, after notice as required by the Granby Municipal Code, at its regular public meeting on October 5, 2026, the Planning Commission of the Town of Granby considered the Preliminary Plat and Preliminary Plan, as well as comments of the Applicant, the public, and any interested agencies regarding the Preliminary Plat and Preliminary Plan, and adopted Resolution No. 2026-10-05 recommending the Board of Trustees approve the Preliminary Plan subject to the conditions stated therein; and

WHEREAS, the Board of Trustees conducted a duly noticed public hearing concerning the Preliminary Plan on October 13, 2026, at which the Board considered the recommendation of the Planning Commission, the materials submitted by the Applicant, the Town staff record, public comment, and all other evidence presented concerning the application; and

WHEREAS, pursuant to Section 16.90.050 of the Granby Municipal Code, no planned development overlay district may be approved unless it is found to be in substantial conformance with the Granby Comprehensive Plan; and

WHEREAS, the Board of Trustees finds that the Preliminary Plan, subject to the conditions imposed by this Ordinance, is in substantial conformance with the Granby Comprehensive Plan; and

WHEREAS, the Board of Trustees further finds that the Preliminary Plan is consistent with the purposes and applicable criteria for planned development overlay districts established by Chapter 16.90 of the Granby Municipal Code and is in the best interests of the Town; and

WHEREAS, the Board of Trustees finds that the Preliminary Plan provides for attainable and workforce housing, provides a mixed-use development, promotes efficient use of existing infrastructure, and allows flexibility and innovation in development and site design consistent with the purposes of the Town's PDOD regulations; and

WHEREAS, the Board of Trustees has determined that the Preliminary Plan should be approved subject to the conditions set forth below.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRANBY, COLORADO AS FOLLOWS:

Section 1. Findings and Planning Commission Recommendation. The foregoing recitals are incorporated herein as findings of the Board of Trustees. The Board further adopts the findings contained in Planning Commission Resolution No. 2026-10-05 to the extent consistent with this Ordinance.

Section 2. Approval of Preliminary Plan and PDOD Designation. The Preliminary Plan for the Ten Mile Crossing Planned Development Overlay District is hereby approved, subject to the conditions and limitations set forth in this Ordinance. Pursuant to Chapter 16.90 of the Granby Municipal Code, the PDOD designation is hereby granted as an overlay upon the existing HGB base zoning of the Property. Approval of the Preliminary Plan constitutes preliminary approval of the general development concept and the negotiated standards expressly identified herein. It does not constitute approval of a Final Development Plan ("FDP"), final engineering, final plat, building permit, or authorization to commence construction.

Section 3. Conditions of Approval. The Preliminary Plan and PDOD designation are approved subject to the following conditions. Unless otherwise expressly provided, the conditions applicable to the FDP shall be satisfied prior to or as part of the Applicant's submission of the FDP to the Planning Commission.

A. Compliance with Representations. Applicant shall comply with all materials, submittals, statements and representations made by the Applicant or Applicant's representatives in the course of its applications or during the course of any public meeting, except to the extent modified by this Ordinance.

B. Engineering Comments. Applicant shall address the comments and concerns identified in the memorandum from David M. Kotz of SGM, Inc. ("SGM") dated September 1, 2026, regarding Habitat for Humanity Ten Mile Crossing PDOD Preliminary Plan August 12, 2026, Re-submittal Review. Prior to submitting an application for the FDP, Applicant shall obtain written confirmation from SGM that SGM's concerns related to the Preliminary Plan have been addressed and the appropriate revisions are reflected in the FDP application.

C. Prior Development Plans. Upon final approval and effectiveness of the FDP approved pursuant to this Preliminary Plan, any prior development plan governing the Property shall be of no further force or effect.

D. Infrastructure and Improvements. Applicant shall be responsible for approval of plans, construction, and provision of all water, sewer, sanitation, utilities, roads, curb and gutter, traffic improvements, and other infrastructure or improvements necessary to serve the platted area and development. This may include contribution for construction of traffic improvements, including but not limited to traffic signals, to the extent the proposed development is determined by the Town Engineer to contribute to the need for such traffic improvements. Prior to construction of any infrastructure or improvements related to or serving the Property, Applicant shall execute appropriate improvements agreement(s) with the Town, in a form acceptable to the Board of Trustees, providing for the construction of such improvements and financial sureties related to the same.

E. Maximum Development. Residential development shall not exceed twenty-eight (28) dwelling units and the commercial building shall not exceed 4,400 square feet, unless subsequently amended in accordance with the Granby Municipal Code. The Commercial Lot shall not be further subdivided, nor used for residential purposes.

F. Underlying Zoning. Except as expressly modified by the modifications specifically identified below, the Property shall remain subject to the permitted uses, dimensional standards, development standards, design standards, and all other requirements applicable to the Highway General Business ("HGB") zoning district and all other applicable provisions of the Granby Municipal Code and Public Works Manual. No modification, waiver, variance or deviation from the Granby Municipal Code shall be approved or implied unless expressly identified in this Ordinance or subsequently approved in accordance with the Granby Municipal Code.

G. Dead-End Road Length and Width. Private Roads 1, 2, and 3 as depicted in the Preliminary Plan may exceed the otherwise applicable 140-foot maximum dead-end road length and may have minimum widths, both as depicted on the submitted Preliminary Plan. This modification is contingent upon the final design being substantially consistent with the submitted plans and satisfying the fire-access requirements to the satisfaction of the Fire Chief. Prior to submitting an FDP application to the Town, Applicant shall obtain written confirmation from the Fire Chief that the proposed final design satisfies applicable fire-access requirements.

H. Minimum Lot Sizes and Widths**.** Residential lots may contain less than the otherwise applicable minimum lot area of 15,000 square feet. Under no circumstances may a residential lot be less than 1,590 square feet. The development shall contain no more than twenty-eight (28) residential dwelling units. The minimum lot area for the sole Commercial Lot shall be 4,400 square feet and the commercial lot shall not be further subdivided. Residential lots may have lot widths less than otherwise required by the HGB District but shall be no less than 16 feet.

I. Setbacks. Front, side and rear yard setbacks may be zero feet from the lot lines. All setbacks as required for HGB shall apply only at the outer PDOD perimeter. All buildings shall comply with applicable building and fire code separation requirements. This modification does not apply to the Commercial Lot, which shall comply with the setback requirements otherwise applicable in the HGB District.

J. Drainage and Ditch. The Preliminary Plan may incorporate deviations from otherwise applicable Town stormwater, drainage, and water-quality requirements only to the extent such deviations are specifically approved by the Board of Trustees following written approval by the Town Engineer and any affected ditch owner. Any such approved deviation shall be expressly identified or incorporated into the ordinance approving the FDP. Before submission of the FDP or commencement of work affecting any ditches within the Property, whichever occurs first, the Applicant shall obtain and provide to the Town written approval from the affected ditch owner(s) of the final drainage plan. Final drainage design shall demonstrate to the satisfaction of the Town Engineer that post-development discharge does not increase flows onto adjacent properties, and the final drainage plan is otherwise satisfactory to the Town Engineer.

K. Open Space and Common Improvements. The FDP shall identify the final amount and boundaries of qualifying open space and shall include legal instruments, in form acceptable to the Town, providing for permanent ownership, operation, maintenance, repair, and replacement of common open space, private streets, drainage facilities, sidewalks, landscaping, snow-storage areas, and other common improvements.

L. Affordable Housing. The twenty-eight (28) residential units are approved as an affordable-housing component of the PDOD. The FDP, development agreement and/or other document shall include an enforceable mechanism, in a form acceptable to the Town, ensuring that the units remain consistent with the affordable-housing representations forming part of this approval.

M. Phasing and Development Schedule. The FDP application shall include a development schedule substantially consistent with the proposed five-year 2027-2031 schedule, together with the timing of required public and private improvements.

N. Final Documents. The FDP, final plat, development agreement, improvement agreement, financial guarantees, easements, maintenance documents, and final engineering shall comply with the Granby Municipal Code and Town standards except for modifications

expressly approved as part of the PDOD. Preliminary Plan approval does not constitute approval of final engineering or authorize construction or issuance of building permits.

O. Sidewalks. Sidewalk shall be constructed as required by the Granby Municipal Code and applicable Town standards, including the Public Works Manual; provided, however, that such sidewalks may be constructed of asphalt rather than concrete, subject to approval of the final design by the Town Engineer.

P. Site Lighting. The site lighting plan presented by the Applicant to the Planning Commission is approved as part of the Preliminary Plan. The final site lighting plan shall be substantially consistent with the plan presented to the Planning Commission and shall be incorporated into the FDP.

Section 4. Approved Modifications. The Board of Trustees expressly approves the modifications from otherwise applicable Town standards identified in Sections 3.G, 3.H, 3.I, 3.J, 3.O, and 3.P of this Ordinance. The Board finds that such modifications provide appropriate flexibility for the proposed development and are consistent with the purposes of the PDOD regulations set forth in Section 16.90.020 of the Granby Municipal Code. No other deviation from or modification of the Granby Municipal Code or applicable Town standard is approved by this Ordinance except as expressly stated herein.

Section 5. Final Development Plan. The Applicant shall submit an FDP in accordance with the requirements of the Granby Municipal Code. The FDP shall substantially conform to the Preliminary Plan as approved by this Ordinance and shall address all conditions contained herein.

Section 6. Recording and Zoning Map. The Town Clerk is authorized and directed to cause the appropriate Preliminary Plan documents to be recorded with the Grand County Clerk and Recorder as required by the Granby Municipal Code, with all recording costs to be paid by the Applicant. The appropriate PDOD overlay designation shall be reflected on the official zoning map of the Town.

Section 7. No Authorization to Construct. Nothing in this Ordinance shall be construed as granting approval of an FDP, final plat, engineering plans, building permit, or other permit required for development of the Property. Development shall not proceed except in accordance with subsequent approvals required by the Granby Municipal Code and other applicable laws.

Section 8. Severability. If any section, paragraph, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining provisions of this Ordinance.

INTRODUCED AND PASSED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF GRANBY ON THIS 13TH DAY OF OCTOBER, 2026.

Votes Approving: _____

Votes Opposed: _____
Absent: _____
Abstained: _____

ATTEST:

_____
Cody Mullinex, CMC
Town Clerk

TOWN OF GRANBY, COLORADO

BY: _____
Joshua P. Hardy
Mayor

Habitat for Humanity® of Grand County, Colorado

10/08/2026

Town of Granby

Board of Trustees,

We understand that the planning commission has given its' recommendation to approve a variance of asphalt sidewalks, however we are respectfully requesting approval of a sidewalk pathway constructed with compacted crusher fines. This type of path would provide a safe and durable surface for pedestrian access, like the recreation path through Kaibab Park. A concrete or asphalt sidewalk would only serve our property location boundary as it would not connect to any existing infrastructure. While we are motivated to serve our homeowners and community with safety and accessibility, we feel that our proposal of a crusher fine pathway is sufficient and more than any other neighboring property in the general area is currently providing the town. Habitat for Humanity's commitment to serving the community with access to affordable housing is already at odds with rising construction costs quickly surpassing the rate of living wage increase. Requirement of a paved sidewalk adds $30-60k to our project, which is passed directly on to the homeowners.

Please refer to Exhibits A, B, & C showing the general neighborhood associated with our project location. Our project site comprises only 2.69 acres within approximately 48 acres of mostly developed land shown in Exhibit A. This amounts to 5.6% of the overall shaded area. Regarding sidewalks, or lack thereof, our project site represents only 8% of the neighborhood. Our project location consists of approximately 1,000 out of 12,000 total lineal ft of **unconstructed** sidewalk area shown in Exhibit B. There is no existing sidewalk or pathway in the entirety of the neighborhood. If the currently undeveloped properties shown in Exhibit C all constructed their frontage sidewalk immediately, this would still only comprise less than 20% of the total area shown in the local neighborhood.

The Town of Granby's municipal code **§ 16.75.050.c** refers to Sidewalks and "Pathway" Requirements. According to **§ 16.75.050.c.1.iv**, the sidewalk or pathway shall conform to the town of Granby's adopted public works manual. The word "pathway" does not appear in the manual. We propose construction of a compacted aggregate "trail or pathway" as allowed by **§ 16.75.050.c** and **§ 16.90.130.b,** and the industry standard design to be negotiated and approved by the town engineer.

Additionally, we submit that **§ 6.3.17.C** from the Town of Granby Public Works Manual provision for installation of asphaltic sidewalks negates any requirement for variance approval as part of this resolution.

We greatly appreciate your time and consideration in this important matter. Please see the attached code references and exhibits.

Respectfully,



Marc Gumnic

Habitat for Humanity of Grand County

Town of Granby Municipal Code

Chapter 16.90. PLANNED DEVELOPMENT OVERLAY DISTRICT (PDOD)

§ 16.90.130.(b)

(8) A description of the transit and multimodal facilities serving the development and connecting the development to the rest of the Granby community, including facilities and features to serve transit users, bicyclists, and people walking (via sidewalk or trail).

(11) Written narrative describing the sidewalk and trail connections within the development and to nearby or adjacent developments or destinations in the Granby community.

Town of Granby Municipal Code

Title 16. Zoning and Development

Chapter 16.75. HIGHWAY AND GENERAL BUSINESS DISTRICT (HGB)

§ 16.75.050. Site development standards.

(c) Sidewalks and Pathway Requirements.

(1) All developments that do not have an existing sidewalk or pathway across the frontage of the property must construct a sidewalk or pathway as described below:

(i) The sidewalk or pathway may be included within the frontage landscape buffer.

(ii) A minimum width of the sidewalk or pathway shall be a minimum of four feet.

(iii) The sidewalk or pathway shall connect to adjacent sidewalks or pathways.

(iv) The sidewalk or pathway shall conform to the town of Granby's adopted public works manual.

https://ecode360.com/48018909

Town of Granby Public Works Manual

§ 6.3.17.C

Asphaltic concrete, to provide in place compacted thickness of four (4) inches or

less, shall be placed and struck off by means of bituminous pavers. Use of spreader

boxes to place the bituminous mixtures shall be limited to asphaltic sidewalks or trails, trench patching and the bulbs of cul-de-sacs. Black base bituminous mixtures, whose in place compacted thickness is to be greater than four (4) inches and less than seven and one half (7 ½) inches, may be uniformly spread using a patrol. In areas where irregularities or unavoidable obstacles make the use of mechanical spreading and finishing equipment impracticable, the mixture shall be spread, raked and luted by hand tools. For such areas the mixture shall be dumped, spread and screeded to give the required compacted thickness.

Approximate cost of sidewalks and pathways:

$10,000 - $15,000 = crusher fine path

$45,000 - $50,000 = asphalt

$70,000 - $75,000 = concrete




Grand County
Parcel Viewer
Exhibit B
Granby
Pioneer Dr
Fox Dr
Tall Mills Dr
Coopers Way
US Hwy 40
-105.9310 40.0791 Degrees
100 ft
Grand County GIS Powered by Esri


Grand County
Parcel Viewer
Exhibit C
Granby
Pioneer Dr
Fox Dr
Tall Mills Dr
Coopers Way
US Hwy 40
-105.9310 40.0791 Degrees
100 ft
Grand County GIS Powered by Esri

MEMO

To:	Mayor and Board of Trustees
From:	Ted Cherry, Town Manager
Date:	10/13/2026
Re:	DESTINATION GRANBY QUARTERLY UPDATE
Department	Town Manager
Time of Agenda Item	6:15 PM
Agenda Request No.	3

Subject

DESTINATION GRANBY QUARTERLY UPDATE / SARAH CICHON
6:15 PM

Summary

SEE ATTACHED PRESENTATION AND MATERIALS PROVIDED BY DESTINATION GRANBY

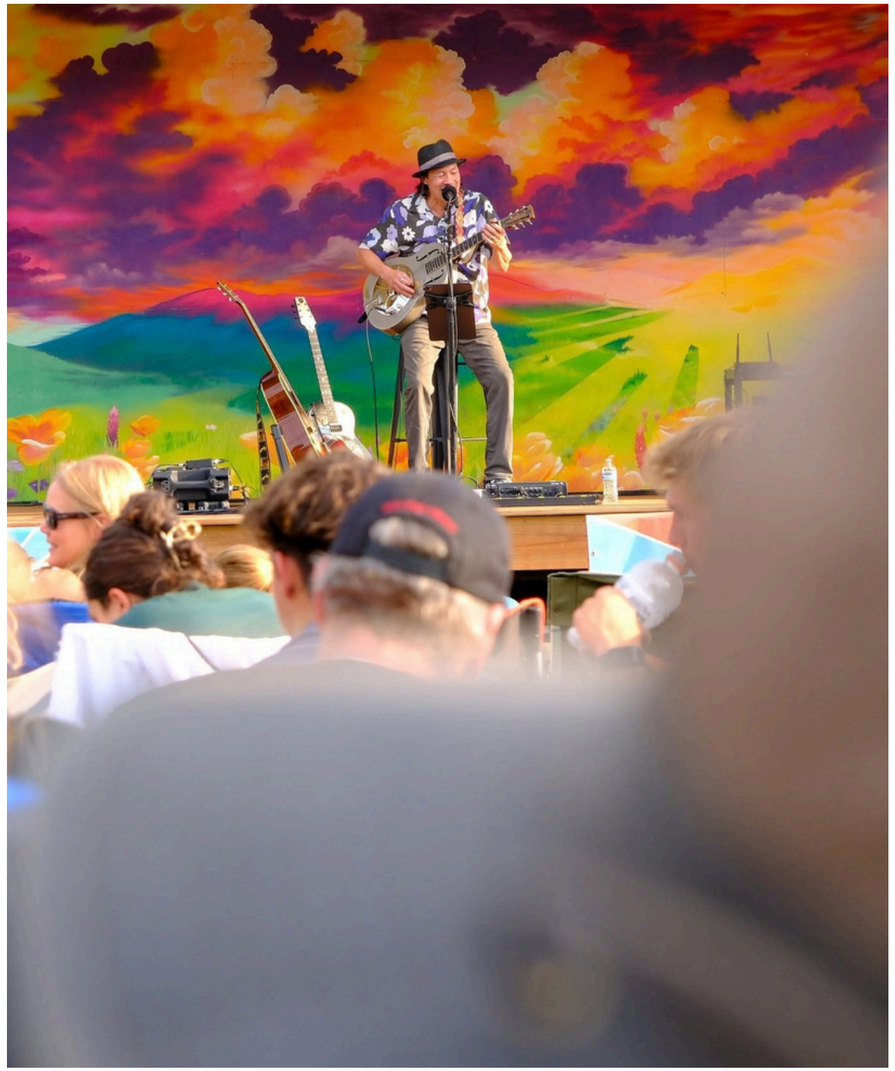
Attachments

PRESENTATION
2ND AND 3RD QUARTER REPORT
PROFIT AND LOSS

DESTINATION GRANBY
2026
QUARTER 2 & 3 REVIEW



DESTINATION GRANBY COLORADO



SUMMER EVENTS
MUSIC & MARKET



New Tap/Beer System

Record crowds!

New vendors!

- **4,500 Participants over 8 weeks**
- **53,000 Facebook event post views**
- **$20,000 in beverage sales**
- **Net Promoter Score 90%-** 90% of people are likely to recommend this event to others
- **Weekly Vendor Revenue ~$50-1,000**

DESTINATION GRANBY COLORADO

SUMMER EVENTS

MUSIC & MARKET







DESTINATION GRANBY COLORADO

SUMMER EVENTS

4TH OF JULY





- 11,000 Participants at parade
- 103,000 Facebook event post views
- Continues to grow and maintain the reputation and feedback of having a “Small Town Feel”

DESTINATION GRANBY COLORADO

SUMMER EVENTS

4TH OF JULY







SUMMER EVENTS

ART IN THE PARK



- 500+ Voters
- 46,000 Facebook event post views
- Great weather, all 2025 murals sold!



DESTINATION GRANBY COLORADO



OTHER SUMMER HAPPENINGS



- Oral History Workshop
- DCI Small Developer Workshop
- Small Town Social



DESTINATION GRANBY COLORADO

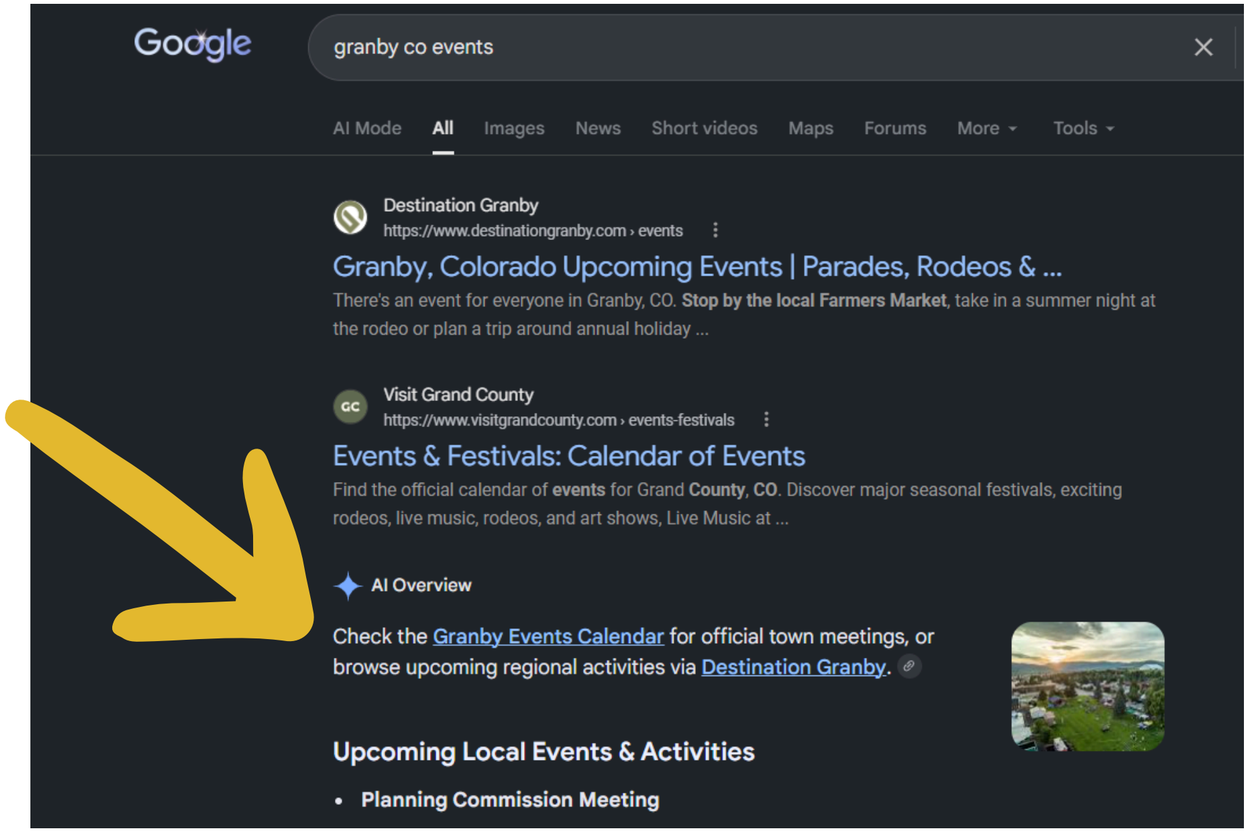
MARKETING
AI AND THE CHANING MARKETING LANDSCAPE

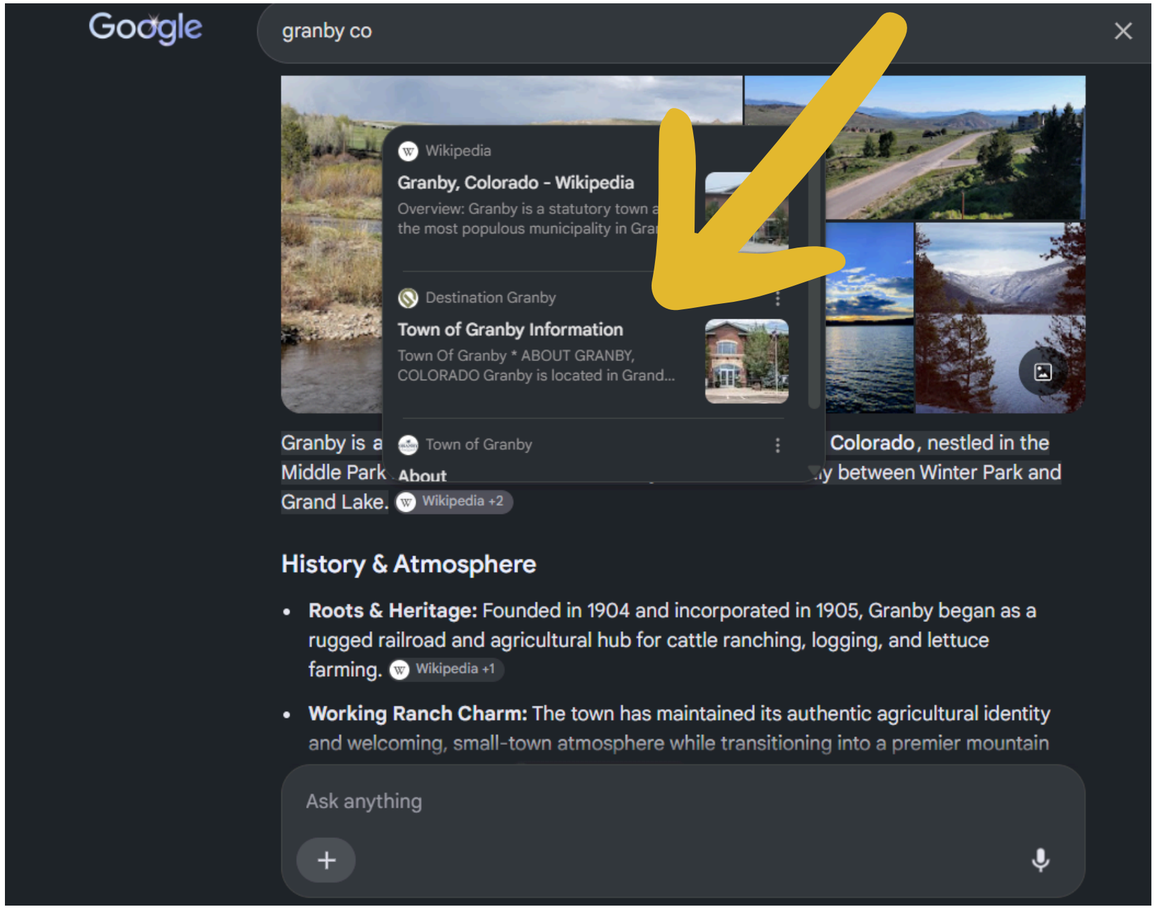
AI & the Changing Marketing Landscape

- People are increasingly using AI to research destinations, activities, businesses, and itineraries.
- Traditional Google searches are no longer the only way users find information about a location and its businesses
- **Content matters more than ever -** Accurate, useful, and engaging destination content helps AI understand and recommend Granby and its businesses.
- **Local knowledge is an advantage -** We provide the authentic, community-based information that AI tools need to better represent a destination.
- **Our role is evolving -** From simply promoting Granby to shaping how Granby is discovered, understood, and experienced. Storybased Marketing!
- **Opportunity for Granby -** AI creates another channel to put our businesses, events, attractions, stories, and experiences in front of potential visitors.

DESTINATION GRANBY COLORADO

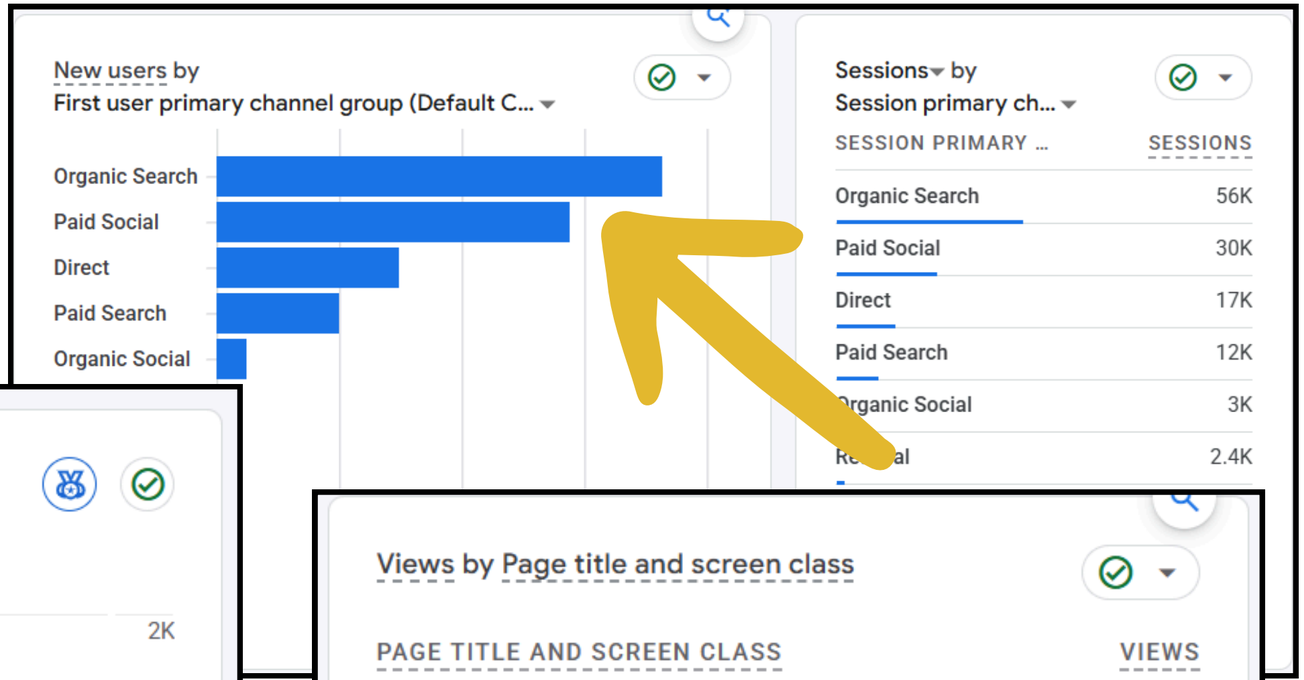
MARKETING
SEO- SEARCH ENGINE OPTIMIZATION

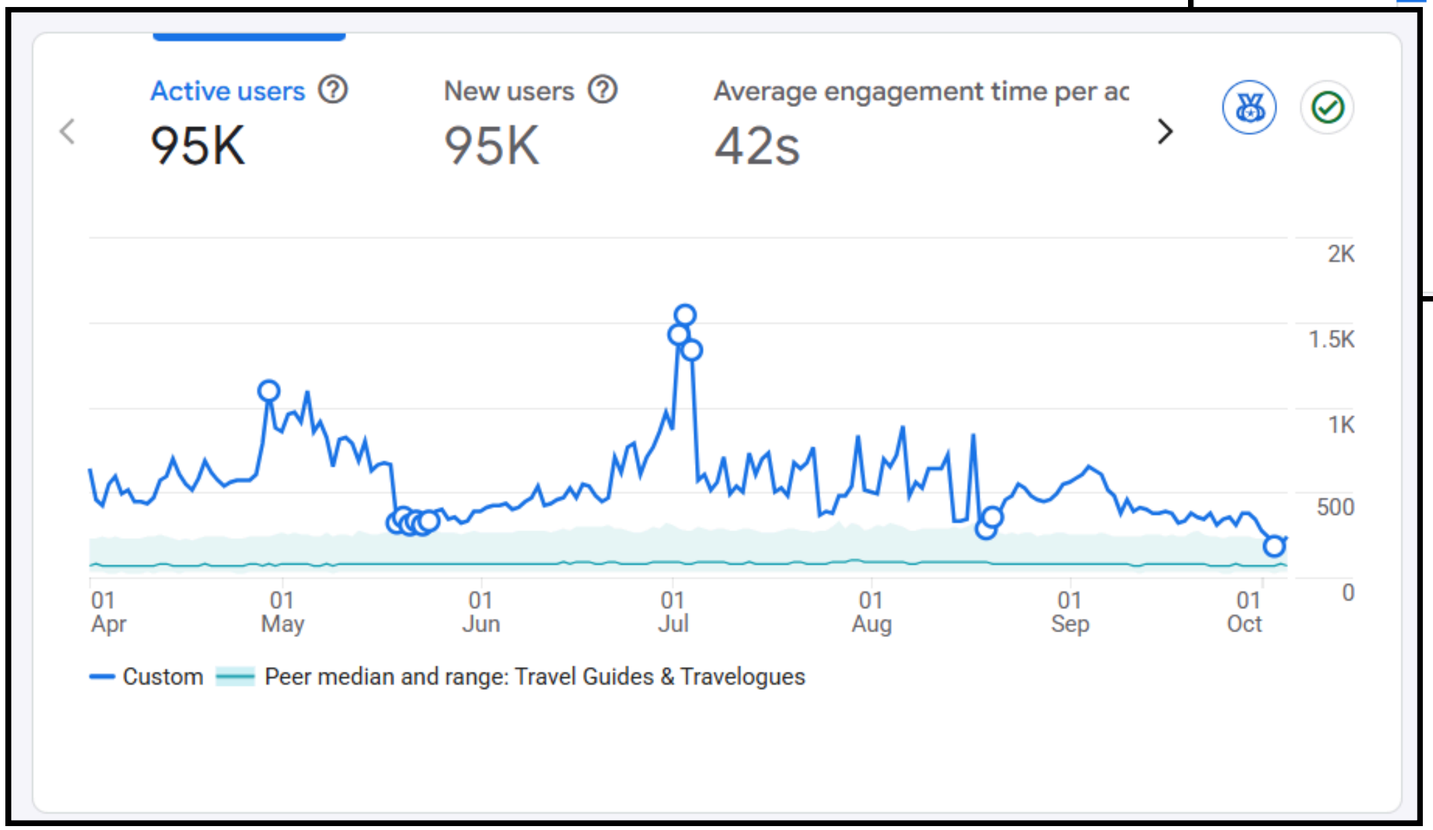


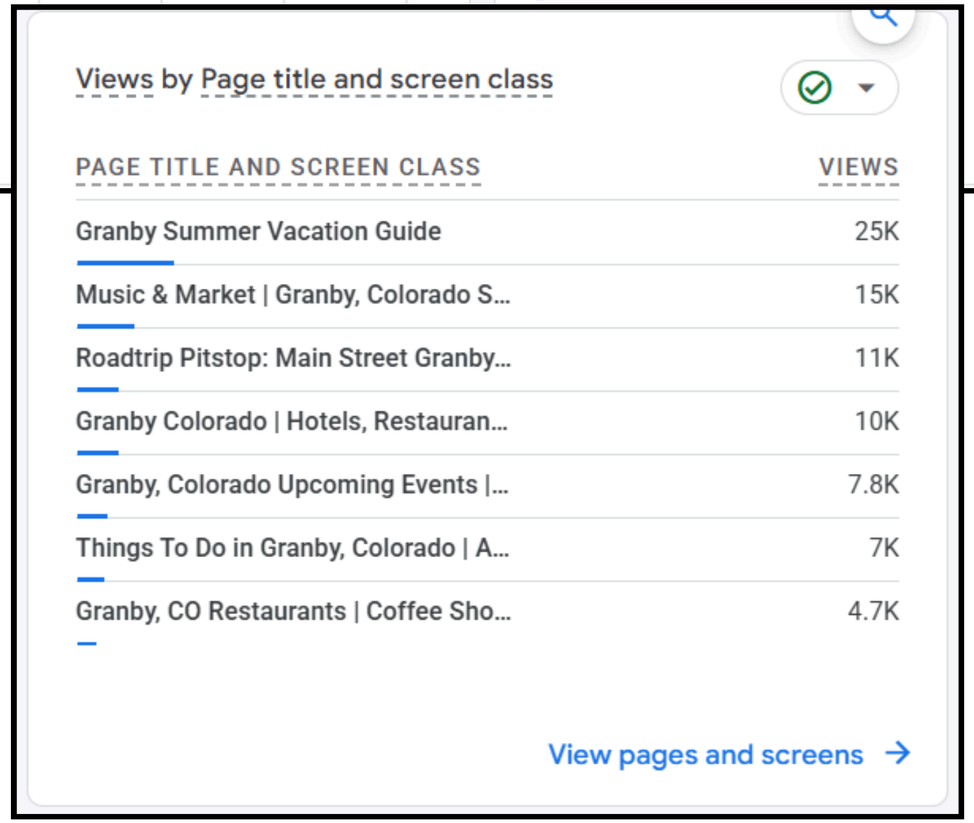


MARKETING

WEBSITE





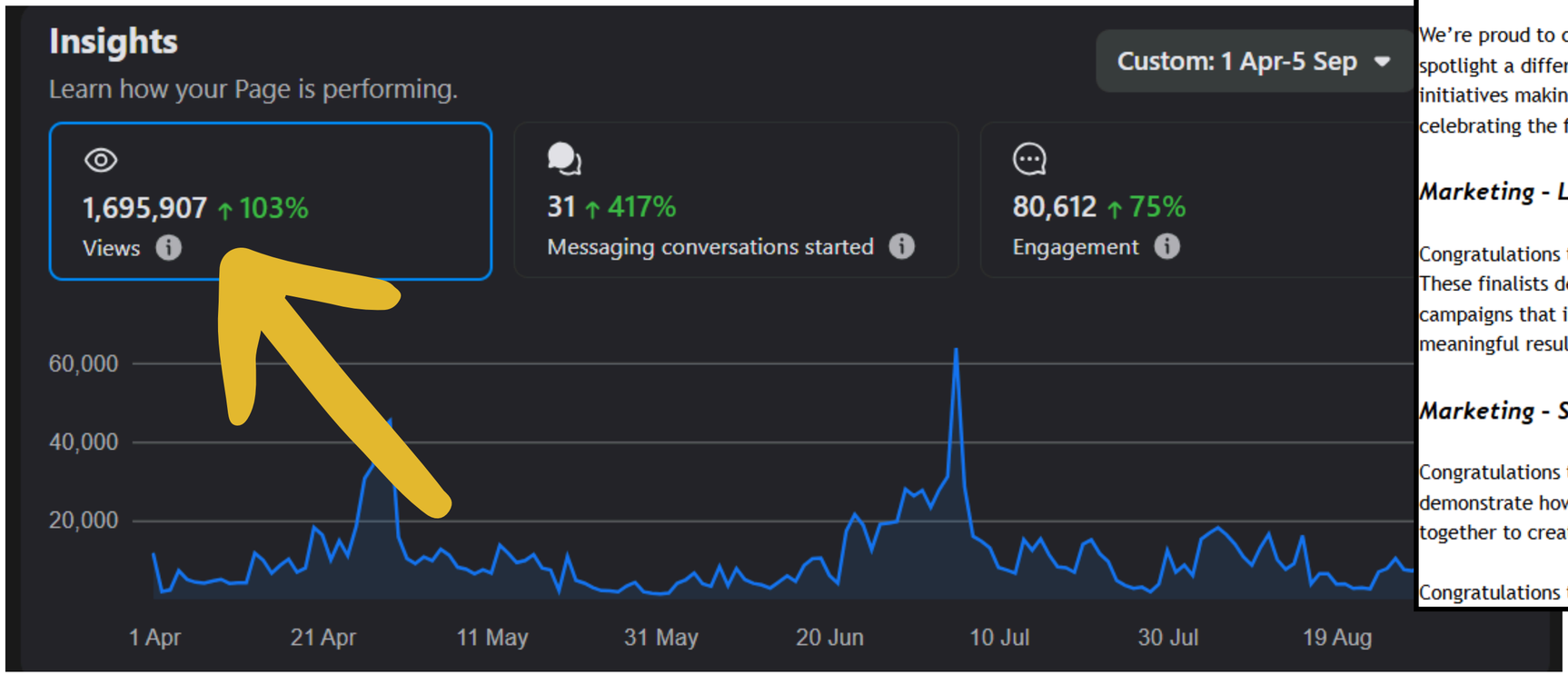


DESTINATION GRANBY COLORADO

MARKETING

SOCIAL MEDIA

FACEBOOK



COLORADO TOURISM OFFICE

Tourism Tuesday

Weekly Updates for Industry Partners From the Colorado Tourism Office

Awards Spotlight: Marketing Finalists

We're proud to celebrate the finalists for the Gov Con 2026 Awards! Each week, we'll spotlight a different award category and recognize the individuals, organizations and initiatives making a meaningful impact on Colorado's tourism industry. This week, we're celebrating the finalists in two marketing award categories.

Marketing - Large Budget ($60,000 or More)

Congratulations to **Visit Colorado Springs, Copper Mountain Resort** and **Visit Denver!** These finalists demonstrated excellence in tourism marketing through innovative campaigns that inspired travel, elevated destination awareness and delivered meaningful results.

Marketing - Small Budget ($60,000 or Less)

Congratulations to **Denargo Market** and **Destination Granby**! Their submissions demonstrate how creativity, strategic planning and community engagement can come together to create impactful tourism marketing initiatives.

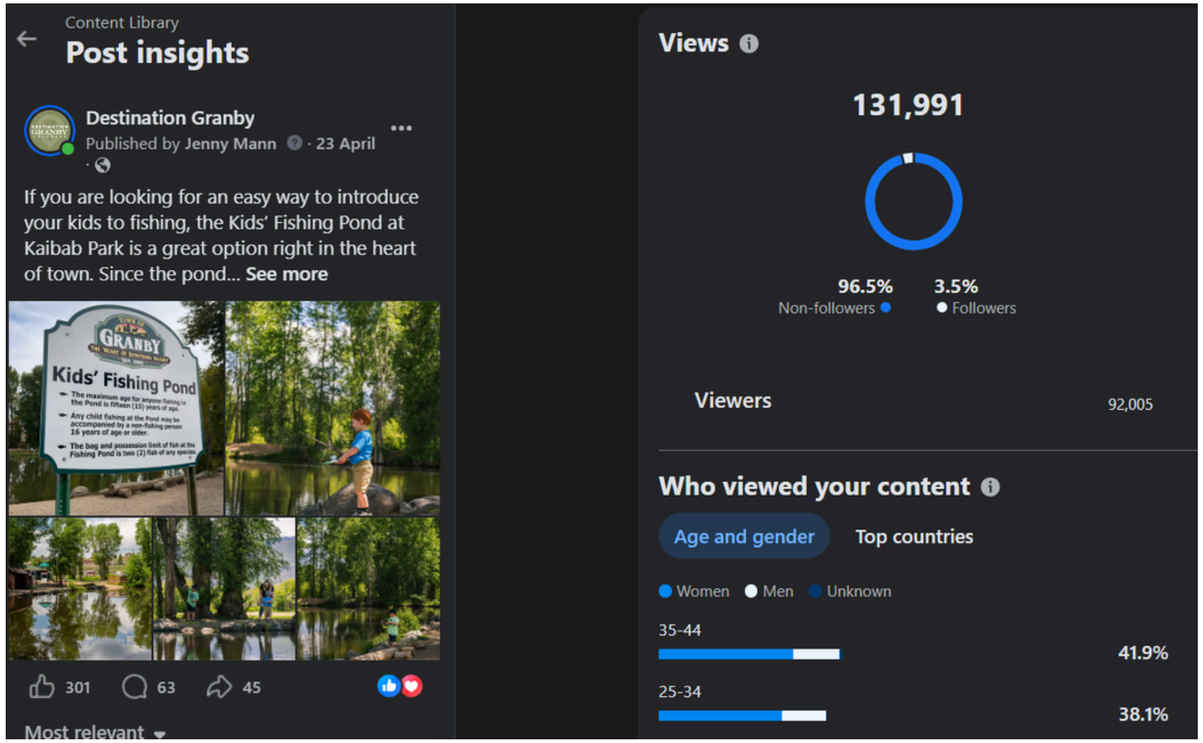
Congratulations to all of this week's finalists!

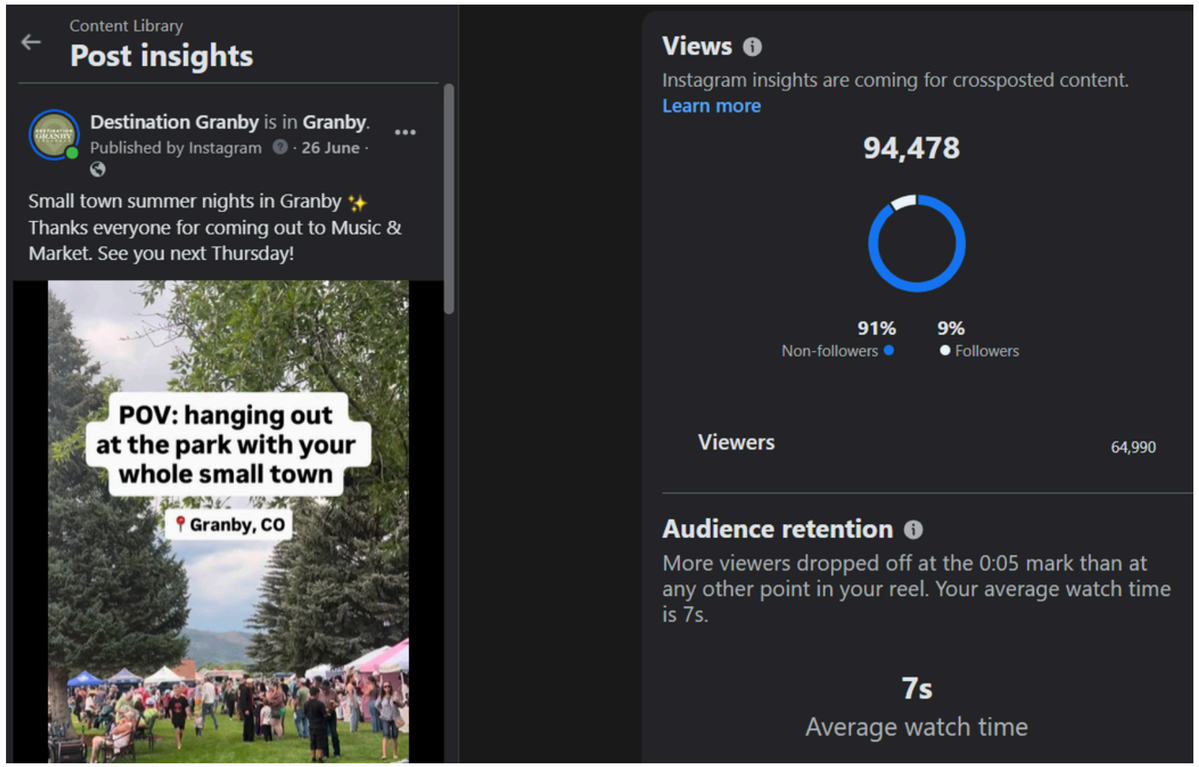
DESTINATION GRANBY COLORADO

MARKETING

SOCIAL MEDIA

FACEBOOK

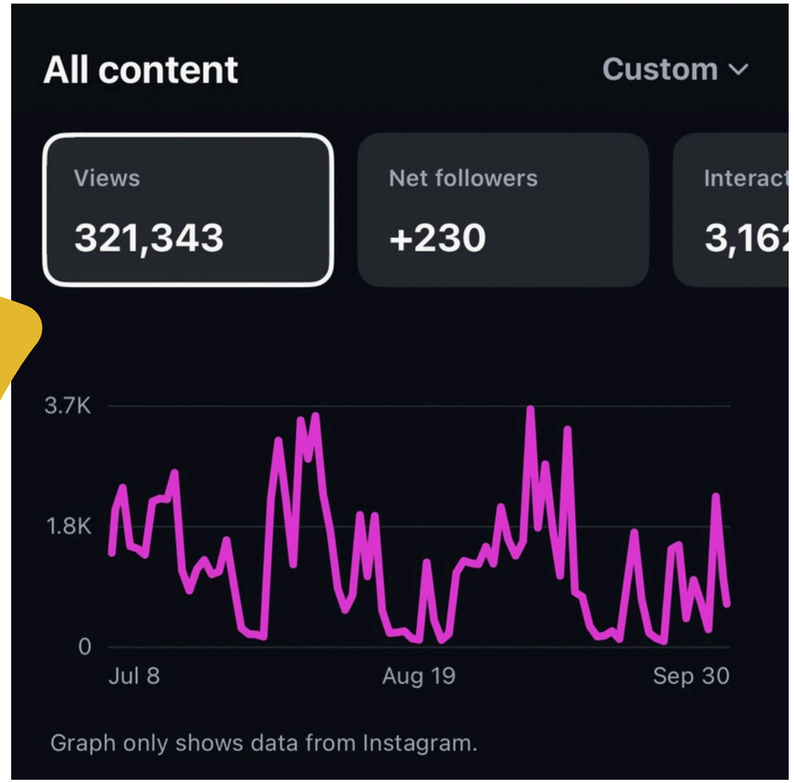


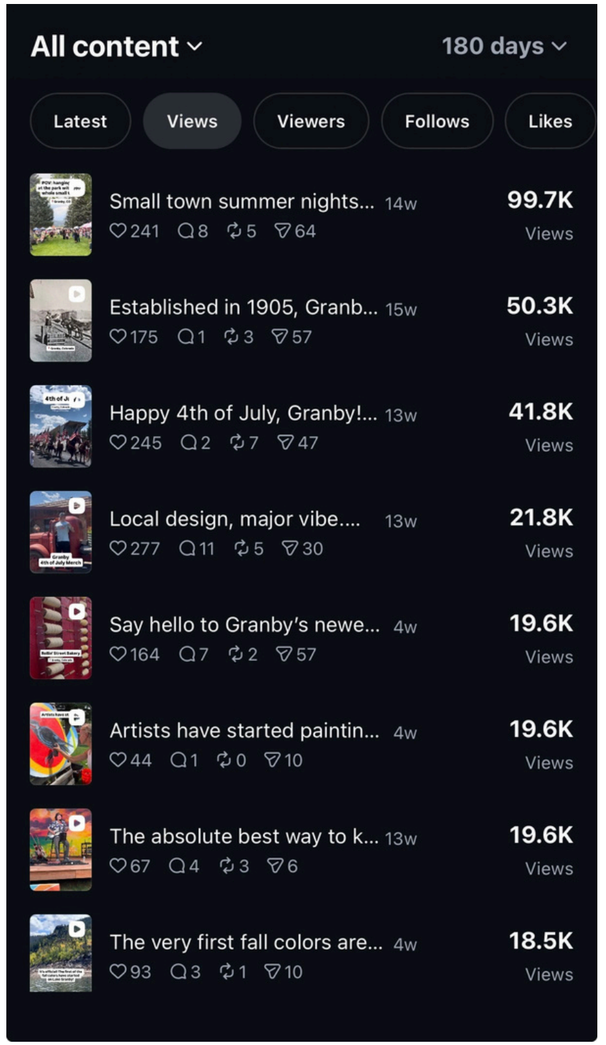


MARKETING

SOCIAL MEDIA

INSTAGRAM



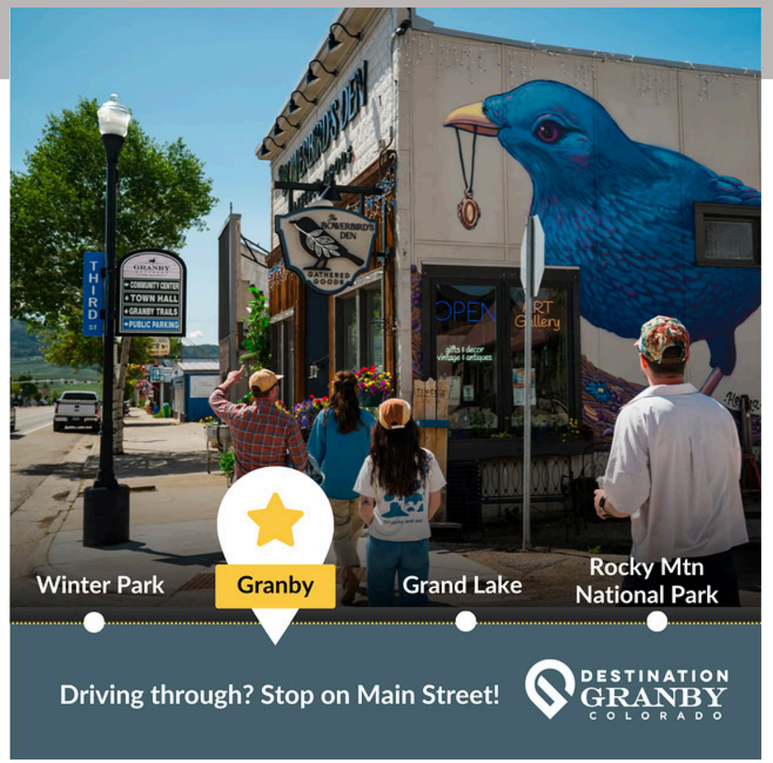




*Reporting only aailable for 3 months

MARKETING
DIGITAL MARKETING CAMPAIGN
PITSTOP GRANBY

- Digital Paid Marketing Campaign
- Targetting through Datafy / Repeat Visitors
- Promoting Granby as a place to stop, dine & shop
- Capitalizing on historic “drive through” visitors





Views by Page title and screen class

PAGE TITLE AND SCREEN CLASS	VIEWS
Granby Summer Vacation Guide	25K
Music & Market | Granby, Colorado S...	15K
Roadtrip Pitstop: Main Street Granby...	11K

DESTINATION GRANBY COLORADO

MARKETING
DIGITAL MARKETING CAMPAIGN
SUMMER MARKETING

- Digital Paid Marketing Campaign
- Targetting through Datafy / Repeat Visitors
- Promoting Granby's outdoor recreation & summer experiences

Views by Page title and screen class

PAGE TITLE AND SCREEN CLASS	VIEWS
Granby Summer Vacation Guide	25K



Landing page views
17,491



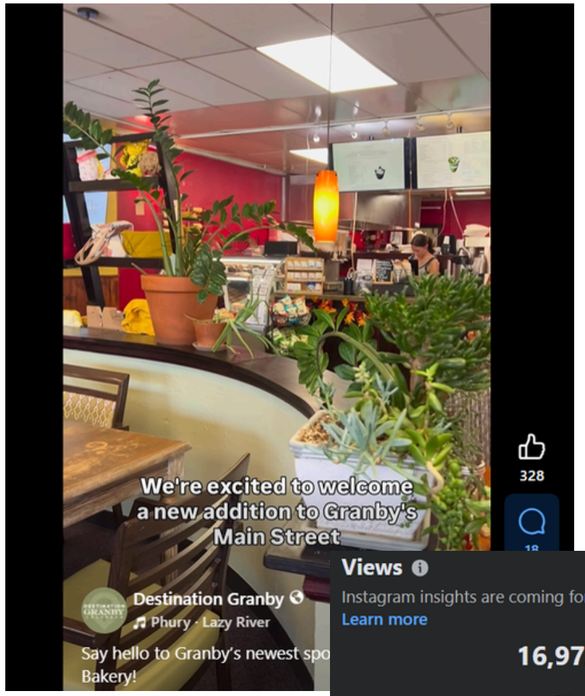
DESTINATION GRANBY COLORADO

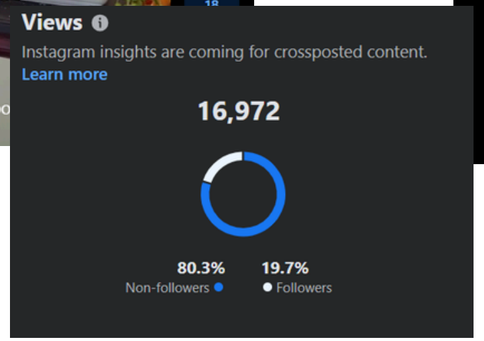
BUSINESS SUPPORT

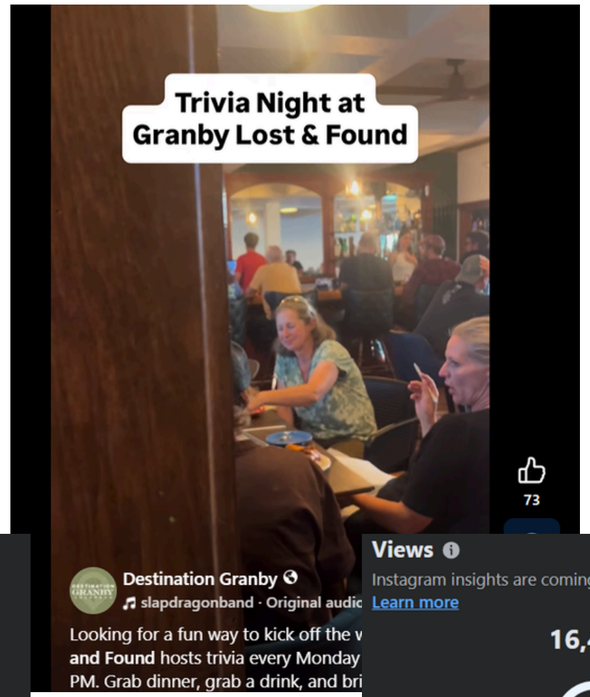
BLOG CONTENT & FEATURES- BUSINESS SUPPORT

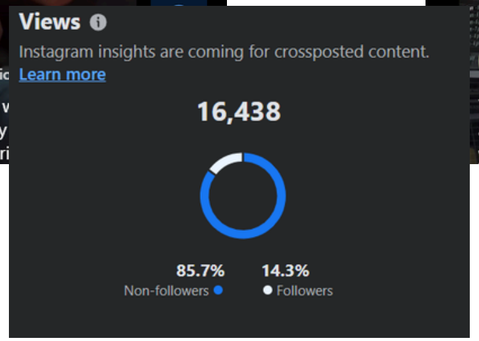
50+ Business Features and Mentions- April 1 - September, 2026

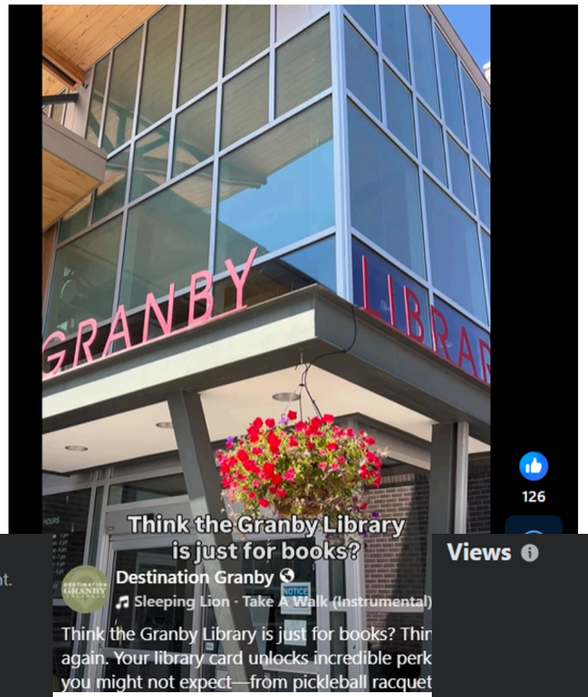
17 New Business Listings- April 1 - September, 2026

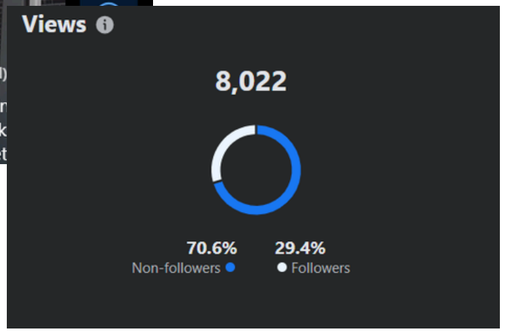




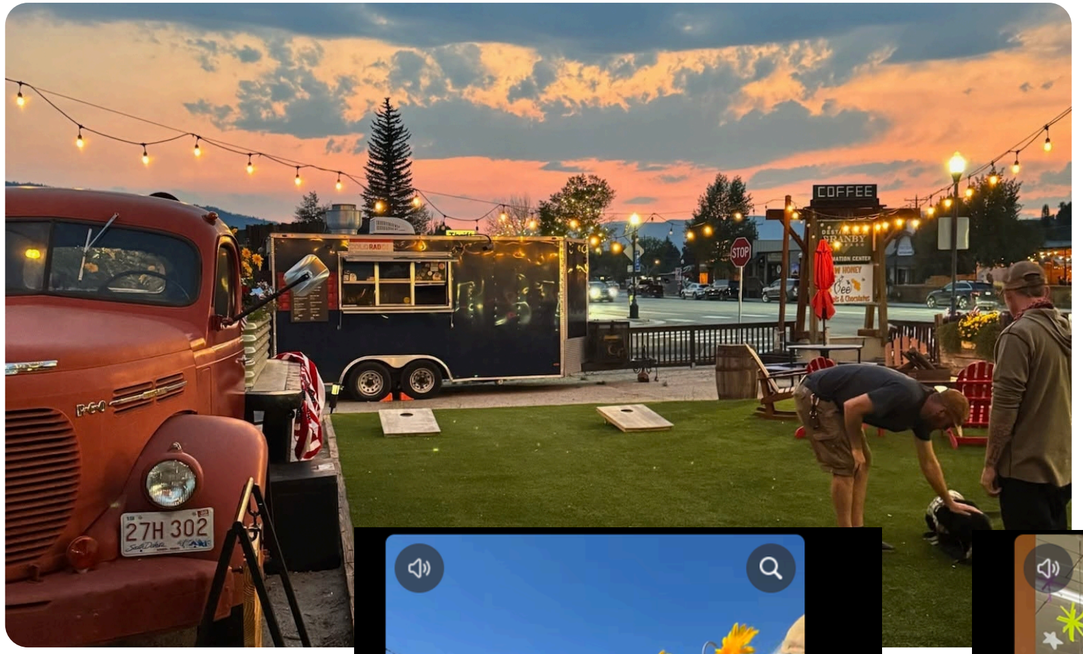








INFORMATION CENTER
STATS



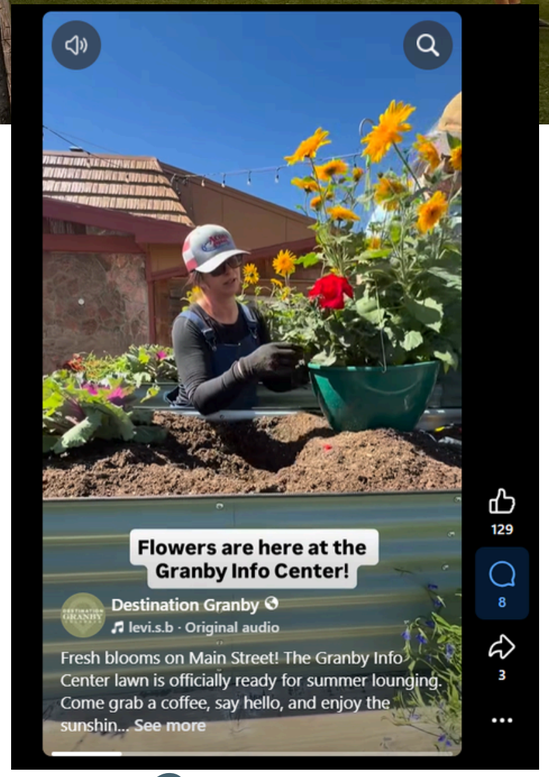
2,522 Encounters: April 1 - September 30, 2026

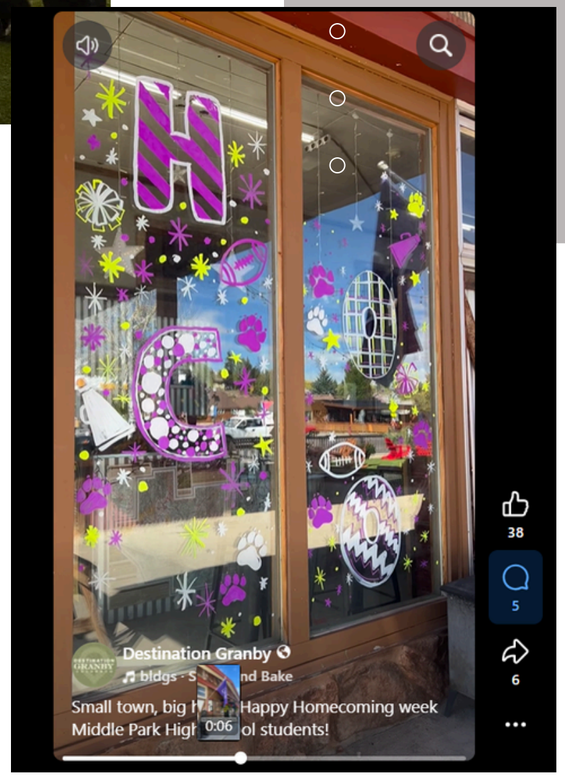
Top 3 Topics Inquired About:

Things to Do

Transportation

Events





DESTINATION GRANBY COLORADO



DESTINATION GRANBY UPDATES

- **Reeves Brown, New Executive Director**
- **Strategic Planning -** New areas of Impact to allign with Main Street
- **Design, Promotions, Economic Vitality, Fundraising -** Committees formed, initial meetings
- **Restructuring Sponorship -** Community Partnerships
- **2027 Planning**
  - set goals, downtown design projects, expand M&M, include downtown activations/events at Info Center Lot, committee development, continue cultivating community!

DESTINATION GRANBY COLORADO



COMING UP NEXT!

- **Scarecrow Fest** - Creepy Crawlers
- **Candidate Forum** - Monday, Oct 19th Sun Outdoors 6pm
- **Trick or Treat** - Friday, October 30
- **Hometown Holidays / Shop Small**
  - **Tree Lighting** - Saturday, November 28th
- **3 Lakes**
  - **Kickoff Party –**Thursday, January 28th - Downtown
  - **Contests –** Friday, Saturday, Sunday - 29th-31st

DESTINATION GRANBY COLORADO



DEPARTING THOUGHTS

- The outgoing Director to say a few words about....
  - Community
  - Downtown
  - Importance of Destination Granby
  - Granby
  - Thank you

DESTINATION GRANBY COLORADO

THANK YOU!



DESTINATION GRANBY COLORADO

2026 Q2/Q3 REPORT

LETTER FROM THE DIRECTOR

Quarters 2 and 3 were marked by positive momentum and meaningful progress for Destination Granby. We celebrated record-breaking attendance and revenue at Music & Market, welcomed our largest crowd yet for the Fourth of July Parade, and earned statewide recognition as runner-up for Best Small Budget Marketing at the Colorado Tourism Office conference. Internally, our Board successfully implemented a succession plan and hired a new Executive Director, while newly established committees began their work. Together, these accomplishments reflect a strong organization, growing community engagement, and a solid foundation for Destination Granby's next chapter.



KEY METRICS

Event Economic Impact
$473,000

Sponsorships
$84,200

Event Attendance
16,827

Grants Secured
$59,900

Businesses Supported
85

Volunteer Hours
421

Information Center

People Served
4,481

Top Topics
Things to Do, Events & Transportation

Merchandise Sold
$14,467.87

Marketing Reach

Social Media
2,229,962
viewers

Website
123,000
users

Newsletters
4,680
contacts



PROGRAM & IMPACT HIGHLIGHTS

Organization

The DG Board created a solid succession plan, hired a new Director, saw first committee meetings and are adapting to leadership changes. Strategic Planning is almost complete with the identification of SMART goals.

Economic Vitality

DCI presented a small developer workshop led by Jim Heid of Building Small. Many local and state Stakeholders participated in conversations discussing economic impacts and implications of costly rural development. We also continue to use our stong platforms to market small businesses.

Promotions

The marketing team launched a few seasonal campaigns to get our drive through traffic on Highway 40 to stop and spend in the downtown. DG was named runner up in Best Small Budget Markeitng Campaign at the GovCon conference, recognizing the work they do to drive traffic to local businesses.

Design

Historical Committee met for an oral history workshop. Stay tuned for 2027 projects to come in the downtown.

Information Center

The information Center continues to be a local and visitor hub where staff advocates for local businesses. Look for Info Lot programming to come in 2027.



Destination Granby
Profit Loss Prev Year Comparison
January - September, 2026

	Total	
	Jan - Sep, 2026	Jan - Sep, 2025 (PY)
Revenue		
Total 4000 Grants & Contributions	**$ 385,411.46**	**$ 471,834.98**
Total 4100 Special Events Income	**$ 108,070.32**	**$ 78,886.18**
Total 4300 3 Lakes Fishing Contest	**$ 76,409.26**	**$ 104,034.94**
Total 4400 Merchandise Sales	**$ 19,731.77**	**$ 8,249.40**
Total 4500 Misc Income	**$ 2,763.43**	**$ 3,979.48**
Total Revenue	**$ 592,386.24**	**$ 666,984.98**
Total Cost of Goods Sold	**$ 17,403.50**	**$ 4,191.51**
Gross Profit	**$ 574,982.74**	**$ 662,793.47**
Expenditures		
Total 6100 Payroll Expenses	**$ 232,240.16**	**$ 189,491.93**
Total 6200 Special Event Expenses	**$ 112,528.74**	**$ 109,492.80**
Total 6400 Board & Staff Development	**$ 664.60**	**$ 900.67**
Total 6500 3 Lakes Fishing Contest Expense	**$ 82,176.22**	**$ 87,006.69**
Total 6600 Program Travel and Meetings	**$ 6,484.59**	**$ 4,410.47**
Total 6700 Website & Marketing Expenses	**$ 80,140.61**	**$ 94,799.17**
Total 6800 Visitor Center Expenses	**$ 20,241.66**	**$ 27,900.24**
6900 Town of Granby Beautification	1,160.00	42,403.61
6950 Local Business Programming	583.96	1,902.25
6975 Historic Preservation Projects	2,758.36	0.00
Total 6000 Program Expenses	**$ 538,978.90**	**$ 558,307.83**
Total 8100 Office Expenses	**$ 14,347.31**	**$ 9,064.54**
Total 8300 Professional & Other Expenses	**$ 10,772.79**	**$ 15,246.89**
8500 Fundraising Expenses	108.94	299.00
Total Expenditures	**$ 564,207.94**	**$ 584,948.26**
Net Operating Revenue	**$ 10,774.80**	**$ 77,845.21**
Total Other Revenue	**$ 0.00**	**$ 7,831.00**
Total Other Expenditures	**$ 0.00**	**$ 7,831.00**
Net Other Revenue	**$ 0.00**	**$ 0.00**
Net Revenue	**$ 10,774.80**	**$ 77,845.21**

MEMO

To:	Mayor and Board of Trustees
From:	Ted Cherry, Town Manager
Date:	10/13/2026
Re:	NUCHE VILLAGE APARTMENT FUNDING
Department	Town Manager
Time of Agenda Item	6:30 PM
Agenda Request No.	4

Subject
NUCHE VILLAGE APARTMENT FUNDING / TOWN MANAGER
6:30 PM

Summary
There has been some discussion regarding the draft agreement with Summit Housing regarding Nuche Apartments due to the information received from CHFA and the loan amount. There is a gap of approximately $3.8 million dollars which Summit is unable to make up until the permanent financing is completed. Permanent financing is expected to be complete at the end of the completion of the build of the project, and would be contingent upon an appraisal of the property at the amount needed for the financing. A few items below for the board to take into consideration when discussing this item.

- The Board provided a line of credit to itself from the general fund to the housing fund and there is a remaining balance of approximately $3.54 million. It is unlikely, due to the home sales and not receiving the cash payment from Summit, the loan will be paid off by the end of the year. Likely action needed to be taken would be to extend the period of the interest bearing loan to the end of 2028. The line of credit has a 3% interest rate and STR fund are available to cover deficiencies if needed. The resolution does not have a fixed maturity date, but advice would be to have new board just look at the agreement and reaffirm the resolution.
- Summit Housing Group is meeting with the FRVHP on Monday 10/12 to ask for approval on a short term loan from that group
  - the amount able to possibly be given is not known at this time
  - Town could make up the remaining amount
- If an amount is allowed to remain unpaid by Summit Housing language would need to be put into the agreement being very specific about repayment terms
- If the board would like to consider forgiveness of any amount of the $3.8 to be paid using STR funds moving into the future what would that amount look like.
  - There is currently a budgeted amount of $620,000 in STR revenue each year and is expected to grown minimally. In 2026 those funds are needed for the completion of the south loop and the carry-over amount for construction from 2025.
- the options would be budgeted and contract related, but can be accomplished.

More information will be known about the possible short term loan from the FRVHP on 10/13. Communications regarding some of the items are attached for the Board's consideration.

Financial
None at this time.

Recommendation
Staff would need guidance on a few items that would then be brought back to the Board.

- Is the extension of the line of credit amount from the General Fund appropriate for consideration?
- Does the Board want to consider an amount to Summit Housing to be paid back at any time based on the current draft of the contract for the property?
- Does the Board want to consider any forgiveness amount for the property based on use of STR funds?

Attachments

Draft Sales Agreement Nuche Apartments
Nuche Apartment Financing Information

PURCHASE AND SALE AGREEMENT AND DEVELOPMENT COVENANT
(Nuche Village Apartments Project)

This Purchase and Sale Agreement and Development Covenant ("Agreement") is entered into as of July 14, 2026 (the "Effective Date"), by and between the Town of Granby, Colorado, a Colorado statutory municipality ("Town"), and Nuche Village Apartments, LLC, a Colorado limited liability company ("Developer"). Town and Developer may be referred to individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, the Town is a Colorado statutory municipality authorized to acquire, own, and dispose of real property for municipal purposes; and

WHEREAS, the Town owns certain real property located in Grand County, Colorado, as more particularly described as follows:

> Tract A1, Nuche Village Subdivision as described in the Correction Plat Nuche Village Subdivision – Filing No. 1 recorded at Reception Number 2025007490 with the Grand County Clerk and Recorder on September 17, 2025.

(the "Property"); and

WHEREAS, the Town has undertaken efforts to address the shortage of attainable and workforce housing within the community; and

WHEREAS, the Town finds that increasing the availability of attainable housing promotes the public health, safety, and welfare of its residents and supports the long-term economic stability of the community; and

WHEREAS, the Town initiated development of an apartment complex project on the Property (the "Project"), including incurring development costs and pursuing financing through the Colorado Housing and Finance Authority ("CHFA") pursuant to Proposition 123 (the "Prop 123 Loan"); and

WHEREAS, the Town Board of Trustees finds that conveying the Property for completion of the Project as an attainable housing development, subject to long-term affordability restrictions, is in the best interests of the Town and its residents; and

WHEREAS, Developer desires to acquire the Property, assume the Prop 123 Loan (subject to CHFA consent), reimburse the Town for its development costs, and complete the Project; and

WHEREAS, the Parties desire to set forth the terms under which the Property will be conveyed and the Project completed.

NOW, THEREFORE, in consideration of the foregoing Recitals, which are hereby incorporated into this Agreement by this reference, and the mutual covenants, agreements, and undertakings set

forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1: PURCHASE AND SALE

1.1 Agreement to Purchase and Sell. Subject to the terms and conditions set forth in this Agreement, Town hereby agrees to sell and convey to Developer, and Developer hereby agrees to purchase from Town, fee simple title to the Property.

1.2 Purchase Price. The total purchase price for the Property shall be Three Million Eight Hundred Fifty-Five Thousand Eight Hundred Thirty-Six Dollars **($3,855,836.00)** (the "Purchase Price"), which the Parties acknowledge and agree represents reimbursement of the Town's development costs associated with the Project.

1.3 Payment of Purchase Price. The Purchase Price shall be paid by Developer to Town at Closing as follows: (a) Developer shall assume the Prop 123 Loan in accordance with Article 3; (b) Developer shall pay to Town the sum of One Million Eight Hundred Fifty-Five Thousand Eight Hundred Thirty-Six dollars ($1,855,836.00) in immediately available funds at Closing; and (c) the remaining two-million dollars ($2,000,000) balance of the Purchase Price shall be evidenced by a Promissory Note executed by Developer in favor of Town in the principal amount equal to such remaining balance.

1.4 Promissory Note. The Promissory Note shall be in a form reasonably acceptable to Town and shall provide, at a minimum, that the unpaid principal balance shall bear interest at a rate of three and six-tenths percent (3.6**%)** per annum, shall have a term of eighteen (18) months from the date of Closing, and shall require payments of principal and interest as agreed by the Parties, with any remaining unpaid balance due and payable at maturity. The Promissory Note shall include customary provisions for default, including the right of Town to accelerate the unpaid balance upon the occurrence of an Event of Default.

1.5 Security for Payment. As security for the payment of the Promissory Note and the performance of Developer's obligations under this Agreement, Developer shall execute and deliver at Closing: (a) a Deed of Trust encumbering the Property in favor of Town, in form reasonably acceptable to Town; (b) an Assignment of Rents and Leases, granting Town the right, upon an Event of Default, to collect rents and other income generated by the Property; and (c) such other security documents as Town may reasonably require to evidence and secure Developer's obligations hereunder. The Deed of Trust shall be recorded in the real property records of Grand County, Colorado. ~~Town shall have all rights and remedies of a secured creditor under applicable law and the loan documents.~~The Deed of Trust shall constitute a valid and enforceable first-priority lien against the Property, subject only to those title exceptions expressly approved in writing by the Town. The Assignment of Rents and Leases shall constitute a present, absolute, and first-priority assignment of all rents, income, issues, profits, and revenues generated from the Property. Developer shall not create, permit, or suffer any mortgage, deed of trust, security interest, assignment of rents, encumbrance, or other lien affecting the Property that is senior to or on parity with the Town's Deed of Trust or Assignment of Rents without the Town's prior written consent, which may be withheld in the Town's sole discretion.

1.5.1 Priority and Subordination. As a condition of Closing, Developer shall provide evidence reasonably satisfactory to the Town that the Deed of Trust and Assignments of Rents are recorded in first-priority position. Developer shall cause any lender, investor, financing participant, tax-credit investor, governmental funding source, or other party claiming an interest in the Property or Project to execute such subordination, recognition, estoppel, and priority agreements as the Town may reasonably require to confirm the priority of the Town's security interests. No refinancing, modification, replacement financing, supplemental financing, or additional indebtedness secured by the Property shall be permitted unless the Town's lien and assignment rights remain senior or the Town provides prior written consent.

1.6 Application of Payments; No Offset. All payments made by Developer to Town under the Promissory Note or this Agreement shall be applied first to accrued interest and then to principal, unless otherwise specified in the Promissory Note. Developer shall not have the right to offset or deduct any amounts claimed to be owed by Town against any payments due to Town under this Agreement or the Promissory Note.

1.7 No Merger. The obligations of Developer to pay the Purchase Price and to perform its obligations under the Promissory Note and related security documents shall not merge into the deed delivered at Closing and shall survive Closing until fully satisfied.

1.8 Purchase Price Acknowledgment. The Parties acknowledge and agree that the Purchase Price reflects reimbursement of the Town's development costs associated with the Project.

ARTICLE 2: CLOSING

2.1 Closing. The consummation of the transactions contemplated by this Agreement (the "Closing") shall occur on or before **September 10, 2026**, or such other date as the Parties may mutually agree in writing (the "Closing Date"). Closing shall take place through a mutually agreed-upon Colorado title company, or by escrow or electronic closing procedures customary in Colorado.

2.2 Conveyance of Title. At Closing, Town shall convey to Developer fee simple title to the Property by Special Warranty Deed, free and clear of all liens, encumbrances, and claims, except for: (a) those matters approved by Developer as of Closing; (b) any matters created by or through Developer; (c) all matters of record, easements, covenants, restrictions, and other exceptions accepted by Developer (collectively, the "Permitted Exceptions"); and (d) the Access Easement reserved or created pursuant to Section 2.3;.

2.3 Access Easement. As part of the conveyance of the Property, Town hereby reserves, for the benefit of itself and its successors and assigns, a non-exclusive access easement (the "Access Easement") over, across, and through the Property, providing access to Parcel No. 145107140001, commonly known as 62775 U.S. Highway 40, Granby, Colorado, according to the records of the Grand County Clerk and Recorder.

The Access Easement may be more particularly described and established by a separate easement instrument executed and recorded prior to or at Closing. If such instrument is not finalized as of Closing, the Parties agree to cooperate in good faith following Closing to finalize and record the Access Easement, consistent with this Section 2.3.

The location, width, and configuration of the Access Easement shall be (a) as depicted on Exhibit C, if available, or (b) if not yet determined, in a location designated by Town, acting reasonably, so as not to materially interfere with the development of the Project.

The Access Easement shall include rights of ingress and egress and such incidental rights as are reasonably necessary for access, maintenance, and repair. The Access Easement shall be reflected in the Special Warranty Deed or in a separate instrument recorded in the real property records of Grand County.

The Access Easement shall constitute a Permitted Exception to title and shall be reflected in the title commitment and Owner's Policy of Title Insurance, and Developer shall be deemed to have approved the Access Easement for purposes of title upon execution of this Agreement.

2.4 Closing Deliveries – Town. At or prior to Closing, Town shall execute and deliver, or cause to be delivered, to Developer:

(a) the Special Warranty Deed;

(b) such affidavits, gap indemnities, and other documents reasonably required by the title company to issue an owner's policy of title insurance;

(c) all documents necessary to effectuate the assumption of the Prop 123 Loan shall be in a form acceptable to Town; provided, however, that this condition shall be deemed satisfied if Developer elects to waive the assumption of the Prop 123 Loan pursuant to Section 2.7.;

(d) assignments or transfer documents for any permits, approvals, plans, and entitlements related to the Project to the extent transferable; and

(e) such other documents reasonably necessary to consummate the transactions contemplated herein.

2.5 Closing Deliveries – Developer. At or prior to Closing, Developer shall execute and deliver, or cause to be delivered, to Town:

(a) the Promissory Note described in Article 1;

(b) the Deed of Trust and Assignment of Rents and Leases securing the Promissory Note;

(c) evidence of Developer's authority to enter into and perform this Agreement;

(d) evidence of construction financing or financial capacity reasonably acceptable to Town;

(e) all documents required to effectuate the assumption of the Prop 123 Loan, if applicable; and

(f) such other documents reasonably necessary to consummate the transactions contemplated herein.

2.6 Conditions Precedent to Town's Obligations. Town's obligation to close is subject to satisfaction or written waiver of the following conditions:

(a) Developer shall have executed and delivered all financing and security documents required under this Agreement;

(b) Developer shall have demonstrated, to Town's reasonable satisfaction, the financial capacity to complete the Project;
(c) All documents necessary to effectuate the assumption of the Prop 123 Loan shall be in a form acceptable to Town, or Developer shall have elected to waive such requirement pursuant to Section 2.7 below; and
(d) All required approvals of the Town Board of Trustees shall have been obtained.

2.7 Conditions Precedent to Developer's Obligations. Developer's obligation to close is subject to satisfaction or written waiver of the following conditions:
(a) Town shall be prepared to convey title in accordance with this Agreement;
(b) Developer shall have received a title insurance commitment for an ALTA owner's policy, subject only to Permitted Exceptions;
(c) All permits and approvals necessary for development of the Project shall be transferable or reissuable to Developer; and
(d) No material adverse change shall have occurred with respect to the Property.

2.8 Prop 123 Funding Contingency; Waiver. If the Prop 123 Loan or related funding is not available, approved, or ready for disbursement as of the Closing Date, Developer may, in its sole discretion, elect to waive the requirement that Developer assume or receive such funding as a condition to Closing by providing written notice to Town prior to Closing. Upon such waiver, the Parties shall proceed to Closing, and the unavailability of such funding shall not delay or otherwise excuse Developer's obligation to close. Developer acknowledges that it assumes all risks associated with the unavailability, delay, or insufficiency of such funding.

Following Closing, Town agrees to cooperate in good faith with Developer in pursuing such funding, if available; however, Town shall have no obligation to obtain such funding and makes no representation or warranty regarding its availability, timing, or amount.

2.9 Costs and Prorations. At Closing, costs shall be allocated as follows: (a) Town shall pay for its own legal fees and the cost of the Special Warranty Deed; (b) Developer shall pay for the owner's title insurance policy, recording fees, and all costs associated with its financing; and (c) real property taxes, utilities, and other customary prorations shall be prorated as of the Closing Date.

2.10 Risk of Loss. Risk of loss or damage to the Property shall remain with Town until Closing. In the event of any material damage or condemnation prior to Closing, Developer may elect to terminate this Agreement or proceed to Closing and receive any insurance proceeds or condemnation awards attributable to the Property.

2.11 Possession. Possession of the Property shall be delivered to Developer at Closing, subject to Permitted Exceptions and any rights of third parties of record.

2.12 Mutual Release. At Closing, Town and Developer shall execute and deliver a mutual release in a form reasonably acceptable to the Parties, releasing any and all claims, demands, and causes of action arising out of or relating to the Property or the Project existing as of the Closing Date, except for obligations that expressly survive Closing under this Agreement.

ARTICLE 3: ASSUMPTION OF PROP 123 LOAN

3.1 Assumption of Prop 123 Loan. At Closing, Developer shall assume all obligations of the Town under that certain loan or funding arrangement with the Colorado Housing and Finance Authority ("CHFA") pursuant to Proposition 123 (the "Prop 123 Loan"), to the extent such assumption is approved by CHFA and otherwise permitted under applicable law. The Parties shall cooperate in good faith to prepare, execute, and deliver all documents necessary to effectuate such assumption.

3.2 Release of Town. As a condition to any assumption of the Prop 123 Loan, Developer shall use commercially reasonable efforts to obtain from CHFA a full release of the Town from any and all obligations, liabilities, and duties arising under the Prop 123 Loan from and after the Closing Date. Town shall not be required to close if such release is not obtained, unless Developer elects to waive the assumption of the Prop 123 Loan pursuant to Section 2.7, in which case this condition shall not apply.

3.3 Pre-Closing Obligations. Town shall remain solely responsible for all obligations, liabilities, and compliance requirements arising under the Prop 123 Loan prior to the Closing Date. Developer shall have no liability for any default, breach, or noncompliance occurring prior to Closing.

3.4 Post-Closing Obligations; Indemnification. From and after Closing, Developer shall be solely responsible for all obligations, liabilities, and compliance requirements arising under the Prop 123 Loan. Developer shall indemnify, defend, and hold harmless the Town, its officers, employees, and agents from and against any and all claims, demands, damages, liabilities, costs, and expenses (including reasonable attorneys' fees) arising out of or related to Developer's failure to perform or comply with the Prop 123 Loan after Closing.

3.5 Prop 123 Funding Waiver. The provisions of Section 2.7 shall govern Developer's right to waive the assumption or receipt of the Prop 123 Loan.

3.6 Post-Closing Cooperation. In the event Developer elects to waive the Prop 123 Loan at Closing, the Parties agree to cooperate in good faith following Closing to pursue such funding, if available. The Town's cooperation shall include executing documents reasonably requested by Developer and CHFA; provided, however, that the Town shall have no obligation to incur any cost or liability or to provide any guaranty, credit support, or financial commitment in connection with such efforts.

3.7 No Representation Regarding Funding. Developer acknowledges that the Town makes no representation or warranty regarding the availability, timing, terms, or amount of any Prop 123 Loan or funding. Developer further acknowledges that its decision to proceed to Closing, whether or not the Prop 123 Loan is available, is made in reliance on its own independent evaluation.

3.8 Survival. The provisions of this Article 3 shall survive Closing.

ARTICLE 4: DEVELOPMENT OBLIGATIONS

4.1 Obligation to Develop Project. Developer covenants and agrees that the Property shall be developed as an attainable housing project consistent with the Project described in the Recitals and in accordance with the terms of this Agreement (the "Project"). Developer shall, at its sole cost and expense, diligently pursue completion of the Project in accordance with all applicable laws, regulations, land use approvals, and the requirements of the Prop 123 Loan, if applicable. The obligations set forth in this Article 4 are material inducements to the Town's agreement to convey the Property.

4.2 Compliance with Approvals and Laws. Developer shall construct and complete the Project in substantial compliance with all applicable zoning, land use approvals, development agreements, building codes, and other governmental requirements. Developer shall be solely responsible for obtaining and maintaining all permits, approvals, and inspections necessary for construction and occupancy of the Project.

4.3 Buildout Schedule. Developer shall construct the Project and obtain Certificates of Occupancy ("COs") for the residential buildings in accordance with the following schedule:

(a) One (1) building containing fifteen (15) dwelling units shall receive a CO on or before December 31, 2026;

(b) A total of three (3) buildings shall receive COs on or before December 31, 2027; and

(c) All remaining buildings comprising the Project shall receive COs on or before December 31, 2028.

Developer shall proceed with construction in a continuous and diligent manner so as to satisfy the foregoing deadlines.

4.4 Unit Mix. Developer shall construct the Project in substantial conformance with the unit mix set forth in Exhibit B, including the general distribution of one-bedroom, two-bedroom, and three-bedroom units. Notwithstanding the foregoing, Developer may adjust the number of units within any unit type category by up to ten percent (10%), provided that such adjustments do not materially alter the overall affordability profile of the Project and are approved by the Town, which approval shall not be unreasonably withheld, conditioned, or delayed.

4.5 Affordability Requirements. Developer shall comply with all affordability requirements set forth in Exhibit B and shall execute and record an affordability covenant against the Property at or prior to Closing, in a form acceptable to the Town, which shall run with the land for a period of forty (40) years. Such covenant shall be enforceable by the Town and shall be consistent with the requirements of the Prop 123 Loan, if applicable.

4.6 Failure to Meet Development Schedule. Failure by Developer to meet any of the deadlines set forth in Section 4.3, subject to Force Majeure as defined herein, shall constitute an Event of Default under this Agreement and under the Promissory Note and Deed of Trust. Upon such default, Town shall be entitled to exercise any and all remedies available under this Agreement, the loan documents, and applicable law, including without limitation acceleration of the Promissory Note.

In addition, if Developer fails to achieve any milestone set forth in Section 4.3, the interest rate under the Promissory Note shall automatically increase by ___ percentage points until such time as the applicable milestone is satisfied or waived in writing by Town.

4.7 No Transfer Prior to Completion. Developer shall not sell, transfer, or convey all or any portion of the Property or the Project prior to completion of the Project, except to an affiliate or a single-purpose entity formed for the Project, without the prior written consent of the Town, which may be withheld in the Town's reasonable discretion. Any permitted transferee shall assume in writing all obligations of Developer under this Agreement.

4.8 Right to Cure and Step-In. In the event of a default by Developer under this Article 4, Town shall have the right, but not the obligation, upon written notice to Developer, to cure such default and to enter upon the Property to complete construction of the Project or any portion thereof. All costs incurred by Town in connection with such cure or completion shall be deemed additional indebtedness secured by the Deed of Trust and shall bear interest at the default rate set forth in the Promissory Note.

4.9 Survival and Covenant Running with the Land. The obligations set forth in this Article 4 shall survive Closing and shall be binding upon Developer and its successors and assigns. To the extent applicable, such obligations may be incorporated into and enforced through recorded covenants or other instruments running with the land.

ARTICLE 5: USE AND AFFORDABILITY RESTRICTIONS

5.1 Use of Property. Developer covenants and agrees that the Property shall be used solely for the development, ownership, and operation of a residential rental housing project consistent with the Project described in this Agreement. The Property shall not be used for short-term rentals, transient lodging, or any use inconsistent with the affordability requirements set forth herein, except as may be expressly approved in writing by the Town.

5.2 Affordability Covenant. At or prior to Closing, Developer shall execute and record in the real property records of Grand County, Colorado, an affordability covenant (the "Affordability Covenant") in a form reasonably acceptable to the Town. The Affordability Covenant shall run with the land and shall be binding upon Developer and its successors and assigns for a period of forty (40) years from the date of recording.

5.3 Affordability Requirements. The Affordability Covenant shall require that the Project be operated in compliance with the income and rent restrictions set forth in **Exhibit B**, including applicable area median income (AMI) limitations, rent caps, and occupancy requirements. To the extent applicable, such restrictions shall be consistent with and no less restrictive than the requirements of the Prop 123 Loan.

5.4 Compliance and Certification. Developer shall, at its sole cost, monitor and ensure compliance with the Affordability Covenant and shall provide to the Town, on an annual basis or upon reasonable request, documentation demonstrating such compliance, including tenant income certifications, rent schedules, and such other information as the Town may reasonably require.

5.5 Enforcement Rights. The Town shall be named as a beneficiary of the Affordability Covenant and shall have the right, but not the obligation, to enforce the provisions thereof by any lawful means, including specific performance, injunctive relief, or other equitable remedies. In the event of a violation, the Town shall provide written notice to Developer and a reasonable opportunity to cure, except in cases of repeated or willful violations.

5.6 Subordination to Financing. The Affordability Covenant may be subordinated to the lien of any construction or permanent financing approved by the Town, provided that such subordination agreement requires that, in the event of foreclosure or deed in lieu thereof, the Affordability Covenant shall automatically be reinstated against the Property for the remainder of the original term or such longer period as required by applicable law or financing programs.

5.7 No Discrimination; Compliance with Law. Developer shall operate the Project in compliance with all applicable federal, state, and local fair housing and anti-discrimination laws and shall not impose any restrictions inconsistent with such laws.

5.8 Survival; Covenant Running with the Land. The provisions of this Article 5 and the Affordability Covenant shall survive Closing and shall run with the land, binding Developer and all subsequent owners, tenants, and occupants of the Property for the duration of the Affordability Covenant.

ARTICLE 6: REPRESENTATIONS AND WARRANTIES

6.1 Representations and Warranties of Town. Town represents and warrants to Developer as of the Effective Date and as of Closing as follows:

(a) **Organization and Authority.** Town is a duly organized and existing Colorado statutory municipality and has full power and authority to enter into this Agreement and to perform its obligations hereunder.

(b) **Authorization.** The execution and delivery of this Agreement and the consummation of the transactions contemplated herein have been duly authorized by all necessary action of the Town, including approval by the Town Board of Trustees.

(c) **No Conflict.** The execution and performance of this Agreement by Town do not and will not violate any provision of law or, to Town's actual knowledge, any agreement binding upon Town relating to the Property.

(d) **Title.** Town holds fee simple title to the Property, subject only to matters of record and those disclosed or otherwise permitted under this Agreement.

(e) **No Litigation.** To Town's actual knowledge, there are no pending or threatened lawsuits, claims, or administrative proceedings affecting the Property or the Town's ability to perform under this Agreement.

(f) **Permits and Approvals.** To Town's actual knowledge, all material development approvals and permits obtained by Town in connection with the Project are valid and in good standing and have not been revoked or suspended.

(g) **Environmental Matters.** Town has not received written notice of any material violation of environmental laws affecting the Property that has not been disclosed to Developer.

(h) **Prop 123 Loan.** To Town's actual knowledge, the Town is not in default under the Prop 123 Loan and has not received written notice of any default or claim of default thereunder.

6.2 Representations and Warranties of Developer. Developer represents and warrants to Town as of the Effective Date and as of Closing as follows:

(a) **Organization and Authority.** Developer is duly organized, validly existing, and in good standing under the laws of the State of Colorado (or its state of formation) and is authorized to do business in Colorado.

(b) **Authorization.** Developer has full power and authority to enter into this Agreement and to perform its obligations hereunder, and this Agreement has been duly authorized by all necessary action of Developer.

(c) **Financial Capacity.** Developer has, or will have as of Closing, the financial capacity and resources necessary to acquire the Property, assume or replace the Prop 123 Loan (if applicable), and complete the Project in accordance with this Agreement.

(d) **No Conflict.** The execution and performance of this Agreement by Developer do not and will not violate any agreement binding upon Developer.

(e) **No Litigation.** There are no pending or, to Developer's knowledge, threatened actions or proceedings that would materially impair Developer's ability to perform its obligations under this Agreement.

(f) **Independent Investigation.** Developer has conducted, or will conduct prior to Closing, its own independent investigation of the Property and the Project and is not relying upon any representation or warranty of Town except as expressly set forth in this Agreement.

(g) Environmental Reports. Developer acknowledges that it has received and reviewed all environmental reports and related materials provided by Town with respect to the Property and, based upon such review, has no objections thereto and elects to proceed with the transactions contemplated by this Agreement.

6.3 No Additional Representations; As-Is Condition. Except as expressly set forth in this Article 6, Town makes no representations or warranties of any kind, express or implied, with respect to the Property or the Project, including without limitation any warranties as to condition, suitability for a particular purpose, zoning, development feasibility, or compliance with applicable laws.

Developer agrees that, except as expressly provided herein, it is acquiring the Property in its "AS IS, WHERE IS, WITH ALL FAULTS" condition.

6.4 Survival of Representations and Warranties. The representations and warranties set forth in this Article 6 shall survive Closing for a period of twenty-four (24) months; provided, however, that representations relating to authority, title, and environmental matters shall survive for the applicable statute of limitations.

6.5 Knowledge Standard. For purposes of this Article 6, the phrase "to Town's actual knowledge" shall mean the current actual knowledge of the Town Manager (or equivalent administrative officer) without any duty of investigation or inquiry.

ARTICLE 7: DEFAULT AND REMEDIES

7.1 Events of Default. Each of the following shall constitute an "Event of Default" by Developer under this Agreement:

(a) **Payment Default.** Developer fails to make any payment when due under the Promissory Note or this Agreement and such failure continues for a period of ten (10) days after written notice from Town;

(b) **Development Default.** Developer fails to meet any material milestone set forth in Section 4.3 (Buildout Schedule), subject to any applicable Force Majeure provisions, and such failure continues for thirty (30) days after written notice from Town, or such longer period as is reasonably necessary to cure provided Developer has commenced and is diligently pursuing such cure;

(c) **Affordability Default.** Developer fails to comply with the Affordability Covenant or the requirements of Article 5, and such failure continues for thirty (30) days after written notice from Town; provided, however, that if such failure is not reasonably capable of cure within such period, Developer shall have such additional time as is reasonably necessary to cure so long as Developer is diligently pursuing such cure;

(d) **Transfer Default.** Developer transfers or attempts to transfer the Property or any interest therein in violation of this Agreement;

(e) **Insolvency.** Developer becomes insolvent, makes an assignment for the benefit of creditors, files or has filed against it any petition in bankruptcy or similar proceeding that is not dismissed within sixty (60) days;

(f) **Breach of Other Obligations.** Developer fails to perform any other material covenant or obligation under this Agreement, and such failure continues for thirty (30) days after written notice from Town, subject to reasonable extension for cure as provided above; ~~and~~

(g) **Cross-Default.** Any Event of Default occurs under the Promissory Note, Deed of Trust, or any other document executed in connection with this Agreement; and~~.~~

(h) **Priority Default.** Developer permits any lien, encumbrance, mortgage, deed of trust, assignment of rents, security interest, or other claim to obtain priority over or parity with the Town's Deed of Trust or Assignment of Rents without the Town's prior written consent.

7.2 Remedies of Town. Upon the occurrence and continuation of an Event of Default, Town shall have the right, at its option and without limitation, to exercise any one or more of the following remedies:

(a) **Acceleration.** Declare all amounts due under the Promissory Note immediately due and payable;

(b) **Foreclosure.** Exercise all rights and remedies available under the Deed of Trust, including foreclosure and sale of the Property in accordance with Colorado law;

(c) **Assignment of Rents.** Enforce the Assignment of Rents and Leases and collect all rents, income, and revenues from the Property;

(d) **Specific Performance and Injunctive Relief.** Seek specific performance or injunctive relief to enforce the provisions of this Agreement, including the development obligations and affordability requirements;

(e) **Step-In Rights.** Exercise its rights under Section 4.8 to enter upon the Property and cure defaults or complete the Project;

(f) **Damages.** Recover all damages incurred by Town as a result of the default, to the extent permitted by law; and

(g) **Cumulative Remedies.** Exercise any other rights and remedies available at law or in equity.

The remedies set forth herein shall be cumulative and the exercise of any remedy shall not preclude the simultaneous or subsequent exercise of any other remedy.

7.3 Default Interest. Upon the occurrence of an Event of Default, the interest rate under the Promissory Note shall automatically increase to the default rate specified therein, or if no default rate is specified, by an additional ___ percentage points per annum, until such default is cured.

7.4 Costs and Attorneys' Fees. Developer shall pay all reasonable costs and expenses incurred by Town in enforcing this Agreement or exercising its remedies, including reasonable attorneys' fees, court costs, and costs of collection, whether or not litigation is commenced.

7.5 No Waiver. No delay or failure by Town to exercise any right or remedy shall constitute a waiver of such right or remedy, and no waiver shall be effective unless in writing and signed by Town. Any waiver shall apply only to the specific instance for which it is given and shall not constitute a continuing waiver.

7.6 Right to Cure by Town. In addition to all other remedies, Town shall have the right, but not the obligation, upon written notice to Developer, to cure any default by Developer. Any amounts expended by Town in connection with such cure shall be deemed additional indebtedness secured by the Deed of Trust and shall bear interest at the default rate.

7.7 Survival. The provisions of this Article 7 shall survive Closing and shall remain in full force and effect until all obligations of Developer under this Agreement and the loan documents have been fully satisfied.

ARTICLE 8: PROJECT CONTROL AND OPERATION

8.1 Control of Project. From and after Closing, Developer shall have sole responsibility for and control over the development, construction, leasing, and operation of the Project, subject to the terms of this Agreement, the Affordability Covenant, and all applicable laws, regulations, and land use approvals. The Town shall not have approval rights over design, construction, or operational decisions except as expressly set forth in this Agreement or as required in its governmental capacity.

8.2 Compliance with Law and Approvals. Developer shall develop, construct, and operate the Project in compliance with all applicable federal, state, and local laws, ordinances, regulations, and approvals, including without limitation zoning, building codes, and any applicable development approvals.

8.3 No Ongoing Town Obligations. Except as expressly provided in this Agreement, the Town shall have no obligation to provide funding, financing, guarantees, or development services for the Project following Closing. Developer acknowledges that the Town is conveying the Property in furtherance of a public purpose and is not acting as a developer, contractor, or guarantor of the Project.

8.4 Access and Inspection Rights. Upon reasonable prior notice and during normal business hours, Town and its authorized representatives shall have the right to enter upon the Property for the limited purposes of verifying Developer's compliance with the terms of this Agreement and the Affordability Covenant, provided that such entry does not unreasonably interfere with construction or operations.

ARTICLE 9: ASSIGNMENT AND TRANSFER

9.1 Permitted Assignments. Developer may assign this Agreement, without Town's prior written consent, to (a) an affiliate of Developer, or (b) a single-purpose entity formed for the purpose of developing and operating the Project, provided that such assignee assumes in writing all obligations of Developer under this Agreement and the related loan and security documents.

9.2 Restricted Transfers. Except as provided in Section 9.1, Developer shall not sell, transfer, convey, or otherwise dispose of the Property or any direct or indirect ownership interest therein prior to completion of the Project without the prior written consent of the Town, which may be withheld in the Town's reasonable discretion.

9.3 Transfer After Completion. Following completion of the Project, Developer may transfer the Property, provided that: (a) the transferee assumes all obligations under this Agreement and the Affordability Covenant; and (b) such transfer does not result in a violation of any financing or affordability requirements.

9.4 No Release of Liability. No assignment or transfer by Developer shall relieve Developer of its obligations under this Agreement unless expressly agreed to in writing by the Town.

ARTICLE 10: MISCELLANEOUS

10.1 Governing Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado. Venue for any action arising out of this Agreement shall lie exclusively in the District Court for Grand County, Colorado.

10.2 Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes all prior negotiations, understandings, or agreements relating to the subject matter hereof.

10.3 Amendments. This Agreement may be amended only by a written instrument executed by both Parties.

10.4 Binding Effect. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective permitted successors and assigns.

10.5 Notices. All notices required or permitted under this Agreement shall be in writing and shall be deemed given when delivered personally, sent by nationally recognized overnight courier, or sent by certified mail, return receipt requested, to the addresses designated by the Parties, or to such other address as either Party may designate by written notice.

If to Town:

Town of Granby
c/o Town Manager
PO Box 440
Granby, Colorado 80446

with copy to:
Krob Law Office, LLC
8400 E. Prentice Avenue
Suite 1500
Greenwood Village, Colorado

If to Developer: []

10.6 Severability. If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

10.7 Waiver. No waiver of any provision of this Agreement shall be effective unless in writing and signed by the Party against whom the waiver is asserted.

10.8 Further Assurances. Each Party agrees to execute such additional documents and take such further actions as may be reasonably necessary to carry out the intent of this Agreement.

10.9 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one instrument.

10.10 Mutual Drafting; Interpretation. This Agreement has been negotiated and drafted by the Parties and their respective counsel, and no provision of this Agreement shall be construed for or against either Party based upon authorship or the identity of the Party or its counsel who drafted such provision. The Parties agree that this Agreement shall be interpreted fairly and not strictly for or against either Party.

10.11 Survival. All provisions of this Agreement that by their nature are intended to survive Closing, including without limitation payment obligations, indemnities, and covenants running with the land, shall survive Closing.

[signature pages to follow]

SIGNATURES

TOWN OF GRANBY

_____
Joshua P. Hardy, Mayor

Attest:

_____
Cody Mullinex, CMC, Town Clerk

DEVELOPER

By: _____

Its: _____

[notary block]

EXHIBIT A

Unit Mix and Affordability Requirements

Outlook

RE: Nuche Village Apartments

From Paul J. Backes <paul.backes@mcmahancpa.com>
Date Sat 10/3/2026 1:21 PM
To nathan <nathan@kroblaw.com>; Ted Cherry <tcherry@townofgranby.com>
Cc Derek Assmann <dassmann@townofgranby.com>

Caution! This message was sent from outside your organization.

Allow sender | Block sender | Report

Ted and Nathan,

Thank you for the analysis and recommendations.

From an accounting and budgeting perspective, I generally agree with Nathan's observations regarding the treatment of any General Fund assistance as an interfund advance or loan rather than having the General Fund absorb the cost with the expectation of later reimbursement from STR revenues. That approach appears to provide a clearer accounting trail and better aligns the expenditure and repayment with the intended workforce housing purpose.

Before evaluating the specific budgetary impacts of any option, I agree that additional information from Summit regarding the anticipated financing gap, permanent financing assumptions, projected appraisal, timing of conversion, and other funding sources would be beneficial. Those details will help quantify the Town's potential exposure and determine how any resulting obligation should be structured and reported. Once the Board provides direction on its preferred alternative, I can assist in evaluating the accounting, budget, and reporting implications of the selected approach.

Best,

Paul

M & A

PAUL J. BACKES, CPA, CGMA
MANAGING MEMBER
MCMAHAN AND ASSOCIATES, LLC
Certified Public Accountants and Consultants
P.O. Box 5850 / Avon, Colorado 81620
P: (970) 845-8800
www.mcmahancpa.com

Governmental Audit Quality Center AICPA | PCPS THE AICPA ALLIANCE FOR CPA FIRMS | CGMA Chartered Global Management Accountant

PRIVILEGED AND CONFIDENTIAL *This communication and any accompanying documents are confidential and privileged; are intended for the sole use of the addressee; and may not otherwise be distributed, copied, or disclosed. If you receive this transmission in error, you are advised that any disclosure, copying, distribution, or the taking of any action in reliance upon this communication is strictly prohibited. Moreover, any such disclosure shall not compromise or waive the attorney-client,*

accountant-client, or other privileges as to this communication or otherwise. If you have received this communication in error, please contact me at the above email address. Thank you.

From: Nathan Krob <nathan@kroblaw.com>
Sent: Friday, October 2, 2026 10:29 AM
To: Ted Cherry <tcherry@townofgranby.com>
Cc: Paul J. Backes <paul.backes@mcmahancpa.com>; Derek Assmann <dassmann@townofgranby.com>
Subject: Re: Nuche Village Apartments

You don't often get email from nathan@kroblaw.com. Learn why this is important

CAUTION: EXTERNAL EMAIL

Good morning, Team,

I think all three options are potentially workable, although there are some details we would need to address depending on the direction the Board wants to pursue.

If the Board chooses the second option, or a combination under the third option, I would recommend that the agreement treat the unpaid portion of the purchase price as a defined deferred payment obligation rather than simply delaying payment until permanent financing is obtained. We would want to establish the amount deferred, an appropriate interest rate, payment upon conversion to permanent financing, an outside maturity date, default remedies, and appropriate security for the Town's unpaid balance. We would also need to coordinate those provisions with CHFA and the construction/permanent lenders, particularly regarding the priority or subordination of the Town's interest.

Before the Board considers these options, I also think Summit should provide additional information regarding the anticipated financing gap and how each of these scenarios would work in practice. If the Town is considering carrying or potentially contributing up to $3.8 million of the purchase price, the Board should understand the anticipated permanent loan amount, the anticipated final appraised value, when conversion to permanent financing is expected to occur, whether Summit anticipates that the Town would be paid in full at conversion, what security Summit can provide for any deferred amount, and what happens if the final appraisal or permanent financing is less than currently projected. I think Summit should also identify the other funding sources it has pursued or intends to pursue to close any remaining gap. This information will allow the Board to better understand the actual amount of assistance that may be required from the Town and the risk associated with each option.

As to the existing General Fund loan to the STR/Workforce Housing Fund, I believe the repayment date can likely be extended through the end of 2027, but I would like to review the documents that originally established the interfund loan to confirm the process and terms. Assuming there are no contrary restrictions, I would recommend formal Board approval of an amended repayment schedule. I do not see a reason that would necessarily need to wait for the next Board.

If the intent is for the General Fund to absorb some or all of the $3.8 million financing shortfall now, with the expectation that future STR workforce housing revenues would later reimburse the General Fund, Section of the Granby Municipal Code 3.30.090(e) presents an issue. It requires the STR revenues to be separately accounted for in the Workforce Housing Fund, prohibits their use for general municipal or governmental purposes, and provides that the fund shall not be transferred to or become

part of the General Fund. Because of that language, I would not recommend simply having the General Fund absorb the shortfall and then later reimbursing the General Fund with future STR revenues.

If the Board wants future STR revenues ultimately to bear some or all of that cost, I think we should consider structuring the General Fund contribution from the outset as an interfund advance to the STR/Workforce Housing Fund specifically for the Nuche project, similar in concept to the existing interfund loan. The Workforce Housing Fund would then make the expenditure for Nuche and carry the corresponding obligation to the General Fund. That would more clearly tie both the initial expenditure and subsequent repayment to an authorized workforce housing purpose, rather than having the General Fund absorb the cost and attempting to reimburse it later with restricted STR revenues.

The interfund advance or loan from the General Fund to the Workforce Housing Fund could be made contingent upon the extent to which the $3.8 million is not ultimately available from Summit or other funding sources. However, we would want to structure the agreement carefully so that the availability of Town funding does not reduce Summit's incentive to obtain permanent financing, pursue other reasonably available funding sources, and repay as much of the $3.8 million as possible. The Town's funding should operate as a backstop for an actual financing shortfall rather than an alternative source of funding that Summit could elect to use in lieu of repayment. Requiring Summit to substantiate the ultimate financing gap and its efforts to obtain other funding before Town funds become available would help accomplish that.

I of course defer to Paul on the auditing and budgeting issues related to these contemplated transactions. I think it makes sense to present the three alternatives to the Board and get direction before we spend too much time documenting a particular financing structure. In the meantime, it would be helpful to obtain the additional financing information from Summit outlined above so the Board has that information when considering the alternatives. Once the Board selects its preferred approach, we can work on how it should be documented.

Best,

Nathan

Krob Law Office, LLC
8400 E. Prentice Ave.
Suite 1500
Greenwood Village, CO 80111
Ph. (303) 694-0099

CONFIDENTIALITY STATEMENT: THIS E-MAIL MESSAGE AND ANY ACCOMPANYING DOCUMENTS CONTAIN INFORMATION WHICH IS ATTORNEY CLIENT PRIVILEGED, CONFIDENTIAL AND INTENDED ONLY FOR THE USE OF THE ABOVE-NAMED RECIPIENT(S). IF THE READER OF THIS MESSAGE IS NOT AN INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION, PRINTING OR COPYING OF THIS MESSAGE IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS MESSAGE IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE OR RETURN THE E-MAIL MESSAGE TO US. THANK YOU.

On Wed, Sep 30, 2026 at 3:18 PM Ted Cherry <tcherry@townofgranby.com> wrote:

> Hi Paul and Nathan,

A few meetings ago the Board was discussing items pertaining to Nuche Village Apartments and how we can get the contract done. A little background is that the developer was told by CHFA they needed to come up with about $3.8 million in funding extra based on the assumed appraisal amount of the property after the property was built out. The $3.8 is approximately what the town is owed in the draft contract for the sale of the property with Summit Housing. There were some options presented to the Board verbally, but Derek and I are working on those items for the board for the next meeting to put on paper for them. The options are listed below as have been discussed already.

- First would be to have Summit Housing Group utilize the Housing Partnership and the Grand Foundation as funding sources for short term loans in the total amount of $3.8 million.
- The Town allows for the repayment of the amount due at a later date after Summit Housing's construction loan changes to a permanent loan, this would have an interest rate associated with it at approximately 3.8% based on our current investments
- A combination of the above options to have the town paid some, and then paid back fully at permanent loan.

A few questions that Derek and I went over that we would like to have answered.

- The town currently has a loan with itself from the General Fund to the STR fund (housing), with remaining balance of $3.54 million
    - The money from the sale of Nuche could have paid this off as the sale of the houses are not keeping up with repayment by end of the year
    - Can this loan be extended to the end of 2027, and if so, how would that work?
        - I assume if it is possible this should be executed by the next board?
- Nathan - what would the contract need to reflect if the second or third option above is chosen by the board?
- In the event the permanent loan, after final appraisal with structures on the ground, does not come through can STR funds be used to cover the difference?
    - Funds for 2026 will be utilized to finish the construction this year.

I think that is what I have for now, but Derek may have more to add to this list of questions.

Thanks,

Ted Cherry
Granby Town Manager

MEMO

To:	Mayor and Board of Trustees
From:	Ted Cherry, Town Manager
Date:	10/13/2026
Re:	NUCHE VILLAGE UPDATE
Department	Town Manager
Time of Agenda Item	6:40 PM
Agenda Request No.	5

Subject
NUCHE VILLAGE UPDATE / TOWN MANAGER
6:40 PM

Summary
No updates as of the writing of this memo.

Sharon has some drone video that will be shown at the meeting.

Financial
None

Recommendation
None

MEMO

To:	Mayor and Board of Trustees
From:	Ted Cherry, Town Manager
Date:	10/13/2026
Re:	NUCHE VILLAGE CHANGE ORDER
Department	Town Manager
Time of Agenda Item	6:45 PM
Agenda Request No.	6

Subject

NUCHE VILLAGE CHANGE ORDER / TOWN MANAGER
6:45 PM

Summary

There is a change order being requested for Nuche Village Work Order #6. This is the work order associated with the south loop intended to serve the apartments on the overall project. The change order is for $40,000 for the retaining wall work and this would be an addition to the approximately $426,000 approved by the Board on 6/9/2026.

There has been a lot of back and forth on the ground along the fence line at Nuche Village, which it shares with the rodeo grounds on the south side of the property. Originally, a retaining wall was intended to be built, but because of costs, it was removed as staff thought an agreement could be reached with the County to grade the property instead of building the retaining wall. Since that point it was realized that because the rodeo ground property owned by the County has a history with BLM, the grading would not be able to happen. The retaining wall is needed to hold the hillside in place to prevent issues with the property line. The amount of the change order is above the spending limit of the Town Manager and the contingency funds on this work order are not sufficient to cover those costs associated with the change order. The funds are not budgeted for. It is expected this would be the last request for funding on work order 6 which is the final work order to be completed. This would complete Phase 1 of the Nuche Village work and would allow Summit Housing Group to move forward with the acquisition of the property if all items are figured out with CHFA.

Financial

$40,000 change order for the retaining wall for Nuche Village.

Recommendation

Manager would recommend the approval of funding for up to $40,000 for the change order for Work Order #6. Funds would be associated with the housing/STR fund.

Attachments

Nuche Change Order

BIG VALLEY CONSTRUCTION

PCCO #003

Big Valley Construction
P.O. Box 1879
Granby, Colorado 80446
Phone: (970) 887-1533

Project: 2025-009 - Nuche Village

Prime Contract Change Order #003: CE #WO6-002 - Retaining Wall

TO:	**Town of Granby** Town of Granby P.O. Box 440 Granby, 80446	**FROM:**	**Big Valley Construction** P.O. Box 1879 Granby, Colorado 80446
DATE CREATED:	9/17/2026	**CREATED BY:**	Josh Pettersen **(Big Valley Construction)**
CONTRACT STATUS:	Pending - In Review	**REVISION:**	0
DESIGNATED REVIEWER:		**REVIEWED BY:**	
DUE DATE:		**REVIEW DATE:**	
INVOICED DATE:		**PAID DATE:**	
SCHEDULE IMPACT:		**EXECUTED:**	No
REVISED SUBSTANTIAL COMPLETION DATE:		**SIGNED CHANGE ORDER RECEIVED DATE:**	
CONTRACT FOR:	2025-008 - Work Order 6 - Site Improvements at South Loop:Work Order 6 - Site Improvements at South Loop	**TOTAL AMOUNT:**	$39,299.64

DESCRIPTION:
CE #WO6-002 - Retaining Wall
This change order covers:

1. The addition of the non-structural retaining wall at the South parking lot

This change order excludes any additional changes or design revisions.

ATTACHMENTS:
Nuche Filing 1 15PLEX REV GRADING SHT C1 091426 REV.pdf, 25.015 Change Order #53.pdf

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
002	CE #WO6-002 - Retaining Wall		$39,299.64
		Total:	$39,299.64

CHANGE ORDER LINE ITEMS:

PCO # 002: CE #WO6-002 - Retaining Wall

#	Budget Code	Description	Amount
1	02200.S EARTHWORK.Commitment	#53 Retaining wall	$35,600.00
		Subtotal:	**$35,600.00**
		CCIP Insurance (5.99%):	$2,132.44
		Builder's Risk Insurance (0.68%):	$256.58
		Fee (3.45%):	$1,310.62
		Grand Total:	**$39,299.64**

BIG VALLEY CONSTRUCTION

PCCO #003

The original (Contract Sum)	$889,588.00
Net change by previously authorized Change Orders	$215,811.70
The contract sum prior to this Change Order was	$1,105,399.70
The contract sum would be changed by this Change Order in the amount of	$39,299.64
The new contract sum including this Change Order will be	$1,144,699.34
The contract time will not be changed by this Change Order.	

Town of Granby
Town of Granby P.O. Box 440
Granby, 80446

Big Valley Construction
P.O. Box 1879
Granby, Colorado 80446

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE

MEMO

To:	Mayor and Board of Trustees
From:	Doug Bellatty, Public Works Director
Date:	10/13/2026
Re:	BARK PARK POND DISCUSSION
Department	Public Works
Time of Agenda Item	6:50 PM
Agenda Request No.	7

Subject

BARK PARK POND DISCUSSION / PUBLIC WORKS DIRECTOR
6:50 PM

Summary

SEE ATTACHED MEMO AND SUPPORTING DOCUMENTS

Attachments

MEMO
LETTER TO TOWN
PET PALS RESOLUTION

MEMO

To: Mayor and Board of Trustees
From: Douglas Bellatty, Public Works Director
Cc: Ted Cherry, Town Manager
Date: 10/13/26
Re: Bark Park Pond Removal

Summary: The pond at the Grand County Pet Pals Bark Park on the west side of town next to Smith Creek has been a growing concern for both Granby Staff and Grand County Pet Pals. The pond is at "dead pool", meaning no water coming and in and no water going out, for some time (years). The pond, as staff understands it, was originally intended to receive drainage water from the fairways and sand traps of the old golf course designed there. There are no natural occurring "freshening flows" and no water rights to maintain levels so there is no feasible means to maintain water quality in the pond. Pets like to swim and drink from the pond. Water quality today is questionable and will only get worse over time, which could result in unhealthy consumption for our furry friends.

Recommendation: Granby Public Works Staff recommends filling in the pond with materials the town has nearby. The material placed will still allow the pond to work as intended but done so sight unseen. If a water or rain event occurs, the pond will still collect the runoff and slowly allow it to work its way back into the environment. Staff recommends approval and commencement of the project immediately with the hope of completing it in November 2026.

Financial Impact: The material needed is already nearby in the town's pit. Mostly cobbles and some topping off dirt to cover the rocks. Staff labor and town equipment will also be needed. It is likely to take several weeks to complete, depending on weather and staff availability. Staff recommends covering the cost of material, trucking, labor and equipment and Pet Pals have agreed to deal with any type of fencing needed to separate the big park from the small park. There should be no additional cost outside the existing budget for 2026. The dog park will need to remain closed during this operation and the Town can work with Pet Pals to get the word out. Once the work is complete and a safety walkthrough is done by town staff, Pet Pals can determine when the dog park can reopen.

Grand County Pet Pals
PO Box 1972
Granby, CO 80446

September 28, 2026

Town of Granby
PO Box
Granby, CO 80446

This letter is to advise that the Board of Directors of Grand County Pet Pals unanimously supports filling the pond at the Pet Pals Bark Park with the materials required to eliminate the pond. Since initially leasing the premises for the Bark Park, the pond in question has diminished to the point that it is now a stagnant pool that presents a danger to the health and safety of the animals that use the park and who might attempt to drink or swim in the water.

Filling the pond at the Bark Park will also enable Pet Pals to extend seasonal access to the Bark Park. In the past, Pet Pals deemed it necessary to close the park when the existing pond began to freeze, to eliminate the danger of an animal accidentally falling through the ice.

For the above reasons, the board feels that eliminating the pond has become necessary.

As the Secretary of the Board of Directors, I have emailed a copy of the attached Action of the Board of Directors Without a Meeting to all our board members. The form authorizes the Town of Granby to handle filling the pond, and I will submit the fully signed document to the town once it has been signed by our board members.

Sincerely,

Jeri Peirce, Secretary
Board of Directors

GRAND COUNTY PET PALS

ACTION OF THE BOARD OF DIRECTORS WITHOUT A MEETING

Date: September 28, 2026

The Board of Directors of **Grand County Pet Pals**, a Colorado nonprofit corporation (the "Corporation"), takes the following action without a meeting pursuant to C.R.S. § 7-128-202 and the Corporation's bylaws.

RECITALS

WHEREAS, Grand County Pet Pals leases from the **Town of Granby, Colorado** certain property used by the Corporation as a dog park (the "Bark Park");

WHEREAS, the Bark Park contains a pond that presents safety concerns associated with its continued existence and use;

WHEREAS, the Town of Granby has proposed filling the pond in order to reduce safety concerns at the Bark Park;

WHEREAS, the Board of Directors has determined that permitting the Town to fill the pond is consistent with the Corporation's interests and the safe operation and use of the Bark Park; and

WHEREAS, the Corporation wishes to provide its consent to and authorization for the Town of Granby to undertake the work necessary to fill the pond.

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED, that **Grand County Pet Pals hereby consents to and authorizes the Town of Granby, Colorado, to fill the existing pond located within the Bark Park**, together with such reasonably necessary work as may be required to complete the pond-filling project and restore the affected area for continued use as part of the Bark Park;

RESOLVED FURTHER, that the Corporation's consent to the work is given for the purpose of reducing safety concerns associated with the pond which has drastically reduced in size and contains stagnant water. This will facilitate the continued safe use of the dogs using the Bark Park and will also allow for extended seasonal use of the park due to the elimination of unsafe ice concerns on the pond ;

RESOLVED FURTHER, that the Town of Granby is authorized to perform, or cause to be performed, the work contemplated by this resolution, subject to any applicable requirements of the lease, permits, governmental approvals, and other applicable laws and regulations;

RESOLVED FURTHER, that the Secretary of Grand County Pet Pals is authorized and directed to communicate the Corporation's consent to the Town of Granby and to execute such reasonable documents or communications as may be necessary to implement this resolution, provided that such documents do not materially expand the scope of the authorization granted by this resolution;

RESOLVED FURTHER, that this resolution does not constitute a conveyance, assignment, surrender, or transfer of any real-property interest held by Grand County Pet Pals under its lease with the Town of Granby, and does not amend or terminate that lease except to the extent expressly provided in a separate written agreement executed by an authorized representative of the Corporation; and

RESOLVED FURTHER, that the Secretary of Grand County Pet Pals shall retain this action, together with the written notices and responses of the directors, in the Corporation's records.

BOARD ACTION

Each director is requested to indicate his or her action below and return the completed consent to the Secretary by **Wednesday, September 30, 2026, at 5:00 p.m.**.

APPROVE: I vote in favor of the foregoing action.
OPPOSE: I vote against the foregoing action.
ABSTAIN: I abstain from voting.

A director who does not wish the action to be taken without a meeting should make a written demand that the matter be considered at a meeting of the Board.

Director: Teri Peirce

Signature: Teri Peirce

Date: 9/29/26

Vote: ☑ APPROVE ☐ OPPOSE ☐ ABSTAIN

Director: Jennifer Gelbhaus

Signature: Jennifer Gelbhaus

Date: 09.29.2026

Vote: ☑ APPROVE ☐ OPPOSE ☐ ABSTAIN

Director: Mary Ann Kerstiens

Signature: MKerstiens

Date: 09-29-26

Vote: ☑ APPROVE ☐ OPPOSE ☐ ABSTAIN

Director: Charlotte Perry

Signature: Charlotte Perry

Date: 09/29/2026

Vote: ☑ APPROVE ☐ OPPOSE ☐ ABSTAIN

Director: Christy Helming

Signature: Christy Helming

Date: 10-1-2026

Vote: ☑ APPROVE ☐ OPPOSE ☐ ABSTAIN

Director: Lucinda Elicker

Signature: Lucinda Elicker

Date: 10/2/26

Vote: ☒ APPROVE ☐ OPPOSE ☐ ABSTAIN

CERTIFICATION

I, Jeri Peirce, Secretary of Grand County Pet Pals, certify that the foregoing action was duly taken by the Board of Directors without a meeting in accordance with C.R.S. § 7-128-202 and the Corporation's governing documents, and that a copy of this action and the directors' written responses shall be maintained with the Corporation's official records.

Secretary: Jeri Peirce

Date: 10/6/2026

MEMO

To:	Mayor and Board of Trustees
From:	Ted Cherry, Town Manager
Date:	10/13/2026
Re:	INTERIM TOWN MANAGER AND TOWN MANAGER RECRUITMENT DISCUSSION
Department	Town Manager
Time of Agenda Item	7:00 PM
Agenda Request No.	8

Subject
INTERIM TOWN MANAGER AND TOWN MANAGER RECRUITMENT DISCUSSION / TOWN MANAGER 7:00 PM

Summary
The Mayor will discuss items regarding replacement of the Town Manager position on both and interim basis and for recruitment services.

Financial
None at this time

Recommendation
None at this time.

Attachments

SGR Recruitment
KRW Recruitment

PROPOSAL FOR
EXECUTIVE RECRUITMENT SERVICES

Town Manager
Town of Granby, Colorado

October 2, 2026
This proposal is valid for 60 days

Strategic Government Resources
P.O. Box 1642, Keller, Texas 76244
Office: 817-337-8581

Rebecca L. Fleury, President of Executive Recruitment
RebeccaFleury@GovernmentResource.com

October 2, 2026

Hon. Mayor Josh Hardy & Board of Trustees
Town of Granby, Colorado

Dear Mayor Hardy & Trustees,

Strategic Government Resources (SGR) is thankful for the opportunity to submit this proposal to assist the Town of Granby in your recruitment for a Town Manager. Our nationwide reach, deep municipal expertise, and servant leadership mindset help us deliver tailored recruitment services that will strengthen your culture and community.

We would like to highlight some key aspects that set SGR apart from other firms:

- **Tailored to the Town of Granby**: While we have included information on both our Limited Scope and Full Service Recruitments, we recognize that every organization has unique executive recruitment needs. We are prepared to further customize these options, and would welcome the opportunity to discuss your current needs to tailor our services to the Town of Granby.
- **Local government experience**: Our team brings decades of direct local government experience, giving us an insider's understanding of your unique challenges. We've conducted executive searches for over 450 local governments across 37 states, including recent experience with Greenwood Village, CO; Palmer Lake, CO; & Florence, CO. This experience provides us with valuable insight into the unique needs of recruiting a Town Manager in the front range of Colorado.
- **National reach and candidate pipeline**: With over 21,000 LinkedIn followers, 35,000 subscribers to our Servant Leadership e-newsletter, and nearly 5,000 City, Town, & County Management Job Alert subscribers, your SGR recruitment will be seen by a vast audience engaged in the profession.
- **Active engagement in the profession**: As recognized thought leaders in local government management, we are directly involved in the latest operations, challenges, and best practices. This ongoing engagement ensures we are attuned to the evolving skills and leadership qualities needed in today's local government leaders.

Larry Gilley, Senior Vice President, will serve as your Executive Recruiter and primary contact for this recruitment. Larry brings 38 years of local government experience, along with extensive experience leading executive searches throughout Colorado. His understanding of Colorado communities, local government leadership, and the competitive market for experienced public-sector professionals will help develop a targeted recruitment strategy and effectively identify candidates who align with Granby's needs, culture, and expectations for its next Town Manager.

We are eager to partner with the Town of Granby to identify your next leader. We look forward to the opportunity to discuss our proposed approach in more detail and are available for a meeting at your convenience.

Respectfully submitted,

Darin Atteberry, Chief Executive Officer
DarinAtteberry@GovernmentResource.com

Table of Contents

1. About SGR
2. SGR's Unique Qualifications
3. Project Personnel
4. Approach, Methodology & Timeline
    - Option 1: Limited Scope Recruitment
    - Option 2: Full Service Recruitment
5. Pricing & Terms
    - Pricing Summary for Recruitment Options
    - Option 1: Limited Scope Recruitment
    - Option 2: Full Service Recruitment
6. SGR Similar Recruitments
7. Appendices:
    - Sample Position Profile Brochure
    - Agreement for Limited Scope Executive Recruitment Services
    - Agreement for Full Service Executive Recruitment Services

About SGR

Strategic Government Resources, Inc. (SGR) exists to help local governments become more successful by recruiting, assessing, and developing innovative, collaborative, and authentic leaders. SGR was incorporated in Texas in 2002 with the mission to facilitate innovative leadership in local government. SGR is fully owned by former City Manager Ron Holifield, who spent two high-profile decades in city management and served as a City Manager in several cities.

SGR's business model is truly unique. Although we are a private company, SGR operates like a local government association. Most of SGR's principals are former local government officials, allowing SGR to bring a perspective and depth of local government expertise to every project that no other firm can match.

SGR's Core Values are Customer Service, Integrity, Philanthropy, Continuous Improvement, Agility, Collaboration, Protecting Relationships, and the Golden Rule.

SGR is a full-service firm, specializing in providing solutions for local governments in the areas of recruitment and retention, leadership development and training, innovation and future readiness, and everything in between.

With 21 full-time employees, 21 recruiters, 22 facilitators, and multiple consultants who function as subject matter experts on a variety of projects, SGR offers comprehensive expertise. View all SGR team members and their bios at: GovernmentResource.com/Meet-the-Team

The company operates as a fully remote organization, with team members located in Texas, Arizona, California, Colorado, Florida, Georgia, Maine, Michigan, Montana, Nevada, New York, North Carolina, North Dakota, Ohio, Oklahoma, and South Carolina.

SGR's Unique Qualifications

Colorado Familiarity
SGR's deep-rooted connection to Colorado is evidenced by a 93% retention rate for executive placements between 2023 and 2025. With more than 60 successful executive recruitments completed across the Front Range, the Continental Divide, the Western Slope, and other regions, we possess an intimate understanding of the state's diverse political and geographic landscapes.

Our leadership further strengthens this local tie; SGR is led by a former City Manager and current Fort Collins resident, ensuring your recruitment benefits from a neighbor's perspective and a practitioner's expertise. Our 50+ Colorado engagements across our suite of services over the last two years have supplemented a robust network that SGR leverages to identify and evaluate the best talent for Colorado communities.

Extensive Network of Prospects
SGR is intent on being a leader in executive recruitment and firmly believes in the importance of proactively building a workforce that reflects the diversity of the communities we serve. We leverage an extensive and diverse network to reach potential applicants.

- Your position will be announced in SGR's Servant Leadership e-newsletter, which reaches over 35,000 subscribers across all 50 states.
- We will send targeted emails to nearly 5,000 opt-in subscribers of SGR's City, Town, & County Management Job Alerts.
- Your position will appear on SGR's Website which attracts approximately 20,000 visitors per month. GovernmentResource.com/Open-Recruitments
- Your position will be posted on SGR's Job Board which typically has over 2,000 job listings at any given time and receives approximately 16,000 unique visitors per month. SGRJobs.GovernmentResource.com
- SGR implements a comprehensive social media marketing campaign that includes custom-made graphics and distribution on SGR's LinkedIn page.
- We frequently collaborate with various local government associations, including the League of Women in Government, Alliance for Innovation, and the National Forum for Black Public Administrators.
- Approximately 65% of semifinalists selected by our clients learn about open recruitments through our website, servant leadership e-newsletter, job board, job alert emails, social media, or personal contact.

Collective Local Government Experience
Our recruiters have decades of experience in local government, as well as regional and national networks of relationships. Our executive recruiters leverage the professional networks of all SGR recruiters when recruiting for a position, enabling outreach to a wide and diverse array of prospective applicants. SGR team members are active on a national basis in local government organizations and professional associations. Many SGR team members frequently speak and/or

write on issues of interest to local government executives. SGR can navigate relevant networks as both peers and insiders.

Equal Opportunity Commitment
SGR does not discriminate and believes that equal opportunity is an ethical issue. SGR will not enter an engagement with an entity or organization that directs bias or expects bias to be demonstrated on any basis other than factors that affect the ability of the candidate to do the job. Although SGR cannot guarantee the makeup of the semifinalist or finalist groups, SGR has relationships and contacts nationwide to encourage the meaningful participation of underrepresented groups, and we continue to evaluate and improve our processes by embedding a lens of equity and inclusion into our recruitment practices.

Listening to Your Unique Needs
SGR devotes significant time to actively listening to your organization and helping you define and articulate your needs. We work diligently to conduct a comprehensive recruitment process tailored specifically to your organization. SGR dedicates a prodigious amount of energy to understanding your organization's unique culture, environment, and local issues to ensure an alignment in terms of values, philosophy, and management style perspectives.

While we have established systems for achieving success, we are a "boutique" firm capable of adapting to meet a client's specific needs and providing insights on the pros and cons of their preferred approach.

Trust of Candidates
SGR has a track record of providing remarkable confidentiality and wise counsel to candidates and next-generation leaders, earning their trust. As a result, we can bring exceptional prospects to the applicant pool. Candidates trust SGR to assess the situation accurately, communicate honestly, and maintain their confidentiality to the greatest extent possible.

Accessibility and Communication
Your executive recruiter will keep you informed of the search status and will be readily accessible throughout the recruitment process. Candidates and clients can reach the recruiter at any time via cell phone or email. Additionally, the recruiter maintains communication with active applicants, ensuring they are well-informed about the community and the opportunity.

Comprehensive Evaluation and Vetting of Candidates
SGR offers a comprehensive screening process designed to ensure a thorough understanding of candidate backgrounds and to minimize surprises. Our vetting process for a full-service recruitment includes the following key components:

- Prescreening questions and technical review of resumes
- Cross-communication among our recruiters regarding candidates who have been involved in previous searches, providing greater insight into their background and skills.
- Written questionnaires to gain insights beyond what is available through a resume.
- Recorded semifinalist interviews.

- Media search reports incorporating both internet and social media results tailored to each candidate based on their previous places of residence and work.
- Thorough, automated, and anonymous reference checks that provide feedback on candidates from a well-rounded group of references.
- Background checks completed by a licensed private investigation firm.

Executive Recruitment Clients

SGR has partnered on executive recruitments with more than 450 local government clients in 37 states. We take great pride in the long-term relationships we have developed with many of our clients who continue to partner with us on future recruitment needs.

Project Personnel



Larry Gilley, Senior Vice President

Email: larrygilley@governmentresource.com
Phone: 325-660-4208

Larry Gilley joined SGR in 2016. He previously served for more than 38 years in leadership roles in Texas cities. He served as City Manager for the City of Abilene from June 2002 until his retirement. Prior to joining the City of Abilene, Larry served as City Manager for the City of San Marcos, Texas, for almost 14 years. He began his career in municipal government as City Manager in Bovina in 1976 and later served as City Manager in Panhandle.

Larry has been active in his professional association and is a member of the International City/County Management Association (ICMA) and the Texas City Management Association (TCMA) and is Past President of that organization. He served on the Board of the Texas Municipal League Intergovernmental Risk Pool (TMLIRP) and served as Chair of that organization. He has served on the MPA Advisory Council at Texas State University, where he also served as an Adjunct Graduate Faculty member. He holds a Bachelor of Arts in Political Science from Texas Tech University and a Master of Public Administration from Texas State University.

ICMA awarded Larry its professional service award for In-Service Training, and the Cen-Tex Chapter of the American Society of Public Administration recognized him as "Professional Administrator of the Year." Larry is also a recipient of a Lifetime Achievement Award from TCMA and is a Life Member of that organization.

Approach, Methodology & Timeline

Option 1: Limited Scope Recruitment

Our proposed limited scope recruitment entails the following steps:

Step 1. Organization/Position Insight and Analysis
- Project Kickoff Meeting and Develop Anticipated Timeline
- Stakeholder Interviews and Listening Sessions
- Develop Recruitment Brochure

Step 2. Recruitment Campaign and Communication with Candidates
- Advertising and Marketing
- Sourcing Prospective and Active Candidates
- Communication with Prospective Applicants
- Communication with Active Applicants

Step 3. Initial Screening and Review by Executive Recruiter

Step 4. Search Committee Briefing to Review Applicant Pool and Select Semifinalists

Step 5. Transition the Search to the Organization

Step 1: Organization/Position Insight and Analysis

Project Kickoff Meeting and Develop Anticipated Timeline
SGR will virtually meet with the organization at the outset of the project to discuss the recruitment strategy and timeline. At this time, if applicable, SGR will also request that the organization provide us with photos and information on the community, organization, and position to assist us in drafting the recruitment brochure.

Stakeholder Interviews and Listening Sessions
Stakeholder interviews and listening sessions are integral to SGR's approach. SGR devotes tremendous energy to understanding your organization's unique culture, environment, and goals to ensure you get the right match for your specific needs. Obtaining a deep understanding of your organizational needs is the crucial foundation for a successful executive recruitment. In collaboration with the organization, SGR will compile a list of internal and external stakeholders to meet with regarding the position. These interviews and listening sessions will identify potential issues that may affect the dynamics of the recruitment and contribute to a comprehensive understanding of the position, special considerations, and the political environment. This process fosters organizational buy-in and will assist us in creating the position profile.

Develop Recruitment Brochure
After the stakeholder meetings, SGR can develop a recruitment brochure, which will be reviewed and revised in partnership with your organization until we are in agreement that it accurately represents the sought-after leadership and management attributes.

View sample recruitment brochures here: GovernmentResource.com/Open-Recruitments

Step 2: Recruitment Campaign and Communication with Candidates

Advertising and Marketing
The Executive Recruiter and the client work together to determine the best ways to advertise and recruit for the position. SGR's Servant Leadership e-newsletter, with a reach of over 35,000 subscribers in all 50 states, will announce your position. Additionally, we will send targeted emails to opt-in subscribers of SGR's Job Alerts, and your position will be posted on SGR's website and Job Board. SGR provides a comprehensive social media marketing campaign that includes custom-made graphics and distribution on SGR's LinkedIn page. Furthermore, we will provide a recommended list of ad placements to be approved by the client, targeting the most effective venues for reaching qualified candidates for that particular position.

Sourcing Prospective and Active Candidates
SGR's innovative recruitment strategies are designed to give our clients a competitive edge in attracting and retaining top-tier talent. By employing a dual approach of passive and active candidate sourcing, we tap into a broader talent pool that includes high-caliber professionals who may not be actively job-seeking. Our advanced technology and deep industry connections enable us to identify candidates with the precise skills and cultural fit for your organization. We round out sourcing efforts through personalized candidate engagement and outreach with a constant focus on transparency and relationship building.

Communication with Prospective Applicants
SGR maintains regular communication with interested prospects throughout the recruitment process. Outstanding candidates often conduct thorough research on the available position before submitting their resumes. As a result, we receive a significant number of inquiries, and it is crucial for the executive search firm to be well-prepared to respond promptly, accurately, and comprehensively, while also offering a warm and personalized approach. This initial interaction is where prospective candidates form their first impression of the organization, and it is an area in which SGR excels.

Communication with Active Applicants
Handling the flow of resumes is an ongoing and significant process. On the front end, it involves tracking resumes and promptly acknowledging their receipt. It also involves timely and personalized responses to any questions or inquiries. SGR maintains frequent communication with applicants to ensure they remain enthusiastic and well-informed about the opportunity. Additionally, SGR communicates with active applicants, keeping them informed about the organization and community.

Step 3: Initial Screening and Review by Executive Recruiter

SGR uses a triage process to identify high-probability, medium-probability, and low-probability candidates. This triage ranking is focused on overall assessment based on interaction with the applicant, qualifications, any known issues concerning previous work experience, and evaluation of cultural fit with the organization.

In contrast with the triage process mentioned above, which focuses on subjective assessment of the resumes and how the candidates present themselves, we also evaluate each candidate to ensure that the minimum requirements of the position are met and determine which preferred requirements are satisfied. This sifting process examines how well candidates' applications align with the recruitment criteria outlined in the position profile.

Step 4: Search Committee Briefing to Review Applicant Pool and Select Semifinalists

At this briefing, SGR will conduct a comprehensive presentation to the Search Committee and facilitate the selection of semifinalists. The presentation will include summary information on the process to date, outreach efforts, the candidate pool demographics, and any identified trends or issues. Additionally, a briefing on each candidate and their credentials will be provided.

Step 5: Transition the Search to the Organization

SGR will send emails to retain or release applicants after the briefing with the Search Committee, and provide application materials of retained applicants to the organization.

Post-Hire Services

We offer additional post-hire services such as executive coaching, team-building retreats, and performance review assistance at the six-month or one-year mark. For more information or to request a customized proposal, please email training@governmentresource.com or visit GovernmentResource.com/leadership-and-professional-development/leadership-development-services/.

Limited Scope Recruitment Timeline

The timeline below is an example only, and we will work with you to finalize and approve a timeline, with adjustments made if needed after the position is posted. *

Initial Steps Prior to Posting Position:	
• Contract Execution • Kickoff Meeting to Discuss Recruitment Strategy and Timeline • Organization/Position Insight and Analysis • Stakeholder Interviews and Listening Sessions • Deliverable: Draft Recruitment Brochure • Deliverable: Recommended Ad Placements • Organization Approves Ad Placements • Search Committee Reviews and Approves Brochure	*Timing varies.* *Estimated to take 2 weeks.*

Task	Week
• Post Position and Firm up Timeline • Recruitment Campaign and Outreach to Prospective Applicants • Initial Screening and Review by Executive Recruiter	Weeks 1-4
• Search Committee Briefing to Review Applicant Pool and Select Semifinalists • Transfer Search to Organization	Weeks 5-6

** Timeline is dependent upon Search Committee availability and Holidays. Organization agrees to timely provide photos/graphics and information necessary to develop recruitment brochure, narrow candidate field, and conduct candidate screening; failure to do so, may, in SGR's reasonable discretion, extend timeline and can negatively impact the outcome of the process.*

Option 2: Full Service Recruitment

Our other recruitment option includes our comprehensive recruitment and application management support, adding interview and candidate evaluation services, additional stakeholder facilitation, and selected candidate negotiation and hiring support. While earlier steps align with the Limited Scope Recruitment, the Full Service Recruitment includes onsite visits, typically during stakeholder interviews as part of profile development and during finalist interviews.

In addition to steps part of the Limited Scope recruitment, a Full Service recruitment typically entails the following additional steps:

Step 5. Evaluation of Semifinalists
- Written Questionnaires
- Recorded Semifinalist Interviews
- Media Searches

Step 6. Search Committee Briefing to Select Finalists

Step 7. Evaluation of Finalists
- Background Investigation Reports
- DiSC Management Assessments (if desired, supplemental cost)
- First Year Plan or Other Advanced Exercise
- Press Release Announcing Finalists (if requested)

Step 8. Interview Process
- Face-to-Face Interviews
- Stakeholder Engagement (if desired)
- Deliberations
- Reference Checks (may occur earlier in process)

Step 9. Negotiations and Hiring Process
- Determine Terms of an Employment Offer
- Negotiate Terms and Conditions of Employment
- Press Release Announcing New Hire (if requested)

Step 5: Evaluation of Semifinalists

The review of resumes is a crucial step in the executive recruitment process. However, resumes may not fully reveal an individual's personal qualities and their ability to collaborate effectively with others. In some instances, resumes might also tend to exaggerate or inflate accomplishments and experience.

At SGR, we understand the significance of going beyond the surface level of a resume to ensure that candidates who progress in the recruitment process are truly qualified for the position and

a suitable match for the organization. Our focus is to delve deeper and gain a comprehensive understanding of the person behind the resume, identifying the qualities that make them an outstanding prospect for your organization.

During the evaluation of semifinalist candidates, we take the initiative to follow up when necessary, seeking clarifications or additional information as needed. This approach ensures that we present you with the most qualified and suitable candidates for your unique requirements. At SGR, our ultimate goal is to match your organization with individuals who possess not only the necessary qualifications but also the qualities that align with your organizational culture and values.

Written Questionnaires
As part of our thorough evaluation process, SGR will request semifinalist candidates to complete a comprehensive written exercise. This exercise is designed to gain deeper insight into the candidates' thought processes and communication styles. Our written instrument is customized based on the priorities identified by the Search Committee. The completed written instrument, along with cover letters and resumes submitted by the candidates, will be included in the semifinalist briefing book.

Recorded Semifinalist Interviews
Recorded one-way or two-way interviews will be conducted for semifinalist candidates. This approach provides an efficient and cost-effective way to gain additional insights to aid in selecting finalists to invite for an onsite interview. The interviews allow the Search Committee to evaluate technological competence, demeanor, verbal communication skills, and on-camera presence. Additionally, virtual interviews provide an opportunity for the Search Committee to ask candidates questions on specific topics of special interest.

Media Searches
Our media search process involves web-based and social media research, enabling efficient and thorough vetting of candidates and minimizing the risk of overlooking critical information. These media reports have proven helpful by uncovering issues that may not have been previously disclosed by prospective candidates. The recruiter will communicate any “red flags” or noteworthy media coverage to the Search Committee as part of the review of semifinalists with the Search Committee.

Step 6: Search Committee Briefing to Select Finalists

Prior to this briefing, SGR will provide the Search Committee with links to the recorded online interviews and a briefing book on the semifinalist candidates. The briefing book includes cover letters, resumes, and completed questionnaires. The objective of this meeting is to narrow the list to finalists who will be invited to participate in onsite interviews.

Step 7: Evaluation of Finalists

Background Investigation Reports

Through SGR's partnership with a licensed private investigation firm, we are able to provide our clients with comprehensive background screening reports that include the detailed information listed below.

- Social security number trace
- Address history
- Driving record (MVR)
- Federal criminal search
- National criminal search
- Global homeland security search
- Sex offender registry search
- State criminal court search for states where candidate has lived in previous 10 years
- County wants and warrants for counties where candidate has lived or worked in previous 10 years
- County civil and criminal search for counties where candidate has lived or worked in previous 10 years
- Education verification
- Employment verification for previous 10 years (if requested)
- Military verification (if requested)
- Credit report (if requested)

DiSC Management Assessments (if desired, supplemental cost)

SGR utilizes the DiSC Management assessment tool, which is among the most validated and reliable personal assessment tools available. The DiSC Management assessment provides a comprehensive analysis and report on the candidate's preferences in five crucial areas: management style, directing and delegating, motivation, development of others, and working with their own manager.

For assessments of more than two candidates, a DiSC Management Comparison Report is included, offering a side-by-side view of each candidate's preferred management style.

First-Year Plan or Other Advanced Exercise

SGR will collaborate with your organization, if desired, to create an advanced exercise for the finalist candidates. One such example is a First-Year Plan, where finalist candidates are encouraged to develop a first-year plan based on their current understanding of the position's opportunities and challenges. Other exercises, such as a brief presentation on a topic to be identified by the Recruiter and Search Committee, are also typically part of the onsite interview process to assess finalists' communication and presentation skills, as well as critical analysis abilities.

Step 8: Interview Process

Face-to-Face Interviews

SGR will arrange interviews at a date and time convenient for your organization. This process can be as straightforward or as elaborate as your organization desires. SGR will aid in determining the specifics and assist in developing the interview schedule and timeline. We will provide sample interview questions and participate throughout the process to ensure it runs smoothly and efficiently.

Stakeholder Engagement

At the discretion of the Search Committee, we will closely collaborate with your organization to

involve community stakeholders in the interview process. Our recommendation is to design a specific stakeholder engagement process after gaining deeper insights into the organization and the community. As different communities require distinct approaches, we will work together to develop a tailored approach that addresses the unique needs of the organization.

Deliberations
SGR will facilitate a discussion about the finalist interviews and support the Search Committee in making a hiring decision or determining whether to invite one or more candidates for a second interview.

Reference Checks
SGR uses a progressive and adaptive automated reference check system to provide insights on candidates' soft skills from a well-rounded group of references. References may include elected officials, direct supervisors, direct reports, internal organizational peers, professional peers in other organizations, and civic leaders. SGR's reference check platform is anonymous, proven to encourage more candid and truthful responses, thus providing organizations with more meaningful and insightful information on candidates. SGR delivers a written summary report to the organization once all reference checks are completed. The timing of reference checks may vary depending on the specific search process and situation. If finalists' names are made public prior to interviews, SGR will typically contact references before the interview process. If the finalists' names are not made public prior to interviews, SGR may wait until the organization has selected its top candidate before contacting references to protect candidate confidentiality.

Step 9: Negotiations and Hiring Process

Determine Terms of an Employment Offer
Upon request, SGR will provide draft employment agreement language and other helpful information to aid in determining an appropriate offer to extend to your preferred candidate.

Negotiate Terms and Conditions of Employment
SGR will assist to whatever degree you deem appropriate in conducting negotiations with the chosen candidate. SGR will identify and address any special needs or concerns of the selected candidate, including potential complicating factors. With our experience and preparedness, SGR is equipped to facilitate win-win solutions to resolve negotiation challenges.

Press Release (if requested)
Until employment negotiations are finalized, you should exercise caution to avoid the embarrassment of a premature announcement that may not materialize. It is also considered best practice to notify all senior staff and unsuccessful candidates before any media exposure. SGR will assist in coordinating this process and in crafting any necessary announcements or press releases.

Satisfaction Surveys
SGR is committed to following the golden rule, which means providing prompt, professional and excellent communication while always treating every client with honor, dignity and respect. We

request clients and candidates to participate in a brief and confidential survey after the completion of the recruitment process. This valuable feedback assists us in our ongoing efforts to improve our processes and adapt to the changing needs of the workforce.

Post-Hire Services

As part of our commitment to ensuring long-term success, SGR is pleased to offer a complimentary, four-hour, leadership development workshop for your organization within 12 months of the successful completion of the executive search. SGR Executive Recruitment clients would be responsible for the travel costs associated with facilitation only—no professional fee (a cost savings of up to $4,750)! Leadership development workshops are designed to support the newly appointed leader and foster a servant leadership culture within your team, enhancing collaboration and alignment across the organization. Standard leadership development workshops include the following topics:

- Creating a Servant Leadership Culture
- Governance
- Team Building
- Strategic Planning
- Strategic Visioning

We offer additional post-hire services such as executive coaching, team-building retreats, and performance review assistance at the six-month or one-year mark. For more information or to request a customized proposal, please email training@governmentresource.com or visit GovernmentResource.com/leadership-and-professional-development/leadership-development-services/.

Full Service Recruitment Timeline

The timeline below is an example only, and we will work with you to finalize and approve a timeline, with adjustments made if needed after the position is posted. *

Initial Steps Prior to Posting Position:	
• Contract Execution • Kickoff Meeting to Discuss Recruitment Strategy and Timeline • Organization/Position Insight and Analysis • Stakeholder Interviews and Listening Sessions • Deliverable: Draft Recruitment Brochure • Deliverable: Recommended Ad Placements • Organization Approves Ad Placements • Search Committee Reviews and Approves Brochure	*Timing varies.* *Estimated to take 2 weeks.*

Task	Week
• Post Position and Firm up Timeline • Recruitment Campaign and Outreach to Prospective Applicants • Initial Screening and Review by Executive Recruiter	Weeks 1-4
• Search Committee Briefing to Review Applicant Pool and Select Semifinalists	Week 5
• Questionnaires • Recorded Semifinalist Interviews • Media Searches	Week 6
• Deliverable: Semifinalist Briefing Books via Electronic Link • Deliverable: Recorded Interviews	Week 7
• Search Committee Briefing to Select Finalists	Week 8
• Background Investigation Reports • Disc Management Assessments (if desired, supplemental cost) • First-Year Plan or Other Advanced Exercise (if desired)	Weeks 9-10
• Deliverable: Finalist Briefing Books via Electronic Link	Week 11
• Face-to-Face Interviews • Stakeholder Engagement (if desired) • Deliberations • Reference Checks (may occur earlier in process) • Negotiations and Hiring Process	Week 12

** Timeline is dependent upon Search Committee availability and Holidays. Organization agrees to timely provide photos/graphics and information necessary to develop recruitment brochure, narrow candidate field, and conduct candidate screening; failure to do so, may in SGR's reasonable discretion, extend timeline and can negatively impact the outcome of the process.*

Pricing & Terms

Pricing Summary for Recruitment Options

Recruitment Services		Costs*
Limited Scope Recruitment	Limited Scope Recruitment Fee	$14,184*
	Ad Placement Expenses	*Estimated $2,500* *Billed at-cost.*
Full Service Recruitment	Full Service Recruitment Fixed Fee	$26,919*
	Ad Placement Expenses	*Estimated $2,500* *Billed at-cost.*

**We will offer a $750 discount if an SGR Interim Professional is placed with and provides work for your organization prior to the completion of this recruitment.*

Option 1: Limited Scope Recruitment

Limited Scope Recruitment Pricing

Limited Scope Recruitment Fee: $14,184**

***We will offer a $750 discount if an SGR Interim Professional is placed with and provides work for your organization prior to the completion of this recruitment. Ad placement costs are not included in the fee listed above. Ad placement costs are estimated to be around $2,500 and shall be added to the total cost of services upon approval from the organization.*

The Limited Scope Recruitment Fee includes:

- Virtual Stakeholder Interviews and Listening Sessions
- Production of a Professional Recruitment Brochure
- Recruitment Campaign and Outreach:
    - Outreach to Prospective Applicants
    - Custom Graphics for Email and Social Media Marketing
    - Announcement in SGR's Servant Leadership e-Newsletter
    - Post on SGR's Website
    - Ad on SGR's Job Board
    - Two (2) Targeted Job Blasts to SGR's Opt-In Subscriber Database
    - Promotion on SGR's LinkedIn
- Application Management and Screening
- Search Committee Briefing to Review Applicant Pool and Select Semifinalists
- Transition the Search to the Organization

A La Carte Services/Other Expenses not included in the Limited Scope Recruitment Fee:

- There may be additional charges for substantial and substantive changes made to the

recruitment brochure after the brochure has been approved by the Organization and the position has been posted online. The Organization would be notified of any supplemental costs prior to changes being made.

- Ad placements are billed at actual cost. No ad placement costs will be incurred without prior approval of the Organization.

- **Stakeholder Survey / $1,531**
    - SGR will provide recommended survey questions within three (3) business days of project initiation. SGR will set up an online survey within one (1) business day after the organization has reviewed and approved the survey questions. Stakeholders can be directed to a web page or invited to take the survey by email. SGR and the organization will agree to the open survey time period, typically ten (10) to thirty (30) days.
    - The organization shall be responsible for marketing and promoting the survey to stakeholders.
    - A written summary of results is provided to the organization within three (3) business days of survey close date. Survey is not validated statistically.

- **Questionnaire / $230 per candidate**
    - SGR develops a written exercise customized to the position. SGR distributes questionnaire to candidates, evaluates questionnaires, and holds a virtual briefing with Organization after questionnaires are received.
    - SGR will provide a draft questionnaire to Organization within three (3) business days of request. SGR will send questionnaires to candidates within two (2) business days of Organization's approval of questionnaire. Candidates are typically given one (1) week to complete the questionnaire. SGR will be prepared to hold briefing with Organization within three (3) business days after receiving completed questionnaires from candidates.

- **Recorded Interviews / $256 per candidate**
    - SGR offers recorded one-way or two-way interviews. SGR provides recommended position-specific questions for the organization's approval, coordinates candidate interviews, and emails a link to the organization to view the recorded interviews.
    - SGR will provide a link with the candidate interviews within two (2) business days after interviews are completed.

- **Media Reports / $1,276 per candidate**
    - Our media search process involves web-based and social media research, enabling efficient and thorough vetting of candidates and minimizing the risk of overlooking critical information. These media reports have proven helpful by uncovering issues that may not have been previously disclosed by prospective candidates.
    - SGR will provide media report via email within two (2) weeks of receiving completed release form from candidate.

- **Management Style Assessments / $179 per candidate**
    - SGR uses the DiSC Management psychometric assessment to provide detailed

insights regarding how a candidate would lead and manage an organization. SGR will also provide a DiSC Management Comparison Report, which presents a side-by-side view of each candidate's preferred management style.

    - Candidates are typically given two (2) to three (3) business days to complete the assessments. The assessment reports will be provided to the organization within two (2) business days of assessment completion by candidates.

- **Background Investigation Report / $511 per candidate**
    - Through SGR's partnership with a licensed private investigations firm, we are able to provide detailed comprehensive background reports.
    - Background check reports include: SSN trace and address verification; credit bureau report (if requested); personal information, address, and employment comparisons; county criminal and civil records search (for counties where the candidate has lived or worked in the last 10 years); state criminal records search (for states where the candidate has lived in the last 10 years); county wants and warrants (for counties where the candidate has lived or worked in the last 10 years); Federal criminal records search; InstaCriminal national search; Global homeland security search; sex offender records search; driving/motor vehicle records; education verification for highest degree obtained; employment verification (if requested); and military verification (if requested).
- **Reference Checks / $256 per candidate**
    - SGR provides the organization a specific list of contacts to request from the candidate, based on the type of position. SGR provides a written (anonymous) summary of reference checks.
- **Supplemental Services / $256 per hour**
    - If the organization desires any supplemental services not mentioned in this section, an estimate of the cost and hours to be committed will be provided at that time, and no work shall be done without approval. Supplemental services will be billed at $256 per hour.
- Should the Organization request printing of briefing materials, the reproduction and shipping of materials will be outsourced and be billed back at actual cost.
- Travel is not anticipated or taken into consideration in limited scope search pricing. If the Recruiter and the Organization agree that Recruiter travel is beneficial for the Limited Scope Recruitment, travel time for the recruiter will be paid at a rate of $256 per hour, plus $1,021 per day for each day the recruiter is working onsite, regardless of number of hours worked. Meals are billed back at a per diem rate of $18 for breakfast, $20 for lunch, and $32 for dinner. Mileage will be reimbursed at the current IRS rate. All other travel-related expenses are billed back at actual cost with no markup for overhead.

Billing

SGR will bill the fee for the Limited Scope Recruitment in two (2) installments: 50% upon contract execution and 50% upon completion of services. Expenses, including reimbursable ad placement expenses, and supplemental services will be billed as incurred or provided. Payment terms are thirty (30) days from date of invoice. Balances that are unpaid after the payment

deadline are subject to a fee of 5% per month or the maximum lawful rate, whichever is less, on the owed amount every month, charged monthly until the balance is paid.

Limited Scope Recruitment Terms and Conditions

- The organization agrees not to discriminate against any candidate on the basis of age, race, creed, color, religion, sex, sexual orientation, national origin, disability, marital status, or any other basis that is prohibited by federal, state, or local law.
- The organization agrees to refer all prospective applicants to SGR and not to accept applications independently during the recruitment process.
- The organization agrees to provide SGR with any candidates that were previously accepted as applicants for the given position before engaging SGR to conduct the recruitment for the subject position.
- The organization shall specify how long SGR will accept applications for the position, up to a maximum of 45 days.
- Within seven (7) business days of application close date, SGR will conduct a virtual briefing with CLIENT and present candidate evaluations.
- The organization agrees to provide SGR with a list of any candidates to be released within two (2) weeks following the briefing with SGR. At that time, SGR will release any candidates that will not continue in the process and email the remaining candidates that the organization will be the primary contact from that point forward. If the organization does not provide a list of candidates to be released, SGR will email all candidates and notify them that the organization will be the primary contact from that point forward. SGR will then consider services fulfilled.
- If the organization wishes to place ads in local, regional, or national newspapers, the organization shall be responsible for paying directly for the ads and for placing the ads using language provided by SGR.
- The organization bears the cost of candidate travel, and candidates are reimbursed directly by the organization.

Limited Scope Recruitment Service Guarantee

SGR is committed to your satisfaction with the results of our Limited Scope Recruitment process. If, for any reason, you are not satisfied with the applicant pool, SGR must be notified within three (3) weeks of triage briefing date, and SGR will then coordinate with the organization to reopen the position, for a maximum of 45 days, at no additional charge to the organization (with the exception of reimbursable expenses). After the second posting of the position, each additional opening will be charged as a new position for the full fee amount. Additionally, we promise not to directly solicit any candidate selected under this engagement for another position while they are employed with your organization.

Option 2: Full Service Recruitment

Full Service Recruitment Pricing

Not-to-Exceed Price: $29,419

Not-to-Exceed Price is comprised of:

- **Fixed Fee of $26,919***
- **Up to $2,500 in Ad Placements** (billed at actual cost)

**We will offer a $750 discount if an SGR Interim Professional is placed with and provides work for your organization prior to the completion of this recruitment.*

The Fixed Fee includes:

- Stakeholder Interviews and Listening Sessions
- Production of a Professional Recruitment Brochure
- Recruitment Campaign and Outreach:
    - Outreach to Prospective Applicants
    - Custom Graphics for Email and Social Media Marketing
    - Announcement in SGR's Servant Leadership e-Newsletter
    - Post on SGR's Website
    - Ad on SGR's Job Board
    - Two (2) Targeted Job Blasts to SGR's Opt-In Subscriber Database
    - Promotion on SGR's LinkedIn
- Application Management, Screening, and Evaluation
- Semifinalist Evaluation:
    - Questionnaires for up to 15 Semifinalists
    - Recorded Interviews for up to 15 Semifinalists
    - Media Searches for up to 15 Semifinalists
- Semifinalist Briefing Books via Electronic Link
- Background Investigation Reports for up to Five (5) Finalists
- Finalist Briefing Books via Electronic Link
- Reference Checks for up to Five (5) Finalists
- Up To Two (2) Onsite Visits by the Recruiter for 1-3 days each, Inclusive of Travel Costs

Reimbursable Expenses included in the not-to-exceed price:

- Ad placements up to $2,500 will be billed at the actual cost with no markup for overhead and are incorporated into our not-to-exceed price.

Reimbursable Expenses not included in the not-to-exceed price:

- Ad placements over and above $2,500 will be billed back at actual cost with no markup for overhead.

Supplemental Services/Other Expenses not included in the fixed or not-to-exceed price:

- There may be additional charges for substantial and substantive changes made to the recruitment brochure after the brochure has been approved by the Organization and the position has been posted online. Organization would be notified of any supplemental costs prior to changes being made.
- At your request, SGR can conduct an online stakeholder survey for $1,531 to help identify key issues or priorities that you may want to consider prior to launching the search. SGR provides recommended survey questions and sets up an online survey. Stakeholders are directed to a web page or invited to take the survey by email. A written summary of results is provided to the Organization. Please note that this type of survey may extend the recruitment timeline.
- Additional questionnaires over and above the 15 included in the Fixed Fee - $230 per candidate.
- Additional recorded interviews over and above the 15 included in the Fixed Fee - $256 per candidate.
- Additional media search reports over and above the 15 included in the Fixed Fee - $766 per candidate.
- Additional background investigation reports over and above the maximum of five (5) included in the Fixed Fee - $511 per candidate.
- Additional reference checks over and above the maximum of five (5) included in the Fixed Fee - $256 per candidate.
- DiSC Management assessments - $179 per candidate.
- Semifinalist and finalist briefing materials will be provided to the Organization via an electronic link. Should the Organization request printing of those materials, the reproduction and shipping of briefing materials will be outsourced and be billed back at actual cost.
- Additional onsite visits by the recruiter over and above the quantity included in the fixed price are an additional cost. Travel time and onsite time are billed at a professional fee of $1,021 per day. Meals are billed back at a per diem rate of $18 for breakfast, $20 for lunch, and $32 for dinner. Mileage will be reimbursed at the current IRS rate. All other travel-related expenses are billed back at actual cost with no markup for overhead.
- SGR Executive Recruitment clients wishing to utilize the complimentary leadership development workshop would be responsible for the travel costs associated with facilitation only. Meals are billed back at a per diem rate of $18 for breakfast, $20 for lunch, and $32 for dinner. Mileage will be reimbursed at the then-current IRS rate. All other travel-related expenses are billed back at actual cost with no markup for overhead.
- The organization bears the cost of candidate travel, and candidates are reimbursed directly by the organization.
- If the organization desires any supplemental services not mentioned in this fee proposal, an estimate of the cost will be provided at that time, and no work shall be done without

approval.

Billing
SGR will bill the fixed fee in three (3) installments: 35% upon contract execution, 35% after the applicant pool is presented, and 30% after finalist interviews. Ad placement expenses and supplemental services/other expenses will be billed as incurred or provided. Balances that are unpaid after the payment deadline are subject to a fee of 5% per month or the maximum lawful rate, whichever is less, on the owed amount every month, charged monthly until the balance is paid.

Full Service Recruitment Terms and Conditions

- The organization agrees not to discriminate against any candidate on the basis of age, race, creed, color, religion, sex, sexual orientation, national origin, disability, marital status, or any other basis that is prohibited by federal, state, or local law.
- The organization agrees to refer all prospective applicants to SGR and not to accept applications independently during the recruitment process.
- The organization agrees to provide SGR with any candidates that were previously accepted as applicants for the given position before engaging SGR to conduct the recruitment for the subject position.
- If the organization wishes to place ads in local, regional, or national newspapers, the organization shall be responsible for paying directly for the ads and for placing the ads using language provided by SGR.
- The organization bears the cost of candidate travel, and candidates are reimbursed directly by the organization.

Full Service Recruitment Placement Guarantee

SGR is committed to your satisfaction with the results of our full service recruitment process. If, for any reason, you are not satisfied, we will repeat the entire process one additional time, and you will be charged only for expenses as described in the Fee Proposal under Supplemental Services. Additionally, we promise not to directly solicit any candidate selected under this engagement for another position while they are employed with your organization.

In the event that you select a candidate fully vetted by SGR, who subsequently resigns or is released for any reason within 12 months of their hire date, we are committed to conducting a one-time additional executive search to identify a replacement. In this case, you will only be charged for related expenses as described in the Fee Proposal.

If your organization circumvents SGR's recruitment process and selects a candidate who did not participate in the full recruitment process, the placement guarantee will be null and void. Additionally, SGR does not provide a guarantee for candidates placed as a result of a partial recruitment effort or limited scope recruitment.

SGR Similar Recruitments

The recruitments listed below are full service executive recruitments, except for those with an asterisk (*) noting a custom or limited scope recruitment engagement.

City, Town, & County Management Recruitments, 2021-Present

In Progress

- Berkeley, MO (pop. 8,000) - City Manager
- Clarksville, IN (pop. 22,000) – Town Manager
- Denton, TX (pop. 169,000) – City Manager
- Enfield, CT (pop. 41,000) – Town Manager
- Eustis, FL (pop. 26,000) – City Manager
- Green Cove Springs, FL (pop. 10,000) - City Manager
- Lenexa, KS (pop. 59,000) - City Manager
- Mulberry, FL (pop. 4,500) - City Manager
- Surfside, FL (pop. 5,500) – Town Manager

2026

- Annapolis, MD (pop. 40,000) – City Manager
- Hebron, CT (pop. 9,300) – Town Manager
- Bowie, MD (pop. 58,000) - City Manager
- Azle, TX (pop. 15,000) - City Manager
- Farmersville, TX (pop. 4,300) - City Manager
- Giddings, TX (pop. 5,500) – City Manager
- Independence, MO (pop. 123,000) - City Manager
- Ketchikan, AK (pop. 8,200) - City Manager/Ketchikan Public Utilities General Manager
- La Vista, NE (pop. 16,746) – City Administrator
- Lawrence, KS (pop. 98,000) – City Manager
- Lisbon, ME (pop. 9,800) – Town Manager *
- Madisonville, TX (pop. 4,630) – City Manager
- Milton-Freewater, OR (pop. 7,000) – City Manager *
- Palmer Lake, CO (pop. 2,635) – Town Administrator

2025

- Aledo, TX (pop. 7,000) - City Manager
- Abilene, TX (pop. 125,000) - City Manager
- Argyle, TX (pop. 6,000) - Town Administrator
- Athens-Clarke County Unified Government, GA (pop. 130,000) - County Manager
- Battle Creek, MI (pop. 52,700) - City Manager
- Biddeford, ME (pop. 22,300) - City Manager
- Blaine, MN (pop. 75,900) - City Manager
- Bonner Springs, KS (pop. 7,600) - City Manager
- Cameron, MO (pop. 8,300) - City Manager

- Canadian, TX (pop. 2,300) - City Manager
- Clay County, MO (pop. 260,000) - County Administrator
- Dundee, FL (pop. 5,700) - Town Manager
- Elgin, TX (pop. 12,800) - City Manager
- Finney County, KS (pop. 38,000) - County Administrator
- Florence, CO (pop. 3,800) – City Manager
- Garden Ridge, TX (pop. 5,000) - City Manager
- Heath, TX (pop. 10,400) - City Manager
- Iowa Colony, TX (pop. 17,200) - City Manager
- Jonestown, TX (pop. 2,500) - City Administrator
- La Junta, CO (pop. 7,200) - City Manager
- Lamar, CO (pop. 7,700) - City Administrator
- North Central Texas Council of Governments (NCTCOG), TX - Executive Director
- Oak Point, TX (pop. 6,000) - City Manager
- Olathe, KS (pop. 149,000) – City Manager
- Ottawa, KS (pop. 12,630) – City Manager
- Pacific, MO (pop. 7,800) - City Administrator
- Plainview, TX (pop. 20,000) - City Manager
- Portland, OR (pop. 650,000) - City Administrator
- Sedalia, MO (pop. 22,000) - City Administrator
- Springfield, MO (pop. 170,200) - City Manager
- Stevenson, WA (pop. 1,600) - City Administrator
- Trinidad, CO (pop. 8,100) - City Manager
- Waco, TX (pop. 140,000) - City Manager
- Wadena County, MN (pop. 14,400) – County Administrator

2024

- Brunswick, ME (pop. 21,800) - Town Manager
- Chester County, PA (pop. 540,000) – Chief Executive Officer
- Coffeyville, KS (pop. 8,800) - City Manager
- Des Moines, WA (pop. 32,400) - City Manager
- Duncan, OK (pop. 23,000) - City Manager
- DuPont, WA (pop. 10,200) - City Administrator
- Edwardsville, KS (pop. 4,700) - City Manager
- Leander, TX (pop. 67,000) - City Manager
- Leavenworth, KS (pop. 37,600) - City Manager
- Manhattan, KS (pop. 55,000) - City Manager
- Marysville, KS (pop. 3,500) - City Administrator
- Medford, OR (pop. 90,900) - City Manager
- Miami, OK (pop. 12,200) - City Manager
- New Rochelle, NY (pop. 80,800) - City Manager
- New Smyrna Beach, FL (pop. 32,400) - City Manager
- Orono, ME (pop. 11,400) - Town Manager
- San Juan County, WA (pop. 18,600) - County Manager
- St. Joseph, MO (pop. 72,000) - City Manager

- Topeka, KS (pop. 125,500) - City Manager
- Treasure Island, FL (pop. 6,500) - City Manager

2023

- Camp Verde, AZ (pop. 12,000) - Town Manager
- Cleburne, TX (pop. 33,000) - City Manager
- Bristol, TN (pop. 27,000) - City Manager
- Dobbs Ferry, NY (pop. 11,000) - Village Administrator
- Gatesville, TX (pop. 16,000) - City Manager
- Glastonbury, CT (pop. 35,000) - Town Manager
- Great Bend, KS (pop. 15,000) - City Administrator
- Justin, TX (pop. 5,000) - City Manager
- Lafayette, CO (pop. 30,000) - City Administrator
- Laredo, TX (pop. 256,000) - City Manager
- Largo, FL (pop. 84,000) - City Manager
- Lawton, OK (pop. 90,000) - City Manager
- Mexia, TX (pop. 7,000) - City Manager
- Nassau Bay, TX (pop. 5,000) - City Manager
- Navajo County, AZ (pop. 106,000) - County Manager
- Ottawa, KS (pop. 12,500) - City Manager
- Parker, AZ (pop. 3,500) - Town Manager
- Rowlett, TX (pop. 68,000) - City Manager
- Shawnee, KS (pop. 69,000) - City Manager
- Snoqualmie, WA (pop. 14,000) - City Administrator
- Snyder, TX (pop. 11,000) - City Manager
- Stillwater, OK (pop. 48,000) - City Manager
- Trophy Club, TX (pop. 13,000) - Town Manager
- Williston, ND (pop. 29,000) - City Administrator

2022

- Aledo, TX (pop. 5,500) - City Manager
- Blaine, WA (pop. 6,000) - City Manager
- Crandall, TX (pop. 4,000) - City Manager
- Dalhart, TX (pop. 8,500) - City Manager
- Edinburg, TX (pop. 100,000) - City Manager
- Fort Collins, CO (pop. 175,000) - City Manager
- Frisco, CO (pop. 3,000) - Town Manager
- Graham, TX (pop. 8,000) - City Manager
- Hutto, TX (pop. 40,000) - City Manager
- Johnston, IA (pop. 24,000) - City Administrator
- Kennebunk, ME (pop. 11,000) - Town Manager
- Kennedale, TX (pop. 9,000) - City Manager
- Ketchikan, AK (pop. 8,000) - City Manager/Public Utilities General Manager
- Klamath Falls, OR (pop. 22,000) - City Manager
- Leawood, KS (pop. 34,000) - City Administrator

- Levelland, TX (pop. 14,000) - City Manager
- Live Oak, TX (pop 16,000) - City Manager
- Madisonville, TX (pop. 4,500) - City Manager
- Manor, TX (pop. 15,000) - City Manager
- Marshall, TX (pop. 23,000) - City Manager
- Mineral Wells, TX (pop. 15,000) - City Manager
- Mont Belvieu, TX (pop. 8,000) - City Manager
- Montgomery, TX (pop. 2,400) - City Administrator
- Parkville, MO (pop. 7,000) - City Administrator
- Rocky Hill, CT (pop. 21,000) - Town Manager
- Sunnyvale, TX (pop. 8,000) - Town Manager
- Tolland, CT (pop. 15,000) - Town Manager
- Walla Walla, WA (pop. 34,000) - City Manager
- West Lake Hills, TX (pop. 3,000) - City Administrator
- Wethersfield, CT (pop. 26,000) - Town Manager
- Wickenburg, AZ (pop. 7,500) - Town Manager

2021

- Bainbridge Island, WA (pop. 25,000) - City Manager
- Breckenridge, TX (pop. 5,000) - City Manager
- Bridgeport, TX (pop. 6,500) - City Manager
- Briarcliff Manor, NY (pop. 8,000) - Village Manager
- Chandler, AZ (pop. 270,000) - City Manager
- Chanhassen, MN (pop. 27,000) - City Manager
- Chickasha, OK (pop. 16,000) - City Manager
- Choctaw, OK (pop. 12,000) - City Manager
- Clermont, FL (pop. 44,000) - City Manager
- Flower Mound, TX (pop. 79,000) - Town Manager
- Johnson City, TN (pop. 65,000) - City Manager
- Kennett Square, PA (pop. 6,000) - Borough Manager
- Lago Vista, TX (pop. 8,000) - City Manager
- Lamar, CO (pop. 7,500) - City Administrator
- Monett, MO (pop. 9,000) - City Administrator
- North Port, FL (pop. 77,000) - City Manager
- Port Chester, NY (pop. 30,000) - Village Manager
- Sherwood, OR (pop. 20,000) - City Manager
- Spokane, WA (pop. 220,000) - City Administrator



CITY MANAGER

$125,000 to $140,000 DOE

Florence, Colorado

Are you a municipal leader with the vision and skill to guide a historic community into a modern era? Do you lead with policy and proper procedure? Do you provide an approachable type management? Florence, Colorado, is seeking a City Manager who can embrace the City's heritage while leading it toward growth, innovation, and operational excellence.

We're looking for an exceptional leader who is:

- Confident, self-motivated, resilient and can maintain and promote a high level of staff performance to provide excellent customer service to the community.
- Willing to inform and guide the staff and Council with proper procedure, policies, and ordinances.
- Able to balance tradition and progress, modernizing operations while honoring Florence's historic character.

If you are ready to inspire trust, work collaboratively, and help shape the future of a safe, welcoming, and forward-thinking community, Florence invites you to apply.

Executive Recruitment Provided by SGR

ABOUT THE COMMUNITY

Florence is a small-town gem in southern Colorado, celebrated for its historic charm, welcoming atmosphere, and exceptional quality of life. Nestled near the Arkansas River and framed by mountain views, the City boasts a beautifully preserved downtown — listed on the National Register of Historic Places in 2017 — filled with local shops, antiques, restaurants, and art galleries, all offering a nostalgic yet vibrant experience.

Just minutes from Cañon City and a short drive from Colorado Springs and Pueblo, Florence provides easy access to hiking, rafting, climbing, and scenic byways while maintaining a relaxed pace and a lower cost of living than nearby urban areas. The community is known for its safety, small-town atmosphere, and excellent K–12 schools, including a new high school offering advanced trade programs.

Florence's rich history as a railroad and mining town now blends seamlessly with innovation, as seen in the growth of high-tech startups at the local Emergent Campus. Residents enjoy outstanding recreational opportunities along the Arkansas River and in the surrounding natural areas, making Florence a truly great place to live, work, and play.

POPULATION
3,822

MEDIAN HOUSEHOLD INCOME
$57,239

MEDIAN HOME VALUE
$200,000 – $300,000

AVERAGE MONTHLY RENT
$1,000

Florence History CLICK!

Tourism CLICK!



GOVERNANCE & ORGANIZATION

Florence operates under a Council-City Manager form of government. The Mayor is elected at large for a two-year term, and the six Council Members are elected by ward for four-year terms.

The City provides a full range of services including:

- Public Safety
- Public Works and Utilities
- Water Department that provides water to the region
- Cemetery
- Parks and Recreation and Municipal Pool



ABOUT THE JOB

The City Manager Department provides executive leadership and policy implementation for the City of Florence. It oversees all departments and collaborates closely with Council and the community.

Reporting to the Mayor and City Council, the new City Manager will:

- Provide administrative leadership and direction across all City departments
- Recommend and implement policies, goals, and objectives
- Serve as liaison to civic, governmental, and community organizations
- Develop a culture where staff is supported while maintaining productivity and accountability
- Develop and administer the annual City budget and long-range planning efforts
- Be visible in the community, actively participating in events, and local initiatives
- Ready to get to work and make an immediate, positive impact

DEPARTMENT QUICKFACTS

EMPLOYEES
41

DEPT. BUDGET
$13.29
MILLION

KEY PROJECTS FOR 2025

- FINALIZE AND IMPLEMENT THE CITY'S UPDATED MASTER PLAN
- CONTINUE CAPITAL IMPROVEMENT PROGRAM FOR CITY INFRASTRUCTURE
- LAUNCH WATER RATE STUDY AND LONG-TERM UTILITY PLANNING
- STRENGTHEN REGIONAL PARTNERSHIPS AND BOARD REPRESENTATION
- SUPPORT ECONOMIC GROWTH THROUGH DOWNTOWN AND TECH-SECTOR COLLABORATION







THE IDEAL CANDIDATE

The ideal candidate will have experience in municipal government leadership. They will demonstrate:

- Confident, self-motivated, and resilient and can maintain and promote a high level of staff performance to provide excellent customer service to the community.
- Willing to inform and guide the staff and Council with proper procedure, policies, and ordinances.
- Personable within the organization and with citizens in the community.
- Transparent; high integrity.
- Able to say "No" when necessary; courageous in implementing Council policies.
- Willing to participate in local organizations and committee events.
- Ability to outreach to the County, regional partners and the surrounding communities.

This individual will be forward-thinking yet respectful of Florence's history, and willing to engage visibly with citizens, staff, and Council.

EXPERIENCE & QUALIFICATIONS

Required:

- Bachelor's degree in Public Administration, Public Policy, Finance, or related field
- Minimum four (4) years' municipal administration experience, including two (2) years in a manager/ administrator role in a similarly sized or larger organization
- Valid driver's license and ability to pass background and MVR checks

Preferred:

- Knowledge of Colorado water rights and rural infrastructure
- Advanced degree (MPA or similar)
- Experience with small-town growth management
- Residency is highly preferred



SALARY & BENEFITS

Salary: $125,000 to $140,000 DOE

Health Insurance: Medical, Dental, Vision, and Supplemental Insurance

Paid Leave: Vacation and sick leave provided per personnel policy

Retirement: OneAmerica 457b with 3% City match

Additional Perks:

- Flexible 4x10 work schedule
- Gym access
- City-issued phone/vehicle (no allowance)
- Relocation assistance at Council discretion

HOW TO APPLY

Apply Here

For more information on this position, contact:
Marsha Reed, Senior Vice President
MarshaReed@GovernmentResource.com | 806-789-9641

The City of Florence is an Equal Opportunity Employer and values diversity in its workforce. Applicants selected as finalists for this position will be subject to a comprehensive background check.

Agreement for LIMITED SCOPE Executive Recruitment Services
for Town Manager ("PROJECT")
to Town of Granby, Colorado ("CLIENT") between
CLIENT and Strategic Government Resources, Inc., DBA SGR ("SGR")

SGR and CLIENT (together, "Parties") agree as follows, effective upon the date of the later signature below, in consideration of the mutual promises contained in this Agreement and other good and valuable consideration, the sufficiency of which each Party hereby acknowledges.

1. **SGR promises and agrees:**
    A. To perform the Limited Scope Recruitment Services described in SGR's Proposal for PROJECT dated October 2, 2026 ("PROPOSAL") substantially in the timeframe projected in the PROPOSAL.
    B. To honor the Service Guarantee stated in the PROPOSAL.
    C. To comply with all applicable open records, public information and similar laws, and consult with CLIENT if SGR is asked for information before disclosure, unless prevented by court order or law from doing so.
2. **CLIENT promises and agrees:**
    A. To pay SGR promptly as billed or invoiced for such services in accordance with the amounts stated in PROPOSAL, including Reimbursable Expenses and costs of any Supplemental Services or Other Expenses that CLIENT selects. Balances that are unpaid after the payment deadline are subject to a fee of 5% per month or the maximum lawful rate, whichever is less, on the owed amount every month, charged monthly until the balance is paid.
    B. To timely provide photos/graphics and information necessary to develop recruitment brochure, narrow candidate field, and conduct candidate screening and interviews; failure to do so may, in SGR's reasonable discretion, extend timeline and can negatively impact the outcome of the process.
    C. To respond to drafts of documents and reports in a timely manner; failure to do so may, in SGR's reasonable discretion, extend timelines and can negatively impact the outcome of the process.
    D. To refer all prospective applicants to SGR and not to accept applications independently during the recruitment process.
    E. To provide legal opinions to SGR regarding when and if any information relating to the PROJECT must or should be released in accordance with public information laws or legal process.
    F. That if CLIENT receives an open records request related to this PROJECT, CLIENT shall notify and share the request with SGR in writing as soon as possible but within no more than three (3) business days of receipt and that CLIENT shall provide sufficient time for SGR to notify and provide advance notice to the impacted individuals prior to CLIENT releasing the required information with protected information redacted.
    G. To directly reimburse finalists for travel-related expenses relating to in-person interviews.
    H. That CLIENT is ultimately responsible for candidate selections and CLIENT will not discriminate against any candidate on the basis of age, race, creed, color, religion, sex, sexual orientation, national origin, disability, marital status, or any other basis that is prohibited by federal, or applicable state, or local law.

I. To comply with the Fair Credit Reporting Act.

J. To cooperate with SGR and not impede SGR from performing its obligations to CLIENT.

3. Additional Terms and Conditions:

A. The PROPOSAL is incorporated herein for all purposes including all terms defined therein, but if there is any conflict or inconsistency between the terms or conditions of this Agreement, this Agreement controls.

B. SGR may substitute personnel other than those initially placed, who have substantially equivalent training and experience and subject to approval of CLIENT, due to factors such as SGR employee/consultant turnover, developing needs of the PROJECT, or CLIENT's request.

C. CLIENT grants SGR permission to use any name, logo, or other identifying mark of CLIENT in SGR's social media content to refer to the relationship established by this agreement.

D. Remedies

i. CLIENT can terminate this agreement at any time for no reason upon giving SGR seven (7) days advance written notice of the termination date. In such an event, SGR shall be compensated for all work satisfactorily performed up to and through the termination date.

ii. SGR can terminate this agreement upon seven (7) days advance written notice of the termination date to CLIENT if CLIENT has failed to promptly pay in full any undisputed portion of any bill or invoice (if the dispute is in good faith) or has failed to perform its contractual promises in a manner that materially impedes SGR's ability to successfully perform its obligations, including identifying and attracting qualified candidates. In such an event, SGR shall be compensated for all work satisfactorily performed up to and through the termination date.

E. CLIENT acknowledges that the nature of executive recruitment is such that SGR engages in discussions with prospects through the process who may or may not ultimately become a candidate, and that SGR is utilizing its proprietary network of relationships to identify and engage prospective candidates, and that premature release of such proprietary information, including names of prospective candidates with whom SGR may be having conversations as part of the recruitment process, may be damaging to the prospects, CLIENT, and SGR. Accordingly, CLIENT acknowledges and, to the extent permitted by law, agrees that all information related to this search is proprietary, and remains the property of and under the exclusive control of SGR, regardless of whether such information has been shared with CLIENT.

F. There are no third-party beneficiaries to this Agreement.

G. If any term or condition of this Agreement is invalidated by final judgment of a court of competent jurisdiction or becomes impossible to perform, the Parties will confer about whether to continue performance without amending the Agreement, without prejudice to either Party's right to terminate the Agreement without cause.

H. This Agreement embodies the complete and final understandings, contract, and agreement between the Parties, superseding any and all prior written or verbal representations, understandings, or agreements pertaining to this PROJECT. This Agreement can be modified only by signed written amendment. Electronic communications purporting to amend this Agreement will be effective only if the electronic communication includes specific reference to this Agreement or PROJECT.

I. This Agreement will be governed by the substantive laws of the State of Colorado without

regard to the jurisdiction's choice-of-law doctrines. Venue for any litigation relating to this Agreement will be exclusively in Grand County of the State of Colorado.

J. To the extent it may be permitted to do so by applicable law, CLIENT does hereby agree to defend, hold harmless, and indemnify SGR, and all officers, employees, and contractors of SGR, from any and all demands, claims, suits, actions, judgments, expenses, and attorneys' fees incurred in any legal proceedings brought against them as a result of action taken by SGR, its officers, employees, and contractors, providing the incident(s), which is (are) the basis of any such demand, claim, suit, actions, judgments, expenses, and attorneys' fees, arose or does arise in the future from an act or omission of SGR acting within the course and scope of SGR's engagement with CLIENT; excluding, however, any such demand, claim, suit, action, judgment, expense, and attorneys' fees for those claims or any causes of action where it is determined that SGR committed official misconduct, or committed a willful or wrongful act or omission, or an act or omission constituting gross negligence, or acted in bad faith. In the case of such indemnified demand, claim, suit, action, or judgment, the selection of SGR's legal counsel shall be with the mutual agreement of SGR and CLIENT if such legal counsel is not also CLIENT's legal counsel. A legal defense may be provided through insurance coverage, in which case SGR's right to agree to legal counsel provided will depend on the terms of the applicable insurance contract. The provisions of this paragraph shall survive the termination, expiration, or other end of this agreement and/or SGR's engagement with CLIENT.

K. Notices related to this Agreement will go to the respective Parties as follows but either Party can change the addressee for notices to that Party by written notice to the other Party.

   i. For the purposes of this Agreement, legal notice shall be required for all matters involving potential termination actions, litigation, indemnification, and unresolved disputes. This does not preclude legal notice for any other actions having a material impact on the Agreement.

   ii. Any notice required be given by this Agreement shall be deemed to have been given within three (3) days of emailing or depositing in the mail.

Legal Notices:

SGR	**CLIENT**
Attn: Melissa Valentine, Corporate Secretary	Attn:
PO Box 1642 Keller, TX 76244	Address:
Melissa@GovernmentResource.com	Email:

PROJECT Representative:

SGR	**CLIENT**
Rebecca L. Fleury	Name:
President of Executive Recruitment	Title:
RebeccaFleury@GovernmentResource.com	Email:
817-337-8581	Phone:

Billing and Invoicing:

SGR	**CLIENT**
Attn: Finance	Name:
Finance@GovernmentResource.com	Title:
817-337-8581	Email:
	Phone:

L. Unless sooner terminated, this Agreement shall terminate at such time as the PROJECT is completed and the requirements of this Agreement are satisfied, except that duties of payment, information disclosure, service guarantee, and any representations and warranties survive this Agreement.

M. The Parties and each individual who executes this Agreement on behalf of a Party represent and warrant to the other Party that as to each Party's respective signatory, that signatory is authorized by their Party to execute this Agreement and to bind their Party hereto.

N. Time is of the essence to this Agreement.

O. This Agreement may be executed in counterparts which together will comprise the Agreement.

P. This Agreement is subject to appropriation of funds by CLIENT.

Summary of Pricing

Service	**Fees***
Limited Scope Recruitment	$14,184
Ad Placement Expenses	*Billed at-cost. Estimated at $2,500*

Please initial below to approve additional services. Services will be billed as incurred or provided.

A La Carte Services *(optional)*	**Fees ***	**Quantity**	**Initial for Services**
Online Stakeholder Survey	$1,531		
Questionnaires	$230 per candidate		
Recorded Interviews	$256 per candidate		
Media Reports	$1,276 per candidate		
Management Style Assessment	$179 per candidate		
Background Checks	$511 per candidate		
Reference Checks	$256 per candidate		

* *Fees exclude reimbursable expenses or add-ons.*

Signatures on next page.

SGR	**CLIENT**
Signature	Signature
Printed Name:	Printed Name:
Title:	Title:
Date:	Date:

Agreement for FULL SERVICE Executive Recruitment Services
for Town Manager ("PROJECT")
to Town of Granby, Colorado ("CLIENT") between
CLIENT and Strategic Government Resources, Inc., DBA SGR ("SGR")

SGR and CLIENT (together, "Parties") agree as follows, effective upon the date of the later signature below, in consideration of the mutual promises contained in this Agreement and other good and valuable consideration, the sufficiency of which each Party hereby acknowledges.

1. **SGR promises and agrees:**
    A. To perform the Full Service Recruitment Services described in SGR's Proposal for PROJECT dated October 1, 2026 ("PROPOSAL") substantially in the timeframe projected in the PROPOSAL.
    B. To honor the Placement Guarantee stated in the PROPOSAL.
    C. To comply with all applicable open records, public information and similar laws, and consult with CLIENT if SGR is asked for information before disclosure, unless prevented by court order or law from doing so.
2. **CLIENT promises and agrees:**
    A. To pay SGR promptly as billed or invoiced for such services in accordance with the amounts stated in PROPOSAL, including Reimbursable Expenses and costs of any Supplemental Services or Other Expenses that CLIENT selects. Balances that are unpaid after the payment deadline are subject to a fee of 5% per month or the maximum lawful rate, whichever is less, on the owed amount every month, charged monthly until the balance is paid.
    B. To timely provide photos/graphics and information necessary to develop recruitment brochure, narrow candidate field, and conduct candidate screening and interviews; failure to do so may, in SGR's reasonable discretion, extend timeline and can negatively impact the outcome of the process.
    C. To respond to drafts of documents and reports in a timely manner; failure to do so may, in SGR's reasonable discretion, extend timelines and can negatively impact the outcome of the process.
    D. To refer all prospective applicants to SGR and not to accept applications independently during the recruitment process.
    E. To provide legal opinions to SGR regarding when and if any information relating to the PROJECT must or should be released in accordance with public information laws or legal process.
    F. That if CLIENT receives an open records request related to this PROJECT, CLIENT shall notify and share the request with SGR in writing as soon as possible but within no more than three (3) business days of receipt and that CLIENT shall provide sufficient time for SGR to notify and provide advance notice to the impacted individuals prior to CLIENT releasing the required information with protected information redacted.
    G. To directly reimburse finalists for travel-related expenses relating to in-person interviews.
    H. That CLIENT is ultimately responsible for candidate selections and CLIENT will not discriminate against any candidate on the basis of age, race, creed, color, religion, sex, sexual orientation, national origin, disability, marital status, or any other basis that is prohibited by federal, or applicable state, or local law.

I. To comply with the Fair Credit Reporting Act.

J. To cooperate with SGR and not impede SGR from performing its obligations to CLIENT.

3. Additional Terms and Conditions:

A. The PROPOSAL is incorporated herein for all purposes including all terms defined therein, but if there is any conflict or inconsistency between the terms or conditions of this Agreement, this Agreement controls.

B. SGR may substitute personnel other than those initially placed, who have substantially equivalent training and experience and subject to approval of CLIENT, due to factors such as SGR employee/consultant turnover, developing needs of the PROJECT, or CLIENT's request.

C. CLIENT grants SGR permission to use any name, logo, or other identifying mark of CLIENT in SGR's social media content to refer to the relationship established by this agreement.

D. Remedies

i. CLIENT can terminate this agreement at any time for no reason upon giving SGR seven (7) days advance written notice of the termination date. In such an event, SGR shall be compensated for all work satisfactorily performed up to and through the termination date.

ii. SGR can terminate this agreement upon seven (7) days advance written notice of the termination date to CLIENT if CLIENT has failed to promptly pay in full any undisputed portion of any bill or invoice (if the dispute is in good faith) or has failed to perform its contractual promises in a manner that materially impedes SGR's ability to successfully perform its obligations, including identifying and attracting qualified candidates. In such an event, SGR shall be compensated for all work satisfactorily performed up to and through the termination date.

E. CLIENT acknowledges that the nature of executive recruitment is such that SGR engages in discussions with prospects through the process who may or may not ultimately become a candidate, and that SGR is utilizing its proprietary network of relationships to identify and engage prospective candidates, and that premature release of such proprietary information, including names of prospective candidates with whom SGR may be having conversations as part of the recruitment process, may be damaging to the prospects, CLIENT, and SGR. Accordingly, CLIENT acknowledges and, to the extent permitted by law, agrees that all information related to this search is proprietary, and remains the property of and under the exclusive control of SGR, regardless of whether such information has been shared with CLIENT.

F. There are no third-party beneficiaries to this Agreement.

G. If any term or condition of this Agreement is invalidated by final judgment of a court of competent jurisdiction or becomes impossible to perform, the Parties will confer about whether to continue performance without amending the Agreement, without prejudice to either Party's right to terminate the Agreement without cause.

H. This Agreement embodies the complete and final understandings, contract, and agreement between the Parties, superseding any and all prior written or verbal representations, understandings, or agreements pertaining to this PROJECT. This Agreement can be modified only by signed written amendment. Electronic communications purporting to amend this Agreement will be effective only if the electronic communication includes specific reference to this Agreement or PROJECT.

I. This Agreement will be governed by the substantive laws of the State of Colorado without

regard to the jurisdiction's choice-of-law doctrines. Venue for any litigation relating to this Agreement will be exclusively in Grand County of the State of Colorado.

J. To the extent it may be permitted to do so by applicable law, CLIENT does hereby agree to defend, hold harmless, and indemnify SGR, and all officers, employees, and contractors of SGR, from any and all demands, claims, suits, actions, judgments, expenses, and attorneys' fees incurred in any legal proceedings brought against them as a result of action taken by SGR, its officers, employees, and contractors, providing the incident(s), which is (are) the basis of any such demand, claim, suit, actions, judgments, expenses, and attorneys' fees, arose or does arise in the future from an act or omission of SGR acting within the course and scope of SGR's engagement with CLIENT; excluding, however, any such demand, claim, suit, action, judgment, expense, and attorneys' fees for those claims or any causes of action where it is determined that SGR committed official misconduct, or committed a willful or wrongful act or omission, or an act or omission constituting gross negligence, or acted in bad faith. In the case of such indemnified demand, claim, suit, action, or judgment, the selection of SGR's legal counsel shall be with the mutual agreement of SGR and CLIENT if such legal counsel is not also CLIENT's legal counsel. A legal defense may be provided through insurance coverage, in which case SGR's right to agree to legal counsel provided will depend on the terms of the applicable insurance contract. The provisions of this paragraph shall survive the termination, expiration, or other end of this agreement and/or SGR's engagement with CLIENT.

K. Notices related to this Agreement will go to the respective Parties as follows but either Party can change the addressee for notices to that Party by written notice to the other Party.

   i. For the purposes of this Agreement, legal notice shall be required for all matters involving potential termination actions, litigation, indemnification, and unresolved disputes. This does not preclude legal notice for any other actions having a material impact on the Agreement.

   ii. Any notice required be given by this Agreement shall be deemed to have been given within three (3) days of emailing or depositing in the mail.

Legal Notices:

SGR	**CLIENT**
Attn: Melissa Valentine, Corporate Secretary	Attn:
PO Box 1642 Keller, TX 76244	Address:
Melissa@GovernmentResource.com	Email:

PROJECT Representative:

SGR	**CLIENT**
Rebecca L. Fleury	Name:
President of Executive Recruitment	Title:
RebeccaFleury@GovernmentResource.com	Email:
817-337-8581	Phone:

Billing and Invoicing:

SGR	**CLIENT**
Attn: Finance	Name:
Finance@GovernmentResource.com	Title:
817-337-8581	Email:
	Phone:

L. Unless sooner terminated, this Agreement shall terminate at such time as the PROJECT is completed and the requirements of this Agreement are satisfied, except that duties of payment, information disclosure, placement guarantee, and any representations and warranties survive this Agreement.

M. The Parties and each individual who executes this Agreement on behalf of a Party represent and warrant to the other Party that as to each Party's respective signatory, that signatory is authorized by their Party to execute this Agreement and to bind their Party hereto.

N. Time is of the essence to this Agreement.

O. This Agreement may be executed in counterparts which together will comprise the Agreement.

P. This Agreement is subject to appropriation of funds by CLIENT.

SGR	**CLIENT**
Signature	Signature
Printed Name:	Printed Name:
Title:	Title:
Date:	Date:

KRW Associates
Public Sector Executive Search and Organizational Consulting

Website: KRW-Associates.com

Managing Partners- Lorne Kramer, MPA – Lynn Johnson, BA

September 9, 2026

Joshua Hardy, Mayor
Town of Granby
Zero Jasper Avenue; P.O. Box 440
Granby, Colorado 80446

RE: Recruitment & Selection Proposal – Granby, Colorado Town Manager

Dear Mayor Hardy,

KRW Associates LLC appreciates the opportunity to convey our interest in assisting the Town of Granby with the recruitment and successful placement of its next Town Manager. Enclosed please find a proposal from KRW Associates LLC (KRW), that we believe meets the criteria to not only recruit highly qualified candidates, but to eventually succeed in the selection and placement of the very best candidate for your community.

Based on our professional experience as practitioners and executive search consultants, KRW has a reputation for delivering quality, reliable governmental executive recruitment services. In addition to being experienced executive search consultants for the past 19 years, we have professional backgrounds as City/Town Managers and law enforcement executives. KRW has contacts and professional friendships with highly qualified municipal and county executives in Colorado, the intermountain region and throughout the country that is beneficial in reaching prospective candidates.

KRW has earned a reputation of being "values-based" with a strong commitment to our client's interest and ensuring the search process results in a diverse pool of qualified applicants. Very few search firms have the combination of professional and consultant backgrounds of KRW.

Lastly and perhaps most importantly, we know Colorado and have a solid track record of recruiting for mountain resort communities. We were pleased to successfully assist the Town of Granby with the recent recruitment and selection of your new Chief of Police.

The attached proposals provide detailed information regarding our firm, the proposed process, project fee, warranty, and references. If you or your staff have any questions, they can contact me directly at (719) 310-8960 or by sending an email to chiefcos@aol.com. The KRW staff biographies assigned to the projects are included in Attachment A.

Sincerely,

Lorne Kramer

Lorne Kramer, Managing Partner
KRW Associates, LLC

PROPOSAL

Executive Search Services

Town of Granby, CO – Town Manager

Introduction

KRW Associates, LLC (KRW) is a Limited Liability Corporation with a national clientele and is headquartered in Arvada, Colorado, with offices in Denver, and Goodyear, Arizona. (Mailing address: PO Box 2263, Littleton, CO 80161).

We are specialists in all aspects of Public Sector executive recruitment. KRW's Managing Partners are the principals of the firm with a long record of success working with government leaders in identifying, recruiting, and placing executives who possess outstanding credentials, proven histories of success, and the highest degree of professionalism and personal character.

Experience and Qualifications

KRW Associates has decades of public sector executive experience as practitioners and a background of successful executive placements around the country. This experience, combined with *the highest level of graduate public administration education of any search firm in the country*, makes for energetic, enlightened, and reliable expertise that extends throughout the United States. We know how and who to recruit for an open position based upon the needs and desires of the hiring authority.

KRW uses a tiered ranking process to present all candidates to the appointing authority. Unlike many firms who merely arrive with eight to ten names, we use a proven methodology that simplifies the task for government leadership while retaining quality and credibility. We understand the job and the needs of the hiring authority. We provide advice and support regarding important candidate information and the final negotiation process. Because of our extensive relationships and contacts, we are confident we will identify and bring only quality candidates worthy of consideration by the Town.

KRW's philosophy of customer service is founded on directly meeting the needs and desires of the client with a customized service package designed for the unique needs of each client. The candidate selection is made by Town leadership with information and guidance about all applicants provided by KRW. This provides the Town with the ability to select the candidate that is the best fit for your community.

The KRW team, comprised of the two managing partners and ten associates, has been operating since the LLC's establishment in 2007, with years of additional consulting experience. The principles of KRW Associates LLC have served a variety of cities, towns, and other entities with successful executive searches, including City/Town/County Managers, Police Chiefs, Public Works Directors, Park and Recreation Directors, Community Development Directors, and Fire Chiefs.

Successful placements by KRW in the past few years that are similar to the Granby project are:

City/County/Town Managers
Carbondale, CO; Basalt, CO; Minturn, CO; Ouray, CO; Silverton, CO; Pitkin County, CO; Beaver Creek Metropolitan District; Oak Creek, CO; Routt County, CO.
Current Active Projects
Mountain Village, CO Town Manager; Leadville, CO, City Administrator; Firestone, CO Town Manager; Burlington, CO City Administrator.

In addition to the above, KRW has successfully recruited and placed a variety of other government executives such as Public Works Directors, Planning Directors, Finance Directors, Community Development Directors and Parks and Recreation Directors.

Besides executive recruitment, KRW Associates LLC provides a variety of services including organizational audits, training solutions, strategic planning, and assessment centers. KRW brings the expertise of our partners to every project as well as the experience of other qualified subject matter experts, as necessary.

Lorne Kramer is a Managing Partner and will be directing the Granby project. Mr. Kramer is the former City Manager, Deputy City Manager and Police Chief for the City of Colorado Springs, Colorado and has been involved in executive search for over 19 years. KRW Senior Associate Mark Collins, a former City/County Manager in Colorado based in Steamboat Springs, will be a co-director on the project. Mark also served as a University Vice President and currently teaches graduate classes in Public Administration. Gina McGrail, KRW Senior Associate has 30+ years of experience working with public sector clients. She will assist with the development of the job posting brochure and applicant screening.

Detailed biographies of the project consultants and associates are attached. In addition, a list of KRW's references for similar projects and a sample list of our clients is listed below.

The cost of the proposed project is **$24,000.00** which covers consultant fees and most direct consultant expenses. Our fee includes the following phases of the project: consultation and preparation of the advertisement, the recruitment process, the assessment and background checks of candidates, complete facilitation of the on-site interview process and the final recommendations and notifications. See breakdown on Project Cost Sheet below.

Scope of Work and Schedule

1. **Mission Statement:**
   KRW relies heavily on establishing the most productive, trusting, and cooperative relationship with our clients as possible. Relationships are an important value for the firm. We do not believe in long, drawn out processes and work diligently to ensure the timeline and established process protocols are met. We have a reputation as knowledgeable professionals, delivering quality, reliable service and cost our proposals with the appreciation for budget challenges and affordability.

2. **Recruitment Philosophy:**
   As outlined below, it is the recruitment protocol and professional philosophy of KRW to collaborate with elected officials and Town staff to obtain input as to the qualities, abilities, education, and experience desired of an ideal candidate. Other stakeholders identified by the Town representatives may also be interviewed.

3. **Recruitment Process**
   KRW is familiar with conducting simultaneous recruitment efforts and has an established recruitment protocol which has been very successful for many years. Working with Town leadership, KRW would follow this process:

a. Conduct meetings with the Town Board to compile input/information relative to the skills, abilities, attributes desired in the new Town Manager and develop a profile for the position announcement and discussion with potential candidates.

b. KRW also recommends interviews with department heads to obtain their insight into the ideal qualities of the new Town Manager.

c. Based on this information, KRW will draft the position announcement, submit it to the Town for approval, and post the announcement (with emphasis in the Rocky Mountain Region) for a minimum of 30 days.

Note: KRW acknowledges that the search be focused "regionally", however, it would be our professional recommendation to expand the searches nationally to ensure a diverse and qualified candidate pool.

d. Candidates will be directed to submit application materials to KRW Associates electronically. KRW will conduct an initial screening of applicants to ensure minimum qualifications are satisfied.

e. During the open period, KRW will evaluate applicant resumes as well as perform outreach to contacts and solicit potential suitable candidates.

f. KRW will rank the resumes in four "tiers" (Tier A, Tier A/B, Tier B, Tier C), based on credentials and qualifications, in descending order for administrative review. KRW will confer with the Town Board to select the top candidates as semi-finalists to move to the next phase of the process.

g. KRW will conduct a due diligence process, including virtual interviews of the semi-finalists. Those recorded interviews will be provided to the Town Board for their review and consideration in selecting finalists.

h. KRW will meet with the Town Board to discuss candidates and offer input as they select finalists.

i. KRW will perform reference checks, criminal background and social media checks on the final candidates and prepare a written report for administrative review. KRW will also provide sample questions for the final interview process.

j. KRW will work with Town officials in designing the assessment/interview process and assisting the Town Board in organizing candidate visits. The specific process will be fully discussed with Town representatives, but may include a community reception (with candidate presentations), staff luncheon and panel interviews.

k. KRW will administer the assessment/interview process "on site" in Granby and fully assist with final candidate deliberations.

Potential candidates: Our firm has a database of both assistant town and city managers/administrators who have previously applied for open positions. In addition, we have contact with a vast network of municipal executives. They call our firm regularly, updating us on potential candidates, and checking for opportunities for themselves. Also, we are in constant contact with "sitting" managers/administrators, seeking their knowledge of the best professional candidates. The database is also used for targeted mailing. KRW uses a tiered ranking process to present all candidates to the appointing authority. Unlike many firms who merely arrive with eight to ten names, we use a proven

methodology that simplifies the task for the appointing authority while retaining quality and creditability. We understand the job, the public sector, and the needs of the hiring authority and the community.

Schedule/Timeline

1. **September 2026** – Finalize Service Agreement

2. **October 2026** – Communicate with the Town Board and key staff members to develop a clear, detailed set of preferred qualifications which will include special consideration given to experience and knowledge.

   Design an advertising/communication/marketing campaign for the position to include:
   a. Developing a profile of the Town, highlighting Granby's unique character, and outlining the job description, qualifications, and preferred experience and education of the ideal candidates.
   b. Contacting professional associations.
   c. Advertising in professional and industry journals, job boards and publications with a focus on the Rocky Mountain region. If agreed upon by Town officials, the opportunity will also be posted in high visibility national sites (e.g., ICMA, CML, CCCMA and other specific sites designed to attract a diverse candidate pool).
   d. Posting on the KRW Associates website
   e. Providing to the Town for posting on Granby's website and social media platforms.
   f. Identifying and aggressively marketing the position to potential candidates in the field (in particular mountain resort communities), using KRW's established database and professional contacts.
   g. Additional methodologies may be included after the needs and desires of the Town are more fully identified.

3. **October 2026** – Upon administrative approval, KRW will initially post the Town Manager advertisement for a minimum of 30 days. All applications will be submitted to KRW electronically. Applications will consist of 1) a cover letter, 2) a current resume, and 3) six professional references. KRW will receive and initially screen applications and resumes for minimum requirements, using the Town approved criteria. A periodic status of the search progress will be provided to the Town Board. KRW will manage administrative details such as correspondence with candidates and inquiries about their candidacy.

4. **November 2026** – Review and rank resumes and facilitate a process whereby the Town Board can develop a group of semi-finalists. This will essentially be a review of the KRW tiering of qualified applicants and narrowing the group down to a number manageable for the next step. KRW will conduct recorded virtual interviews of the semi-finalists. Those interviews will be provided to the Town Board for its review and consideration in selecting finalists. KRW will meet with Town representatives during this phase and provide input on the final tier of candidates.

   Note: To expedite the process, it is recommended that this discussion with Town representatives occur via conference call, or a Zoom session.

5. **November 2026** – KRW will conduct further due diligence on finalists including reference checks, social media and national criminal background inquiries. A detailed report will be prepared for administrative review on findings.

6. **Early December 2026**– Design interview and assessment materials including sample interview questions and/or assessment exercises, a "suitability" rating template, as well as note-taking sheets. Administer the interview process on-site in Granby for final candidates. The specific process will be discussed with the Town Board. Suggested formats may include a community reception (Meet & Greet), two separate interview panels (Town Board and a Community/Leadership panel). KRW will prepare all materials, including appropriate questions for the panels and facilitate the interviews.

7. **December 2026** – Assist the Town with a job offer to the selected candidate.

Methods used to communicate and to work with the Town:

As stated in this Proposal the KRW team will communicate frequently by email, phone calls and conference calls throughout the project. If the need arises for us to meet in person, we will do so. KRW will make the project a priority and will be available to immediately answer questions, or to provide clarification. We provide excellence in customer service and put our clients first and that is evident in all our dealings with our clients.

Project Cost Sheet – Town Manager

Recruitment & Selection Process for the Town of Granby, CO – 2026

1. **Oversight and administration of executive search process $19,000.00.**
   Includes overall project administration; preparation of the ideal candidate profile for advertising; potential candidate outreach; reviewing and screening resumes; telephone and e-mail follow up; due diligence on semifinalists; development of candidate finalist lists; and criminal background and reference checks and recommendations to Town officials regarding both semi-finalists and finalist candidates.

2. **Assessment System $3,000.00**
   Includes use of all custom written materials, research support materials, training, and process administration of exercises to candidates/finalists. Exercises may include structured interviews with professional staff, and community members as well as presentation exercises.

3. **Assessor training, included in set fee. No charge**
4. **Final Candidate orientation, included in set fee No charge**
5. **Travel $1,000.00**
6. **National Criminal Background/Social Media Investigation* $1,000.00**
7. **Meals No charge**
8. **Development, copying and printing of Assessment Materials No charge**

**** ESTIMATED CONSULTANT COSTS FOR PROJECT*. $24,000.00**

There are no consultant per-diem costs. Initial costs of advertisements in professional publications or websites and a National Background/Social Media investigation will be paid by KRW Associates and invoiced for reimbursement to the Town of Granby.

**National Criminal Background/Social Media Investigation* cost shown is based on five finalists, this may be adjusted with the final project invoice. Other expenses related to candidates will be the responsibility of the Town of Granby. In addition, the Town of Granby would bear the cost of candidate travel, lodging and associated expenses.

Process of Payment:

1. Upon execution of the service agreement, KRW will invoice the Town for 30% ($7,200.00) of the all-inclusive project cost. This initial payment will cover certain administrative costs incurred on behalf of the Town.

2. A second payment on of 30% ($7,200.00) will be invoiced following the due-diligence process on semi-finalists.

3. Final payment of 40% ($9,600.00) will be invoiced upon successful completion of the project.

WARRANTY: KRW Associates has developed a very positive reputation with previous clients. Our placement record is particularly strong due to our professional contacts and commitment to excellence. It is our responsibility and commitment to recruit quality candidates for consideration by the hiring authority/client. The client has a responsibility to select the right person for their needs and to negotiate terms of employment in good faith. In the rare event a selected candidate does not complete a full year and is dismissed for performance related issues, KRW Associates will confer with the client to discuss all alternatives—including conducting an additional search charging only for travel, related expenses and advertising.

Summary

In summary, the scope of work for *KRW Associates LLC* includes conferring with the Town Board and designated Town representatives to develop a candidate profile, complete the advertisement, receive and review candidate application materials, resume evaluation, screening, ranking and due diligence as outlined above.

Thank you for your consideration of our proposal and potential working agreement by use of this Letter of Agreement.

Sincerely,

Lorne Kramer

Lorne Kramer, Managing Partner
KRW Associates, LLC

Agreement

Town Manager - Recruitment & Selection Process for Granby, CO

Signed:

Authorized Signature	Date	Lorne C. Kramer	Date
Mayor, Joshua Hardy		Managing Partner	
Town of Granby		KRW Associates, LLC	

Attachment A

Consultant Biographies

Lorne C. Kramer, MPA
Managing Partner, KRW Associates, LLC
(Co-Founder)

Police Chief/City Manager (Retired)
Former President, Police Executive Research Forum (PERF)
and Colorado Association of Chiefs of Police

Lorne Kramer served as the City Manager of Colorado Springs, Colorado from 2002 to 2007, a municipality of over 500,000 people. Prior to this appointment, he was the Deputy City Manager and the Police Chief for 11 years. During his years as City Manager, Mr. Kramer was successful in reorganizing municipal operations; addressing fiscal shortfalls; orchestrating the successful passage and implementation of the Public Safety Sales Tax initiative focused on increased public safety projects throughout the city; gaining citizen support for the Rural Transportation Authority; implementing the Storm-water Enterprise and enhancing the Development Review Process.



While the Chief of Police, the Colorado Springs Police Department received national recognition for many progressive and innovative programs and accomplishments in the areas of crime reduction, gang violence and community partnerships. He was both President and Vice President of the national Police Executive Research Forum (PERF) and President of the Colorado Association of Chiefs of Police. He was appointed by the Governor of Colorado to the Peace Officer Standards and Training Board (POST) and the Drug Control Systems Board.

His academic accomplishments include a master's degree in public administration from the University of Southern California, and a bachelor's degree from the University of Redlands, California graduating with honors from both institutions. He is also a graduate of the University of Southern California's Management Policy Institute, California's Law Enforcement Command College, the National Executive Institute, and the Rocky Mountain Leadership Institute. Mr. Kramer is the former Executive Director of the Colorado Springs Leadership Institute.

Mark Collins, MPA
KRW Senior Associate

Mark Collins is a KRW Senior Associate and has over 25 years of experience as a City Manager, Town Manager and County Manager in Colorado and Wyoming. Mark most recently served as the County Manager in Routt County, CO. He was the first City Administrator in Sheridan and the City Manager in Laramie Wyoming. Previously he served as the City Manager in Gunnison Colorado for ten years and the Town Manager in Grand Lake Colorado for four years. Additionally, he served ten years as an Associate Vice President for Administration at the University of Wyoming. He holds an MPA in Public Administration, an MS in Geography and Parks/Recreation Administration and a BA in History. He is a Certified Public Manager and is an Adjunct Professor at the University of Wyoming and the University of Colorado-Denver. He currently teaches graduate classes in Human Resources and Strategic Management and facilitates numerous strategic planning retreats for local communities.



Gina McGrail, CEBS
KRW Senior Associate

Gina McGrail has over 32 years working with public sector clients, including 10+ years in executive management, serving as the Chief Benefits Officer at the Fire and Police Pension Association of Colorado. Through her experience working with the public pension plan and her years of service with KRW Associates, Gina has gained expertise in recruiting, strategic planning, meeting facilitation, benefit administration and administrative oversight. Gina earned a bachelor's degree in speech communication, and associate's degrees in marketing and management. She also earned the Certified Employee Benefits Specialist (CEBS) designation from the International Foundation of Employee Benefit Specialists and the Wharton School, University of Pennsylvania.



Attachment B

References

Town of Carbondale, CO
Executive Search: Town Manager (Successful Appointment June 2025)
Ben Bohmfalk, Mayor
(970) 319-4332
bbohmfalk@carbondaleco.net

Town of Basalt, CO
Executive Search: Town Manager (Successful Appointment August 2025)
Gloria Kaasch-Buerger, Town Manager
(970) 279-4396
gloria.kb@basalt.net

Pitkin County, CO
Executive Search: Deputy County Manager (Successful Appointment April 2025)
Kara Silbernagel, County Manager
(970) 429-2815
kara.silbernagel@pitkincounty.com

Town of Minturn, CO
Executive Search: Town Manager (Successful Appointment May 2025)
Earle Bidez, Mayor
(970) 445-7579
ebidez@minturn.org

Town of Oak Creek, CO
Executive Search: Town Administrator (Board Appointment in March 2025)
Melissa Dobbins, Mayor
(304) 445-5751
mayor@townofoakcreek.com

City of Littleton, CO
Executive Search: Chief of Police (Successful Appointment July 2026)
Jim Becklenberg City Manager
(303) 795-3720
jbecklenberg@littletonco.gov

Attachment C

Sample List of Previous Clients

EXECUTIVE SEARCH, ORGANIZATIONAL ASSESSMENTS, AND TRAINING LOCATIONS

ALAMO COLLEGES DISTRICT (TX)
CITY OF AMARILLO (TX)
CITY OF AVON (CO)
TOWN OF BAYFIELD (CO)
CITY OF BOULDER (CO)
CITY OF BRECKENRIDGE (CO)
CITY OF BRIGHTON (CO)
CITY AND COUNTY OF BROOMFIELD (CO)
CITY OF CASTLE ROCK (CO)
CITY OF CODY (WY)
CITY OF COMMERCE CITY (CO)
CITY OF CRAIG (CO)
CITY OF CRIPPLE CREEK (CO)
CITY OF DELTA (CO)
CITY OF DILLON (CO)
CITY OF DURANGO (CO)
TOWN OF EDGEWATER (CO)
EL PASO COUNTY, (CO)
CITY OF ENGLEWOOD (CO)
CITY OF EVANS (CO)
CITY OF FERNDALE (MI)
CITY OF FORT COLLINS (CO)
CITY OF FORT LUPTON (CO)
CITY OF FRISCO (CO)
CITY OF GEORGETOWN (CO)
CITY OF GLENWOOD SPRINGS (CO)
CITY OF GOLDEN (CO)
TOWN OF GRANBY (CO)
CITY OF GRAND JUNCTION (CO)
CITY OF GREENWOOD VILLAGE (CO)
CITY OF JACKSON (WY)
JEFFERSON COUNTY (CO)
CITY OF JOHNSTOWN (CO)
JOINT POWERS WATER BOARD (WY)
CITY OF LARAMIE (WY)
CITY OF LONE TREE (CO)
CITY OF MANITOU SPRINGS (CO)
CITY OF MILLIKEN (CO)
CITY OF MONTE VISTA (CO)
TOWN OF MONUMENT (CO)
TOWN OF MORRISON (CO)
CITY AND COUNTY OF MONTROSE (CO)
CITY OF MOUNTAIN VIEW (CA)
MESA COUNTY (CO)
CITY OF OURAY (CO)
PITKIN COUNTY (CO)
CITY OF POWELL (WY)
PUEBLO COUNTY (CO)
CITY OF SHERIDAN (WY)
CITY OF SILVERTHORNE (CO)
SOUTH METRO FIRE DISTRICT (CO)
TOWN OF TELLURIDE (CO)
CITY OF TRINIDAD (CO)
TOWN OF WELLINGTON (CO)
CITY OF WHEAT RIDGE (CO)
TOWN OF WINDSOR (CO)

MEMO

To:	Mayor and Board of Trustees
From:	Derek Assmann, Finance Director
Date:	10/13/2026
Re:	2027 BUDGET DISCUSSION
Department	Finance
Time of Agenda Item	7:15 PM
Agenda Request No.	9

Subject

2027 TOWN OF GRANBY BUDGET DISCUSSION / FINANCE DIRECTOR
7:15 PM

Summary

The Finance Director is to discuss the first draft of the 2027 Budget. The first draft is intended to showcase what big and small projects we have in store for the upcoming fiscal year. The Finance Department and Town staff are still collecting valuable information from contractors, engineers, other staff members, and subject-matter experts. This first draft does not include items such as transfers, updated water rates, and all potential revenue sources to help alleviate the cost of capital projects for 2027. The first draft is intended to field questions from the Board of Trustees and to give them an opportunity to weigh-in on all department activities and projects for the upcoming fiscal year.

Financial

None at this time.

Attachments

PROPOSED BUDGET

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
Nil: 0000						
GENERAL FUND REVENUE						
01-0000-3111	GENERAL PROPERTY TAX	930,246	1,034,300	1,001,715	1,034,300	1,038,300
01-0000-3112	PROPERTY TAX ABATEMENT	0	1,773	0	1,773	3,432
01-0000-3113	DELINQUENT PROPERTY TAX	115	0	819	0	0
01-0000-3121	SPECIFIC OWNERSHIP TAX	46,782	45,000	28,446	45,000	45,500
01-0000-3122	MOTOR VEHICLE TAX	11,126	11,000	8,533	11,000	11,500
01-0000-3123	PERSONAL PROPERTY TAX	1,930	2,100	1,595	2,100	2,000
01-0000-3131	SALES TAX	6,152,059	6,478,000	3,432,967	6,450,000	6,250,000
01-0000-3133	USE TAX	607,271	743,000	603,626	743,000	750,000
01-0000-3141	SEVERANCE TAX	11,867	10,000	12,704	12,700	11,500
01-0000-3142	CIGARETTE TAX	10,382	10,000	4,334	8,000	8,000
01-0000-3160	FRANCHISE FEES	186,062	172,000	111,924	172,000	175,000
01-0000-3211	LIQUOR LICENSE FEES	4,506	12,000	3,886	4,500	4,500
01-0000-3216	RETAIL BUSINESS LICENSE FEES	2,887	3,000	751	3,000	3,000
01-0000-3218	MOBILE TRUCK LICENSE PERMITS	400	500	875	1,000	1,000
01-0000-3219	PLASTIC BAG FEE	13,539	20,000	8,127	12,000	12,000
01-0000-3222	SIGN PERMIT FEES	450	1,000	500	1,000	1,000
01-0000-3227	ANIMAL PERMIT FEES	10	100	10	100	100
01-0000-3228	EXCAVATION PERMIT FEES	2,650	2,000	4,400	4,000	4,000
01-0000-3337	DOLA GRANT MAIN ST CONFERENCE	3,275	3,500	2,500	3,500	2,500
01-0000-3338	DOLA GRANT MAIN ST PROJECTS	25,000	10,000	0	0	10,000
01-0000-3342	GRANT/HVE REVENUE - POLICE	412	2,000	0	2,000	2,000
01-0000-3351	GRAND FOUNDATION GRANT	0	5,000	10,000	10,000	5,000
01-0000-3352	HIGHWAY USERS TAX	100,348	94,000	54,043	94,000	97,500
01-0000-3371	COUNTY ROAD AND BRIDGE	20,846	21,000	22,911	22,900	24,000
01-0000-3374	INTERGOVERNMENTAL REVENUE - GR	394,605	0	0	0	0
01-0000-3413	ZONING AND SUBDIVISION FEES	13,779	6,000	11,191	13,000	13,000
01-0000-3414	STAFF TIME REVENUE	17,447	16,500	1,888	16,500	5,000
01-0000-3416	W.P. BUILDING PERMIT FEES	365,681	630,000	413,154	413,000	0
01-0000-3417	T.O.G. BUILDING PERMIT FEES	0	150,000	166,855	200,000	225,000
01-0000-3446	PENALTY ASSESSMENTS/DEV A/R	1,553	2,000	160	500	1,000
01-0000-3470	REC PROGRAM REVENUES	243,548	225,000	195,878	240,000	250,000
01-0000-3471	RECREATION DONATIONS	307	1,000	18,232	18,200	1,000
01-0000-3474	SOCCER DOME RENT REVENUE	18,300	15,000	7,430	15,000	15,000
01-0000-3476	REC REV SOCCER PROGRAMS	2,965	4,000	1,768	2,500	2,500
01-0000-3478	DONATIONS SOCCER DOME C.R.	5,200	5,500	5,200	5,500	5,000
01-0000-3479	RECREATION FEE DISCOUNT	-16,096	-15,000	-1,370	-2,000	-2,500
01-0000-3480	DONATION - KAIBAB RV DUMP STN	4,199	4,000	2,793	3,000	3,000
01-0000-3490	GRANBY TRAILS FISHING PERMITS	23,400	20,000	8,750	8,800	15,000
01-0000-3505	GRANBY CONNECT REVENUE	7,770	15,000	15,375	18,000	18,000
01-0000-3511	TRAFFIC FINES	27,988	34,000	18,597	30,000	30,000
01-0000-3512	POLICE CONTRACT INCOME	50,922	52,000	96,292	96,300	100,000
01-0000-3513	FINE SURCHARGE	5,884	7,000	4,138	5,500	5,500
01-0000-3514	HWMD REV SHARING	537,181	525,000	0	525,000	530,000
01-0000-3516	VIN INSPECTION FEES	3,021	3,000	2,014	2,500	2,500
01-0000-3517	COURT FEES ON FINES	1,600	1,500	720	1,500	1,500
01-0000-3599	EMPLOYEE REIMBURSEMENTS	147	0	0	0	0
01-0000-3600	MISCELLANEOUS REVENUE	2,085	2,500	435,412	40,000	5,000
01-0000-3608	INSURANCE REFUND CIGNA	70,904	50,000	0	50,000	0
01-0000-3609	INSURANCE AUDIT REFUNDS	12,455	10,000	0	10,000	0
01-0000-3611	UNREALIZED GAIN OR LOSS	0	20,000	0	0	10,000
01-0000-3612	INTEREST ON INVESTMENTS	450,000	400,000	172,269	200,000	250,000
01-0000-3613	INTEREST FROM E.D. LOANS	1	0	0	0	0

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
01-0000-3614	INTEREST EMP HOUSING LOANS	189	0	0	0	0
01-0000-3617	INTEREST P. TAX/ABATEMENTS	1,935	2,000	881	2,000	2,000
01-0000-3623	RENTS COMMUNITY CENTER	6,401	6,000	4,382	6,000	6,000
01-0000-3624	RENTS HARPER CABIN	2,466	3,000	1,914	2,500	2,500
01-0000-3625	RENTS - COMCAST DISHES	42,142	40,000	28,586	40,000	41,200
01-0000-3626	RENTS 149 1st STREET	10	100	10	100	100
01-0000-3627	RENT - 81 W. JASPER- HORIZONS	4,326	4,200	3,500	4,200	4,200
01-0000-3629	RENT MODEL RAILROAD CLUB	10	100	10	100	100
01-0000-3630	RENTS - GARRETT PARKING LOT	0	0	1,750	3,000	3,000
01-0000-3650	UTILITY REIMBURSEMENT DEPOT	1,800	1,800	1,500	1,800	1,800
01-0000-3651	UTILITY REIMB GCRAILROAD CLUB	444	500	492	500	500
01-0000-3652	UTILITY REIMB 149 1ST ST	4,152	4,500	2,499	4,500	4,500
01-0000-3654	WYNDHAM REIMB TRANSIT	8,000	8,000	8,000	8,000	8,000
01-0000-3750	TRANSFER IN - NUCHE VILLAGE	0	5,088,000	1,288,687	2,600,000	2,506,000
01-0000-3910	SALE OF FIXED ASSETS	23,546	0	406	400	0
01-0000-3931	LOAN REPAYMENT - HOUSING	10,000	0	0	0	0
01-0000-3932	LOAN REPAYMENT PRIN - BUSINESS	1,783	0	0	0	0

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
LEGISLATIVE DEPT EXPENDITURES						
01-0411-1440	FRINGE BENEFIT SOC SEC	3,065	3,200	2,354	3,200	3,200
01-0411-1441	FRINGE BENEFIT MEDICARE	724	800	555	800	800
01-0411-1442	RMR ADMINISTRATION FEES	900	900	900	900	900
01-0411-1910	MAYOR AND TRUSTEE FEES	45,899	46,000	35,077	46,000	46,000
01-0411-1920	CONSULTANTS	16,700	15,000	11,700	15,000	15,000
01-0411-1921	COMPUTER CONSULTANT	14,636	17,200	10,977	17,200	18,000
01-0411-1950	TOWN APPAREL	47	1,400	0	1,400	1,400
01-0411-1951	DECALS, BADGES, & SCHWAG	318	1,000	1,642	1,800	2,000
01-0411-1952	YEARS OF SERVICE	0	10,000	0	0	0
01-0411-2100	BAD DEBT EXPENSE	370	1,100	144	1,100	1,500
01-0411-2110	OFFICE EXPENSE	328	500	134	500	500
01-0411-2113	SOFTWARE/HARDWARE R&M	1,818	2,000	32,149	0	0
01-0411-2114	LAPTOPS/IPADS/WORKSTNS	879	2,000	0	2,000	2,000
01-0411-2118	CODIFICATION	4,741	4,000	5,212	6,000	6,500
01-0411-3380	DUES AND SUBSCRIPTIONS	13,297	13,700	13,443	13,700	16,000
01-0411-3410	ELECTRICITY TOWN HALL	2,025	2,500	1,730	2,600	2,800
01-0411-3420	WATER TOWN HALL	256	400	128	300	400
01-0411-3430	TOWN HALL SEWER FEES	268	300	223	300	300
01-0411-3440	NATURAL GAS TOWN HALL	517	1,000	302	600	1,000
01-0411-3450	Telephone	471	600	304	500	600
01-0411-3515	GENERAL LITIGATION	679	0	14,957	20,000	25,000
01-0411-3520	LEGAL	40,529	55,000	35,546	60,000	75,000
01-0411-3540	AUDITING	3,000	4,000	16,051	16,500	10,000
01-0411-3660	R&M BOARD ROOM	6,866	5,000	2,472	5,000	5,000
01-0411-3812	BOARD MEETINGS & EVENTS	14,594	10,000	2,757	10,000	13,000
01-0411-3813	MAYORAL MEETINGS	3,024	3,500	1,121	3,500	3,500
01-0411-3814	CML DISTRICT/ANNUAL SEMINARS	2,573	5,000	4,607	6,000	6,000
01-0411-3950	SOLID WASTE - BOT	180	200	138	200	200
01-0411-3957	TOWN CLEAN-UP DAY	15,136	16,000	11,247	16,000	15,000
01-0411-4657	GRAND FOUNDATION DONATIONS	114,500	116,000	116,000	116,000	116,400
01-0411-4902	MISCELLANEOUS EXPENSE	8,437	5,000	4,152	5,000	5,000
01-0411-4903	RECYCLE FEES FOR TOWN MATERIAL	2,207	2,000	1,013	2,000	2,000
01-0411-4904	RECYCLE PROGRAM	4,800	4,800	6,988	7,000	7,000
01-0411-5110	INSURANCE	8,214	9,500	23,565	14,200	15,000
01-0411-5111	WORKERS COMPENSATION	59	100	96	100	200
01-0411-5115	PCORI FEES FORM 720	229	300	260	300	300
01-0411-5600	TREASURERS FEES	18,684	20,000	20,100	20,000	21,000
01-0411-6000	CONTINGENCY	0	100,000	47,867	100,000	100,000
01-0411-7500	TRANSFERS	2,260,000	1,273,123	0	1,273,123	0
01-0411-8304	ZONING AND SUBDIVISION EXPENSE	4,317	5,000	0	5,000	0
01-0411-8305	ANNEXATION EXPENSES	53	2,000	0	2,000	0
Total LEGISLATIVE DEPT EXPENDITURES:		2,615,341	1,760,123	425,912	1,795,823	538,500

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
ADMIN/FINANCE EXPENDITURES						
01-0415-1110	SALARIES	696,637	776,000	482,081	776,000	620,000
01-0415-1114	STAY HOME PAY	448	500	0	0	0
01-0415-1120	TEMPORARY SALARIES	28,061	20,000	8,682	12,000	12,000
01-0415-1150	OVERTIME PAY	1,163	1,000	575	1,000	1,000
01-0415-1410	FRINGE BENEFIT PENSION	29,074	39,000	23,326	39,000	32,000
01-0415-1430	FRINGE BENEFIT HEALTH INS	175,313	197,000	117,223	197,000	198,500
01-0415-1431	HEALTH SAVINGS BENEFIT	17,800	18,500	15,550	17,050	16,500
01-0415-1440	FRINGE BENEFIT SOC SEC	42,401	48,000	29,474	48,000	38,300
01-0415-1441	FRINGE BENEFIT MEDICARE	10,117	11,500	6,893	11,500	9,000
01-0415-1921	COMPUTER CONSULTANT	12,640	15,000	9,480	15,000	15,000
01-0415-2110	OFFICE EXPENSE	8,098	6,000	4,941	6,000	6,000
01-0415-2111	ELECTION EXPENSE	8,345	10,000	103	10,000	5,000
01-0415-2112	BANK SERVICE CHARGES	-33	300	2,344	300	300
01-0415-2113	SOFTWARE/HARDWARE R&M	59,648	50,000	37,227	50,000	75,000
01-0415-2114	RECORDING FEES	-265	2,000	1,726	2,000	3,000
01-0415-2116	COMPUTERS/LAPTOPS/WORKSTATION	8,079	10,000	3,297	7,000	5,000
01-0415-2310	FUEL	171	500	166	500	500
01-0415-2330	Office Equipment	2,641	2,500	48	2,500	2,500
01-0415-3110	POSTAGE	1,500	1,500	1,270	1,500	1,500
01-0415-3210	PRINTING AND FORMS	696	1,000	276	1,000	1,000
01-0415-3370	ADVERTISING AND NOTICES	2,651	2,500	4,628	7,500	10,000
01-0415-3380	DUES AND SUBSCRIPTIONS	931	2,500	1,106	2,500	2,500
01-0415-3410	ELECTRICITY TOWN HALL	10,700	14,000	9,143	14,500	15,000
01-0415-3420	WATER TOWN HALL	1,352	1,600	676	1,600	1,500
01-0415-3430	TOWN HALL SEWER FEES	1,418	1,600	1,179	1,600	1,600
01-0415-3440	NATURAL GAS TOWN HALL	2,746	4,500	1,596	3,000	4,000
01-0415-3450	TELEPHONE	5,455	7,000	3,017	6,000	6,000
01-0415-3540	AUDITING	15,375	9,000	13,495	13,500	15,000
01-0415-3620	R&M STAFF CAR	81	500	0	500	500
01-0415-3630	R&M OFFICE MACHINES	6,849	15,000	5,441	10,000	10,000
01-0415-3631	R&M PHONE	0	500	0	500	500
01-0415-3632	R&M WEBSITE	5,612	5,500	0	5,500	40,000
01-0415-3660	R&M TOWN HALL	14,538	45,000	9,337	30,000	25,000
01-0415-3810	ADMIN/FINANCE SEMINAR/MEETINGS	2,428	10,000	1,623	10,000	12,500
01-0415-3811	MANAGER SEMINARS AND MEETINGS	12,118	10,000	3,622	10,000	10,000
01-0415-3812	ATM Seminars & Meetings	5,899	5,000	0	0	5,000
01-0415-3815	MANAGER'S CONTRACT EXPENSE	1,207	1,200	1,200	1,200	1,200
01-0415-3820	BOOKS	4	0	0	0	0
01-0415-3950	SOLID WASTE TOWN HALL	953	1,000	811	1,100	1,200
01-0415-4902	MISCELLANEOUS EXPENSE	1,359	1,000	0	1,000	1,500
01-0415-5110	INSURANCE	11,100	13,000	15,620	13,000	16,000
01-0415-5111	WORKERS COMPENSATION	1,018	1,000	899	1,000	1,000
01-0415-6505	LEASE PAYMENTS COPIER	3,690	3,700	2,767	3,700	3,700
01-0415-6506	LEASE PAYMENTS POSTAGE MACHINE	1,807	1,800	1,734	2,600	2,800
01-0415-7900	FLEET REPLACEMENT TRANSFER	7,192	5,000	5,000	5,000	7,300
Total ADMIN/FINANCE EXPENDITURES:		1,219,019	1,372,200	827,578	1,342,650	1,235,900

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
COMMUNITY DEVELOP EXPENDITURES						
01-0419-1110	SALARIES	82,853	201,000	147,091	170,000	237,000
01-0419-1150	Overtime	114	1,000	0	1,000	1,000
01-0419-1410	FRINGE BENEFIT PENSION	2,574	10,100	5,074	6,000	12,000
01-0419-1430	FRINGE BENEFIT HEALTH INS	17,162	40,300	32,125	40,300	76,000
01-0419-1431	HEALTH SAVINGS BENEFIT	1,167	5,500	5,500	5,500	6,000
01-0419-1440	FRINGE BENEFIT FICA	5,005	12,500	8,933	10,000	15,000
01-0419-1441	FRINGE BENEFIT MEDICARE	1,171	3,000	2,089	3,000	3,500
01-0419-1920	PLANNING CONSULTANTS/ENG	144,309	70,000	25,166	35,000	50,000
01-0419-1921	PLANNING LEGAL	350	4,000	0	4,000	5,000
01-0419-2110	OFFICE SUPPLIES	886	1,000	1,252	1,750	1,000
01-0419-2112	SOFTWARE/HARDWARE R&M	15,768	52,000	26,441	27,000	25,000
01-0419-2113	LAPTOPS/IPADS/PLAT COPIER	0	3,000	3,422	3,500	2,000
01-0419-2310	FUEL	0	200	473	1,000	1,000
01-0419-3110	POSTAGE	1,000	1,500	7,500	8,000	7,500
01-0419-3210	PRINTING AND FORMS	420	1,000	0	1,000	1,000
01-0419-3380	DUES AND SUBSCRIPTIONS	279	1,000	74	1,000	1,000
01-0419-3450	TELEPHONE	173	0	668	1,000	1,000
01-0419-3550	ENGINEERING	9,912	0	7,733	10,000	10,000
01-0419-3620	R&M VEHICLE	0	0	3,571	0	0
01-0419-3810	SEMINARS AND MEETINGS	53	10,000	728	1,000	5,000
01-0419-5111	WORKERS COMPENSATION	379	400	384	400	400
Total COMMUNITY DEVELOP EXPENDITURES:		283,575	417,500	278,225	330,450	460,400

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
PUBLIC SAFETY DEPT EXPENDITURE						
01-0421-1110	SALARIES	873,842	1,230,000	624,348	815,000	1,430,000
01-0421-1150	OVERTIME PAY	74,962	60,000	81,805	115,000	100,000
01-0421-1410	FRINGE BENEFIT PENSION	82,444	128,000	58,618	90,000	155,000
01-0421-1430	FRINGE BENEFIT HEALTH INS	213,027	445,000	189,680	260,000	482,000
01-0421-1431	HEALTH SAVINGS BENEFIT	24,250	38,000	22,750	24,000	40,000
01-0421-1440	FRINGE BENEFIT SOC SEC	7,484	7,500	6,128	7,500	8,000
01-0421-1441	FRINGE BENEFIT MEDICARE	13,368	17,500	9,832	17,500	17,500
01-0421-1500	UNIFORM ALLOWANCE	11,655	25,000	3,688	7,500	16,500
01-0421-1501	UNIFORM & HIRING EXPENSES	1,339	10,000	7,027	10,000	10,000
01-0421-1503	BULLETPROOF VEST GRANT	1,650	0	0	0	0
01-0421-1921	COMPUTER CONSULTANT	19,293	20,000	14,470	20,000	22,000
01-0421-2100	BAD DEBT EXPENSE	1,501	1,500	568	1,500	1,500
01-0421-2110	OFFICE EXPENSE	9,936	6,500	1,456	6,500	6,500
01-0421-2112	SOFTWARE/HARDWARE R&M	23,224	22,000	21,488	22,000	25,000
01-0421-2116	COMPUTERS/LAPTOPS/PRINTERS	10,805	10,000	0	10,000	26,500
01-0421-2120	Mandated drug testing	1,100	1,500	0	1,500	1,800
01-0421-2150	AMMUNITION & RANGE SUPPLIES	11,099	20,000	1,130	20,000	15,000
01-0421-2160	FIREARMS & ARMORER	19,251	15,000	1,004	15,000	17,000
01-0421-2310	FUEL	22,069	30,000	16,880	30,000	33,000
01-0421-2329	EVIDENCE SUPPLIES	2,460	2,500	61	2,500	2,500
01-0421-2330	SUPPLIES	214	0	0	0	0
01-0421-2332	CT/POLICE TRAINING/SUPPLIES	60	1,000	32	500	500
01-0421-2333	INVESTIGATIVE FUNDS	1,748	1,500	6,084	7,500	10,000
01-0421-3110	POSTAGE	1,534	1,600	1,100	1,600	1,800
01-0421-3210	PRINTING AND FORMS	0	500	0	500	500
01-0421-3370	ADVERTISING AND NOTICES	23,144	5,000	26,537	30,000	10,000
01-0421-3380	DUES AND SUBSCRIPTIONS	662	2,000	1,108	2,000	4,000
01-0421-3410	ELECTRICITY TOWN HALL	3,977	5,000	3,399	5,000	5,000
01-0421-3420	WATER TOWN HALL	502	1,000	251	1,000	1,000
01-0421-3430	TOWN HALL SEWER FEES	527	600	438	600	800
01-0421-3440	NATURAL GAS TOWN HALL	1,015	1,800	593	1,800	1,500
01-0421-3450	TELEPHONE	11,840	13,000	6,800	13,000	10,000
01-0421-3520	LEGAL	810	3,000	1,500	3,000	3,000
01-0421-3620	R&M POLICE CARS	7,373	15,000	14,403	15,000	55,000
01-0421-3630	EQUIPMENT	18,601	25,000	45	2,000	10,000
01-0421-3631	R&M PHONES	0	1,000	0	0	0
01-0421-3640	R&M BODY CAMERAS	0	2,000	0	2,000	3,000
01-0421-3660	R&M TOWN HALL POLICE WING	8,969	25,000	7,409	15,000	15,000
01-0421-3809	ACADEMY TRAINING	4,903	40,000	0	25,000	45,000
01-0421-3810	TRAINING/MEETINGS	18,751	30,000	20,476	30,000	55,000
01-0421-3815	RADIOS	236	1,000	0	1,000	8,000
01-0421-3816	OFFICE EQUIPMENT/FURNITURE	12,446	0	0	0	0
01-0421-3817	Chief Training & Expenses	1,635	5,000	24,532	5,000	7,500
01-0421-3819	FLOCK CAMERAS	15,000	10,000	9,000	18,000	22,000
01-0421-3820	TASERS & LESS LETHAL AMMO	0	2,500	0	2,500	20,000
01-0421-3821	WELLNESS	1,635	3,500	0	3,500	3,500
01-0421-3950	SOLID WASTE - POLICE DEPT	354	400	271	400	500
01-0421-4600	COMMUNITY OUTREACH/ENGAGEMEN	4,509	5,000	5,428	5,000	10,000
01-0421-4902	MISCELLANEOUS EXPENSE	6,137	3,000	7,286	10,000	3,000
01-0421-5110	INSURANCE	26,700	31,000	45,047	31,000	42,700
01-0421-5111	WORKERS COMPENSATION	27,149	30,000	28,794	30,000	35,000
01-0421-5113	LEGAL DEFENSE INSURANCE	2,100	7,500	2,400	7,500	7,500
01-0421-6505	LEASE PAYMENTS COPIER	3,324	3,600	2,216	3,600	3,600

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
01-0421-6506	POLICE TENANT LEASE	0	0	6,400	0	0
01-0421-7900	FLEET REPLACEMENT TRANSFER	92,000	100,000	100,000	100,000	75,000
01-0421-8500	IGA - COUNTY DISPATCH	87,279	96,000	96,007	96,000	105,700
Total PUBLIC SAFETY DEPT EXPENDITURE:		1,809,893	2,562,500	1,478,490	1,944,500	2,984,900

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
CODE ENFORCEMENT							
01-0422-1110	SALARIES	67,875	0	0	0	0	
01-0422-1150	OVERTIME	1,618	0	0	0	0	
01-0422-1410	FRINGE BENEFIT PENSION	3,338	0	0	0	0	
01-0422-1430	FRINGE BENEFIT INSURANCES	27,535	0	0	0	0	
01-0422-1431	HEALTH SAVINGS BENEFIT	3,000	0	0	0	0	
01-0422-1440	FRINGE BENEFIT SOCIAL SECURITY	4,146	0	0	0	0	
01-0422-1441	FRINGE BENEFIT MEDICARE	970	0	0	0	0	
01-0422-1500	UNIFORM	127	0	0	0	0	
01-0422-2112	SOFTWARE/HARDWARE	2,112	0	0	0	0	
01-0422-3110	POSTAGE	161	0	0	0	0	
01-0422-3450	TELEPHONE	701	0	0	0	0	
01-0422-3520	LEGAL	315	0	0	0	0	
01-0422-3810	TRAINING	551	0	0	0	0	
01-0422-4000	CODE ENFORCEMENT MISC	3,159	0	0	0	0	
01-0422-7900	FLEET REPLACEMENT	6,900	0	0	0	0	
Total CODE ENFORCEMENT:		122,507	0	0	0	0	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
MUNICIPAL COURT EXPENDITURES						
01-0425-1110	SALARIES	11,122	16,000	10,207	14,000	15,000
01-0425-1150	OVERTIME	385	500	77	500	500
01-0425-1410	FRINGE BENEFIT PENSION	556	800	200	400	800
01-0425-1430	FRINGE BENEFIT HEALTH INS	6,363	10,000	4,882	7,000	7,000
01-0425-1431	HEALTH SAVINGS BENEFIT	750	750	750	750	750
01-0425-1440	FRINGE BENEFIT SOC SECURITY	653	1,000	614	1,000	1,000
01-0425-1441	MEDICARE	153	200	144	200	300
01-0425-2112	SOFTWARE/HARDWARE R&M	3,259	2,000	3,429	4,000	4,000
01-0425-2113	Court Jetpack	480	500	248	500	600
01-0425-3110	POSTAGE	550	600	550	600	600
01-0425-3380	DUES & SUBSCRIPTIONS	170	300	100	300	300
01-0425-3520	LEGAL	10,747	5,000	6,914	8,000	12,000
01-0425-3810	SEMINARS/MEETINGS/TRAINING	619	2,000	1,273	2,000	3,000
01-0425-4121	JUDGES SALARY	9,300	10,800	7,200	10,800	10,800
01-0425-4125	COURT COSTS	651	1,000	0	1,000	1,000
Total MUNICIPAL COURT EXPENDITURES:		45,756	51,450	36,589	51,050	57,650

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
STREET DEPT EXPENDITURES						
01-0431-0096	STREET LIGHTS	2,942	5,000	578	1,000	2,500
01-0431-0313	PATCHING, POTHOLES	2,852	15,000	1,426	5,000	15,000
01-0431-0424	CRACK SEALING	12,000	20,000	0	0	20,000
01-0431-0444	R&M STORM DRAINS	0	2,500	0	0	2,000
01-0431-1110	SALARIES	372,302	396,000	297,893	380,000	418,000
01-0431-1150	OVERTIME PAY	8,540	10,000	1,848	8,000	10,000
01-0431-1410	FRINGE BENEFIT PENSION	18,852	20,000	14,659	20,000	21,000
01-0431-1430	FRINGE BENEFIT HEALTH INS	163,604	165,000	100,020	145,000	188,000
01-0431-1431	HEALTH SAVINGS BENEFIT	14,400	15,300	10,500	10,500	13,500
01-0431-1440	FRINGE BENEFIT SOC SEC	21,948	25,000	17,485	25,000	26,000
01-0431-1441	FRINGE BENEFIT MEDICARE	5,133	6,000	4,089	6,000	6,100
01-0431-1921	COMPUTER CONSULTANT	1,996	2,000	1,497	2,000	2,000
01-0431-2110	OFFICE EXPENSE	551	500	24	500	500
01-0431-2113	SOFTWARE/HARDWARE R&M	0	500	5,664	6,000	2,500
01-0431-2114	COMPUTERS/LAPTOPS/IPADS	1,900	5,000	0	0	5,000
01-0431-2120	MANDATORY DRUG TESTING	875	1,000	0	1,000	1,000
01-0431-2210	CLOTHING IDENTIFY STAFF	2,602	3,000	2,373	3,000	3,000
01-0431-2310	FUEL	18,408	30,000	9,026	30,000	30,000
01-0431-2330	SUPPLIES	1,256	3,000	670	3,000	3,000
01-0431-2420	SIGN PARTS AND SUPPLIES	3,405	4,000	1,916	2,500	4,000
01-0431-2530	SMALL TOOLS	5,732	10,000	9,105	10,000	5,000
01-0431-2535	STREET STRIPING MATERIAL	2,069	4,000	3,596	4,000	6,000
01-0431-3110	POSTAGE	950	1,000	507	1,000	1,000
01-0431-3370	ADVERTISING AND NOTICES	0	500	0	500	500
01-0431-3410	ELECTRICITY STREET SHOP	4,990	6,000	4,023	6,000	7,000
01-0431-3420	WATER STREET SHOP	3,287	4,000	1,644	4,000	5,000
01-0431-3440	NATURAL GAS STREET SHOP	8,323	15,000	5,038	10,000	15,000
01-0431-3450	TELEPHONE	2,394	3,000	1,830	3,000	3,000
01-0431-3610	TIRES	3,139	5,000	5,294	5,300	5,000
01-0431-3620	R&M EQUIPMENT	15,378	25,000	9,626	15,000	25,000
01-0431-3640	R&M STREETS	11,193	20,000	12,999	15,000	20,000
01-0431-3650	R&M STRUCTURES	2,518	5,000	2,148	3,000	5,000
01-0431-3660	R&M BUILDING	8,277	10,000	5,712	10,000	10,000
01-0431-3666	WEED CONTROL STREET R.O.W.	1,663	4,000	0	2,000	4,000
01-0431-3670	EQUIPMENT RENTAL	2,634	5,000	603	2,000	5,000
01-0431-3810	SEMINARS AND MEETINGS	68	1,000	0	1,000	1,000
01-0431-3816	PW Director expenses	1,430	1,500	1,467	2,000	2,500
01-0431-3950	SOLID WASTE STREET SHOP	2,746	3,000	2,562	3,500	3,500
01-0431-4520	SAND	4,591	9,000	0	9,000	9,000
01-0431-4902	MISCELLANEOUS EXPENSE	1,571	2,000	1,052	2,000	2,000
01-0431-5110	INSURANCE	26,133	30,000	33,929	33,000	40,900
01-0431-5111	WORKERS COMPENSATION	16,446	15,000	14,407	15,000	17,000
01-0431-7900	FLEET REPLACEMENT TRANSFER	145,000	150,000	150,000	150,000	140,000
Total STREET DEPT EXPENDITURES:		924,096	1,057,800	735,209	954,800	1,105,500

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
RECREATION DEPT EXPENDITURES						
01-0450-1110	SALARIES	284,939	252,000	193,650	252,000	266,000
01-0450-1120	TEMPORARY SALARIES	51,683	55,000	34,844	40,000	50,000
01-0450-1150	OVERTIME PAY	383	1,000	434	1,000	1,000
01-0450-1410	FRINGE BENEFIT PENSION	10,344	13,000	9,325	13,000	13,500
01-0450-1430	FRINGE BENEFIT HEALTH INS	76,911	65,000	51,681	70,000	104,000
01-0450-1431	HEALTH SAVINGS BENEFIT	9,750	8,000	9,250	8,000	8,500
01-0450-1440	FRINGE BENEFIT SOC SEC	19,792	16,000	13,407	17,000	20,500
01-0450-1441	FRINGE BENEFIT MEDICARE	4,629	3,700	3,135	4,300	5,800
01-0450-1921	COMPUTER CONSULTANT	6,653	7,900	4,990	6,700	7,000
01-0450-2100	BAD DEBT EXPENSE	405	1,000	140	500	1,000
01-0450-2110	OFFICE EXPENSE	711	1,000	281	1,000	1,000
01-0450-2113	SOFTWARE/HARDWARE R&M	240	3,500	3,270	3,500	3,500
01-0450-2114	COMPUTERS/LAPTOPS/IPADS	3,615	5,000	0	5,000	2,000
01-0450-2120	Mandated drug testing	450	500	0	500	500
01-0450-2310	FUEL	3,782	6,000	2,436	6,000	6,000
01-0450-2330	REC PROGRAM EQUIPMENT	5,698	10,500	4,275	10,500	10,000
01-0450-2331	REC PROGRAM EXPENSES	89,790	90,000	67,500	90,000	95,000
01-0450-3110	POSTAGE	2,326	2,500	2,031	2,500	2,000
01-0450-3210	PRINTING	5,570	3,000	1,700	3,000	1,500
01-0450-3370	ADVERTISING	381	1,000	225	1,000	1,000
01-0450-3380	DUES AND SUBSCRIPTIONS	650	1,300	1,381	1,600	2,000
01-0450-3410	ELECTRICITY TOWN HALL	651	900	556	1,000	1,000
01-0450-3411	ELECTRICITY SOCCER FACILITIES	985	1,300	769	1,300	1,400
01-0450-3420	WATER TOWN HALL	82	200	41	200	200
01-0450-3421	WATER SOCCER COMPLEX	1,195	1,200	597	1,200	1,200
01-0450-3430	TOWN HALL SEWER FEES	86	100	72	100	100
01-0450-3440	NATURAL GAS TOWN HALL	166	400	97	400	400
01-0450-3441	NATURAL GAS - SOCCER COMPLEX	4,838	6,000	2,911	6,000	6,000
01-0450-3450	TELEPHONE	2,144	3,000	1,898	3,000	3,000
01-0450-3620	R&M BUSSES	784	5,000	1,894	5,000	5,000
01-0450-3630	R&M OFFICE MACHINES	1,022	1,000	271	1,000	1,000
01-0450-3631	R&M PHONES	0	500	0	500	500
01-0450-3650	R&M TOWN HALL REC WING	1,532	8,000	674	8,000	8,000
01-0450-3660	R&M SOCCER COMPLEX	63,323	80,000	135,058	0	0
01-0450-3810	SEMINARS AND MEETINGS	5,466	7,000	2,443	7,000	8,000
01-0450-3950	SOLID WASTE - REC DEPT	58	100	45	100	100
01-0450-4902	MISCELLANEOUS	205	500	0	500	500
01-0450-4905	SCHOLARSHIPS	0	500	0	0	0
01-0450-5110	INSURANCE	13,398	15,500	18,199	15,600	21,800
01-0450-5111	WORKERS COMPENSATION	4,479	4,000	3,837	4,000	5,000
01-0450-6505	LEASE PAYMENTS COPIER	1,558	1,500	1,259	1,600	1,600
01-0450-7100	TRANSPORTATION SERVICES	5,281	6,000	6,216	6,000	7,000
01-0450-7900	FLEET REPLACEMENT TRANSFER	37,100	30,000	30,000	30,000	30,000
Total RECREATION DEPT EXPENDITURES:		723,055	719,600	610,793	629,600	703,600

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
PARKS DEPT EXPENDITURES						
01-0452-1110	SALARIES	114,046	118,000	91,231	120,000	124,000
01-0452-1120	TEMPORARY SALARIES	25,567	20,000	18,278	20,000	20,000
01-0452-1150	OVERTIME PAY	2,614	3,000	1,555	3,000	3,000
01-0452-1410	FRINGE BENEFIT PENSION	5,609	6,000	4,361	6,000	6,200
01-0452-1430	FRINGE BENEFIT HEALTH INS	38,645	40,000	30,110	40,000	58,000
01-0452-1431	HEALTH SAVINGS BENEFIT	3,600	4,200	3,000	3,000	3,000
01-0452-1440	FRINGE BENEFIT SOC SEC	8,493	8,500	6,662	8,500	9,200
01-0452-1441	FRINGE BENEFIT MEDICARE	1,986	1,800	1,558	2,200	2,300
01-0452-1921	COMPUTER CONSULTANT	1,996	2,500	1,497	2,500	2,500
01-0452-2110	OFFICE EXPENSE	0	200	0	200	200
01-0452-2113	SOFTWARE/HARDWARE R&M	0	1,500	0	1,500	1,500
01-0452-2120	MANDATORY DRUG TESTING	150	200	0	200	200
01-0452-2310	FUEL	2,723	5,000	2,496	5,000	5,000
01-0452-2330	SUPPLIES AND PARTS	808	3,000	2,289	3,000	3,000
01-0452-2332	TREE SHRUBS AND FLOWERS	12,790	15,000	18,547	18,600	25,000
01-0452-2530	SMALL TOOLS	544	2,000	197	2,000	2,500
01-0452-3110	POSTAGE	50	100	100	100	100
01-0452-3210	PRINTING AND FORMS	0	100	0	100	100
01-0452-3370	ADVERTISING AND NOTICES	275	300	0	300	300
01-0452-3380	DUES AND SUBSCRIPTIONS	0	300	0	300	300
01-0452-3410	ELECTRICITY PARKS	7,690	9,000	6,488	9,000	11,000
01-0452-3420	WATER	52,187	57,000	26,281	57,000	60,000
01-0452-3620	R&M EQUIPMENT	1,534	2,500	1,601	2,500	2,500
01-0452-3660	R&M PARKS	30,759	30,000	29,485	30,000	36,000
01-0452-3661	R&M PLAYGROUND EQUIPMENT	0	1,000	0	1,000	1,000
01-0452-3662	R&M TRAILS	366	2,000	0	2,000	2,000
01-0452-3664	FERTILIZER	6,501	8,000	5,829	8,000	9,000
01-0452-3665	MOSQUITO CONTROL	71,550	75,000	73,339	73,400	75,600
01-0452-3666	WEED CONTROL	0	1,000	5,475	5,500	6,000
01-0452-3667	FIELD PAINT	2,706	2,500	0	2,500	3,000
01-0452-3810	SEMINARS AND MEETINGS	726	1,500	0	1,500	1,500
01-0452-3950	SOLID WASTE	1,584	2,000	1,158	2,000	2,000
01-0452-4902	MISCELLANEOUS EXPENSE	210	500	374	500	500
01-0452-4904	RR ENCROACHMENT FENCE	1,815	1,900	1,870	1,900	2,000
01-0452-5110	INSURANCE	9,602	11,000	13,620	11,000	13,000
01-0452-5111	WORKERS COMPENSATION	3,963	4,000	3,837	4,000	4,500
01-0452-7900	FLEET REPLACMENT TRANSFER	12,525	13,000	13,000	13,000	13,500
Total PARKS DEPT EXPENDITURES:		423,614	453,600	364,238	461,300	509,500

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
ECONOMIC DEV EXPENDITURES							
01-0465-3811	MAIN STREET SEMINAR - GRANT	3,275	2,500	2,500	3,000	3,000	
01-0465-4652	DESTINATION GRANBY (CHAMBER)	310,000	400,000	300,000	400,000	400,000	
01-0465-4690	DOWNTOWN ENHANCEMENT	7,220	10,000	0	10,000	10,000	
01-0465-4691	DOWNTOWN INCENTIVE PROGRAM	3,011	15,000	5,807	15,000	15,000	
01-0465-4699	DOLA MINI GRANT	25,000	10,000	0	0	10,000	
01-0465-4701	PUBLIC ART PROJECT	27,899	30,500	21,779	30,000	30,000	
01-0465-5020	DOWNTOWN IMP. GRANTS	100,759	150,000	35,975	150,000	150,000	
01-0465-7500	DOWNTOWN/MARKETING TRANSFER	55,882	80,000	24,030	80,000	80,000	
Total ECONOMIC DEV EXPENDITURES:		533,045	698,000	390,091	688,000	698,000	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
PROG, PROJECT & FACILITY EXP						
01-0475-1115	GRANBY CONNECT SALARIES	68,803	100,000	89,935	125,000	162,000
01-0475-1125	GRANBY CONNECT OVERTIME	347	0	2,040	3,000	3,000
01-0475-1430	FRINGE BENEFIT HEALTH INS	0	0	10,071	0	0
01-0475-1431	HEALTH SAVINGS BENEFIT	0	0	1,500	0	0
01-0475-1440	FRINGE BENEFIT FICA	4,287	8,500	5,664	8,500	10,000
01-0475-1441	FRINGE BENEFIT MEDICARE	1,003	2,000	1,324	2,000	2,500
01-0475-1921	JANITORIAL DEPOT	3,129	7,700	2,798	5,000	4,500
01-0475-1922	JANITORIAL - COMMUNITY CENTER	11,059	13,200	9,365	13,200	14,500
01-0475-1923	JANITORIAL - TOWN HALL	16,225	20,000	8,065	20,000	20,000
01-0475-2113	SOFTWARE/HARDWARE R&M	10,534	15,000	10,103	11,000	11,000
01-0475-2114	Cybersecurity	25,286	30,000	31,869	40,000	28,800
01-0475-2330	CLEANING & RESTROOM SUPPLIES	1,212	1,500	1,401	2,000	2,000
01-0475-3411	ELECTRICITY DEPOT	865	700	578	1,000	1,200
01-0475-3412	ELECTRICITY CCENTER	2,391	4,000	2,061	4,000	4,000
01-0475-3414	ELECTRICITY LOG CHURCH	665	900	585	900	1,000
01-0475-3415	ELECTRICITY 195 3RD STREET	567	800	496	800	900
01-0475-3417	ELECTRICITY 149 1st STREET	877	1,500	756	1,500	1,300
01-0475-3419	ELECTRICITY - PARKING LOT	457	600	389	600	700
01-0475-3421	WATER DEPOT	1,369	3,000	710	1,500	1,600
01-0475-3422	WATER COMM CENTER	1,481	3,000	710	2,000	2,000
01-0475-3425	WATER 195 3RD STREET	1,195	2,000	597	1,200	1,500
01-0475-3426	WATER LOG CHURCH	1,207	2,000	597	1,200	1,500
01-0475-3427	WATER 149 1st STREET	2,105	2,800	1,021	2,500	2,800
01-0475-3428	Water - RV Dump Station	2,043	2,800	822	2,500	2,500
01-0475-3429	WATER PKG LOT 348 E AGATE	1,195	2,000	597	1,200	1,200
01-0475-3435	SEWER 195 3RD STREET	444	500	369	500	500
01-0475-3437	SEWER 149 1st STREET	444	500	369	500	500
01-0475-3438	Sewer - Kaibab RV Dump Station	444	500	369	500	500
01-0475-3439	Sewer - Railroad Museum	444	500	369	500	500
01-0475-3442	NATURAL GAS COMM CENTER	3,202	5,000	1,801	5,000	5,000
01-0475-3444	NATURAL GAS LOG CHURCH	1,269	2,500	779	2,000	2,000
01-0475-3445	NATURAL GAS 195 3RD STREET	969	1,700	605	1,700	1,700
01-0475-3447	NATURAL GAS 149 1st STREET	969	2,100	488	1,500	1,500
01-0475-3460	STREET LIGHT UTILITIES	22,986	31,000	18,772	31,000	35,000
01-0475-3530	REVENUE SHARING	454,895	700,000	0	0	0
01-0475-3535	BUILDING PERMIT REIMBURSEMENTS	158,932	561,000	0	0	0
01-0475-3661	R&M DEPOT	1,047	1,000	437	1,000	1,000
01-0475-3662	R&M COMM CENTER	4,858	5,000	2,484	5,000	5,000
01-0475-3664	R&M LOG CHURCH	7	200	125	200	500
01-0475-3665	R&M 195 3RD STREET	0	10,000	766	1,000	1,000
01-0475-3667	R&M 149 1st STREET	0	0	170	200	500
01-0475-3668	R&M KAIBAB RV DUMP STATION	1,734	1,500	5,745	1,500	1,500
01-0475-3952	SOLID WASTE - COMM CENTER	1,526	1,700	1,184	1,700	1,700
01-0475-4902	MISCELLANEOUS	893	0	0	0	0
01-0475-4908	Granby Pit Crushing	50,000	0	0	0	0
01-0475-7005	GRAND PLACES INITIATIVE	5,000	5,000	0	5,000	5,000
01-0475-7015	Mtn Family Water Assistance	50,000	50,000	50,000	50,000	50,000
01-0475-7016	Mtn Family Water Admin	3,500	3,500	3,500	3,500	3,500
01-0475-7025	SHOREFOX MINING	1,898	3,500	0	3,500	2,000
01-0475-7050	GRANBY CONNECT PROGRAM EXPEN	29,581	42,000	32,860	42,000	65,000
01-0475-7100	TRANSPORTATION	213,766	170,000	108,911	170,000	0
01-0475-7500	AFFORDABLE HOUSING-TRANSFEROU	3,016,164	0	0	0	0
01-0475-8351	EMPLOYEE HOUSING ASSISTANCE	0	20,000	0	20,000	30,000

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
Total PROG, PROJECT & FACILITY EXP:		4,183,272	1,842,700	414,156	598,400	494,400	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
GENERAL FUND Revenue Total:		10,484,213	16,023,473	8,234,028	13,223,773	12,527,232
GENERAL FUND Expenditure Total:		12,883,174	10,935,473	5,561,280	8,796,573	8,788,350
Total GENERAL FUND:		-2,398,961	5,088,000	2,672,748	4,427,200	3,738,882

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
Nil: 0000							
CAPITAL FUND REVENUE							
03-0000-3131	SALES TAX	878,866	925,000	490,424	925,000	893,000	
03-0000-3133	USE TAX	86,754	100,000	78,461	100,000	101,000	
03-0000-3353	GRANT FOR PATHWAY	12,784	0	0	0	0	
03-0000-3612	INTEREST ON INVESTMENTS	100,000	100,000	30,286	100,000	50,000	
03-0000-3655	TRANSFER STATION FEES	5,576	6,200	3,208	5,500	5,500	
03-0000-3660	GRAVEL PIT IMPACT FEES - RR	1,507	1,500	322	1,500	1,500	
03-0000-3675	DOWNTOWN PLANNING GRANT	74,700	0	0	0	0	
03-0000-3680	TRAILS GRANT	0	610,000	0	610,000	100,000	
03-0000-3700	TRANSFERS FROM OTHER FUNDS	0	1,273,123	0	0	0	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
LEGISLATIVE CAPITAL							
03-0411-9411	C.O. AUDIO VISUAL BOARD ROOM	0	5,000	0	5,000	10,000	
Total LEGISLATIVE CAPITAL:		0	5,000	0	5,000	10,000	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
PLANNING CAPITAL							
03-0419-9416	DOWNTOWN PLANNING	0	25,000	0	25,000	0	
Total PLANNING CAPITAL:		0	25,000	0	25,000	0	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
STREET CAPITAL						
03-0431-0030	CONSTRUCTION PAVING	0	500,000	462,409	462,500	300,000
03-0431-0360	SIDEWALK REPLACEMENT	25,758	60,000	19,849	20,000	25,000
03-0431-9360	C.O. Improvements	50,549	977,000	4,635	10,000	585,000
03-0431-9363	TRAFFIC CALMING STUDY	156,177	2,006,500	396,391	2,006,500	0
Total STREET CAPITAL:		232,484	3,543,500	883,284	2,499,000	910,000

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
PARKS CAPITAL							
03-0452-9360	C.O. PARK IMPROVEMENTS	9,091	20,000	13,980	20,000	0	
03-0452-9412	PARKS & REC PLANNING	149,669	38,700	36,881	38,700	0	
03-0452-9500	C.O. PATHWAY TO MARKET	113,467	0	0	0	0	
Total PARKS CAPITAL:		272,226	58,700	50,861	58,700	0	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
PROGRAMS, PROJECTS, FACILITIES						
03-0475-9240	C.O. TOWN HALL	160,559	250,000	201,586	250,000	50,000
03-0475-9360	CO IMPROVEMENTS	0	80,000	0	20,000	280,000
03-0475-9368	C.O. IMP GRANBY TRAILS	66,566	1,100,000	0	1,100,000	1,250,000
Total PROGRAMS, PROJECTS, FACILITIES:		227,125	1,430,000	201,586	1,370,000	1,580,000

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
CAPITAL FUND EXPENDITURES							
03-0500-7500	TRANSFERS	2,500,000	0	0	0	0	
Total CAPITAL FUND EXPENDITURES:		2,500,000	0	0	0	0	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
CAPITAL IMPROVEMENT FUND Revenue Total:		1,160,186	3,015,823	602,702	1,742,000	1,151,000	
CAPITAL IMPROVEMENT FUND Expenditure Total:		3,231,835	5,062,200	1,135,731	3,957,700	2,500,000	
Total CAPITAL IMPROVEMENT FUND:		-2,071,649	-2,046,377	-533,029	-2,215,700	-1,349,000	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
Nil: 0000							
NSA WATER FUND REVENUE							
04-0000-3335	NSA WTP DOLA GRANT REVENUE	1,000,000	0	0	0	0	
04-0000-3441	WATER SALES	1,443,154	1,440,000	1,088,180	1,400,000	1,400,000	
04-0000-3443	RAW WATER SALES	58,781	55,000	54,911	55,000	60,000	
04-0000-3444	SALE OF METERS	1,700	3,400	850	850	1,700	
04-0000-3445	METER READING FEES	25	0	25	0	0	
04-0000-3446	PENALTY ASSESSMENTS	9,800	10,000	7,850	10,000	10,000	
04-0000-3447	CONSTRUCTION WATER SALES	20,583	20,000	24,301	25,000	25,000	
04-0000-3500	WATER PLANT INVESTMENT FEES	36,935	25,000	9,977	9,900	0	
04-0000-3545	WATER QUALITY MONITORING FEES	14,700	7,500	0	0	0	
04-0000-3600	MISCELLANEOUS REVENUE	3,912	0	16,518	16,600	0	
04-0000-3601	GRAND ELK WATER CONTRACT	10,000	10,000	10,000	10,000	10,000	
04-0000-3612	INTEREST ON INVESTMENTS	283,811	100,000	37,351	100,000	80,000	
04-0000-3700	TRANSFERS FROM OTHER FUNDS	4,760,000	0	0	0	0	
04-0000-3910	SALE OF FIXED ASSETS	3,100	0	0	0	0	
04-0000-3930	BOND PROCEEDS	0	17,000,000	5,478,166	17,000,000	6,900,000	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
NSA WATER EXPENSES						
04-0433-1110	SALARIES	244,352	262,000	187,463	262,000	272,000
04-0433-1115	DEFERRED SALARY/PTO	7,809	0	0	5,000	5,000
04-0433-1150	OVERTIME PAY	6,369	5,000	2,048	5,000	6,000
04-0433-1410	FRINGE BENEFIT PENSION	11,626	13,000	7,086	13,000	13,600
04-0433-1430	FRINGE BENEFIT HEALTH INS	83,059	89,000	51,169	89,000	130,000
04-0433-1431	HEALTH SAVINGS BENEFIT	8,738	10,000	8,698	10,000	10,500
04-0433-1440	FRINGE BENEFIT SOC SEC	14,723	16,000	11,283	16,000	16,800
04-0433-1441	FRINGE BENEFIT MEDICARE	3,443	4,000	2,639	4,000	4,000
04-0433-1921	COMPUTER CONSULTANT	4,657	5,600	3,493	4,700	4,700
04-0433-1922	JANITORIAL SERVICES/PRODUCTS	207	500	413	500	500
04-0433-2110	OFFICE EXPENSE	1,581	2,000	581	2,000	10,000
04-0433-2113	SOFTWARE/HARDWARE R&M	12,480	17,000	10,037	15,000	15,000
04-0433-2114	RATE SOFTWARE	1,500	1,500	1,500	1,500	1,500
04-0433-2115	GIS/GPS/MAINTENANCE	4,350	1,600	0	1,600	1,600
04-0433-2116	COMPUTERS, LAPTOPS, IPADS	0	1,000	1,106	2,000	1,500
04-0433-2120	MANDATORY DRUG TESTING	450	600	0	600	600
04-0433-2210	CHEMICALS	74,456	77,000	36,096	50,000	75,000
04-0433-2310	FUEL	1,324	1,500	867	1,500	1,500
04-0433-2330	LAB SUPPLIES	4,175	5,000	1,315	5,000	7,500
04-0433-2331	GENERAL SUPPLIES	2,550	2,500	384	2,500	2,500
04-0433-2332	LAB TESTS	5,674	5,000	2,882	5,000	5,000
04-0433-2530	TOOLS	4,287	4,000	668	4,000	4,000
04-0433-3110	POSTAGE	2,000	2,500	2,088	2,500	2,500
04-0433-3210	PRINTING AND FORMS	960	1,000	742	1,000	1,000
04-0433-3370	ADVERTISING	317	500	0	500	500
04-0433-3380	DUES AND SUBSCRIPTIONS	3,849	5,000	1,878	4,000	5,000
04-0433-3385	CDPHE DISCHARGE & WTR PERMITS	525	600	615	600	700
04-0433-3410	ELECTRICITY	39,493	40,000	33,313	40,000	50,000
04-0433-3420	WATER	1,195	1,200	597	1,200	1,200
04-0433-3430	NSA WTP - SEWER FEES	2,398	3,600	2,657	3,600	3,600
04-0433-3440	GAS PUBLIC SERVICE	8,250	8,000	3,359	8,000	12,000
04-0433-3450	TELEPHONE	4,986	5,500	2,903	5,500	5,500
04-0433-3520	LEGAL	1,985	2,000	720	2,000	2,000
04-0433-3540	AUDITING	5,285	6,000	12,500	12,500	10,000
04-0433-3555	ENGINEERING	3,412	5,000	415	2,500	4,000
04-0433-3620	R&M EQUIPMENT	10,586	15,000	3,224	70,000	10,000
04-0433-3660	R&M PLANT	9,572	15,000	4,345	10,000	20,000
04-0433-3810	TRAINING & CERTIFICATIONS	1,542	3,500	1,405	3,500	3,500
04-0433-3815	SUPT RELATED EXPENSES	340	500	0	500	500
04-0433-3816	PW Director expenses	864	1,000	1,577	2,000	2,500
04-0433-3950	SOLID WASTE - TRASH	1,113	1,200	663	1,200	1,200
04-0433-4410	R&M PUMPS	10,445	10,000	1,191	10,000	10,000
04-0433-4440	R&M DIST SYSTEMS & METERS	14,976	25,000	2,514	20,000	25,000
04-0433-4500	MAINTENANCE WATER RIGHTS	7,744	8,000	7,917	8,000	13,000
04-0433-4900	UTILITY COORDINATION SUPPORT	1,051	1,000	488	1,000	1,000
04-0433-4902	MISCELLANEOUS EXPENSE	345	1,500	1,083	1,500	11,500
04-0433-5110	PROPERTY & CASUALTY INSURANCE	13,820	16,000	9,734	16,000	22,900
04-0433-5111	WORKERS COMPENSATION	6,775	7,500	7,193	7,500	7,500
04-0433-5400	DEPRECIATION EXPENSE	429,038	0	0	0	0
04-0433-6600	NSA WTP L.L. PRINCIPAL (1)	0	215,000	215,000	215,000	225,000
04-0433-6601	NSA WTP L.L. PRINCIPAL (2)	0	94,291	94,291	94,291	98,658
04-0433-6602	NSA WTP L.L. INTEREST (I)	269,456	423,513	398,111	398,111	412,763
04-0433-6603	NSA WTP L.L. SERVICE FEE (SF)	37,849	121,118	121,118	121,118	121,118

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
04-0433-6604	NSA WTP D.L. PRINCIPAL (1)	0	77,698	38,680	77,698	79,064
04-0433-6605	NSA WTP D.L. INTEREST (I)	28,878	51,645	25,992	51,645	50,280
04-0433-6606	NSA AMORTIZATION OF BOND PREM	-15,456	0	0	0	0
04-0433-6607	NSA WTP LOAN ISSUANCE COST	163,569	0	0	0	0
04-0433-9220	CAPITAL OUTLAY PLANT	0	17,000,000	7,273,848	17,000,000	6,900,000
04-0433-9360	CAPITAL OUTLAY IMPROVEMENTS	0	70,000	0	70,000	14,000
Total NSA WATER EXPENSES:		1,564,970	18,763,165	8,599,890	18,762,863	8,716,283

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
NORTH SERVICE AREA WATER FUND Revenue Total:							
		7,646,500	18,670,900	6,728,128	18,627,350	8,486,700	
NORTH SERVICE AREA WATER FUND Expenditure Total:							
		1,564,970	18,763,165	8,599,890	18,762,863	8,716,283	
Total NORTH SERVICE AREA WATER FUND:		6,081,530	-92,265	-1,871,762	-135,513	-229,583	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
Nil: 0000							
SSA WATER FUND REVENUE							
05-0000-3440	SYSTEM WATER SERVICE FEE	347,191	381,000	357,987	360,000	365,000	
05-0000-3441	WATER SERVICE CHARGES TOWN	431,828	460,000	445,124	450,000	460,000	
05-0000-3442	CONSTRUCTION WATER SALES	39,978	10,000	0	10,000	10,000	
05-0000-3443	WATER PLANT INV FEES - SOUTH	518,769	600,000	300,428	300,000	300,000	
05-0000-3444	SALE OF METERS	72,700	70,000	32,070	35,000	35,000	
05-0000-3445	WATER SERVICE CHARGES SCW&S	98,425	132,000	98,917	132,000	100,000	
05-0000-3446	PENALTY ASSESSMENTS	3,942	3,500	1,876	3,500	3,500	
05-0000-3447	DEBT SERVICE FEE PLANT	256,521	330,000	298,627	330,000	300,000	
05-0000-3600	MISCELLANEOUS REVENUE	517	500	10,334	2,000	500	
05-0000-3606	PIF CONTRIBUTION SCW&S	30,976	50,000	15,488	20,000	25,000	
05-0000-3612	INTEREST ON INVESTMENTS	150,000	150,000	67,722	150,000	75,000	
05-0000-3800	STAFF REVENUE	0	0	2,692	2,700	0	
05-0000-3910	SALE OF FIXED ASSETS	4,305	0	0	0	0	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
SSA WATER EXPENSES						
05-0500-1110	SALARIES	187,488	165,000	148,475	195,000	206,000
05-0500-1115	DEFERRED SALARY/PTO	1,511	0	0	2,500	2,500
05-0500-1150	OVERTIME PAY	2,883	2,000	757	2,000	2,000
05-0500-1410	FRINGE BENEFIT PENSION	8,999	9,000	6,362	9,000	10,300
05-0500-1430	FRINGE BENEFIT HEALTH INS	56,864	50,000	42,094	57,500	62,000
05-0500-1431	HEALTH SAVINGS BENEFIT	7,165	6,000	6,865	6,900	6,900
05-0500-1440	FRINGE BENEFIT SOC SEC	11,097	11,000	8,823	12,000	12,700
05-0500-1441	FRINGE BENEFIT MEDICARE	2,595	2,800	2,063	2,800	3,000
05-0500-1921	COMPUTER CONSULTANT	2,661	3,200	1,996	2,800	3,000
05-0500-2110	OFFICE EXPENSE	568	1,000	523	1,000	2,000
05-0500-2113	SOFTWARE/HARDWARE R&M	24,467	15,000	10,029	15,000	20,000
05-0500-2114	RATE SOFTWARE	2,500	2,500	2,500	2,500	2,500
05-0500-2115	GPS/GIS	1,430	2,000	600	1,600	2,000
05-0500-2116	COMPUTERS/IPADS	1,435	5,000	2,599	3,000	3,000
05-0500-2120	MANDATORY DRUG TESTING	388	300	52	300	300
05-0500-2210	CHEMICALS	54,474	65,000	35,321	60,000	65,000
05-0500-2220	SUPPLIES	2,821	2,000	1,719	2,000	2,000
05-0500-2310	FUEL	4,433	5,000	2,408	5,000	5,000
05-0500-2332	WATER TESTS	3,933	4,000	2,838	4,000	4,000
05-0500-2530	SMALL TOOLS & SAFETY EQUIPMENT	4,407	5,000	1,368	5,000	5,000
05-0500-3110	POSTAGE	1,500	1,800	1,516	1,800	1,800
05-0500-3210	PRINTING AND FORMS	480	500	509	600	600
05-0500-3370	ADVERTISING AND NOTICES	0	1,000	0	1,000	1,000
05-0500-3380	DUES & SUBSCRIPTIONS	4,280	5,000	2,321	5,000	5,000
05-0500-3385	CDPHE DISCHARGE & WTR PERMITS	525	1,000	1,879	1,200	1,200
05-0500-3410	ELECTRICITY WELLS	8,006	11,000	6,426	10,000	10,000
05-0500-3411	ELECTRICITY PLANT	31,890	50,000	31,372	45,000	40,000
05-0500-3430	WTP SEWER SERVICE	1,434	1,600	1,192	1,600	1,600
05-0500-3440	WTP NATURAL GAS/ PROPANE	8,733	17,000	4,266	10,000	12,000
05-0500-3445	TRASH REMOVAL	854	1,000	663	1,000	1,000
05-0500-3450	TELEPHONE	2,965	3,500	2,859	3,500	3,500
05-0500-3520	LEGAL	3,973	4,000	3,120	4,000	4,000
05-0500-3540	AUDITING	4,820	5,500	5,500	5,500	7,000
05-0500-3555	ENGINEERING	7,194	22,000	23,399	22,000	20,000
05-0500-3620	R&M EQUIPMENT	1,362	15,000	4,664	12,000	12,000
05-0500-3640	R&M Wells	7,987	8,000	8,133	9,000	8,000
05-0500-3662	EMERGENCY EXPENDITURES	11,751	20,000	0	20,000	20,000
05-0500-3665	O&M WATER TREATMENT PLANT	26,336	40,000	52,670	60,000	60,000
05-0500-3810	TRAINING & CERTIFICATIONS	2,210	3,000	2,400	3,000	3,500
05-0500-3815	SUPT RELATED EXPENSES	430	2,000	24	2,000	2,000
05-0500-3816	PW Director expense	1,131	2,000	1,662	2,000	2,500
05-0500-4410	EAGLECREST BOOSTER OPERATON	29,961	35,000	15,756	35,000	35,000
05-0500-4420	R&M 999 LAKE DR TANK ZONE 2	2,360	3,000	411	3,000	3,000
05-0500-4421	R&M ZONE 1	2,346	3,000	0	3,000	3,000
05-0500-4440	R&M DISTRIBUTION SYSTEM	14,867	20,000	5,961	12,000	20,000
05-0500-4441	METERS FOR RESALE	57,923	50,000	23,749	50,000	50,000
05-0500-4442	METER MAINTENANCE	4,739	10,000	234	10,000	60,000
05-0500-4500	MAINTENANCE WATER RIGHTS	3,350	4,500	3,350	4,000	4,500
05-0500-4900	UTILITY LOCATES & SUPPLIES	521	1,000	244	1,000	1,000
05-0500-4902	MISCELLANEOUS EXPENSE	336	1,500	454	1,500	1,500
05-0500-4903	BACKBONE INFRA REIMBURSE PIFS	89,747	60,000	44,210	75,000	75,000
05-0500-5110	INSURANCE	21,916	25,000	8,751	25,000	36,000
05-0500-5111	WORKERS COMPENSATION	6,704	7,000	6,714	7,000	7,500

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
05-0500-5400	DEPRECIATION EXPENSE	579,292	0	0	0	0
05-0500-9240	CAPITAL OUTLAY SHOP	0	1,000	0	0	0
05-0500-9345	C.O. PRV VAULTS & METERS	0	120,000	0	90,000	35,000
05-0500-9360	CAPITAL OUTLAY IMPROVEMENTS	0	10,000	6,198	10,000	190,000
05-0500-9410	CAPITAL OUTLAY EQUIPMENT	0	100,000	131,215	140,000	137,000
Total SSA WATER EXPENSES:		1,324,039	1,021,700	679,215	1,076,600	1,294,400

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
SOUTH SERVICE WATER FUND Revenue Total:		1,955,150	2,187,000	1,631,264	1,795,200	1,674,000
SOUTH SERVICE WATER FUND Expenditure Total:		1,324,039	1,021,700	679,215	1,076,600	1,294,400
Total SOUTH SERVICE WATER FUND:		631,111	1,165,300	952,049	718,600	379,600

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
Nil: 0000							
SSA SEWER FUND REVENUE							
06-0000-3440	SEWER SERVICE CHARGE SYSTEM	63,208	65,000	65,144	65,000	66,000	
06-0000-3441	SEWER SERVICE CHGS GRANBY SAN	718,269	850,000	837,718	850,000	800,000	
06-0000-3442	SEWER SERVICE CHARGES TOWN	273,044	290,000	281,244	290,000	280,000	
06-0000-3443	SEWER PLANT INV FEES	234,372	160,000	59,636	70,000	100,000	
06-0000-3445	SEWER SERVICE CHARGES SCW&S	17,650	23,500	17,738	23,500	25,000	
06-0000-3446	PENALTY ASSESSMENT	3,942	3,500	1,876	3,500	3,500	
06-0000-3449	DEBERARD DRAW FEES	243,131	250,000	243,220	250,000	250,000	
06-0000-3606	PIF CONTRIBUTION SCW&S	14,032	20,000	7,016	17,500	17,500	
06-0000-3612	INTEREST ON INVESTMENTS	50,000	50,000	10,862	50,000	25,000	
06-0000-3910	SALE OF FIXED ASSETS	4,305	0	0	0	0	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
SSA SEWER EXPENSES						
06-0600-1110	SALARIES	144,269	150,000	114,501	152,000	160,000
06-0600-1115	DEFERRED SALARY/PTO	1,511	0	0	2,500	2,500
06-0600-1150	OVERTIME PAY	2,136	1,500	593	1,500	1,500
06-0600-1410	FRINGE BENEFIT PENSION	6,938	8,000	4,986	8,000	8,000
06-0600-1430	FRINGE BENEFIT HEALTH INS	45,147	51,000	33,711	47,000	52,000
06-0600-1431	HEALTH SAVINGS BENEFIT	5,340	5,500	5,140	5,200	5,200
06-0600-1440	FRINGE BENEFIT SOC SEC	8,525	9,200	6,788	9,200	9,800
06-0600-1441	FRINGE BENEFIT MEDICARE	1,994	2,300	1,588	2,300	2,300
06-0600-1920	CONTRACT GRANBY SAN/OTHER	10,000	10,000	7,500	10,000	10,000
06-0600-1921	COMPUTER CONSULTANT	1,996	2,400	1,497	2,000	2,300
06-0600-1925	SERVICE FEES TO GRANBY SAN	717,239	700,000	618,354	700,000	720,000
06-0600-2110	OFFICE EXPENSE	370	1,000	411	1,000	1,000
06-0600-2113	SOFTWARE/HARDWARE R&M	1,679	5,000	0	2,500	3,000
06-0600-2114	RATE SOFTWARE	4,235	4,300	3,735	4,300	4,000
06-0600-2115	GPS/GIS	1,430	2,000	600	1,600	2,000
06-0600-2116	COMPUTERS/IPADS	1,435	1,500	0	1,000	1,500
06-0600-2120	MANDATORY DRUG TESTING	388	300	0	300	400
06-0600-2210	SUPPLIES/UNIFORMS	1,628	2,000	272	2,000	2,000
06-0600-2310	FUEL	4,403	5,000	2,408	5,000	5,000
06-0600-2530	SMALL TOOLS & SAFETY EQUIPMENT	3,701	3,500	588	3,500	3,500
06-0600-3110	POSTAGE	1,000	1,000	850	1,000	1,000
06-0600-3210	PRINTING AND FORMS	480	500	509	500	600
06-0600-3370	ADVERTISING AND NOTICES	0	200	0	200	200
06-0600-3450	TELEPHONE	2,965	3,500	2,859	3,500	3,500
06-0600-3520	LEGAL	18	3,000	0	3,000	3,000
06-0600-3540	AUDITING	5,320	5,500	5,500	5,500	6,500
06-0600-3555	ENGINEERING	82,894	10,000	24,550	30,000	10,000
06-0600-3620	R&M EQUIPMENT	1,839	6,500	3,936	6,000	6,500
06-0600-3631	WEST LIFT STATION R&M	8,677	20,000	20,957	20,000	32,000
06-0600-3633	EISENHOWER CABINS LIFT STATION	420	5,000	0	5,000	5,000
06-0600-3662	EMERGENCY EXPENDITURES	0	10,000	14,448	10,000	10,000
06-0600-3810	TRAINING & CERTIFICATIONS	2,231	2,000	86	2,000	2,000
06-0600-3815	SUPT RELATED EXPENSES	243	1,000	0	1,000	1,000
06-0600-3816	PW Director expenses	552	1,500	1,568	2,000	2,500
06-0600-4440	R&M COLLECTION SYSTEMS	8,743	5,000	2,305	5,000	10,000
06-0600-4900	UTILITY LOCATES & SUPPLIES	520	1,000	244	1,000	1,000
06-0600-4902	MISCELLANEOUS EXPENSE	-1	1,000	454	1,000	1,000
06-0600-4903	BACKBONE INFRA REIMBURSE PIFS	40,546	27,000	20,027	35,000	35,000
06-0600-5110	INSURANCE	16,935	20,000	8,751	20,000	27,500
06-0600-5111	WORKERS COMPENSATION	1,861	2,500	2,398	2,500	2,500
06-0600-5400	DEPRECIATION EXPENSE	308,157	0	0	0	0
06-0600-6500	LOAN DEBERARD DRAW PRINCIPAL	0	113,942	56,687	113,942	116,232
06-0600-6501	LOAN DEBERARD DRAW INTEREST	26,268	24,397	12,482	24,397	22,107
06-0600-9240	CAPITAL OUTLAY SHOP	0	5,000	0	0	0
06-0600-9341	C.O. SEWER MAINS	0	1,550,000	1,319,542	1,320,000	0
06-0600-9360	CAPITAL OUTLAY IMPROVEMENTS	0	10,000	4,998	10,000	10,000
06-0600-9400	CAPITAL REPLACEMENT	0	20,000	0	20,000	0
06-0600-9410	CAPITAL OUTLAY EQUIPMENT	0	10,000	7,097	10,000	56,000
Total SSA SEWER EXPENSES:		1,474,029	2,824,039	2,312,918	2,613,439	1,361,139

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
SOUTH SERVICE SEWER FUND Revenue Total:		1,621,951	1,712,000	1,524,454	1,619,500	1,567,000
SOUTH SERVICE SEWER FUND Expenditure Total:		1,474,029	2,824,039	2,312,918	2,613,439	1,361,139
Total SOUTH SERVICE SEWER FUND:		147,922	-1,112,039	-788,464	-993,939	205,861

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
Nil: 0000							
CONSERVATION FUND REVENUE							
07-0000-3358	LOTTERY REVENUE	28,813	30,000	13,026	25,000	25,000	
07-0000-3600	PARKS MISCELLANEOUS REVENUE	893	0	0	0	0	
07-0000-3612	INTEREST ON INVESTMENTS	2,836	3,000	913	3,000	2,500	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
CONSERVATION TRUST EXPENDITURE							
07-0461-9362	C.O. PARKS IMPROVEMENTS	8,900	30,000	0	2,000	20,000	
Total CONSERVATION TRUST EXPENDITURE:		8,900	30,000	0	2,000	20,000	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
CONSERVATION TRUST FUND Revenue Total:		32,542	33,000	13,939	28,000	27,500	
CONSERVATION TRUST FUND Expenditure Total:		8,900	30,000	0	2,000	20,000	
Total CONSERVATION TRUST FUND:		23,642	3,000	13,939	26,000	7,500	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
Nil: 0000							
REVENUE							
11-0000-3440	EQ REPLACEMENT CHARGES ADMIN	7,192	5,000	5,000	5,000	7,300	
11-0000-3441	EQ REPLACEMENT CHARGES POLICE	92,000	100,000	100,000	100,000	75,000	
11-0000-3442	EQ REPLACEMENT CHARGES STREET	145,000	150,000	150,000	150,000	140,000	
11-0000-3443	EQ REPLACEMENT CHARGES REC	37,100	30,000	30,000	30,000	30,000	
11-0000-3444	EQ REPLACEMENT CHARGES PARKS	12,525	13,000	13,000	13,000	13,500	
11-0000-3445	EQ REPLACEMENT CHARGE CODE	6,900	0	0	0	0	
11-0000-3612	INTEREST ON INVESTMENTS	24,822	25,000	5,898	10,000	12,500	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
PUBLIC SAFETY EXPENDITURES							
11-0421-9410	CAPITAL OUTLAY EQ - POLICE	21,000	150,000	0	85,000	90,000	
Total PUBLIC SAFETY EXPENDITURES:		21,000	150,000	0	85,000	90,000	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
STREET EXPENDITURES							
11-0431-9410	CAPITAL OUTLAY EQ STREETS	3,200	451,000	335,746	350,000	0	
Total STREET EXPENDITURES:		3,200	451,000	335,746	350,000	0	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
FLEET ENTERPRISE FUND Revenue Total:		325,539	323,000	303,898	308,000	278,300
FLEET ENTERPRISE FUND Expenditure Total:		24,200	601,000	335,746	435,000	90,000
Total FLEET ENTERPRISE FUND:		301,339	-278,000	-31,848	-127,000	188,300

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
Nil: 0000							
REVENUE							
12-0000-3217	SHORT TERM RENTAL FEES	480,512	621,000	536,704	621,000	0	
12-0000-3354	Division of Housing Grant	2,819,463	750,000	453,481	453,500	750,000	
12-0000-3660	NUCHE VILLAGE HOME SALES	0	6,897,000	1,288,687	2,183,700	2,506,000	
12-0000-3700	TRANSFERS FROM OTHER FUNDS	3,016,164	0	0	0	0	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
PROGRAMS, PROJECTS, & FACILITY							
12-0475-1923	NUCHE VILLAGE CONTRACTORS	0	750,000	102,481	750,000	0	
12-0475-7500	AFFORDABLE HOUSING	0	117,000	0	117,000	0	
12-0475-7600	TRANSFER OUT - NUCHE VILLAGE	0	5,088,000	1,288,687	2,183,700	2,506,000	
12-0475-9365	C.O. Imp A.H. Infrastructure	0	1,250,000	2,455,427	2,007,000	0	
Total PROGRAMS, PROJECTS, & FACILITY:		0	7,205,000	3,846,594	5,057,700	2,506,000	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
SHORT TERM RENTAL FUND Revenue Total:		6,316,139	8,268,000	2,278,872	3,258,200	3,256,000
SHORT TERM RENTAL FUND Expenditure Total:		0	7,205,000	3,846,594	5,057,700	2,506,000
Total SHORT TERM RENTAL FUND:		6,316,139	1,063,000	-1,567,722	-1,799,500	750,000

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
Nil: 0000							
NSA MORAINE PARK REVENUE							
44-0000-3441	WATER SALES MORAINE PARK	60,964	61,000	55,884	61,000	61,000	
44-0000-3442	FACILITY FEE	4,729	4,700	3,941	4,700	4,700	
44-0000-3446	PENALTY ASSESSMENTS	240	300	240	300	300	
44-0000-3612	INTEREST ON INVESTMENTS	2,836	3,500	1,059	2,500	2,000	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
N.S.A. MORAINE PARK EXPENSES						
44-0444-1110	SALARIES	22,979	25,000	18,326	25,000	27,000
44-0444-1115	DEFERRED SALARY/PTO	867	0	0	1,000	1,000
44-0444-1150	OVERTIME	406	500	147	500	500
44-0444-1410	FRINGE BENEFIT 401A	1,065	1,200	779	1,200	1,500
44-0444-1430	FRINGE BENEFIT HEALTH INS	7,129	8,000	4,860	8,000	10,000
44-0444-1431	FRINGE BENEFIT H.S.A.	733	800	730	800	800
44-0444-1440	FRINGE BENEFIT SOCIAL SECURITY	1,372	1,500	1,100	1,500	1,600
44-0444-1441	FRINGE BENEFIT MEDICARE	321	400	257	400	400
44-0444-2210	CHEMICALS	250	500	0	500	500
44-0444-2330	SUPPLIES	12	2,500	0	2,500	2,500
44-0444-2332	LAB TESTS	1,016	2,000	2,176	2,500	2,000
44-0444-3110	POSTAGE	180	200	200	200	200
44-0444-3210	PRINTING AND FORMS	55	200	200	200	200
44-0444-3370	ADVERSTISING/LEGAL NOTICES	0	200	0	200	200
44-0444-3385	CDPHE DISCHARGE & WTR PERMITS	85	100	99	100	100
44-0444-3410	ELECTRICITY	3,945	5,000	3,922	5,000	5,000
44-0444-3430	Sewer Service - Granby San	444	500	369	500	500
44-0444-3450	Telephone	819	900	626	900	900
44-0444-3520	LEGAL	0	500	0	500	500
44-0444-3540	AUDITING	750	900	900	900	900
44-0444-3555	ENGINEERING	0	5,000	0	0	5,000
44-0444-3620	R&M EQUIPMENT	576	500	158	500	500
44-0444-3640	R&M WELLS	0	500	0	500	500
44-0444-4410	R&M PUMPS	271	5,000	0	5,000	5,000
44-0444-4440	R&M SYSTEM	77	2,000	0	2,000	2,000
44-0444-4500	MAINTENANCE WATER RIGHTS	0	500	0	500	500
44-0444-4902	MISCELLANEOUS EXPENSE	0	500	0	500	500
44-0444-5110	PROPERTY & CASUALTY INSURANCE	2,964	3,500	6,875	4,500	4,000
44-0444-5111	WORKERS COMPENSATION INSURANC	308	500	480	500	600
Total N.S.A. MORAINE PARK EXPENSES:		46,624	68,900	42,204	66,400	74,900

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
N.S.A. MORAINE PARK WATER FUND Revenue Total:							
		68,769	69,500	61,123	68,500	68,000	
N.S.A. MORAINE PARK WATER FUND Expenditure Total:							
		46,624	68,900	42,204	66,400	74,900	
Total N.S.A. MORAINE PARK WATER FUND:		22,145	600	18,919	2,100	-6,900	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
Nil: 0000							
REVENUE							
45-0000-3441	WATER SALES	369,265	375,000	293,583	375,000	382,500	
45-0000-3612	INTEREST ON INVESTMENTS	11,345	10,000	8,463	10,000	5,000	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
WEST SERVICE AREA						
45-0445-1110	SALARIES	68,692	75,000	55,157	75,000	78,000
45-0445-1115	DEFERRED SALARIES/PTO	-1,545	0	0	2,000	0
45-0445-1150	OVERTIME	790	1,000	236	1,000	1,000
45-0445-1410	FRINGE BENEFIT 401A	3,405	3,800	2,652	3,800	3,800
45-0445-1430	FRINGE BENEFIT HEALTH INS	22,382	25,000	17,449	25,000	25,000
45-0445-1431	FRINGE BENEFIT H.S.A.	2,225	2,300	2,225	2,300	2,300
45-0445-1440	FRINGE BENEFIT SOCIAL SECURITY	4,124	5,000	3,288	5,000	5,000
45-0445-1441	FRINGE BENEFIT MEDICARE	965	1,200	769	1,200	1,200
45-0445-2100	OFFICE SUPPLIES	0	500	22	500	500
45-0445-2114	RATE SOFTWARE	0	500	500	500	500
45-0445-2115	TELEMENTRY/SCADA/CYBER SEC.	6,954	15,000	7,957	12,000	12,000
45-0445-2120	Mandatory drug testing fee	175	200	0	200	200
45-0445-2210	CHEMICALS	5,555	5,000	2,190	5,000	5,000
45-0445-2310	FUEL	1,260	1,500	1,060	1,500	1,500
45-0445-2330	SUPPLIES	410	1,000	1,179	1,500	1,500
45-0445-2332	LAB TESTS	1,492	1,500	1,971	2,000	2,000
45-0445-2530	TOOLS	518	1,000	0	1,000	1,000
45-0445-3110	POSTAGE	200	200	200	200	200
45-0445-3370	ADVERTISING/LEGAL NOTICES	0	500	0	500	500
45-0445-3380	DUES & SUBSCRIPTIONS	107	2,000	0	1,000	1,000
45-0445-3385	CDPHE DISCHARGE &WATER PERMITS	0	1,000	0	1,000	1,000
45-0445-3410	ELECTRICITY TOTAL SYSTEM	20,140	23,000	18,682	23,000	23,000
45-0445-3440	NATURAL GAS	1,689	2,500	1,092	2,000	2,000
45-0445-3450	TELEPHONE	1,836	2,000	1,277	2,000	3,000
45-0445-3520	LEGAL	0	2,000	80	2,000	2,000
45-0445-3540	AUDITING	3,650	4,000	4,000	4,000	4,000
45-0445-3555	ENGINEERING	0	15,000	1,872	5,000	4,000
45-0445-3620	R&M EQUIPMENT & VEHICLES	1,321	2,000	265	2,000	2,000
45-0445-3630	R&M TANK	1,890	1,000	0	1,000	1,000
45-0445-3640	R&M WELLS	1,619	2,000	571	1,000	2,000
45-0445-3660	R&M PLANT	972	2,500	2,210	3,000	3,000
45-0445-3810	CERTIFICATIONS/TRAINING	149	2,000	1,733	2,000	2,000
45-0445-3815	SUPT RELATED EXPENSES	170	200	0	200	200
45-0445-3816	PW Director expenses	581	0	0	0	0
45-0445-4410	R&M PUMPS	21,866	5,000	0	7,500	10,000
45-0445-4440	R&M SYSTEM	2,802	10,000	10,192	11,000	10,000
45-0445-4500	MAINTENANCE WATER RIGHTS	0	500	0	500	500
45-0445-4900	UTILITY COORDINATION SUPPORT	0	100	0	100	200
45-0445-4901	DITCH MAINTENANCE	0	100	113	500	20,000
45-0445-4902	MISCELLANEOUS EXPENSE	477	200	179	200	500
45-0445-4905	CO River Contract	0	7,000	0	0	0
45-0445-5110	PROPERTY & CASUALTY INSURANCE	19,616	23,000	8,751	23,000	33,000
45-0445-5111	WORKERS COMPENSATON INSURANC	4,910	5,000	4,796	5,000	5,000
45-0445-5400	DEPRECIATION	990,511	0	0	0	0
Total WEST SERVICE AREA:		1,191,910	252,300	152,668	237,200	270,600

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
WEST SERVICE ENTERPRISE FUND Revenue Total:							
		380,610	385,000	302,046	385,000	387,500	
WEST SERVICE ENTERPRISE FUND Expenditure Total:							
		1,191,910	252,300	152,668	237,200	270,600	
Total WEST SERVICE ENTERPRISE FUND:		-811,300	132,700	149,378	147,800	116,900	

MEMO

To:	Mayor and Board of Trustees
From:	Cody Mullinex, Town Clerk
Date:	10/13/2026
Re:	CONSENT AGENDA
Department	Administration
Time of Agenda Item	
Agenda Request No.	10

Subject

ACCOUNTS PAYABLE - OCTOBER 13, 2026
NO MINUTES TO APPROVE AT THIS TIME

Summary

SEE ATTACHED

Attachments

ACCOUNTS PAYABLE

ACCOUNTS PAYABLE - October 13, 2026

PAYEE	ACCOUNT NO.		DESCRIPTION
ADMINISTRATIVE/PLANNING			
Ace for Business - Trevipay	01-0415-2110	1.64	Admin Office Supplies
Amazon Business	01-0415-2110	47.24	Admin Supplies
Caselle LLC	01-0415-3630	24,680.31	Annual Accounting Software Maint & Support
Cloudpermit	01-0419-2112	10,037.00	Annual Cloudpermit Software
Colorado Interactive LLC	98-0000-1020	312.50	Refund for Incorrect CC Payment
Comcast	01-0415-3450	272.49	Admin Phones/Internet
Derek Assmann	01-0415-3810	134.85	Mileage Reimbursement
Executech	01-0415-1921	1,053.36	Computer Consultant
Grand County Accounting	01-0419-2310	155.48	September Fuel
Peak Digital Office Solutions	01-0415-3630	250.85	Admin Copy Charges
Southern Tire Mart	01-0419-3620	779.72	Tires for Code Enforce/Bldg Dept Vehicle
WCI of Granby	01-0415-3950	82.80	Trash Removal
World Class Distributors	01-0415-2110	25.39	Drinking Water
ADMINISTRATIVE SUB-TOTAL		**37,833.63**	
ECONOMIC DEVELOPMENT			
Destination Granby	01-0465-4652	100,000.00	Quarterly Contribution
ECONOMIC DEVELOPMENT SUB-TOTAL		**100,000.00**	
LEGISLATIVE			
Colorado Mountain News Media	01-0411-3957	652.68	Town Clean-Up Day Ads
Executech	01-0411-1921	1,219.68	Computer Consultant
Granby Transfer Station	01-0411-4903	40.00	Town Hall Recycle
Graves Consulting LLC	01-0411-1920	525.00	Supplemental Invoice Re-Opening Org Survey
Mutual of Omaha	01-0000-2189	1,738.89	Life Insurance
Mutual of Omaha	01-0000-2187	687.35	Employee Insurance
Mutual of Omaha	01-0000-2176	2,375.08	Dental Insurance
Mutual of Omaha	01-0000-2190	347.04	Vision Insurance
Triple V Designs	01-0411-1951	232.60	Screenprinting - Employee Shirts
WCI of Granby	01-0411-3950	15.67	Trash Removal
LEGISLATIVE SUB-TOTAL		**7,833.99**	
PARKS			
Ace for Business - Trevipay	01-0452-3660	97.09	R&M Parks
Country Ace Hardware	01-0452-3660	138.47	R&M Parks
Country Ace Hardware	01-0452-2330	49.99	Parks Supplies
Country Ace Hardware	01-0452-2530	26.99	Parks Small Tools
Executech	01-0452-1921	166.32	Computer Consultant
Grand County Accounting	01-0452-2310	485.21	September Fuel
Heritage Landscape Supply	01-0452-3660	406.42	R&M Parks
Tabernash Construction	01-0452-3660	375.00	Kaibab Park Sanolet
Tabernash Construction	01-0452-3660	150.00	Little League Ballfield Sanolet
US Specialty Coatings	01-0452-3667	2,104.50	Field Paint
WCI of Granby	01-0452-3950	264.79	Trash Removal
PARKS SUB-TOTAL		**4,264.78**	
POLICE/COURT			
Adamson Police Products	01-0421-1500	80.86	PD Uniform Belt
Adamson Police Products	01-0421-2160	170.99	Glock/Expansion Locking Belt Slide
A.G. Investigations, LLC	01-0421-1501	500.00	Applicant Background Check
Alien Gear Holsters	01-0421-2160	101.67	Holster x2
Alien Gear Holsters	01-0421-2160	101.67	Quick Disconnect System
Amazon Business	01-0421-2110	64.88	PD Office Supplies
Amazon Business	01-0421-3660	27.19	Hooks & Door Stop
Amazon Business	01-0421-3631	79.97	Chief Phone Case
Amazon Business	01-0421-3630	379.90	Battery Backup x2
Amazon Business	01-0421-2110	31.48	PD Office Expenses
Amazon Business	01-0421-4600	348.32	Trick or Treat Glow Sticks

Billi Jo Pfaff	01-0421-4902	1,075.00	Police Apartment Amenities/Furniture
Carlson & Carlson	01-0425-4121	900.00	Municipal Judge Salary - September
Century Link	01-0421-3450	249.60	PD Red Landline Phone
Comcast	01-0421-3450	236.99	Police Internet/Phones
Country Ace Hardware	01-0421-3660	37.95	R&M Police Wing
Executech	01-0421-1921	1,607.76	Computer Consultant
Grand County Accounting	01-0421-2310	2,363.37	September Fuel
John Elway Chevrolet	01-0421-7900	55,394.00	New Patrol Tahoe
Konica Minolta	01-0421-6505	277.00	PD Copier Lease
Melinda Leon	01-0421-4902	3,800.00	Aug-Dec Cadet Lodging
Mountain Beast Inc	01-0421-3817	262.50	PD Combat Training
O'Reilly Auto Parts	01-0421-3620	80.68	R&M Police Equipment
Purdue Global	01-0421-3810	4,426.00	CSI Schooling
Ray O'Herron	01-0421-1501	221.59	Cadet Uniform
Stericycle, Inc	01-0421-2110	30.00	Shred Bin
TransUnion	01-0421-2333	100.00	TLO Searches
WCI of Granby	01-0421-3950	30.77	Trash Removal
Xfinity	01-0421-3660	14.00	Gym Cable
POLICE SUB-TOTAL		**72,994.14**	

PROGRAMS, PROJECTS & FACILITIES

Ace for Business - Trevipay	01-0475-3664	529.99	Water Heater at Log Church
Chase Escapes LLC	01-0475-1921	400.00	Depot Janitorial Services
Chase Escapes LLC	01-0475-1922	1,275.00	Community Center Janitorial Services
Chase Escapes LLC	01-0475-1923	1,400.00	Town Hall Janitorial Services
Country Ace Hardware	01-0475-3661	73.73	R&M Depot
Country Ace Hardware	01-0475-3668	89.99	R&M Kaibab RV Dump Station
Downtowner	01-0475-7050	1,242.00	Granby Connect Monthly Software
Executech	01-0475-2114	1,118.85	Managed Security
Grand County Accounting	01-0475-7050	1,525.79	Granby Connect September Fuel
Grand Foundation	01-0475-7005	5,000.00	2026 Grand Places
Kopy Kat	12-0475-1923	62.40	Nuche Village Signs "Homes for Sale"
Norris Design	12-0475-1923	3,506.00	Nuche Village Landscape Plan 10/2025
Nuche Village Resident Associa	12-0475-1923	2,125.00	HOA Dues 25 Units
Ten Mile Engineering	12-0475-1923	933.75	Nuche Village Professional Services Flg 1
Ten Mile Engineering	12-0475-1923	540.00	Nuche Village Professional Services Flg 2
Town of Winter Park	01-0475-7100	24,151.31	Granby Transit - July
Town of Winter Park	01-0475-7100	17,120.31	Granby Transit - August
WCI of Granby	01-0475-3952	134.29	Community Center Trash Removal
Xcel Energy	12-0475-1923	1.30	31 Hackamore Natural Gas
Xcel Energy	01-0475-3447	20.42	Granby Play Days Natural Gas
PROG, PROJ, FAC SUB-TOTAL		**61,250.13**	

RECREATION

Comcast	01-0450-3450	71.61	Rec Phones/Internet
De Lage Landen	01-0450-6505	131.52	Rec Copier Lease
Executech	01-0450-1921	554.40	Computer Consultant
Grand County Accounting	01-0450-2310	428.84	September Fuel
Peak Digital Office Solutions	01-0450-3630	33.33	Rec Copy Charges
WCI of Granby	01-0450-3950	5.05	Trash Removal
Xcel Energy	01-0450-3441	118.35	Soccer Dome Natural Gas
RECREATION SUB-TOTAL		**1,343.10**	

STREETS

Buckeye Welding Supply Comp	01-0431-3620	106.46	R&M Street Equipment
Colorado Petroleum	01-0431-2310	490.80	Diesel Exhaust Fluid
Country Ace Hardware	01-0431-3816	26.99	PW Director Expenses
Country Ace Hardware	01-0431-2330	19.98	Street Dept Supplies
Executech	01-0431-1921	166.32	Computer Consultant
Grand County Accounting	01-0431-2310	1,012.95	September Fuel
Hardline Equipment	01-0431-3620	1,526.96	R&M Street Sweeper
NAPA Auto Parts	01-0431-3620	195.94	R&M Street Equipment

Northwest Ranch Supply Inc	01-0431-3650	65.14	R&M Structures
WCI of Granby	01-0431-3950	241.65	Trash Removal
Wear Parts & Equipment	01-0431-3620	1,862.19	R&M Street Equipment
Zirkel	01-0431-3450	99.95	Street Dept Internet
STREETS SUB-TOTAL		**5,815.33**	

NSA - WATER ENTERPRISE FUND

Browns Hill Engineering	04-0433-2113	2,486.00	NSA Ignition Service Support
Colorado Analytical Lab	04-0433-2210	121.00	NSA Chemicals
Core & Main	04-0433-4440	1,212.62	R&M Meter System
Country Ace Hardware	04-0433-1922	53.95	NSA Janitorial Supplies
Country Ace Hardware	04-0433-2331	95.96	NSA General Supplies
Country Ace Hardware	04-0433-3660	30.98	R&M NSA Plant
Excell Pump Services	04-0433-3660	3,739.00	R&M NSA Plant
Executech	04-0433-1921	388.08	Computer Consultant
Ferguson	04-0433-3660	348.04	R&M NSA Plant
Ferguson	04-0433-3660	23.59	R&M NSA Plant
Grand County Accounting	04-0433-2310	134.19	September Fuel
HACH	04-0433-3660	1,285.15	R&M Plant
HACH	04-0433-2330	640.41	NSA Lab Supplies
Kumar & Associates	04-0433-9220	3,928.30	NSA WTP Observation & Material Testing
Power to the People	04-0433-3660	520.00	R&M NSA Plant
PVS DX, Inc	04-0433-2210	30.00	NSA Chemicals
SGM	04-0433-9220	29,380.63	New NSA WTP Engineering Services
Utility Notification Center	04-0433-4900	59.96	NSA Utility Locates
Velocity Constructors Inc	04-0433-9220	696,876.52	NSA WTP Progress Billing
WCI of Granby	04-0433-3950	75.18	Trash Removal
Xcel Energy	04-0433-3440	60.48	Natural Gas
Zirkel	04-0433-3450	59.95	NSA Internet
NSA - WATER SUB-TOTAL		**741,549.99**	

SSA - WATER/SEWER ENTERPRISE FUND

Ace for Business - Trevipay	05-0500-3620	86.84	R&M SSA Equipment
Ace for Business - Trevipay	06-0600-3620	86.84	R&M SSA Equipment
Ace for Business - Trevipay	05-0500-3665	27.58	O&M SSA Plant
Browns Hill Engineering	05-0500-2113	1,433.50	SSA Ignition Service Support
Browns Hill Engineering	06-0600-2113	1,433.50	SSA Ignition Service Support
Country Ace Hardware	05-0500-4440	78.71	R&M SSA Distribution System
Executech	05-0500-1921	221.76	Computer Consultant
Executech	06-0600-1921	166.32	Computer Consultant
Grand County Accounting	05-0500-2310	329.64	September Fuel
Grand County Accounting	06-0600-2310	329.63	September Fuel
GRCO LLC	05-0500-4903	16,076.55	3rd Qtr 2026 BIAA Infr. Reimbursement
GRCO LLC	06-0600-4903	7,282.60	3rd Qtr 2026 BIAA Infr. Reimbursement
GRCO LLC	05-0000-2032	236.00	Refund SSA Constr. Water Dep. Less Usage
NAPA Auto Parts	05-0500-2530	11.11	SSA Small Tools
NAPA Auto Parts	06-0600-2530	11.11	SSA Small Tools
Solar Bear Heating LLC	05-0500-3665	2,480.00	O&M SSA Plant
Treatment Technology	05-0500-2210	1,593.51	SSA Chemicals
Uline	05-0500-2530	1,060.10	SSA Small Tools
Uline	06-0600-2530	1,060.09	SSA Small Tools
Utility Notification Center	05-0500-4900	29.99	SSA Utility Locates
Utility Notification Center	06-0600-4900	29.98	SSA Utility Locates
WCI of Granby	05-0500-3445	75.18	Trash Removal
SSA - WATER SUB-TOTAL		**34,140.54**	

MORAINE PARK - WATER ENTERPRISE FUND

MP - WATER SUB-TOTAL		**0.00**	

WSA- WATER ENTERPRISE FUND				
	Country Ace Hardware	45-0445-4440	19.99	R&M WSA Distribution System
	Grand County Accounting	45-0445-2310	134.66	September Fuel
WSA- WATER SUB-TOTAL			**154.65**	
CONSULTANTS				
	SGM	01-0000-1170	5,529.00	A/R 328 Eagle's Nest Stop Work
	SGM	03-0431-9363	42,184.33	4th & Agate Traffic Signal
	SGM	01-0475-3668	1,275.00	RV Dump Station Relocation
	SGM	03-0431-9363	3,233.00	Warrant Analysis Ten Mile & 40
	SGM	01-0419-3550	54.50	Municipal Code Revisions
	SGM	01-0419-3550	763.00	Town Project Management
	SGM	03-0475-9240	1,154.45	Polhamus Park
	SGM	01-0475-7100	2,507.00	Medical Center Park n Ride
	SGM	01-0419-3550	817.50	Town Project Management
	SGM	03-0431-9363	32,135.07	4th & Agate Traffic Signal
	SGM	06-0600-3555	109.00	U8 & U6 Backbone Sewer
	SGM	01-0465-4701	1,291.50	Granby Trails Sculpture
	SGM	05-0500-3555	2,848.73	SSA Water Tap Study
	SGM	01-0000-1183	2,816.25	A/R Granby Ranch
	SGM	01-0000-1216	900.00	Sun Communities
	SGM	01-0000-1231	245.00	A/R East Grand School Dist
	SGM	01-0000-1222	4,270.28	A/R Granby Station
	SGM	01-0000-1170	122.50	A/R Terra Firma
	SGM	01-0000-1170	906.50	Kaibab Park Stream Restoration
	SGM	01-0000-1170	582.75	A/R Summit Apartments
	SGM	01-0000-1170	5,309.50	A/R Habitat for Humanity
	SGM	01-0000-1170	129.50	A/R Perrizolo - 71 W Diamond
	SGM	01-0000-1170	2,577.00	A/R 328 Eagle's Nest Stop Work
	SGM	12-0475-1923	883.75	Nuche Village
	Spronk Water Engineers	01-0000-1216	1,125.00	Sun Communities
	Spronk Water Engineers	05-0500-3555	500.00	SSA Water Legal
	Spronk Water Engineers	04-0433-3555	500.00	NSA Water Legal
CONSULTANTS SUB-TOTAL			**114,770.11**	
ALREADY PAID				
9/22/2026	Aflac	01-0000-218/4	243.54	Aflac Insurance
	Executech	01-0475-2114	1,239.00	Cyber Security, MS 365, Exchange
	Marlin Business Bank	01-0415-6505	307.49	Admin Copier Lease
	Pinnacol Assurance	Several A/C's	11,564.00	Workers Comp Insurance Installment
	Quadient Postage	Several A/C's	4,400.00	Postage Machine Refill
9/29/2026	Mountain Parks Electric	Several A/C's	20,360.64	Electricity
ALREADY PAID SUB-TOTAL			**38,114.67**	
TOTAL CHECKS PAYABLE- October 13, 2026			**$1,220,065.06**	TC 10/8/26

VENDOR TOTALS FOR October 13, 2026 PAID OR TO BE PAID

Ace for Business - Trevipay	829.98	Water Heater Log Church, R&M SSA Equip
Adamson Police Products	251.85	Glock, PD Uniform Belt
Aflac	243.54	Aflac Insurance
A.G. Investigations, LLC	500.00	PD Applicant Background Check
Alien Gear Holsters	203.34	PD Holster x2, Quick Disconnect System
Amazon Business	978.98	PD & Admin Supplies
Billi Jo Pfaff	1,075.00	Police Apartment Amenities/Furniture
Browns Hill Engineering	5,353.00	NSA & SSA Ignition Service System
Buckeye Welding Supply Company	106.46	R&M Street Equipment
Carlson & Carlson	900.00	Municipal Judge Salary - September
Caselle LLC	24,680.31	Annual Accounting Software Maint & Support
Century Link	249.60	PD Red Landline Phone
Chase Escapes LLC	3,075.00	Janitorial Services
Cloudpermit	10,037.00	Annual Cloudpermit Software
Colorado Analytical Lab	121.00	NSA Chemicals
Colorado Interactive LLC	312.50	Refund for Incorrect CC Payment
Colorado Mountain News Media	652.68	Town Clean-Up Day Ads
Colorado Petroleum	490.80	Diesel Exhaust Fluid
Comcast	581.09	Admin, PD, Rec Phones/Internet
Core & Main	1,212.62	R&M Meter System
Country Ace Hardware	743.68	Multiple Depts Supplies/Tools
De Lage Landen	131.52	Rec Copier Lease
Derek Assmann	134.85	Mileage Reimbursement
Destination Granby	100,000.00	Quarterly Contribution
Downtowner	1,242.00	Granby Connect Monthly Software
Executech	1,239.00	Cyber Security, MS 365, Exchange
Excell Pump Services	3,739.00	R&M NSA Plant
Executech	6,662.85	Computer Consultant
Ferguson	371.63	R&M NSA Plant
Granby Transfer Station	40.00	Town Hall Recycle
Grand County Accounting	6,899.76	September Fuel
Grand Foundation	5,000.00	2026 Grand Places
Graves Consulting LLC	525.00	Supplemental Invoice Re-Opening Org Survey
GRCO LLC	23,595.15	3rd Qtr 2026 BIAA Infr. Reimbursement
HACH	1,925.56	R&M Plant, NSA Lab Supplies
Hardline Equipment	1,526.96	R&M Street Sweeper
Heritage Landscape Supply	406.42	R&M Parks
John Elway Chevrolet	55,394.00	New Patrol Tahoe
Konica Minolta	277.00	PD Copier Lease
Kopy Kat	62.40	Nuche Village Signs "Homes for Sale"
Kumar & Associates	3,928.30	NSA WTP Observation & Material Testing
Melinda Leon	3,800.00	Aug-Dec Cadet Lodging
Marlin Business Bank	307.49	Admin Copier Lease
Mountain Beast Inc	262.50	PD Combat Training
Mountain Parks Electric	20,360.64	Electricity
Mutual of Omaha	5,148.36	Employee, Life, Dental & Vision Insurance
NAPA Auto Parts	218.16	R&M Street Equipment, SSA Small Tools
Norris Design	3,506.00	Nuche Village Landscape Plan 10/2025
Northwest Ranch Supply Inc	65.14	R&M Structures
Nuche Village Resident Association	2,125.00	HOA Dues 25 Units
O'Reilly Auto Parts	80.68	R&M Police Equipment
Peak Digital Office Solutions	284.18	Admin & Rec Copy Charges
Pinnacol Assurance	11,564.00	Workers Comp Insurance Installment
Power to the People	520.00	R&M NSA Plant
Purdue Global	4,426.00	CSI Schooling
PVS DX, Inc	30.00	NSA Chemicals

Quadient Postage	4,400.00	Postage Machine Refill
Ray O'Herron	221.59	Cadet Uniform
SGM	142,025.74	Consultant/NSA WTP Engineering Services
Solar Bear Heating LLC	2,480.00	O&M SSA Plant
Southern Tire Mart	779.72	Tires for Code Enforce/Bldg Dept Vehicle
Spronk Water Engineers	2,125.00	Consultant
Stericycle, Inc	30.00	PD Shred Bin
Tabernash Construction	525.00	Kaibab Park & Little League Ballfield Sanolet
Ten Mile Engineering	1,473.75	Nuche Village Professional Services Flg 1&2
Town of Winter Park	41,271.62	Granby Transit - July & August
TransUnion	100.00	TLO Searches
Treatment Technology	1,593.51	SSA Chemicals
Triple V Designs	232.60	Screenprinting - Employee Shirts
Uline	2,120.19	SSA Small Tools
US Specialty Coatings	2,104.50	Field Paint
Utility Notification Center	119.93	NSA & SSA Utility Locates
Velocity Constructors Inc	696,876.52	NSA WTP Progress Billing
WCI of Granby	925.38	Trash Removal
Wear Parts & Equipment	1,862.19	R&M Street Equipment
World Class Distributors	25.39	Drinking Water
Xcel Energy	200.55	Natural Gas
Xfinity	14.00	Gym Cable
Zirkel	159.90	Street Dept & NSA Internet
VENDOR TOTALS	**1,220,065.06**	Reviewed by Town Manager- TC 10/8/24

MEMO

To:	Mayor and Board of Trustees
From:	Cody Mullinex, Town Clerk
Date:	10/13/2026
Re:	CHAIR AND STAFF REPORTS
Department	Administration
Time of Agenda Item	
Agenda Request No.	11

Subject
CHAIR AND STAFF UPDATES

Summary
SEE ATTACHED

Attachments

PUBLIC WORKS UPDATE

Town of Granby Board of Trustees - Memorandum

To: Town of Granby Board of Trustees
From: Douglas Bellatty, Town of Granby Public Works

Date: October 2026

Re: Public Works including streets, parks, Buildings, Open space and SSA, NSA, WSA and Moraine Park Water and Sewer Service Areas

---

Items, issues and projects Granby Public Works Staff Will Continue to work on Throughout the 2026 year.

Water Pumping Numbers for Each Service Area in the Previous Month:

North Service Area Water Treatment Plant = 5,710,000 gallons.

North Service Area Non-Potable Water = 1,670,000 gallons.

South Service Area Water Treatment Plant = 8,221,000 gallons

Moraine Park Area Water Treatment Plant = 316,000 gallons.

WSA Service Area Water Treatment Plant = 1,304,000 gallons.

WSA to NSA Emergency Potable Water Deliveries shut down no deliveries.

SSA Solar Field Energy Production Date = 287.04 MWh.

Bulk Water Station Production 981,044 gallons ytd Total.

1) Testing various vac-trailers for budget.
2) Various walkthroughs at HWY 40 construction projects.
3) Patching stucco at the SSA-WTF.
4) Shop maintenance and cleaning throughout.
5) Tree Trimming.
6) Continued Street sweeping.
7) NSA water treatment plant Construction Meetings and Oversight.
8) Maintaining Street Equipment.
9) Lift Station Maintenance.
10) Development Review committee meetings.
11) Adjustment and Cleaning of system Solar Arrays.

12) Maintaining new Budgets.
13) Building Maintenance.
14) Water Staff School and Training for Certifications and compliance.
15) Various Water System infrastructure Site Inspections.
16) Water Quality Testing.
17) Systems Meter Reads.
18) Round the Clock on Call Status.
19) Water Staff Oversight of Construction Throughout Granby.
20) Testing Equipment CDPHE Required Calibration and Maintenance.
21) Town Water Rights and Augmentation.
22) SSA Tank and System Inspections.
23) WSA Tank and System Inspections
24) NSA Tank and System Inspections
25) CDPHE meetings with Granby staff.
26) Ongoing Lead and Copper Testing in all Service Areas.
27) CDPHE Correspondence and Documentation.
28) Water Hydrant Repair Work.
29) Customer Relations.
30) NSA Water Plant Maintenance.
31) Moraine Park Water Plant Maintenance.
32) SSA Water Plant Maintenance
33) Backflow/ Cross Connection Control Maintenance and Compliance.
34) Ongoing SSA, NSA and WSA Water Treatment Plant Process Adjustments and Tweaking.
35) Construction and Pre-Construction Meetings.
36) Street License Recertifications (CDL).
37) Elevator inspections/Maintenance.
38) Telemetry Communication System Maintenance.
39) Staff Safety Meetings.
40) Treatment Chemical Orders, Deliveries and Transfers.
41) Service Line Inspections and Repairs
42) Water Meter Installs and Repairs.
43) Pump, Truck and Lift Station Maintenance.
44) Public Works Department Staff PTO Leave.
45) T.O.G. Board Meetings.
46) Grand County Water Information Network Meetings (GCWIN).
47) Learning By Doing (LBD) Technical Committee meetings.

48) Responding to Several System Alarms and Issues.

49) Fire Extinguishers inspections

50) Elevator inspections.

51) Distribution and Collection System Maintenance and Inspections.

52) Vehicle and Equipment Maintenance.

53) GCMDRC Board Meetings.

54) Providing Safe, Fresh, Drinking Water And Safe, WELL-MAINTAINED Streets To Drive On and parks to play in.

MEMO

To:	Mayor and Board of Trustees
From:	Cody Mullinex, Town Clerk
Date:	10/13/2026
Re:	GEGID MINUTES
Department	Town Clerk
Time of Agenda Item	7:30 PM
Agenda Request No.	1

Subject
APPROVAL OF MINUTES FROM JUNE 9, 2026
7:30 PM

Summary
SEE ATTACHED

Attachments

MINUTES

GRAND ELK GENERAL IMPROVEMENT DISTRICT
MINUTES
TUESDAY, June 9, 2026
5:30 PM

BOARD MEMBERS PRESENT: Chairman Joshua P. Hardy, Vice-Chair Deborah Shaw, Directors Sharon Silva, Michael Mahoney, Rebecca Quesada, Chris Michalowski, and Seth Stern.

BOARD MEMBERS ABSENT: NONE

STAFF PRESENT: Town Manager Ted Cherry, Town Attorney Nathan Krob, Finance Director Derek Assmann, and Town Clerk Cody Mullinex, who recorded the meeting. Zoom was also used. Minutes are summarized.

TIME: 5:30 - GEGID Meeting

BY: Chairman Joshua P. Hardy

LOCATION: Town Hall Board Room, Zero Jasper Avenue, Granby, CO

GRAND ELK GENERAL IMPROVEMENT DISTRICT MEETING

CHAIRMAN HARDY TO CALL THE GRAND ELK GENERAL IMPROVEMENT DISTRICT MEETING TO ORDER AT THE TOWN HALL, ZERO JASPER AVENUE
5:30 PM
Chairman Hardy called the Grand Elk General Improvement District (GEGID) meeting to order. Any conflicts of interest? None.

REGULAR AGENDA ITEMS

APPROVAL OF GEGID MINUTES FROM DECEMBER 9, 2025
5:30 PM
Silva moved to approve the GEGID minutes from December 9, 2025, as presented. Stern seconded. All yes. Motion passed.

GRAND ELK RANCH GENERAL IMPROVEMENT DISTRICT (GEGID) DEBT SERVICE FUND -
ADDITIONAL BOND PRINCIPAL PAYMENT / FINANCE DIRECTOR
5:31 PM
Hardy introduced the topic and Finance Director Derek Assmann presented the financial information to the GEGID Board that was included in the packet. The Board can make an additional principal payment on the Series 2020 bond. He and Ted Cherry discussed making a $500,000 additional payment on the bond in addition to the normal 2 payments made each year in June and December. After the June payment, the principal balance is $1,520,000. UMB confirmed that an additional principal payment on the bond can be made at any time with 30-day notice. He continued to give the Board details on the account.

Board discussed the topic with staff.

Stern moved to approve the additional bond principal payment. Silva seconded. Roll call: All yes. Motion passed.

BUCKHORN LOTS CONTRACT EXTENSION / TOWN MANAGER
5:42 PM
Hardy introduced the item. Cherry excused himself from the meeting due to a personal conflict.

Town Attorney Nathan Krob gave the Board a summary of the extension request and briefly explained the documents in the packet. Applicants were present on zoom.

Applicant TJ Twit (zoom), explained to the Board the reasoning for the extension request. They are negotiating a buyout with one of the owners and have some problems with wetland issues. They have also experienced market issues.

Board discussed their questions with the applicants (Matt Edney, TJ Twit, and Erik Stensrud)

Silva motioned to table the item to a future meeting. Shaw seconded. Roll call: Stern, no; Michalowski, yes; Quesada, yes; Shaw, yes; Mahoney, no; Silva, yes; and Hardy, no. Motion carried.

MEETING ADJOURNED
6:02 PM
Shaw moved to adjourn the GEGID meeting. Stern seconded. All yes. Meeting adjourned.

GEGID TO ADJOURN AND CONVENE AS THE BOARD OF TRUSTEES

GRAND ELK GENERAL IMPROVEMENT DISTRICT

ATTEST:

Cody Mullinex, CMC Town Clerk Ex-Officio Secretary	**Joshua P. Hardy, Chairman**

MEMO

To:	Mayor and Board of Trustees
From:	Derek Assmann, Finance Director
Date:	10/13/2026
Re:	2027 BUDGET DISCUSSION GEGID
Department	Finance
Time of Agenda Item	7:35 PM
Agenda Request No.	2

Subject

2027 GRAND ELK RANCH GENERAL IMPROVEMENT DISTRICT (GEGID) BUDGET DISCUSSION / FINANCE DIRECTOR
7:35 PM

Summary

The ex-officio Treasurer is to discuss the first draft of the 2027 GEGID Budget. The first draft is intended to showcase what big and small projects we have in store for the upcoming fiscal year. The Finance Department and Town staff are still collecting valuable information from the GEHOA, contractors, engineers, other staff members, and subject-matter experts. The first draft is intended to field questions from the Board of Trustees and to give them an opportunity to weigh in on the direction for potentially dissolving the GEGID for the upcoming fiscal year.

Financial

None at this time.

Attachments

GEGID - 2027 Budget - First Draft

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
Nil: 0000							
GRAND ELK GID OP REVENUE							
50-0000-3111	GENERAL PROPERTY TAX -OPS	235,833	250,000	244,329	250,000	250,000	
50-0000-3120	SPECIFIC OWNERSHIP TAX - OPS	11,757	10,000	6,954	10,000	10,000	
50-0000-3123	PERSONAL PROPERTY TAX	106	200	85	200	200	
50-0000-3612	INTEREST ON INVESTMENTS -OPS	1,918	2,000	105	200	200	
50-0000-3617	PTAX INT/DELINQ/ABATEMENT	481	0	180	200	200	
50-0000-3910	SALE OF ASSET	99,910	0	0	0	0	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
GE GID OPERATIONS EXPENDITURES						
50-0500-1920	ADMINISTRATIVE FEES/STAFF TIME	13,750	15,000	0	15,000	16,500
50-0500-2110	OPERATING EXPENSES - MOSQUITO	55	0	0	0	0
50-0500-3520	LEGAL	1,963	7,000	484	7,000	50,000
50-0500-3540	AUDITING	3,100	5,000	5,000	5,000	6,000
50-0500-3640	R&M STREETS	388,842	216,600	31,286	0	280,000
50-0500-4902	MISCELLANEOUS EXPENSE	105	2,600	0	2,600	2,000
50-0500-5110	INSURANCE	2,821	3,500	10,660	10,700	4,000
50-0500-5600	TREASURERS FEES	11,821	12,500	12,230	12,500	13,000
Total GE GID OPERATIONS EXPENDITURES:		422,457	262,200	59,659	52,800	371,500

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
GRAND ELK RANCH G.I.D. OP FUND Revenue Total:							
		350,005	262,200	251,653	260,600	260,600	
GRAND ELK RANCH G.I.D. OP FUND Expenditure Total:							
		422,457	262,200	59,659	52,800	371,500	
Total GRAND ELK RANCH G.I.D. OP FUND:		-72,452	0	191,994	207,800	-110,900	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
Nil: 0000							
GRAND ELK GID DEBT REVENUE							
51-0000-3112	GENERAL PROPERTY TAX - DS	1,086,720	1,184,815	1,158,417	1,184,815	0	
51-0000-3121	SPECIFIC OWNERSHIP TAX DS	54,176	50,000	32,823	50,000	50,000	
51-0000-3123	PERSONAL PROPERTY TAX	489	500	403	500	0	
51-0000-3611	INTEREST ON SYS. DEV. FEES	1,254	1,500	569	1,000	1,000	
51-0000-3613	INTEREST ON UMB CUSTODIAN BANK	18,866	25,000	11,407	18,000	0	
51-0000-3617	PROP TAX INT/DELINQ/ABATEMENT	2,217	0	852	1,000	1,000	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
DEBT SERVICE EXPENDITURES						
51-0501-2100	BAD DEBT TREAS. DEED WRITE-OFF	-8,926	10,000	6,464	10,000	10,000
51-0501-3520	LEGAL	0	5,000	0	5,000	5,000
51-0501-4902	MISCELLANEOUS EXPENSE	0	500	0	500	500
51-0501-5600	TREASURERS FEES	54,471	59,241	57,984	59,241	0
51-0501-6506	2020 LOAN REFI PRINCIPAL	1,265,000	750,000	870,000	1,250,000	640,000
51-0501-6507	2020 LOAN 07 BONDS INTEREST	87,836	50,500	31,155	53,778	9,440
51-0501-6508	2020 LOAN PAYING AGENT	500	500	500	500	500
Total DEBT SERVICE EXPENDITURES:		1,398,881	875,741	966,103	1,379,019	665,440

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget
GE GID DEBT SERVICE FUND Revenue Total:		1,163,721	1,261,815	1,204,471	1,255,315	52,000
GE GID DEBT SERVICE FUND Expenditure Total:		1,398,881	875,741	966,103	1,379,019	665,440
Total GE GID DEBT SERVICE FUND:		-235,160	386,074	238,368	-123,704	-613,440

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
Nil: 0000							
REVENUE							
54-0000-3111	GENERAL PROPERTY TAX	1,318	1,413	412	1,413	1,409	
54-0000-3120	SPECIFIC OWNERSHIP TAX	66	65	39	65	65	
54-0000-3617	PROP TAX INT/DELINQ/ABATEMENT	36	0	0	0	0	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
GE RANCH NO.2 GID EXPENDITURES							
54-0540-1920	ADMINISTRATIVE FEES	1,260	1,411	0	1,411	1,200	
54-0540-5600	TREASURERS FEES	68	65	21	65	100	
Total GE RANCH NO.2 GID EXPENDITURES:		1,328	1,476	21	1,476	1,300	

Account Number	Account Title	2025 Pri Year Actual	2026 Cur Year Budget	01/26-12/26 Cur YTD Actual	2026 Cur Year Projected Budget	2027 Fut Year Budget	
GRAND ELK RANCH NO. 2 G.I.D. Revenue Total:							
		1,420	1,478	451	1,478	1,474	
GRAND ELK RANCH NO. 2 G.I.D. Expenditure Total:							
		1,328	1,476	21	1,476	1,300	
Total GRAND ELK RANCH NO. 2 G.I.D.:		92	2	430	2	174	