City of Woodland Park
City Council

August 21, 2025 at 6:30 PM

AGENDA

1. **CALL TO ORDER AND ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **CEREMONIES, PRESENTATIONS AND APPOINTMENTS**
   - **A.** Update and brief regarding a violation identified during a Sanitary Survey inspection. (A)
     (Presenter Utilities Director Wiley)
   - **B.** Appointments to the Main Street Board of Directors. (A)
     (Presenter Deputy City Manager/City Clerk Leclercq)
4. **ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA**
5. **CONSENT CALENDAR**
   - **A.** Review and Acceptance of the July 2025 Statement of Expenditures. (A)
     (Presenter Accounting Director Scott)
   - **B.** Approval of the regularly scheduled August 7, 2025, City Council Meeting Minutes. (A)
     (Presenter Deputy City Manager/City Clerk Leclercq)
6. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA (1)**
7. **UNFINISHED BUSINESS**
   (Public Comment may be heard)
8. **ORDINANCES ON INITIAL POSTING**
   (Public comment may be heard)
   - **A.** APPROVAL OF ORDINANCE NO. 1500, SERIES 2025, ON INITIAL POSTING, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO, SUBMITTING A BALLOT QUESTION TO THE ELECTORS OF THE CITY TO AMEND THE CITY CHARTER CONCERNING RECALL TO PROVIDE THIRTY DAYS FOR THE CLERK'S REVIEW OF SIGNATURES AND SET THE PUBLIC HEARING FOR SEPTEMBER 4, 2025.(L)
     (PRESENTER CHAIR OF THE CHARTER COMMITTEE/MAYOR PRO-TEM NAKAI)
   - **B.** APPROVAL OF ORDINANCE NO. 1501, SERIES 2025, ON INITIAL POSTING, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO, SUBMITTING A BALLOT QUESTION TO THE ELECTORS OF THE CITY TO AMEND THE CITY CHARTER TO CHANGE

THE RESIDENCY REQUIREMENT FOR APPOINTMENT OR ELECTION TO THE OFFICE OF MAYOR OR COUNCILMEMBER AND SET THE PUBLIC HEARING FOR SEPTEMBER 4, 2025. (L)
(PRESENTER CHAIR OF THE CHARTER REVIEW COMMITTEE /MAYOR PRO-TEM NAKAI)

C. APPROVAL OF ORDINANCE NO. 1502, SERIES 2025, ON INITIAL POSTING,AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO, SUBMITTING A BALLOT QUESTION TO THE ELECTORS OF THE CITY TO AMEND THE CITY CHARTER TO PROVIDE THAT TERM LIMITS OF BOARDS AND COMMISSIONS WILL BE AS PROVIDED IN SUCH BODY'S BY-LAWS, AS APPROVED BY THE CITY COUNCIL AND SET THE PUBLIC HEARING FOR SEPTEMBER 4, 2025. (L)
(PRESENTER CHAIR OF THE CHARTER REVIEW COMMITTEE/MAYOR PRO-TEM NAKAI)

9. PUBLIC HEARINGS

(Public comment may be heard)

A. Approval of Resolution 933, Series 2025, a Resolution granting a 2-year extension to May 18, 2027 of a Conditional Use Permit with a Site Plan for the purpose of allowing 8 apartment buildings with 122 attached dwelling units in the Multi-family Residential Urban (MFU) zone; the subject property is located at the end of Tamarac Parkway and is known as Lot 6 Tamarac Tech Park Filing No. 5, City of Woodland Park, Teller County, Colorado. (**QJ**) (Presenter CJ Gates, Senior Planner)

10. NEW BUSINESS

(Public comment may be heard)

11. REPORTS

(Public comment not necessary)

A. Mayor's Report

B. Council Reports

C. City Attorney's Report

D. City Manager's Report

12. ADJOURNMENT

Key to agenda abbreviations:

(**A) Administrative-** matters involving day-to-day decisions such as approving contracts, hiring staff and the procurement of goods and services. Administrative actions generally do not require formal actions by the elected body.

(L)Legislative- typically in the policy arena; legislative matters affect large areas and large groups of people, such as enacting dog regulations or amending the City code. Legislative action generally involves motions, resolutions and ordinances.

(QJ)Quasi-Judicial- apply general rules to a specific interest, such as zoning change affecting a single piece of property, or a special use permit. Quasi-Judicial actions generally involve adjudication, sometimes in writing, but not a resolution or ordinance. Decision for Quasi-Judicial proceedings are made exclusively based upon the testimony presented on the record. Ex-parte communication (communication outside the official hearing) between elected officials and citizens is not permitted on Quasi-Judicial

STAFF REPORT

TO: Mayor Case and City Council

FROM: Suzanne Leclercq, Deputy City Manager/City Clerk

DATE: August 21, 2025

SUBJECT: Appointments to the Main Street Board of Directors. (A)
(Presenter Deputy City Manager/City Clerk Leclercq)

BACKGROUND: As the Council is aware, the City of Woodland Park is re-establishing the Main Street Committee. The criteria for the Board of Directors are attached for your review. The Main Street Staff has advertised these openings for several weeks and has received nine applications from individuals interested in being on the Main Street Board. These nine individuals have been vetted by the Main Street Staff and meet the criteria to apply. All nine applicants have been invited to attend the Council Meeting for interviews with the Council at the August 21, 2025, City Council Meeting.

The applicants for consideration are the following individuals:

Natali Ray
Joseph Perea
Tim Miller
Jeff Bilsland
Caitlin Gonzales
Michelle Gillespie
Andrea Connolly
Nikole Demers
Derek Waggoner

The Main Street Board has also received additional applications from individuals looking to volunteer but not serve on the Board. The Main Street Staff are very appreciative of these individuals, willing to assist as needed.

After the appointment of the Main Street Board of Directors, I am available to administer their Oaths of Office to them.

Kimberly Burleson and Anita Riggle are available this evening for any questions the Council may have.

As always, the applications for the candidates will be coming to the Council in a separate email as they contain some personal information.

RECOMMENDATION:

ATTACHMENTS: 1. Main Street Criteria

Main Street Board of Directors

3 Year Term
First Monday of the Month
10:00 AM - 11:00 AM

Qualifications

Each Board Member should have or provide one or more of the following:

A demonstrated interest in the program's purpose and its goals.

Specific experience in and/or knowledge of administration, finance, program development, marketing/advertising, public relations, downtown business, communications, design, event management, historic preservation, or economic development.

Representation of a public or private sector organization of the Woodland Park area community or a Teller County area resident with an interest in downtown revitalization.

Resident of Teller County for more than a year.

The Board of Directors for a Colorado Main Street Program provides strategic leadership, guidance, and oversight to ensure the program's success in revitalizing and sustaining the community's historic downtown. Board members serve as ambassadors for the program, fostering partnerships among local businesses, property owners, residents, and government agencies. They help set goals, and guide project priorities that align with the community's vision for economic vitality, historic preservation, and placemaking. The Board also supports fundraising, volunteer recruitment, and public outreach efforts, ensuring the program remains vibrant, community-driven, and aligned with the principles of the Colorado Main Street Four-Point Approach®.

Board of Director Roles

- President: Bridge between board and program manager, coordinates decision-making process, chairs board meetings, and is accountable for the committee
- Vice President: Supports and shares duties delegated by the President, assists in monitoring committee activities
- Secretary: Keeps the records of the organization, prepares meeting minutes
- Treasurer: Approves expenses, works with Staff Liaison to keep track of budget and expenses
- Member at Large: Voting member who does not hold a specific officer title. Part of the board, but doesn't have a fixed, predefined role.

City of Woodland Park
Staff Report for City Council

Meeting Date: August 21th, 2025

Agenda Item	Department	Presenter
	CMO/Finance	Jessica Scott Accounting Director

ITEM:

July 2025 Statement of Expenditures

BACKGROUND:

The City Council receives and approves the Statement of Expenditures for each month.

DISCUSSION:

Please review the following and attached check registers in support of the Statement of Expenditures.

Summary

	Jul-25
Accounts Payable Checks	997,515.99
Payroll Checks	580,347.13
CEBT	96,002.94
Vectra CC	32,720.96
Total	1,726,280.97

The Elected Officials expenditures for July 2025 are attached as a separate report.

STAFF RECOMMENDATION:

Approve the July 2025 Statement of Expenditures and authorize the Mayor to sign Warrants in payment thereof.

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
197	**EFT**	**A**	**TRACTOR SUPPLY COMPANY**	**4753**	**1**	**724.67**	**0.00**	**724.67**	**07/01/2025**	**HP**	**47413**
			June 25 Tractor Supply	7242025		724.67	0.00	724.67			
121406	**CHK**	**A**	**ANTONIA RAMIREZ**	**5703**	**1**	**54.50**	**0.00**	**54.50**	**07/02/2025**		**47420**
			SET UP/CLEAN UP - UPCC	06242025		54.50	0.00	54.50			
121407	**CHK**	**A**	**APEX WASTE SYSTEMS**	**5664**	**1**	**48.34**	**0.00**	**48.34**	**07/02/2025**		**47420**
			DEER DISPOSAL - STREETS	499243		48.34	0.00	48.34			
121408	**CHK**	**A**	**BASELINE ENGINEERING CORPORATI**	**5408**	**1**	**2,145.00**	**0.00**	**2,145.00**	**07/02/2025**		**47420**
			Baseline Corp Fairview Design	34230		2,145.00	0.00	2,145.00			
121409	**CHK**	**A**	**CAPITAL ONE, N.A.**	**5298**	**4**	**592.94**	**0.00**	**592.94**	**07/02/2025**		**47420**
			06/2025 CHARGES	6192025		592.94	0.00	376.03			
			06/2025 CHARGES	6192025		592.94	0.00	107.21			
			06/2025 CHARGES	6192025		592.94	0.00	57.91			
			06/2025 CHARGES	6192025		592.94	0.00	51.79			
121410	**CHK**	**A**	**COLORADO ANALYTICAL LAB**	**4028**	**1**	**252.00**	**0.00**	**252.00**	**07/02/2025**		**47420**
			LAB SERVICES - WWTP	250612116		252.00	0.00	252.00			
121411	**CHK**	**A**	**COLORADO BUILDING SUPPLY**	**5700**	**1**	**612.15**	**0.00**	**612.15**	**07/02/2025**		**47420**
			06/25 CHARGES STATEMENT #56	7012025		612.15	0.00	612.15			
121412	**CHK**	**A**	**DAIKIN APPLIED AMERICA INC**	**5563**	**1**	**23,825.85**	**0.00**	**23,825.85**	**07/02/2025**		**47420**
			Pool Boiler Replacement Parts	3532612		23,825.85	0.00	23,825.85			
121413	**CHK**	**A**	**DOCUMART COPIES & PRINTING**	**3252**	**1**	**165.00**	**0.00**	**165.00**	**07/02/2025**		**47420**
			BUSINESS CARDS	380736		165.00	0.00	165.00			
121414	**CHK**	**A**	**ENGER, JANE**	**3876**	**1**	**196.00**	**0.00**	**196.00**	**07/02/2025**		**47420**
			INSTUCTOR - P&R	07012025		196.00	0.00	196.00			
121415	**CHK**	**A**	**FRANCIS J. CALLAIO, JR.**	**5721**	**1**	**400.00**	**0.00**	**400.00**	**07/02/2025**		**47420**
			COMMUNITY CONCERT PERFORMANCE	70925		400.00	0.00	400.00			
121416	**CHK**	**A**	**KAIDEN KENYON**	**5657**	**1**	**171.00**	**0.00**	**171.00**	**07/02/2025**		**47420**
			SET UP/CLEAN UP - UPCC	06242025		171.00	0.00	171.00			
121417	**CHK**	**A**	**KELLY BUGBEE**	**5652**	**1**	**108.14**	**0.00**	**108.14**	**07/02/2025**		**47420**
			BARTENDING - UPCC	06302025		108.14	0.00	108.14			
121418	**CHK**	**A**	**LAW FIRM OF SUZANNE M. ROGERS,**	**5054**	**1**	**3,000.00**	**0.00**	**3,000.00**	**07/02/2025**		**47420**
			LEGAL SVCS. - JUNE	07012025		3,000.00	0.00	3,000.00			
121419	**CHK**	**A**	**MICHOW GUCKENBERGER MCASKIN LL**	**5609**	**1**	**11,920.25**	**0.00**	**11,920.25**	**07/02/2025**		**47420**
			05/2025 CHARGES	WPDDA.MAY2025.001		11,920.25	0.00	11,920.25			
121420	**CHK**	**A**	**CAMCA**	**1**	**1**	**227.00**	**0.00**	**227.00**	**07/02/2025**		**47420**
			CAMCA CONFERENCE-KARLA COLLINS	#2024		227.00	0.00	227.00			
121421	**CHK**	**A**	**ISLAND STYLE BBQ**	**1**	**1**	**20.00**	**0.00**	**20.00**	**07/02/2025**		**47420**
			BUSINESS LICENSE REFUND	06032025		20.00	0.00	20.00			
121422	**CHK**	**A**	**SUZANNE LECLERCQ**	**1**	**1**	**115.24**	**0.00**	**115.24**	**07/02/2025**		**47420**
			MILEAGE REIMBURSEMENT	06272025		115.24	0.00	115.24			

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Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
121423	**CHK**	**A**	**STEVE SMITH**	**1**	**1**	**115.24**	**0.00**	**115.24**	**07/02/2025**		**47420**
			MILEAGE REIMBURSEMENT	06272025A		115.24	0.00	115.24			
121424	**CHK**	**A**	**SHEREEN BISHOP**	**1**	**1**	**51.16**	**0.00**	**51.16**	**07/02/2025**		**47420**
			UTILITY REFUND	2139.12B		51.16	0.00	51.16			
121425	**CHK**	**A**	**KELLY SMOCK**	**1**	**1**	**50.00**	**0.00**	**50.00**	**07/02/2025**		**47420**
			UTILITY REFUND	4284.28		50.00	0.00	50.00			
121426	**CHK**	**A**	**PRIORITY RESEARCH**	**4392**	**1**	**10.90**	**0.00**	**10.90**	**07/02/2025**		**47420**
			BACKROUND CHECKS	1302008		10.90	0.00	10.90			
121427	**CHK**	**A**	**QUADIENT, INC**	**5209**	**1**	**105.00**	**0.00**	**105.00**	**07/02/2025**		**47420**
			07/25-10/25 SERVICE	62039360		105.00	0.00	105.00			
121428	**CHK**	**A**	**RE/SPEC INC.**	**4817**	**1**	**702.50**	**0.00**	**702.50**	**07/02/2025**		**47420**
			Respec Contract Glen Asp Dam	INV01250616		702.50	0.00	702.50			
121429	**CHK**	**A**	**SAFETY-KLEEN SYSTEMS, INC.**	**555**	**1**	**399.56**	**0.00**	**399.56**	**07/02/2025**		**47420**
			SOLVENT - FLEET	97344516		399.56	0.00	399.56			
121430	**CHK**	**A**	**SIOBHAN CELUSTA**	**5717**	**1**	**1,300.00**	**0.00**	**1,300.00**	**07/02/2025**		**47420**
			PURCHASE RIGHT OF WAY	06172025		1,300.00	0.00	1,300.00			
121431	**CHK**	**A**	**SOUTHERN GLAZER'S WINE & SPIRI**	**2805**	**2**	**174.57**	**0.00**	**174.57**	**07/02/2025**		**47420**
			LIQUOR ORDER - UPCC	3783745		30.69	0.00	30.69			
			LIQUOR ORDER	3783746		143.88	0.00	143.88			
121432	**CHK**	**A**	**T-MOBILE**	**5494**	**4**	**1,383.05**	**0.00**	**1,383.05**	**07/02/2025**		**47420**
			06/2025 CHARGES	6192025		1,383.05	0.00	41.23			
			06/2025 CHARGES	6192025		1,383.05	0.00	1,180.63			
			06/2025 CHARGES	6192025		1,383.05	0.00	82.00			
			06/2025 CHARGES	6192025		1,383.05	0.00	79.19			
121433	**CHK**	**A**	**TERRAGENESIS**	**5627**	**1**	**2,918.62**	**0.00**	**2,918.62**	**07/02/2025**		**47420**
			BIOSOLIDS TRANSPORT	J000504		2,918.62	0.00	2,918.62			
121434	**CHK**	**A**	**WILSON WILLIAMS LLP**	**5287**	**1**	**9,099.92**	**0.00**	**9,099.92**	**07/02/2025**		**47420**
			06/25 LEGAL EXPENSES	1727		9,099.92	0.00	9,099.92			
203	**EFT**	**A**	**WEX BANK**	**5187**	**1**	**20,142.04**	**0.00**	**20,142.04**	**07/02/2025**	**HP**	**47516**
			JUNE 2025 WEX Bill	105732109		20,142.04	0.00	20,142.04			
121435	**CHK**	**A**	**AQUATIC MEDIA**	**5723**	**1**	**2,665.00**	**0.00**	**2,665.00**	**07/10/2025**		**47434**
			DIAGNOSTICS & PARTS	#0013151		2,665.00	0.00	2,665.00			
121436	**CHK**	**A**	**BADGER METER INC**	**4278**	**1**	**370.80**	**0.00**	**370.80**	**07/10/2025**		**47434**
			LTE INSTALL KIT	1741632		370.80	0.00	370.80			
121437	**CHK**	**A**	**BLUE BLOSSOM CLEANING**	**5617**	**1**	**8,764.02**	**0.00**	**8,764.02**	**07/10/2025**		**47434**
			06/25 CLEANING	4043		8,764.02	0.00	8,764.02			
121438	**CHK**	**A**	**CHIEF PETROLEUM CO.**	**139**	**1**	**2,182.60**	**0.00**	**2,182.60**	**07/10/2025**		**47434**
			BULK FLUIDS	1913787921		2,182.60	0.00	2,182.60			
121439	**CHK**	**A**	**CINTAS CORPORATION NO 2**	**4977**	**2**	**344.42**	**0.00**	**344.42**	**07/10/2025**		**47434**

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			UNIFORM - FLEET	4234977456		172.21	0.00	172.21			
			UNIFORM - FLEET	4235640823		172.21	0.00	172.21			
121440	**CHK**	**A**	**CINTAS FIRE PROTECTION**	**3604**	**3**	**6,299.29**	**0.00**	**6,299.29**	**07/10/2025**		**47434**
			LABOR/PARTS/INSP.WAC	0F47582720		3,249.77	0.00	3,249.77			
			BACK FLOW	0F47582721		1,495.96	0.00	1,495.96			
			INSPECTION - CITY HALL	0F47582887		1,553.56	0.00	1,553.56			
121441	**CHK**	**A**	**CIRSA**	**144**	**2**	**152,639.08**	**0.00**	**152,639.08**	**07/10/2025**		**47434**
			2ND Q PROPERTY CASUALTY	INV1002094		102,521.00	0.00	102,521.00			
			3RD Q WORKERS COMP COVERAGE	WINV1000572		50,118.08	0.00	50,118.08			
121442	**CHK**	**A**	**CORE & MAIN LP**	**4980**	**1**	**891.40**	**0.00**	**891.40**	**07/10/2025**		**47434**
			SEWER REPAIR PARTS	X056421		891.40	0.00	891.40			
121443	**CHK**	**A**	**CORE ELECTRIC COOPERATIVE**	**5316**	**4**	**40,086.22**	**0.00**	**40,086.22**	**07/10/2025**		**47434**
			07/2025 CHARGES	7222025		40,086.22	0.00	6,527.57			
			07/2025 CHARGES	7222025		40,086.22	0.00	10,272.96			
			07/2025 CHARGES	7222025		40,086.22	0.00	10,710.71			
			07/2025 CHARGES	7222025		40,086.22	0.00	12,574.98			
121444	**CHK**	**A**	**CPS DISTRIBUTORS, INC**	**194**	**1**	**229.67**	**0.00**	**229.67**	**07/10/2025**		**47434**
			STOCK SUPPLIES - F&G	0020957479-002		229.67	0.00	229.67			
121445	**CHK**	**A**	**CRAIGS'S POWER EQUIPMENT**	**5720**	**3**	**464.78**	**0.00**	**464.78**	**07/10/2025**		**47434**
			REPLACEMENT HEADS - F&G	240292		329.47	0.00	329.47			
			SERVICE KITS	241479		55.07	0.00	55.07			
			SERVICE KITS	241480		80.24	0.00	80.24			
121446	**CHK**	**A**	**DECKED,LLC**	**5714**	**2**	**2,519.98**	**0.00**	**2,519.98**	**07/10/2025**		**47434**
			XG6G Drawer System	INV12745595828		2,519.98	0.00	1,259.99			
			XG6G Drawer System	INV12745595828		2,519.98	0.00	1,259.99			
121447	**CHK**	**A**	**EMPLOYERS COUNCIL SERVICES, IN**	**5099**	**1**	**263.00**	**0.00**	**263.00**	**07/10/2025**		**47434**
			BACKROUND CHECK	553573		263.00	0.00	263.00			
121448	**CHK**	**A**	**FIDELITY NATIONAL TITLE COMPAN**	**5722**	**1**	**1,250.00**	**0.00**	**1,250.00**	**07/10/2025**		**47434**
			CEMETERY TITLE	310-F11727-24/1		1,250.00	0.00	1,250.00			
121449	**CHK**	**A**	**FIREWORKS EXTRAORDINAIRE**	**5666**	**1**	**10,000.00**	**0.00**	**10,000.00**	**07/10/2025**		**47434**
			July 4 Fireworks	07072025		10,000.00	0.00	10,000.00			
121450	**CHK**	**A**	**FIRST CITIZENS BANK AND TRUST**	**5683**	**1**	**1,017.44**	**0.00**	**1,017.44**	**07/10/2025**		**47434**
			07/25 KYOCERA CONTRACT	47348662		1,017.44	0.00	1,017.44			
121451	**CHK**	**A**	**GOTO COMMUNICATIONS, INC.**	**5410**	**2**	**2,934.80**	**0.00**	**2,934.80**	**07/10/2025**		**47434**
			06/25 CHARGES	IN7103924817		1,467.86	0.00	1,467.86			
			07/25 CHARGES	IN7103994231		1,466.94	0.00	1,466.94			
121452	**CHK**	**A**	**IRON MOUNTAIN**	**1376**	**1**	**390.24**	**0.00**	**390.24**	**07/10/2025**		**47434**
			SHREDDING	KMDK153		390.24	0.00	390.24			
121453	**CHK**	**A**	**JOHNSON CONTROLS SECURITY SOLU**	**5259**	**1**	**2,621.85**	**0.00**	**2,621.85**	**07/10/2025**		**47434**
			TECH ASSISTANCE	41357623		2,621.85	0.00	2,621.85			
121454	**CHK**	**A**	**KIMBALL MIDWEST**	**4046**	**1**	**121.69**	**0.00**	**121.69**	**07/10/2025**		**47434**

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Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			PARTS	103507127		121.69	0.00	121.69			
121455	**CHK**	**A**	**MARCUS ELECTRIC**	**5724**	**1**	**2,320.00**	**0.00**	**2,320.00**	**07/10/2025**		**47434**
			TRAILHEAD CABIN-ELECTRICAL	2360-2078		2,320.00	0.00	2,320.00			
121456	**CHK**	**A**	**MARY MOODEY**	**5480**	**1**	**420.72**	**0.00**	**420.72**	**07/10/2025**		**47434**
			SITE SUPERVISOR	07022025		420.72	0.00	420.72			
121457	**CHK**	**A**	**STEVE VARNER**	**1**	**1**	**94.16**	**0.00**	**94.16**	**07/10/2025**		**47434**
			REIMBURSEMENT	06242025		94.16	0.00	94.16			
121458	**CHK**	**A**	**SETH BRYANT**	**1**	**1**	**115.91**	**0.00**	**115.91**	**07/10/2025**		**47434**
			TRAVEL REIMBURSEMENT	07022025		115.91	0.00	115.91			
121459	**CHK**	**A**	**KELLIE CASE**	**1**	**1**	**115.91**	**0.00**	**115.91**	**07/10/2025**		**47434**
			TRAVEL REIMBURSEMENT	07022025A		115.91	0.00	115.91			
121460	**CHK**	**A**	**CATHERINE NAKAI**	**1**	**1**	**115.91**	**0.00**	**115.91**	**07/10/2025**		**47434**
			TRAVEL REIMBURSEMENT	07022025B		115.91	0.00	115.91			
121461	**CHK**	**A**	**ED BURRIS**	**1**	**1**	**98.00**	**0.00**	**98.00**	**07/10/2025**		**47434**
			DOT REIMBURSEMENT	07072025		98.00	0.00	98.00			
121462	**CHK**	**A**	**CARTER REALTY**	**1**	**1**	**7.67**	**0.00**	**7.67**	**07/10/2025**		**47434**
			UTILITY REFUND	4279.20		7.67	0.00	7.67			
121463	**CHK**	**A**	**HEIDI HEWETT**	**1**	**1**	**53.00**	**0.00**	**53.00**	**07/10/2025**		**47434**
			UTILITY REFUND	4764.14		53.00	0.00	53.00			
121464	**CHK**	**A**	**TRAVIS & CHRISTINA NEWSOME**	**1**	**1**	**39.25**	**0.00**	**39.25**	**07/10/2025**		**47434**
			UTILITY REFUND	6038.01		39.25	0.00	39.25			
121465	**CHK**	**A**	**ROSER GROUP LLC**	**1**	**1**	**40.00**	**0.00**	**40.00**	**07/10/2025**		**47434**
			UTILITY REFUND	6256.01		40.00	0.00	40.00			
121466	**CHK**	**A**	**MELANIE STANTON**	**1**	**1**	**60.00**	**0.00**	**60.00**	**07/10/2025**		**47434**
			REFUND MEMORIAL PARK PAVILION	91146771		60.00	0.00	60.00			
121467	**CHK**	**A**	**MSC INDUSTRIAL SUPPLY CO**	**4678**	**1**	**7.74**	**0.00**	**7.74**	**07/10/2025**		**47434**
			O RINGS	31808870		7.74	0.00	7.74			
121468	**CHK**	**A**	**MUSCO LIGHTING**	**3631**	**1**	**1,490.00**	**0.00**	**1,490.00**	**07/10/2025**		**47434**
			LAMP - MWSC	440824		1,490.00	0.00	1,490.00			
121469	**CHK**	**A**	**MUTCH GOVERNMENT RELATIONS,LLC**	**5651**	**1**	**1,500.00**	**0.00**	**1,500.00**	**07/10/2025**		**47434**
			07/25 PROF. SVCS.	07072025		1,500.00	0.00	1,500.00			
121470	**CHK**	**A**	**NAPA AUTO PARTS**	**2048**	**2**	**1,198.76**	**0.00**	**1,198.76**	**07/10/2025**		**47434**
			06/2025 CHARGES	6302025		1,198.76	0.00	80.83			
			06/2025 CHARGES	6302025		1,198.76	0.00	1,117.93			
121471	**CHK**	**A**	**NORTHERN SAFETY &INDUSTRIAL CO**	**2417**	**1**	**103.40**	**0.00**	**103.40**	**07/10/2025**		**47434**
			RATCHT HARD HATS	906969034		103.40	0.00	103.40			
121472	**CHK**	**A**	**PIONEER ATHLETICS & MTP**	**2628**	**2**	**1,250.85**	**0.00**	**1,250.85**	**07/10/2025**		**47434**
			CREDIT MEMO	INV-222219		549.15-	0.00	549.15-			

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			FIELD CONDITIONER	INV-254870		1,800.00	0.00	1,800.00			
121473	**CHK**	**A**	**POTESTIO BROTHERS EQUIP INC**	**2312**	**1**	**216.93**	**0.00**	**216.93**	**07/10/2025**		**47434**
			WEED TRIMER PARTS - F&G	93298C		216.93	0.00	216.93			
121474	**CHK**	**A**	**SCHMIDT CONSTRUCTION**	**559**	**2**	**1,160.25**	**0.00**	**1,160.25**	**07/10/2025**		**47434**
			ASPHALT - ST	3008258		387.40	0.00	387.40			
			ASPHALT - ST	3009136		772.85	0.00	772.85			
121475	**CHK**	**A**	**SECURITAS TECHNOLOGY CORPORATI**	**4042**	**1**	**2,234.10**	**0.00**	**2,234.10**	**07/10/2025**		**47434**
			SECURITY REPAIR	6002892080		2,234.10	0.00	2,234.10			
121476	**CHK**	**A**	**SOLITUDE LAKE MANAGEMENT**	**5073**	**1**	**458.60**	**0.00**	**458.60**	**07/10/2025**		**47434**
			07/25 POND MAINTENANCE	PSI180673		458.60	0.00	458.60			
121477	**CHK**	**A**	**SPRUCE NETWORKS,LLC**	**5437**	**1**	**1,845.00**	**0.00**	**1,845.00**	**07/10/2025**		**47434**
			Network Engineering Support	1038		1,845.00	0.00	1,845.00			
121478	**CHK**	**A**	**T-MOBILE**	**5494**	**4**	**4,930.63**	**0.00**	**4,930.63**	**07/10/2025**		**47434**
			07/2025 CHARGES	7202025		4,930.63	0.00	244.54			
			07/2025 CHARGES	7202025		4,930.63	0.00	4,302.34			
			07/2025 CHARGES	7202025		4,930.63	0.00	264.39			
			07/2025 CHARGES	7202025		4,930.63	0.00	119.36			
121479	**CHK**	**A**	**TDS BROADBAND LLC**	**5335**	**4**	**3,711.89**	**0.00**	**3,711.89**	**07/10/2025**		**47434**
			07/25 CHARGES - BALDWIN	06252025		638.26	0.00	638.26			
			07/25 CHARGES-CITY HALL	06252025A		832.50	0.00	832.50			
			07/25 CHARGES	06252025B		132.45	0.00	132.45			
			07/25 CHARGES - PD	06252025C		2,108.68	0.00	2,108.68			
121480	**CHK**	**A**	**TRANSWEST TRUCK TRAILER RV**	**5253**	**2**	**357.72**	**0.00**	**357.72**	**07/10/2025**		**47434**
			PARTS	008P245550		572.22	0.00	572.22			
			CREDIT	008P245931		214.50-	0.00	214.50-			
121481	**CHK**	**A**	**US POSTAL SERVICE**	**516**	**2**	**3,000.00**	**0.00**	**3,000.00**	**07/10/2025**		**47434**
			UTILITY BILL MAILING	07012025		3,000.00	0.00	1,050.00			
			UTILITY BILL MAILING	07012025		3,000.00	0.00	1,950.00			
121482	**CHK**	**A**	**USA BLUEBOOK**	**5471**	**1**	**276.69**	**0.00**	**276.69**	**07/10/2025**		**47434**
			CHLORINE TEST	INV00745329		276.69	0.00	276.69			
121483	**CHK**	**A**	**UTE PASS SAND & GRAVEL**	**655**	**4**	**368.25**	**0.00**	**368.25**	**07/10/2025**		**47434**
			SAND	0618202509		104.25	0.00	104.25			
			MULCH - F&G	0619202506		120.00	0.00	120.00			
			MULCH - F&G	0620202512		96.00	0.00	96.00			
			MULCH - F&G	0627202518		48.00	0.00	48.00			
121484	**CHK**	**A**	**WAGNER EQUIPMENT CO.**	**666**	**1**	**220.57**	**0.00**	**220.57**	**07/10/2025**		**47434**
			PARTS	P39C0425250		220.57	0.00	220.57			
121485	**CHK**	**A**	**WAXIE SANITARY SUPPLY**	**4189**	**1**	**717.50**	**0.00**	**717.50**	**07/10/2025**		**47434**
			CUSTODIAL SUPPLIES - F&G	83328973		717.50	0.00	717.50			
121486	**CHK**	**A**	**WHISLER INDUSTRIAL SUPPLY**	**682**	**1**	**4.78**	**0.00**	**4.78**	**07/10/2025**		**47434**
			O RING	2524797-1		4.78	0.00	4.78			

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
201	**EFT**	**A**	**COLO STATE DEPT OF REVENUE**	**183**	**2**	**649.46**	**0.00**	**649.46**	**07/15/2025**	**HP**	**47483**
			2 Quarter 2025 State Sales Tax	07202025		649.46	0.00	24.88-			
			2 Quarter 2025 State Sales Tax	07202025		649.46	0.00	674.34			
121487	**CHK**	**A**	**ACA SECURITY, INC**	**4212**	**1**	**330.00**	**0.00**	**330.00**	**07/17/2025**		**47514**
			QUARTERLY MONITORING-WTP	22357		330.00	0.00	330.00			
121488	**CHK**	**A**	**AFFORDABLE ROOTER INC**	**4849**	**1**	**194.00**	**0.00**	**194.00**	**07/17/2025**		**47514**
			REPAIR	9824A		194.00	0.00	194.00			
121489	**CHK**	**A**	**ALOHA PAINTING**	**5444**	**1**	**1,400.00**	**0.00**	**1,400.00**	**07/17/2025**		**47514**
			PAINT & PATCH - WPPD	#3		1,400.00	0.00	1,400.00			
121490	**CHK**	**A**	**APEX WASTE SYSTEMS**	**5664**	**4**	**947.00**	**0.00**	**947.00**	**07/17/2025**		**47514**
			07/25 TRASH CHARGES	7162025		947.00	0.00	114.00			
			07/25 TRASH CHARGES	7162025		947.00	0.00	230.00			
			07/25 TRASH CHARGES	7162025		947.00	0.00	554.00			
			07/25 TRASH CHARGES	7162025		947.00	0.00	49.00			
121491	**CHK**	**A**	**BASELINE ENGINEERING CORPORATI**	**5408**	**1**	**577.50**	**0.00**	**577.50**	**07/17/2025**		**47514**
			Baseline Corp Fairview Design	34415		577.50	0.00	577.50			
121492	**CHK**	**A**	**BEVERAGE DISTRIBUTORS**	**1132**	**1**	**342.20**	**0.00**	**342.20**	**07/17/2025**		**47514**
			LIQUOR DELIVERY	122353743		342.20	0.00	342.20			
121493	**CHK**	**A**	**BURLAP BAG CLOTHING/BOOTS**	**1356**	**1**	**128.25**	**0.00**	**128.25**	**07/17/2025**		**47514**
			UNIFORM - SHELTON	25-15666		128.25	0.00	128.25			
121494	**CHK**	**A**	**BUSINESS SOLUTIONS GROUP**	**2504**	**2**	**928.72**	**0.00**	**928.72**	**07/17/2025**		**47514**
			UTILITIES LASER POSTCARDS	16928		928.72	0.00	603.66			
			UTILITIES LASER POSTCARDS	16928		928.72	0.00	325.06			
121495	**CHK**	**A**	**CASELLE INC**	**2356**	**2**	**714.00**	**0.00**	**714.00**	**07/17/2025**		**47514**
			08/2025 CONTRACT	INV-08936		714.00	0.00	249.90			
			08/2025 CONTRACT	INV-08936		714.00	0.00	464.10			
121496	**CHK**	**A**	**CENTURYLINK**	**4342**	**2**	**551.81**	**0.00**	**551.81**	**07/17/2025**		**47514**
			06/2025 CHARGES	6252025		551.81	0.00	172.94			
			06/2025 CHARGES	6252025		551.81	0.00	378.87			
121497	**CHK**	**A**	**CHOICE ELECTRIC,LLC**	**5707**	**1**	**3,700.00**	**0.00**	**3,700.00**	**07/17/2025**		**47514**
			ELECTRICAL WORK	510245		3,700.00	0.00	3,700.00			
121498	**CHK**	**A**	**CINTAS CORPORATION NO 2**	**4977**	**1**	**204.10**	**0.00**	**204.10**	**07/17/2025**		**47514**
			UNIFORM - FLEET	4236531074		204.10	0.00	204.10			
121499	**CHK**	**A**	**COLO DEPT OF PUBLIC HEALTH**	**1057**	**1**	**237.57**	**0.00**	**237.57**	**07/17/2025**		**47514**
			BIOSOLIDS FEE C00043214	WB251167706		237.57	0.00	237.57			
121500	**CHK**	**A**	**COLORADO ANALYTICAL LAB**	**4028**	**2**	**346.60**	**0.00**	**346.60**	**07/17/2025**		**47514**
			LAB SERVICES - WTP	250508119		273.60	0.00	273.60			
			LAB SVCS - WWTP	250624094		73.00	0.00	73.00			
121501	**CHK**	**A**	**DAVE HALTER**	**5424**	**1**	**300.00**	**0.00**	**300.00**	**07/17/2025**		**47514**
			MATERIALS & SVCS. BERGSTROM	07112025		300.00	0.00	300.00			

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
121502	**CHK**	**A**	**DOCUMART COPIES & PRINTING**	**3252**	**1**	**1,841.40**	**0.00**	**1,841.40**	**07/17/2025**		**47514**
			CITY ENVELOPES	380942		1,841.40	0.00	1,841.40			
121503	**CHK**	**A**	**EL PASO CTY PUBLIC HEALTH LABO**	**241**	**1**	**207.00**	**0.00**	**207.00**	**07/17/2025**		**47514**
			06/25 BACTERIOLOGICAL	EHS202126416		207.00	0.00	207.00			
121504	**CHK**	**A**	**ENVIRONMENTAL DYNAMICS INTERNA**	**5719**	**1**	**1,281.00**	**0.00**	**1,281.00**	**07/17/2025**		**47514**
			PARTS	308027		1,281.00	0.00	1,281.00			
121505	**CHK**	**A**	**FARIS MACHINERY CO.**	**1712**	**1**	**1,317.37**	**0.00**	**1,317.37**	**07/17/2025**		**47514**
			PARTS	A18463		1,317.37	0.00	1,317.37			
121506	**CHK**	**A**	**FELSBURG HOLT & ULLEVIG INC**	**5705**	**2**	**42,350.75**	**0.00**	**42,350.75**	**07/17/2025**		**47514**
			SS4A - APRIL 2025	45010		26,408.25	0.00	26,408.25			
			SS4A - JUNE 2025	45333		15,942.50	0.00	15,942.50			
121507	**CHK**	**A**	**GAZETTE, THE**	**276**	**1**	**129.00**	**0.00**	**129.00**	**07/17/2025**		**47514**
			DISPLAY AD - UPCC	06302025		129.00	0.00	129.00			
121508	**CHK**	**A**	**GRAINGER INC.**	**282**	**2**	**699.54**	**0.00**	**699.54**	**07/17/2025**		**47514**
			BRUSH CUTTER - WWTP	95521555906		677.57	0.00	677.57			
			PARTS	9563871699		21.97	0.00	21.97			
121509	**CHK**	**A**	**HPI2,LLC**	**5425**	**1**	**54.82**	**0.00**	**54.82**	**07/17/2025**		**47514**
			UNIFORM 07NAME PLATES	956781		54.82	0.00	54.82			
121510	**CHK**	**A**	**INTERSTATE CHEMICAL CO, INC.**	**2387**	**1**	**8,620.26**	**0.00**	**8,620.26**	**07/17/2025**		**47514**
			SODIUM HYPOCHLORITE	605139		8,620.26	0.00	8,620.26			
121511	**CHK**	**A**	**JVA, INC.**	**5684**	**4**	**80,873.00**	**0.00**	**80,873.00**	**07/17/2025**		**47514**
			Gold Hill Water Tank Design	21554		26,428.00	0.00	26,428.00			
			Gold Hill Water Tank Design	22645		30,335.00	0.00	30,335.00			
			Gold Hill Water Tank Design	23272		21,510.00	0.00	21,510.00			
			Gold Hill Water Tank Design	24246		2,600.00	0.00	2,600.00			
121512	**CHK**	**A**	**KENYON, P JORDAN PH.D.**	**4333**	**1**	**300.00**	**0.00**	**300.00**	**07/17/2025**		**47514**
			PRE-EMPLOYMENT TESTING	2706-10		300.00	0.00	300.00			
121513	**CHK**	**A**	**KROGER-KING SOOPERS CUST CHGS**	**145**	**2**	**164.79**	**0.00**	**164.79**	**07/17/2025**		**47514**
			06/2025 CHARGES	6242025		164.79	0.00	134.99			
			06/2025 CHARGES	6242025		164.79	0.00	29.80			
121514	**CHK**	**A**	**MACDOUGALL & WOLDRIDGE, PC**	**1228**	**2**	**1,620.00**	**0.00**	**1,620.00**	**07/17/2025**		**47514**
			06/25 PROFESSIONAL FEES	163145		972.00	0.00	972.00			
			06/25 PROFESSIONAL FEES	163146		648.00	0.00	648.00			
121515	**CHK**	**A**	**ROB FELTS**	**1**	**1**	**901.21**	**0.00**	**901.21**	**07/17/2025**		**47514**
			TRAVEL REIMBURSEMENT	07092025		901.21	0.00	901.21			
121516	**CHK**	**A**	**MUFGAMERICAS CAPITAL LEASING &**	**1**	**1**	**31.86**	**0.00**	**31.86**	**07/17/2025**		**47514**
			OVERPAID TAX REFUND	07112025		31.86	0.00	31.86			
121517	**CHK**	**A**	**KAREN & ROBERT HOEXTER**	**1**	**1**	**130.00**	**0.00**	**130.00**	**07/17/2025**		**47514**
			UTILITY REFUND	2385.03		130.00	0.00	130.00			
121518	**CHK**	**A**	**LISA & ZILMON SMITH**	**1**	**1**	**40.66**	**0.00**	**40.66**	**07/17/2025**		**47514**

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			UTILITY REFUND	4759.12		40.66	0.00	40.66			
121519	**CHK**	**A**	**PAMELA SHIMER**	**1**	**1**	**65.66**	**0.00**	**65.66**	**07/17/2025**		**47514**
			UTILITY REFUND	6128.01		65.66	0.00	65.66			
121520	**CHK**	**A**	**JANELLE WALZER**	**1**	**1**	**100.00**	**0.00**	**100.00**	**07/17/2025**		**47514**
			REFUND - SOCCER CAMP	91743203		100.00	0.00	100.00			
121521	**CHK**	**A**	**JANELLE WALZER**	**1**	**1**	**100.00**	**0.00**	**100.00**	**07/17/2025**		**47514**
			REFUND - SOCCER CAMP	91743288		100.00	0.00	100.00			
121522	**CHK**	**A**	**NICOLETTI-FLATER ASSOCIATES**	**4698**	**1**	**950.00**	**0.00**	**950.00**	**07/17/2025**		**47514**
			PD COUNSELING SERVICES	3834		950.00	0.00	950.00			
121523	**CHK**	**A**	**O'REILLY AUTOMOTIVE STORES, IN**	**4531**	**1**	**149.86**	**0.00**	**149.86**	**07/17/2025**		**47514**
			06/2025 CHARGES	6282025		149.86	0.00	149.86			
121524	**CHK**	**A**	**POLYDYNE INC**	**5605**	**1**	**3,680.00**	**0.00**	**3,680.00**	**07/17/2025**		**47514**
			COMPOST SUPPLIES - WWTP	1940151		3,680.00	0.00	3,680.00			
121525	**CHK**	**A**	**QUADIENT FINANCE USA, INC**	**5204**	**1**	**500.00**	**0.00**	**500.00**	**07/17/2025**		**47514**
			POSTAGE REFILL	06272025		500.00	0.00	500.00			
121526	**CHK**	**A**	**ROY'S CREW BBQ**	**5667**	**1**	**1,200.00**	**0.00**	**1,200.00**	**07/17/2025**		**47514**
			CATERING STATE OF THE CITY MTG	07102025		1,200.00	0.00	1,200.00			
121527	**CHK**	**A**	**SIERRA HILGNER**	**5302**	**1**	**468.50**	**0.00**	**468.50**	**07/17/2025**		**47514**
			INSTRUCTOR - P&R	07102025		468.50	0.00	468.50			
121528	**CHK**	**A**	**SKAGGS COMPANIES, INC**	**635**	**13**	**1,840.81**	**0.00**	**1,840.81**	**07/17/2025**		**47514**
			CREDIT	100_A_256234_2		207.00-	0.00	207.00-			
			DUTY GEAR - WPPD	100_A_293612_1		620.00	0.00	620.00			
			BOOTS - VAN CAMP	100_A_293748_1		144.85	0.00	144.85			
			SHIRTS - CRIST	100_A_293795_1		69.60	0.00	69.60			
			UNIFORM PANTS	100_A_293795_2		69.60	0.00	69.60			
			PANTS-TOBIAS	100_A_293807_1		77.60	0.00	77.60			
			DUTY GEAR-MAG POUCHES	100_A_294604_1		264.00	0.00	264.00			
			BOOTS - REED	100_A_294680_1		143.50	0.00	143.50			
			CREDIT	100_A_294680_2		4.00-	0.00	4.00-			
			PANTS - LANGE	100_A_294687_1		69.60	0.00	69.60			
			DUTY GEAR - RAMIREZ	100_A_294698_1		418.60	0.00	418.60			
			DUTY GEAR SUPPLIES	100_A_294714_1		34.96	0.00	34.96			
			BOOTS - LANGE	100_A_294719_1		139.50	0.00	139.50			
121529	**CHK**	**A**	**STERICYCLE, INC**	**5526**	**1**	**130.92**	**0.00**	**130.92**	**07/17/2025**		**47514**
			SHREDDING SERVICES	8011364438		130.92	0.00	130.92			
121530	**CHK**	**A**	**SULLIVAN GREEN SEAVY JARVIS, L**	**5578**	**1**	**787.50**	**0.00**	**787.50**	**07/17/2025**		**47514**
			MATTER 881 GENERAL BUSINESS	1564		787.50	0.00	787.50			
121531	**CHK**	**A**	**TDS BROADBAND LLC**	**5335**	**1**	**119.95**	**0.00**	**119.95**	**07/17/2025**		**47514**
			07/25 CHARGES	07062025		119.95	0.00	119.95			
121532	**CHK**	**A**	**TIMECLOCK PLUS, LLC**	**5450**	**1**	**1,050.00**	**0.00**	**1,050.00**	**07/17/2025**		**47514**
			SCHEDULE ANYWHERE LICENSE	INV00429175		1,050.00	0.00	1,050.00			

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
121533	**CHK**	**A**	**USA BLUEBOOK**	**5471**	**2**	**556.56**	**0.00**	**556.56**	**07/17/2025**		**47514**
			LAB SUPPLIES - WWTP	INV00749939		279.87	0.00	279.87			
			DPD FOR CHLORINE TEST	SO3746175		276.69	0.00	276.69			
121534	**CHK**	**A**	**UTE PASS SAND & GRAVEL**	**655**	**4**	**418.47**	**0.00**	**418.47**	**07/17/2025**		**47514**
			PIKES PEAK E LAKE DRIVEWAY	0403202506A		214.63	0.00	214.63			
			SAND FOR SANDBAGS	0703202506		109.02	0.00	109.02			
			SANDBAGS	0703202523		49.22	0.00	49.22			
			MULCH	0707202524		45.60	0.00	45.60			
121535	**CHK**	**A**	**VIVID ENGINEERING GROUP**	**5171**	**1**	**12,859.35**	**0.00**	**12,859.35**	**07/17/2025**		**47514**
			Geo Tech work Reservoir Eng	D242753-4		12,859.35	0.00	12,859.35			
121536	**CHK**	**A**	**WESTWOOD LAKES WATER DISTRICT**	**679**	**1**	**862.79**	**0.00**	**862.79**	**07/17/2025**		**47514**
			05/25-06/25 WELLFIELD	06232025		862.79	0.00	862.79			
121537	**CHK**	**A**	**WOODLAND HARDWARE & RENTAL**	**2739**	**3**	**1,005.24**	**0.00**	**1,005.24**	**07/17/2025**		**47514**
			06/2025 CHARGES	6302025		1,005.24	0.00	45.96			
			06/2025 CHARGES	6302025		1,005.24	0.00	340.77			
			06/2025 CHARGES	6302025		1,005.24	0.00	618.51			
121538	**CHK**	**A**	**APEX WASTE SYSTEMS**	**5664**	**4**	**947.00**	**0.00**	**947.00**	**07/24/2025**		**47543**
			08/25 TRASH CHARGES	8162025		947.00	0.00	49.00			
			08/25 TRASH CHARGES	8162025		947.00	0.00	230.00			
			08/25 TRASH CHARGES	8162025		947.00	0.00	554.00			
			08/25 TRASH CHARGES	8162025		947.00	0.00	114.00			
121539	**CHK**	**A**	**BASECAMP CONSTRUCTION LLC**	**5725**	**1**	**832.14**	**0.00**	**832.14**	**07/24/2025**		**47543**
			WPPD TAMARAC SIGN	0364		832.14	0.00	832.14			
121540	**CHK**	**A**	**BIRCHAM'S**	**75**	**1**	**517.05**	**0.00**	**517.05**	**07/24/2025**		**47543**
			06/25-07/25 CHARGES	387611		517.05	0.00	517.05			
121541	**CHK**	**A**	**BUSINESS LAW GROUP**	**5566**	**1**	**285.00**	**0.00**	**285.00**	**07/24/2025**		**47543**
			06/25 LEGAL FEE	7568		285.00	0.00	285.00			
121542	**CHK**	**A**	**CHANEY PEST ELIMINATION**	**5484**	**1**	**90.00**	**0.00**	**90.00**	**07/24/2025**		**47543**
			07/25 SERVICE CHARGE	34782		90.00	0.00	90.00			
121543	**CHK**	**A**	**CINTAS CORPORATION NO 2**	**4977**	**1**	**172.21**	**0.00**	**172.21**	**07/24/2025**		**47543**
			UNIFORM - FL	4237177352		172.21	0.00	172.21			
121544	**CHK**	**A**	**CINTAS FIRE PROTECTION**	**3604**	**3**	**4,076.61**	**0.00**	**4,076.61**	**07/24/2025**		**47543**
			INSPECTION - WPPD	0F47583997		877.14	0.00	877.14			
			INSPECTION - PD	0F47584130		1,534.77	0.00	1,534.77			
			INSPECTION - FLEET	0F47584192		1,664.70	0.00	1,664.70			
121545	**CHK**	**A**	**COLO SPRINGS UTILITIES**	**1172**	**1**	**50,921.00**	**0.00**	**50,921.00**	**07/24/2025**		**47543**
			2ND Q CONVEYANCE FEE	07082025		50,921.00	0.00	50,921.00			
121546	**CHK**	**A**	**CORE & MAIN LP**	**4980**	**1**	**175.53**	**0.00**	**175.53**	**07/24/2025**		**47543**
			STOCK	X253656		175.53	0.00	175.53			
121547	**CHK**	**A**	**CREATIVE CONCEPTS OF AMERICA**	**2676**	**1**	**557.30**	**0.00**	**557.30**	**07/24/2025**		**47543**
			SAMPLE MERCH. ITEMS	3194		557.30	0.00	557.30			

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
121548	**CHK**	**A**	**CROSS POINT SOLUTIONS LLC**	**5294**	**1**	**200.00**	**0.00**	**200.00**	**07/24/2025**		**47543**
			POLYGRAPH - SANCHEZ	W-240888		200.00	0.00	200.00			
121549	**CHK**	**A**	**DELL INC**	**5640**	**1**	**71,326.18**	**0.00**	**71,326.18**	**07/24/2025**		**47543**
			Serv refresh (PD), data bckup	10811283665		71,326.18	0.00	71,326.18			
121550	**CHK**	**A**	**ELITE SURFACE INFRASTRUCTURE**	**5626**	**1**	**66,014.12**	**0.00**	**66,014.12**	**07/24/2025**		**47543**
			BROWNING AVE. IMPROVEMENTS	250065-01		66,014.12	0.00	66,014.12			
121551	**CHK**	**A**	**JEFFRIES COLORADO SPRINGS, INC**	**5726**	**2**	**14,267.72**	**0.00**	**14,267.72**	**07/24/2025**		**47543**
			CONTENTS PACK - WATER DAMAGE	2996		1,505.27	0.00	1,505.27			
			SERVPRO WATER	3021		12,762.45	0.00	12,762.45			
121552	**CHK**	**A**	**JVA, INC.**	**5684**	**1**	**1,403.00**	**0.00**	**1,403.00**	**07/24/2025**		**47543**
			Gold Hill Water Tank Design	24443		1,403.00	0.00	1,403.00			
121553	**CHK**	**A**	**KAIDEN KENYON**	**5657**	**1**	**153.00**	**0.00**	**153.00**	**07/24/2025**		**47543**
			SETUP/TEARDOWN/CLEANUP	07142025		153.00	0.00	153.00			
121554	**CHK**	**A**	**LOGAN SIMPSON DESIGN INC**	**5282**	**1**	**12,510.45**	**0.00**	**12,510.45**	**07/24/2025**		**47543**
			Bergstrom Park Master Plan	37399		12,510.45	0.00	12,510.45			
121555	**CHK**	**A**	**MEDICINE FOR BUSINESS AND INDU**	**5476**	**1**	**53.50**	**0.00**	**53.50**	**07/24/2025**		**47543**
			JOB DESCRIPTION DEVELOPMENT	927118		53.50	0.00	53.50			
121556	**CHK**	**A**	**STEVE VARNER**	**1**	**1**	**383.61**	**0.00**	**383.61**	**07/24/2025**		**47543**
			UNIFORM REIMBURSEMENT	07052025		383.61	0.00	383.61			
121557	**CHK**	**A**	**LAURA JOHANSSON**	**1**	**1**	**300.00**	**0.00**	**300.00**	**07/24/2025**		**47543**
			REFUND POOL PASS - WAC	07162025		300.00	0.00	300.00			
121558	**CHK**	**A**	**JOSH ROGERS**	**1**	**1**	**80.00**	**0.00**	**80.00**	**07/24/2025**		**47543**
			REFUND - MEN'S SOFTBALL	92021898		80.00	0.00	80.00			
121559	**CHK**	**A**	**GRANT CARLSON**	**1**	**1**	**80.00**	**0.00**	**80.00**	**07/24/2025**		**47543**
			REFUND - MEN'S SOFTBALL	92093239		80.00	0.00	80.00			
121560	**CHK**	**A**	**ROBERT CHANEY**	**1**	**1**	**80.00**	**0.00**	**80.00**	**07/24/2025**		**47543**
			REFUND - MEN'S SOFTBALL	92320708		80.00	0.00	80.00			
121561	**CHK**	**A**	**BRIAN DOERING**	**1**	**1**	**80.00**	**0.00**	**80.00**	**07/24/2025**		**47543**
			REFUND - MEN'S SOFTBALL	92358193		80.00	0.00	80.00			
121562	**CHK**	**A**	**NICHOLE DEONN SAUER**	**5572**	**1**	**203.00**	**0.00**	**203.00**	**07/24/2025**		**47543**
			MILEAGE REIMBURSEMENT	07222025		203.00	0.00	203.00			
121563	**CHK**	**A**	**NORTHERN SAFETY &INDUSTRIAL CO**	**2417**	**1**	**158.24**	**0.00**	**158.24**	**07/24/2025**		**47543**
			SUPPLIES	906982405		158.24	0.00	158.24			
121564	**CHK**	**A**	**NPG BROADCAST**	**4663**	**1**	**1,100.00**	**0.00**	**1,100.00**	**07/24/2025**		**47543**
			06/25 WEATHER CAMERA	716326-6		1,100.00	0.00	1,100.00			
121565	**CHK**	**A**	**PERKINS MOTOR CITY DODGE**	**2354**	**1**	**171.00**	**0.00**	**171.00**	**07/24/2025**		**47543**
			PARTS	700934		171.00	0.00	171.00			
121566	**CHK**	**A**	**PIKES PEAK SWIM LEAGUE**	**5519**	**1**	**385.00**	**0.00**	**385.00**	**07/24/2025**		**47543**

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			SWIM LEAGUE MEET ENTRY	07222025		385.00	0.00	385.00			
121567	**CHK**	**A**	**PINYON ENVIROMENTAL, INC**	**5699**	**1**	**14,122.10**	**0.00**	**14,122.10**	**07/24/2025**		**47543**
			Avenger NEPA	308364		14,122.10	0.00	14,122.10			
121568	**CHK**	**A**	**RE/SPEC INC.**	**4817**	**1**	**18,902.50**	**0.00**	**18,902.50**	**07/24/2025**		**47543**
			Respec Contract Glen Asp Dam	INV06250487		18,902.50	0.00	18,902.50			
121569	**CHK**	**A**	**ROCKY MTN SPORTS OFFICIALS**	**4314**	**1**	**685.00**	**0.00**	**685.00**	**07/24/2025**		**47543**
			05/25-07/25	25-046		685.00	0.00	685.00			
121570	**CHK**	**A**	**SILL-TERHAR MOTORS INC**	**4533**	**1**	**48,925.00**	**0.00**	**48,925.00**	**07/24/2025**		**47543**
			State Award 193824	71076		48,925.00	0.00	48,925.00			
121571	**CHK**	**A**	**SKAGGS COMPANIES, INC**	**635**	**3**	**279.60**	**0.00**	**279.60**	**07/24/2025**		**47543**
			POLO - AE	100_A_287945_1		50.00	0.00	50.00			
			JACKET -GR	100_A_294698_2		160.00	0.00	160.00			
			PANTS - GR	100_A_294698_3		69.60	0.00	69.60			
121572	**CHK**	**A**	**RED BARON CAR WASH**	**4191**	**2**	**890.00**	**0.00**	**890.00**	**07/24/2025**		**47543**
			06/2025 CHARGES	2731		890.00	0.00	8.00			
			06/2025 CHARGES	2731		890.00	0.00	882.00			
121573	**CHK**	**A**	**TREATMENT TECH, INC.**	**1494**	**1**	**2,253.90**	**0.00**	**2,253.90**	**07/24/2025**		**47543**
			SODIUM HYPOCHLORITE - WAC	194717		2,253.90	0.00	2,253.90			
121574	**CHK**	**A**	**ULINE**	**4606**	**1**	**288.51**	**0.00**	**288.51**	**07/24/2025**		**47543**
			COFFEE SUPPLIES - F&G	194737138		288.51	0.00	288.51			
121575	**CHK**	**A**	**WADE GENOVA**	**4999**	**1**	**32.95**	**0.00**	**32.95**	**07/24/2025**		**47543**
			CARVING ON STONE PAVER	1736		32.95	0.00	32.95			
121576	**CHK**	**A**	**WAXIE SANITARY SUPPLY**	**4189**	**1**	**309.10**	**0.00**	**309.10**	**07/24/2025**		**47543**
			CUSTODIAL SUPPLIES - F&G	83353908		309.10	0.00	309.10			
121577	**CHK**	**A**	**ALPINE ROOFING,LTD**	**5675**	**1**	**1,992.00**	**0.00**	**1,992.00**	**07/31/2025**		**47560**
			CITY HALL ROOF REPAIR	S2405		1,992.00	0.00	1,992.00			
121578	**CHK**	**A**	**APEX WASTE SYSTEMS**	**5664**	**1**	**115.00**	**0.00**	**115.00**	**07/31/2025**		**47560**
			08/2025 MSW TRASH SERVICE	530554		115.00	0.00	115.00			
121579	**CHK**	**A**	**AQUATIC MEDIA**	**5723**	**1**	**4,935.00**	**0.00**	**4,935.00**	**07/31/2025**		**47560**
			PUMP INSTALLATION	0013173		4,935.00	0.00	4,935.00			
121580	**CHK**	**A**	**BADGER METER INC**	**4278**	**2**	**32,940.00**	**0.00**	**32,940.00**	**07/31/2025**		**47560**
			METERS	1743959		16,740.00	0.00	16,740.00			
			METERS	1744509		16,200.00	0.00	16,200.00			
121581	**CHK**	**A**	**BLACK HILLS ENERGY**	**4035**	**4**	**4,438.23**	**0.00**	**4,438.23**	**07/31/2025**		**47560**
			07/2025 CHARGES	8112025		4,438.23	0.00	178.85			
			07/2025 CHARGES	8112025		4,438.23	0.00	212.68			
			07/2025 CHARGES	8112025		4,438.23	0.00	2,994.43			
			07/2025 CHARGES	8112025		4,438.23	0.00	1,052.27			
121582	**CHK**	**A**	**BOBCAT OF THE ROCKIES, LLC**	**3724**	**4**	**37,600.00**	**0.00**	**37,600.00**	**07/31/2025**		**47560**
			2025 LEASE AGREEMENT	66-105693-1		10,000.00	0.00	10,000.00			

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			ToolCat Annual Lease 2025	66-105693-2		10,000.00	0.00	10,000.00			
			LEASE PAYMENT - EXCAVATOR	66-105693-3		8,600.00	0.00	8,600.00			
			LEASE PAYMENT - SKID STEER	66-105693-4		9,000.00	0.00	9,000.00			
121583	**CHK**	**A**	**BURLAP BAG CLOTHING/BOOTS**	**1356**	**2**	**473.10**	**0.00**	**473.10**	**07/31/2025**		**47560**
			UNIFORM - SHELTON	25-15718		148.10	0.00	148.10			
			UNIFORM - ADAY	25-15742		325.00	0.00	325.00			
121584	**CHK**	**A**	**CAPITAL ONE, N.A.**	**5298**	**2**	**267.94**	**0.00**	**267.94**	**07/31/2025**		**47560**
			07/2025 CHARGES	7192025		267.94	0.00	212.28			
			07/2025 CHARGES	7192025		267.94	0.00	55.66			
121585	**CHK**	**A**	**CASEY'S LUMBER, INC.**	**123**	**1**	**80.00**	**0.00**	**80.00**	**07/31/2025**		**47560**
			WOOD SLABS - REPAIR	2086		80.00	0.00	80.00			
121586	**CHK**	**A**	**CINTAS CORPORATION NO 2**	**4977**	**1**	**172.21**	**0.00**	**172.21**	**07/31/2025**		**47560**
			UNIFORM - FLEET	4237902958		172.21	0.00	172.21			
121587	**CHK**	**A**	**COLORADO ANALYTICAL LAB**	**4028**	**2**	**692.00**	**0.00**	**692.00**	**07/31/2025**		**47560**
			LAB SERVICES - WWTP	250702155		440.00	0.00	440.00			
			LAB SERVICES	250702188		252.00	0.00	252.00			
121588	**CHK**	**A**	**CORE & MAIN LP**	**4980**	**2**	**2,098.40**	**0.00**	**2,098.40**	**07/31/2025**		**47560**
			CAPS FOR VALVE BOXES	X107538		365.40	0.00	365.40			
			REPAIR CLAMP	X204345		1,733.00	0.00	1,733.00			
121589	**CHK**	**A**	**COSCO FIRE PROTECTION**	**5682**	**1**	**11,732.50**	**0.00**	**11,732.50**	**07/31/2025**		**47560**
			UPCC Fire Suppression 2025	JC211021		11,732.50	0.00	11,732.50			
121590	**CHK**	**A**	**CPS DISTRIBUTORS, INC**	**194**	**1**	**48.17**	**0.00**	**48.17**	**07/31/2025**		**47560**
			T-TOP LID - F&G	0022120661-001		48.17	0.00	48.17			
121591	**CHK**	**A**	**DOCUMART COPIES & PRINTING**	**3252**	**1**	**85.00**	**0.00**	**85.00**	**07/31/2025**		**47560**
			CARDS-LUPIA	380966		85.00	0.00	85.00			
121592	**CHK**	**A**	**ECONO SIGNS AND BARRICADE**	**4831**	**1**	**1,376.19**	**0.00**	**1,376.19**	**07/31/2025**		**47560**
			SIGNAGE	10-997355		1,376.19	0.00	1,376.19			
121593	**CHK**	**A**	**KAIDEN KENYON**	**5657**	**1**	**360.00**	**0.00**	**360.00**	**07/31/2025**		**47560**
			WEDDING CLEANUP	07272025		360.00	0.00	360.00			
121594	**CHK**	**A**	**KLOE ROTH**	**5727**	**1**	**85.50**	**0.00**	**85.50**	**07/31/2025**		**47560**
			CLOSET ORGANIZATION - UPCC	07222025		85.50	0.00	85.50			
121595	**CHK**	**A**	**L.L. JOHNSON DISTRIBUTING CO.**	**1414**	**1**	**1,305.00**	**0.00**	**1,305.00**	**07/31/2025**		**47560**
			LAWN EDGER - F&G	1955951-00		1,305.00	0.00	1,305.00			
121596	**CHK**	**A**	**AJ'S PIZZA**	**1**	**1**	**2,651.72**	**0.00**	**2,651.72**	**07/31/2025**		**47560**
			TIF REIMBURSEMENT	05132025C		2,651.72	0.00	2,651.72			
121597	**CHK**	**A**	**TELLER COUNTY REGIONAL ANIMAL**	**1**	**1**	**165.00**	**0.00**	**165.00**	**07/31/2025**		**47560**
			TCRAS DONATION BAR	072625		165.00	0.00	165.00			
121598	**CHK**	**A**	**KARLA COLLINS**	**1**	**1**	**340.40**	**0.00**	**340.40**	**07/31/2025**		**47560**
			MILEAGE & MEALS REIMBURSEMENT	07292025		340.40	0.00	340.40			

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
121599	**CHK**	**A**	**PURPLE MOUNTAIN HOSPITALITY II**	**1**	**1**	**48,640.17**	**0.00**	**48,640.17**	**07/31/2025**		**47560**
			TIF REIMBURSEMENT	07312025		48,640.17	0.00	48,640.17			
121600	**CHK**	**A**	**MARK DEVORSS**	**1**	**1**	**92.00**	**0.00**	**92.00**	**07/31/2025**		**47560**
			UTILITY REFUND	2644.03		92.00	0.00	92.00			
121601	**CHK**	**A**	**JAY PERKINS**	**1**	**3**	**45.71**	**0.00**	**45.71**	**07/31/2025**		**47560**
			UTILITY REFUND	2903.03		45.71	0.00	1.53			
			UTILITY REFUND	2903.03		45.71	0.00	18.08			
			UTILITY REFUND	2903.03		45.71	0.00	26.10			
121602	**CHK**	**A**	**SMART REALTY**	**1**	**1**	**7.67**	**0.00**	**7.67**	**07/31/2025**		**47560**
			UTILITY REFUND	4279.20A		7.67	0.00	7.67			
121603	**CHK**	**A**	**DANIKA & MIKE RAHIJA-THOMPSON**	**1**	**1**	**87.56**	**0.00**	**87.56**	**07/31/2025**		**47560**
			UTILITY DEPOSIT	4783.09		87.56	0.00	87.56			
121604	**CHK**	**A**	**JIM STURGEON**	**1**	**1**	**48.13**	**0.00**	**48.13**	**07/31/2025**		**47560**
			UTILITY REFUND	6099.02		48.13	0.00	48.13			
121605	**CHK**	**A**	**ASPEN SUNSHINE**	**1**	**1**	**41.39**	**0.00**	**41.39**	**07/31/2025**		**47560**
			UTILITY REFUND	6306.01		41.39	0.00	41.39			
121606	**CHK**	**A**	**BASECAMP CONSTRUCTION**	**1**	**1**	**63.89**	**0.00**	**63.89**	**07/31/2025**		**47560**
			UTILITY REFUND	6322.01		63.89	0.00	63.89			
121607	**CHK**	**A**	**GEORGE ROSS**	**1**	**1**	**20.00**	**0.00**	**20.00**	**07/31/2025**		**47560**
			REFUND - OVERPAY	73025		20.00	0.00	20.00			
121608	**CHK**	**A**	**RITA BATES**	**1**	**1**	**325.00**	**0.00**	**325.00**	**07/31/2025**		**47560**
			WELL METER CERTIFICATION	WP042225		325.00	0.00	325.00			
121609	**CHK**	**A**	**NICOLE JACKSON**	**5728**	**1**	**36.00**	**0.00**	**36.00**	**07/31/2025**		**47560**
			WEDDING CLEANUP	07232025		36.00	0.00	36.00			
121610	**CHK**	**A**	**NORTHERN SAFETY &INDUSTRIAL CO**	**2417**	**2**	**244.74**	**0.00**	**244.74**	**07/31/2025**		**47560**
			GLOVES & LENS CLEANER	906985439		61.62	0.00	61.62			
			SAFETY GLASSES	907005085		183.12	0.00	183.12			
121611	**CHK**	**A**	**PIONEER ATHLETICS & MTP**	**2628**	**1**	**451.00**	**0.00**	**451.00**	**07/31/2025**		**47560**
			GRASS SEED	INV-255843		451.00	0.00	451.00			
121612	**CHK**	**A**	**RE/SPEC INC.**	**4817**	**1**	**910.00**	**0.00**	**910.00**	**07/31/2025**		**47560**
			Respec Contract Glen Asp Dam	INV06250974		910.00	0.00	910.00			
121613	**CHK**	**A**	**SAFEWAY, INC.**	**1908**	**1**	**173.35**	**0.00**	**173.35**	**07/31/2025**		**47560**
			07/2025 CHARGES	7302025		173.35	0.00	173.35			
121614	**CHK**	**A**	**SCHMIDT CONSTRUCTION**	**559**	**1**	**391.30**	**0.00**	**391.30**	**07/31/2025**		**47560**
			ASPHALT - ST	3013857		391.30	0.00	391.30			
121615	**CHK**	**A**	**SNO-WHITE LINEN & UNIFORM, INC**	**581**	**2**	**164.90**	**0.00**	**164.90**	**07/31/2025**		**47560**
			EVENT EXPENSE	S0260600		45.58	0.00	45.58			
			EVENT EXPENSE - UPCC	S0261315		119.32	0.00	119.32			
121616	**CHK**	**A**	**STANDARD INSURANCE COMPANY**	**1091**	**1**	**2,369.32**	**0.00**	**2,369.32**	**07/31/2025**		**47560**

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			08/25 STD & LTD	07172025		2,369.32	0.00	2,369.32			
121617	**CHK**	**A**	**TDS BROADBAND LLC**	**5335**	**1**	**110.39**	**0.00**	**110.39**	**07/31/2025**		**47560**
			08/25 CHARGES - UPCC	07252025		110.39	0.00	110.39			
121618	**CHK**	**A**	**USA BLUEBOOK**	**5471**	**1**	**541.38**	**0.00**	**541.38**	**07/31/2025**		**47560**
			SUPPLIES - WWTP	INV00766503		541.38	0.00	541.38			
121619	**CHK**	**A**	**WESTWOOD LAKES WATER DISTRICT**	**679**	**1**	**6.82**	**0.00**	**6.82**	**07/31/2025**		**47560**
			/06/25- WELLFIELD	07222025		6.82	0.00	6.82			
REGISTER TOTALS Checks: 217 Voids: 0					306	997,515.99	0.00	997,515.99			

Bank Number: 99 / Name: VECTRA BANK COLORADO/PAYROLL / Description: PAYROLL ACCOUNT						
Payment Number	Position	Num Inv	Gross Amount	Discounts	Net Pay	Payment Date
19611	Lifeguard	1	67.20	5.13	62.07	7/11/2025
19612	Seasonal MW I	1	600.00	66.21	533.79	7/11/2025
19613	Sports Official	1	436.56	35.40	401.16	7/11/2025
19614	Lifeguard	1	467.46	51.76	415.70	7/11/2025
19615	Lifeguard	1	81.64	6.24	75.40	7/11/2025
19616	Lifeguard	1	537.01	56.09	480.92	7/11/2025
19617	Lifeguard	1	310.83	28.78	282.05	7/11/2025
19618	PO I	1	1,261.25	216.34	1,044.91	7/11/2025
19619	Lifeguard	1	729.39	95.05	634.34	7/11/2025
19620	Maint. Worker I - PBG	1	2,277.98	649.48	1,628.50	7/11/2025
19621	Sports Coordinator	1	1,176.53	245.55	930.98	7/11/2025
19622	Lifeguard	1	233.26	19.84	213.42	7/11/2025
59136	WWTO	1	2,594.65	618.24	1,976.41	7/11/2025
59137	Fleet Mechanic I	1	2,531.33	815.55	1,715.78	7/11/2025
59138	MWI	1	2,075.90	498.86	1,577.04	7/11/2025
59139	Permit Technician	1	2,013.21	577.75	1,435.46	7/11/2025
59140	Fitness Instructor	1	35.12	2.69	32.43	7/11/2025
59141	Captain	1	4,275.48	1,279.49	2,995.99	7/11/2025
59142	Lifeguard	1	122.18	9.35	112.83	7/11/2025
59143	Lifeguard	1	718.43	92.11	626.32	7/11/2025
59144	Lifeguard	1	410.98	41.44	369.54	7/11/2025
59145	Lifeguard	1	777.50	105.54	671.96	7/11/2025
59146	Evidence Technician	1	2,623.78	679.24	1,944.54	7/11/2025
59147	Water Fitness Instruct	1	291.20	22.27	268.93	7/11/2025
59148	WTO	1	2,618.14	764.61	1,853.53	7/11/2025
59149	Utility Billing Techni	1	2,558.55	670.20	1,888.35	7/11/2025
59150	Planner II	1	3,517.84	1,125.65	2,392.19	7/11/2025
59151	Budget Director	1	4,623.37	988.08	3,635.29	7/11/2025
59152	Crew Chief-Operators	1	4,404.46	1,121.44	3,283.02	7/11/2025
59153	Water Fitness Instruct	1	610.43	56.71	553.72	7/11/2025
59154	Lifeguard	1	899.71	132.10	767.61	7/11/2025
59155	Event Center Coordinat	1	2,255.87	663.65	1,592.22	7/11/2025
59156	Assistant Aquatics Manager	1	2,185.25	534.38	1,650.87	7/11/2025
59157	POI	1	2,775.77	610.56	2,165.21	7/11/2025
59158	Dispatcher	1	2,170.04	712.23	1,457.81	7/11/2025
59159	Art Instructor	1	1,161.78	192.89	968.89	7/11/2025
59160	MUNICIPAL COURT CLERK	1	1,640.78	347.70	1,293.08	7/11/2025
59161	Head Lifeguard	1	820.82	153.26	667.56	7/11/2025
59162	MWII	1	2,033.47	507.49	1,525.98	7/11/2025
59163	Police Officer II	1	3,457.82	671.39	2,786.43	7/11/2025
59164	Lieutenant	1	4,052.98	841.11	3,211.87	7/11/2025
59165	MWI	1	2,200.36	580.13	1,620.23	7/11/2025
59166	Dispatcher II	1	2,554.46	877.00	1,677.46	7/11/2025
59167	Chief of Police	1	6,331.63	1,944.61	4,387.02	7/11/2025
59168	Code Enforcement Officer	1	2,515.25	615.81	1,899.44	7/11/2025
59169	Operator I	1	5,713.91	1,696.89	4,017.02	7/11/2025
59170	WW Plant Operator	1	4,616.93	1,150.54	3,466.39	7/11/2025
59171	Police Officer I	1	3,509.40	1,052.35	2,457.05	7/11/2025

59172	Bartender	1	268.27	23.52	244.75	7/11/2025
59173	MWI	1	2,799.49	507.84	2,291.65	7/11/2025
59174	Lifeguard	1	14.81	1.13	13.68	7/11/2025
59175	Lifegaurd	1	125.89	9.64	116.25	7/11/2025
59176	Lifeguard	1	62.20	4.76	57.44	7/11/2025
59177	Assistant City Manager	1	5,049.97	1,446.79	3,603.18	7/11/2025
59178	PT Snow Plow	1	1,542.80	257.93	1,284.87	7/11/2025
59179	Senior Planner	1	3,726.47	1,178.92	2,547.55	7/11/2025
59180	Scorekeeper	1	382.50	29.27	353.23	7/11/2025
59181	Scorekeeper	1	135.66	10.38	125.28	7/11/2025
59182	Lifeguard	1	696.07	87.16	608.91	7/11/2025
59183	Swim Instructor	1	31.88	2.44	29.44	7/11/2025
59184	Program Coordinator	1	2,135.85	435.22	1,700.63	7/11/2025
59185	Dispatcher I	1	2,584.59	918.58	1,666.01	7/11/2025
59186	Communications Manager	1	3,484.28	889.06	2,595.22	7/11/2025
59187	Sport Site Supervisor	1	454.92	46.81	408.11	7/11/2025
59188	Lifeguard	1	962.65	146.21	816.44	7/11/2025
59189	Finance Admin. Asst./C	1	2,195.95	505.86	1,690.09	7/11/2025
59190	Dispatcher II	1	2,387.06	563.47	1,823.59	7/11/2025
59191	Bartender	1	65.28	5.00	60.28	7/11/2025
59192	HR Director	1	4,682.71	1,619.33	3,063.38	7/11/2025
59193	Police Officer II	1	3,663.67	802.80	2,860.87	7/11/2025
59194	POI	1	2,709.41	566.43	2,142.98	7/11/2025
59195	Utilities Assistant	1	1,719.31	554.91	1,164.40	7/11/2025
59196	MWI	1	2,799.49	617.11	2,182.38	7/11/2025
59197	Parks and Rec Director	1	5,273.79	1,634.65	3,639.14	7/11/2025
59198	WWTO	1	2,266.64	485.40	1,781.24	7/11/2025
59199	Head Lifeguard	1	5,538.39	1,508.57	4,029.82	7/11/2025
59200	Lifeguard	1	799.74	110.46	689.28	7/11/2025
59201	Associate Project Manager	1	3,229.94	1,258.64	1,971.30	7/11/2025
59202	Operator II	1	2,698.51	597.68	2,100.83	7/11/2025
59203	Dispatcher I	1	1,826.76	503.14	1,323.62	7/11/2025
59204	POIII	1	3,383.37	943.37	2,440.00	7/11/2025
59205	Deputy City Manager	1	6,592.88	3,592.78	3,000.10	7/11/2025
59206	Dispatcher II	1	3,180.02	835.27	2,344.75	7/11/2025
59207	WWTO	1	3,020.66	1,033.80	1,986.86	7/11/2025
59208	PO I	1	2,709.41	645.18	2,064.23	7/11/2025
59209	MWI	1	2,650.06	394.74	2,255.32	7/11/2025
59210	POIII	1	3,383.50	897.30	2,486.20	7/11/2025
59211	Lifeguard	1	448.00	45.27	402.73	7/11/2025
59212	Lifeguard	1	617.50	70.29	547.21	7/11/2025
59213	Presiding Municipal Co	1	1,037.52	129.81	907.71	7/11/2025
59214	Lifeguard	1	422.09	42.29	379.80	7/11/2025
59215	Lifeguard	1	396.17	39.31	356.86	7/11/2025
59216	Lifeguard	1	325.82	30.93	294.89	7/11/2025
59217	Lifeguard	1	540.57	56.35	484.22	7/11/2025
59218	Lifeguard	1	114.78	8.78	106.00	7/11/2025
59219	Lifeguard	1	607.21	67.49	539.72	7/11/2025
59220	Fleet Mechanic I	1	2,446.15	759.66	1,686.49	7/11/2025
59221	MWII Streets	1	2,340.25	492.19	1,848.06	7/11/2025

59222	Superintendent	1	3,953.52	1,309.23	2,644.29	7/11/2025
59223	Operator	1	837.29	118.09	719.20	7/11/2025
59224	Lifeguard	1	1,024.00	160.05	863.95	7/11/2025
59225	Sergeant	1	4,558.45	1,096.37	3,462.08	7/11/2025
59226	Police Officer I	1	3,590.36	829.82	2,760.54	7/11/2025
59227	Budget Analyst	1	2,346.00	682.33	1,663.67	7/11/2025
59228	Lifeguard	1	273.33	27.64	245.69	7/11/2025
59229	Dispatcher	1	2,384.77	791.04	1,593.73	7/11/2025
59230	Deputy City Clerk	1	2,474.26	501.20	1,973.06	7/11/2025
59231	Sports Coordinator	1	134.10	10.26	123.84	7/11/2025
59232	Planning Director	1	5,273.79	2,531.81	2,741.98	7/11/2025
59233	Seasonal MW I	1	640.00	75.27	564.73	7/11/2025
59234	Accounting Director	1	4,511.54	1,327.69	3,183.85	7/11/2025
59235	Head Lifeguard	1	1,212.75	204.91	1,007.84	7/11/2025
59236	Systems Admin	1	2,799.59	636.50	2,163.09	7/11/2025
59237	Operator	1	2,361.46	579.53	1,781.93	7/11/2025
59238	Utilities Technician	1	2,141.10	534.62	1,606.48	7/11/2025
59239	Operator	1	2,107.12	601.74	1,505.38	7/11/2025
59240	Permit Technician	1	241.74	43.50	198.24	7/11/2025
59241	GSI Tech	1	2,598.14	964.17	1,633.97	7/11/2025
59242	Sales Tax Accountant	1	2,075.90	557.47	1,518.43	7/11/2025
59243	Head Lifeguard	1	735.08	112.58	622.50	7/11/2025
59244	Fleet Crew Chief	1	3,340.00	1,152.76	2,187.24	7/11/2025
59245	PO II	1	3,112.05	846.37	2,265.68	7/11/2025
59246	Lifeguard	1	512.00	53.18	458.82	7/11/2025
59247	Lifeguard	1	757.50	101.01	656.49	7/11/2025
59248	General Ledger Accountant	1	2,698.23	688.97	2,009.26	7/11/2025
59249	Seasonal MW I	1	960.00	145.75	814.25	7/11/2025
59250	Support Servcs Manager	1	3,693.30	1,114.27	2,579.03	7/11/2025
59251	Police Officer I	1	3,354.71	845.48	2,509.23	7/11/2025
59252	Lifeguard	1	719.97	92.38	627.59	7/11/2025
59253	Crew Chief - PBG	1	3,369.07	951.40	2,417.67	7/11/2025
59254	City Manager	1	8,878.84	2,765.40	6,113.44	7/11/2025
59255	Administrative Assistant	1	1,884.82	443.37	1,441.45	7/11/2025
59256	Sergeant	1	5,583.58	1,268.94	4,314.64	7/11/2025
59257	PT Meter Reader	1	1,045.66	215.07	830.59	7/11/2025
59258	IT Intern	1	1,498.61	273.07	1,225.54	7/11/2025
59259	Aquatic Manager	1	3,516.83	1,131.18	2,385.65	7/11/2025
59260	Lifeguard	1	418.38	42.01	376.37	7/11/2025
59261	Lifeguard	1	340.63	33.06	307.57	7/11/2025
59262	Utilities Director	1	6,331.79	2,780.43	3,551.36	7/11/2025
59263	Lifeguard	1	104.96	8.04	96.92	7/11/2025
59264	Seasonal MW I	1	384.00	37.36	346.64	7/11/2025
59265	Seasonal MW I	1	144.00	11.02	132.98	7/11/2025
59266	Sport Site Supervisor	1	280.50	25.46	255.04	7/11/2025
19623	WTO	1	830.40	152.24	678.16	7/25/2025
19624	Lifeguard	1	95.20	7.30	87.90	7/25/2025
19625	Seasonal MW I	1	480.00	49.72	430.28	7/25/2025
19626	Sports Official	1	244.80	18.73	226.07	7/25/2025
19627	Lifeguard	1	478.05	53.57	424.48	7/25/2025

19628	Lifeguard	1	812.49	112.72	699.77	7/25/2025
19629	Lifeguard	1	488.73	50.39	438.34	7/25/2025
19630	Lifeguard	1	482.19	49.88	432.31	7/25/2025
19631	Lifeguard	1	877.49	127.19	750.30	7/25/2025
19632	Maint. Worker I - PBG	1	2,236.05	637.40	1,598.65	7/25/2025
59267	WWTO	1	2,235.17	575.75	1,659.42	7/25/2025
59268	Fleet Mechanic I	1	2,531.33	815.56	1,715.77	7/25/2025
59269	MWI	1	2,075.90	498.86	1,577.04	7/25/2025
59270	Permit Technician	1	2,013.21	577.75	1,435.46	7/25/2025
59271	Fitness Instructor	1	29.26	2.24	27.02	7/25/2025
59272	Captain	1	4,275.48	1,279.48	2,996.00	7/25/2025
59273	Lifeguard	1	166.61	12.74	153.87	7/25/2025
59274	Lifeguard	1	624.09	71.46	552.63	7/25/2025
59275	Lifeguard	1	840.47	119.65	720.82	7/25/2025
59276	Lifeguard	1	1,123.49	183.36	940.13	7/25/2025
59277	Evidence Technician	1	2,281.54	597.00	1,684.54	7/25/2025
59278	Water Fitness Instruct	1	352.80	27.00	325.80	7/25/2025
59279	WTO	1	2,391.27	711.52	1,679.75	7/25/2025
59280	Utility Billing Techni	1	2,558.55	670.20	1,888.35	7/25/2025
59281	Planner II	1	3,539.56	1,128.99	2,410.57	7/25/2025
59282	Budget Director	1	4,448.37	945.68	3,502.69	7/25/2025
59283	Crew Chief-Operators	1	3,699.28	939.39	2,759.89	7/25/2025
59284	Water Fitness Instruct	1	664.69	63.54	601.15	7/25/2025
59285	Lifeguard	1	1,103.35	178.41	924.94	7/25/2025
59286	Event Center Coordinat	1	2,255.87	663.66	1,592.21	7/25/2025
59287	Assistant Aquatics Manager	1	2,185.25	534.40	1,650.85	7/25/2025
59288	POI	1	3,047.30	659.10	2,388.20	7/25/2025
59289	Dispatcher	1	2,042.39	695.19	1,347.20	7/25/2025
59290	Art Instructor	1	676.26	82.66	593.60	7/25/2025
59291	MUNICIPAL COURT CLERK	1	2,014.13	437.06	1,577.07	7/25/2025
59292	Head Lifeguard	1	855.20	160.33	694.87	7/25/2025
59293	MWII	1	2,128.80	530.23	1,598.57	7/25/2025
59294	Police Officer II	1	3,614.97	701.55	2,913.42	7/25/2025
59295	Lieutenant	1	3,877.98	809.58	3,068.40	7/25/2025
59296	MWI	1	1,940.45	517.53	1,422.92	7/25/2025
59297	Dispatcher II	1	2,650.25	899.81	1,750.44	7/25/2025
59298	Chief of Police	1	6,331.63	1,944.61	4,387.02	7/25/2025
59299	Code Enforcement Officer	1	2,340.25	573.42	1,766.83	7/25/2025
59300	Operator I	1	2,340.25	534.91	1,805.34	7/25/2025
59301	WW Plant Operator	1	5,226.35	1,297.31	3,929.04	7/25/2025
59302	Police Officer I	1	3,115.32	1,006.47	2,108.85	7/25/2025
59303	Bartender	1	139.70	10.68	129.02	7/25/2025
59304	MWI	1	2,128.80	346.93	1,781.87	7/25/2025
59305	Lifegaurd	1	62.94	4.81	58.13	7/25/2025
59306	Assistant City Manager	1	4,874.97	1,386.91	3,488.06	7/25/2025
59307	PT Snow Plow	1	1,542.80	257.92	1,284.88	7/25/2025
59308	Senior Planner	1	3,726.47	1,178.92	2,547.55	7/25/2025
59309	Scorekeeper	1	145.35	11.12	134.23	7/25/2025
59310	Scorekeeper	1	116.28	8.89	107.39	7/25/2025
59311	Lifeguard	1	107.37	8.22	99.15	7/25/2025

59312	Swim Instructor	1	63.76	4.88	58.88	7/25/2025
59313	Program Coordinator	1	1,960.85	396.32	1,564.53	7/25/2025
59314	Dispatcher I	1	2,176.44	827.88	1,348.56	7/25/2025
59315	Communications Manager	1	3,269.71	862.65	2,407.06	7/25/2025
59316	Sport Site Supervisor	1	731.34	95.38	635.96	7/25/2025
59317	Lifeguard	1	1,070.02	170.86	899.16	7/25/2025
59318	Finance Admin. Asst./C	1	2,216.54	510.90	1,705.64	7/25/2025
59319	Dispatcher II	1	2,476.58	585.08	1,891.50	7/25/2025
59320	HR Director	1	4,869.29	1,672.21	3,197.08	7/25/2025
59321	Police Officer II	1	3,260.20	760.86	2,499.34	7/25/2025
59322	POI	1	1,253.09	220.36	1,032.73	7/25/2025
59323	Utilities Assistant	1	1,719.31	554.93	1,164.38	7/25/2025
59324	MWI	1	2,033.47	435.38	1,598.09	7/25/2025
59325	Parks and Rec Director	1	5,273.79	1,634.64	3,639.15	7/25/2025
59326	WWTO	1	2,266.64	485.41	1,781.23	7/25/2025
59327	Head Lifeguard	1	1,851.20	475.50	1,375.70	7/25/2025
59328	Lifeguard	1	233.26	19.84	213.42	7/25/2025
59329	Associate Project Manager	1	3,229.94	1,258.64	1,971.30	7/25/2025
59330	Operator II	1	3,356.25	755.91	2,600.34	7/25/2025
59331	Dispatcher I	1	1,719.31	485.49	1,233.82	7/25/2025
59332	POIII	1	3,383.37	943.37	2,440.00	7/25/2025
59333	Deputy City Manager	1	6,592.88	3,592.78	3,000.10	7/25/2025
59334	Lifeguard	1	54.43	4.17	50.26	7/25/2025
59335	Dispatcher II	1	2,940.02	789.31	2,150.71	7/25/2025
59336	WWTO	1	2,626.70	939.38	1,687.32	7/25/2025
59337	PO I	1	3,409.34	774.57	2,634.77	7/25/2025
59338	MWI	1	2,868.40	443.37	2,425.03	7/25/2025
59339	POIII	1	2,920.68	783.47	2,137.21	7/25/2025
59340	Lifeguard	1	299.90	27.94	271.96	7/25/2025
59341	Lifeguard	1	455.00	46.81	408.19	7/25/2025
59342	Presiding Municipal Co	1	1,792.08	297.02	1,495.06	7/25/2025
59343	Lifeguard	1	251.77	22.26	229.51	7/25/2025
59344	Lifeguard	1	573.89	60.91	512.98	7/25/2025
59345	Lifeguard	1	570.71	60.66	510.05	7/25/2025
59346	Lifeguard	1	814.55	113.07	701.48	7/25/2025
59347	Lifeguard	1	207.34	16.86	190.48	7/25/2025
59348	Lifeguard	1	140.70	10.76	129.94	7/25/2025
59349	Fleet Mechanic I	1	2,446.15	759.65	1,686.50	7/25/2025
59350	MWII Streets	1	2,362.19	497.49	1,864.70	7/25/2025
59351	Superintendent	1	3,953.52	1,309.23	2,644.29	7/25/2025
59352	Operator	1	634.19	73.25	560.94	7/25/2025
59353	PO I	1	2,534.41	540.53	1,993.88	7/25/2025
59354	Lifeguard	1	960.00	145.75	814.25	7/25/2025
59355	Sergeant	1	3,174.48	785.73	2,388.75	7/25/2025
59356	Police Officer I	1	2,534.41	637.53	1,896.88	7/25/2025
59357	Budget Analyst	1	2,346.00	682.32	1,663.68	7/25/2025
59358	Lifeguard	1	395.85	54.25	341.60	7/25/2025
59359	Dispatcher	1	2,029.59	715.42	1,314.17	7/25/2025
59360	Deputy City Clerk	1	2,299.26	479.81	1,819.45	7/25/2025
59361	Sports Coordinator	1	303.96	28.26	275.70	7/25/2025

59362	Planning Director	1	5,273.79	2,531.82	2,741.97	7/25/2025
59363	Seasonal MW I	1	864.00	124.81	739.19	7/25/2025
59364	Accounting Director	1	4,511.54	1,327.68	3,183.86	7/25/2025
59365	Head Lifeguard	1	610.42	68.04	542.38	7/25/2025
59366	Systems Admin	1	2,930.80	668.28	2,262.52	7/25/2025
59367	Operator	1	2,383.60	584.87	1,798.73	7/25/2025
59368	Utilities Technician	1	2,127.80	530.41	1,597.39	7/25/2025
59369	Permit Technician	1	127.98	34.79	93.19	7/25/2025
59370	GSI Tech	1	2,598.14	847.25	1,750.89	7/25/2025
59371	Sales Tax Accountant	1	2,075.90	557.46	1,518.44	7/25/2025
59372	Head Lifeguard	1	1,149.39	209.30	940.09	7/25/2025
59373	Fleet Crew Chief	1	3,340.00	1,152.76	2,187.24	7/25/2025
59374	PO II	1	3,145.69	899.93	2,245.76	7/25/2025
59375	Lifeguard	1	576.00	61.06	514.94	7/25/2025
59376	Lifeguard	1	360.00	34.54	325.46	7/25/2025
59377	General Ledger Accountant	1	2,698.23	688.98	2,009.25	7/25/2025
59378	Seasonal MW I	1	862.50	123.55	738.95	7/25/2025
59379	Sports Coordinator	1	331.92	46.99	284.93	7/25/2025
59380	Support Servcs Manager	1	3,693.30	1,114.25	2,579.05	7/25/2025
59381	Police Officer I	1	3,210.62	852.93	2,357.69	7/25/2025
59382	Lifeguard	1	1,153.22	190.20	963.02	7/25/2025
59383	Crew Chief - PBG	1	3,174.23	903.23	2,271.00	7/25/2025
59384	City Manager	1	8,878.84	2,765.41	6,113.43	7/25/2025
59385	Administrative Assistant	1	1,884.82	443.37	1,441.45	7/25/2025
59386	Sergeant	1	4,521.00	1,079.03	3,441.97	7/25/2025
59387	PT Meter Reader	1	1,024.32	210.11	814.21	7/25/2025
59388	IT Intern	1	1,493.22	272.01	1,221.21	7/25/2025
59389	Aquatic Manager	1	3,433.50	1,108.15	2,325.35	7/25/2025
59390	Lifeguard	1	659.05	79.63	579.42	7/25/2025
59391	Lifeguard	1	473.92	48.25	425.67	7/25/2025
59392	Lifeguard	1	340.63	33.06	307.57	7/25/2025
59393	Utilities Director	1	6,331.79	2,783.79	3,548.00	7/25/2025
59394	Lifeguard	1	571.46	60.71	510.75	7/25/2025
59395	Seasonal MW I	1	576.00	61.08	514.92	7/25/2025
59396	Sport Site Supervisor	1	973.08	108.44	864.64	7/25/2025
	Totals		**580,347.13**	**156,740.06**	**423,607.07**	

City of Woodland Park
Staff Report for City Council

Meeting Date: August 21st, 2025

Agenda Item	Department	Presenter
	CMO/Finance	Jessica Scott Accounting Director

ITEM:

Monthly Report of Mayor and Council Expenses

The following is a summary of the Mayor and Council Expenses for July 2025.

July 2025

Description	Budget	Month Exp	YTD Exp	Balance	% Expended
Miscellaneous expenses	$17,950.00	$115.68	$318.71	$17,631.29	2%
Training/Travel	$11,000.00	$462.97	$4,067.06	$6,932.94	37%
Supplies	$150.00	$0.00	$186.66	-$36.66	124%
Meetings/Mileage/Meals	$3,000.00	$197.37	$967.32	$2,032.68	32%
Special Projects	$500.00	$0.00	$0.00	$500.00	0%
Total	$32,600.00	$776.02	$5,539.75	$27,060.25	17%

MINUTES

1. CALL TO ORDER AND ROLL CALL

Following a work session on establishing a new Main Street program, Mayor Case called the regularly scheduled Council Meeting to order with the following Councilmembers in attendance: Mayor Case, Mayor Pro-tem Nakai, Councilmember Bryant, Councilmember Jones, Councilmember Geer and Councilmember Smith.

The following staff members were in attendance: City Manager Vassalotti, Deputy City Manager/City Clerk Leclercq, Assistant City Manager Felts, Utilities Director Wiley, Communications Manager Higginbotham, Main Street Manager Riggle, Budget Director Burleson and Deputy City Clerk Sauer.

2. PLEDGE OF ALLEGIANCE

3. CEREMONIES, PRESENTATIONS AND APPOINTMENTS

A. Main Street Presentation. (A)
(Presenter Budget Director Burleson)

Budget Director Burleson and Economic Development and Budget Analyst Riggle shared information on their efforts to reinstate the Woodland Park Main Street Program.

4. ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA

5. CONSENT CALENDAR

A. Approval of the July 17, 2025, regularly scheduled City Council Minutes. (A)
(Presenter Deputy City Manager/City Clerk Leclercq)

Motion: to approve the July 17, 2025, regularly scheduled City Council Meeting Minutes. Geer/Smith. Motion carried 6-0.

B. Approval of a contract between the City of Woodland Park and Pyramid Construction for the mill and overlay for Center St./Centre Camino in the amount of $153,584.48. (A)
(Presenter Utilities Director Wiley)

Motion: to approve a contract between the City of Woodland Park and Pyramid Construction for the mill and overlay for Center Street/Centre Camino in the amount of $153,584.48. Nakai/Geer. Motion carried 6-0.

C. Approval of a contract between the City of Woodand Park and Beer Garden Development, LLC, for the purchase of two lots located at L6 B2 Bergstrom Add and 1/2 vacated alley adj Property and 24-12-69 POR SW 4 NE and 1/2 vacated alley adjoining property, Woodland Park, Colorado in the amount of $695,000. (A)
(Presenter City Manager Vassalotti)

Motion: to approve a contract between the City of Woodland Park and Beer Garden Development, LLC, for the purchase of two lots located at L6B2 Bergstrom Add and 1/2 vacated alley adjacent property and 24-12-69 POR SW 4 NE and 1/2 vacated alley adjoining property, Woodland Park, Colorado in the amount of $695,000. Bryant/Jones. Motion carried 6-0.

D. Approval of a contract between the City of Woodland Park and Shining Mountain Enterprises, L.P., to purchase the Shining Mountain Golf Course in the amount of $6,800,000 with the City of Woodland Park paying $3.200,000 and $3,600,000 being a charitable contribution by the seller. (A)
(Presenter City Manager Vassalotti)

Motion: to approve a contract between the City of Woodland Park and Shining Mountain Enterprises, L.P. to purchase the Shining Mountain Golf Course for the amount of $6,800,000, with the City of Woodland Park paying $3,200,000 and $3,600,000 being a charitable contribution by the seller. Geer/Jones. Motion carried 6-0.

6. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA (1)

None.

7. UNFINISHED BUSINESS

(Public Comment may be heard)

None.

8. ORDINANCES ON INITIAL POSTING

(Public comment may be heard)

None.

9. PUBLIC HEARINGS

(Public comment may be heard)

None.

10. NEW BUSINESS

(Public comment may be heard)

None.

11. REPORTS

(Public comment not necessary)

A. Mayor's Report

Mayor Case shared the upcoming events for the next two weeks.

B. Council Reports

Mayor Pro-tem Nakai shared that there is a Charter Review Meeting next week.

Councilmember Bryant shared information on KWPB.

Councilmember Geer wished his wife Liz a very Happy Birthday.

Councilmember Jones shared a DDA update.

Councilmember Smith shared that astronaut Nichole Ayers would be landing in the Pacific Ocean this weekend.

C. City Attorney's Report

D. City Manager's Report

Deputy City Manager/City Clerk Leclercq shared that Councilmember Smith, who is serving on the HPC, and Councilmember Geer, who is serving on the PRAB Committee, would like to switch committees and that she needed Council consensus. The council gave their consensus.

12. ADJOURNMENT

There being no further City business Mayor Case adjourned the City Council Meeting at 7:15 PM.

Respectfully submitted:

Suzanne Leclercq MMC, City Clerk

APPROVED THIS ____ DAY OF _____, 2025

Kellie Case, Mayor

ORDINANCE NO. 1500, SERIES 2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO, SUBMITTING A BALLOT QUESTION TO THE ELECTORS OF THE CITY TO AMEND THE CITY CHARTER CONCERNING RECALLTO PROVIDE THIRTY DAYS FOR THE CLERK'S REVIEW OF SIGNATURES.

WHEREAS, Charter Section 8.3 provides that recall elections shall be conducted according to State law, except as provided in the Charter; and

WHEREAS, State law only allows five days for the clerk's review of recall petition signatures, an amount of time that is wholly inadequate for this task; and

WHEREAS, the proposed amendment would give the clerk up to thirty days to review petition signatures, which is far more reasonable; and,

WHEREAS, the City Council has determined that Woodland Park voters should be asked whether they support amending the charter to make this change in the City's recall procedures.

NOW, THEREFORE, THE CITY OF WOODLAND PARK, COLORADO, ORDAINS:

Section 1: Pursuant to the Charter of the City of Woodland Park, and the Constitution of the State of Colorado, all action heretofore taken (not inconsistent with the provisions of this ordinance) by the City and the officers thereof, directed towards the election and the objects and purposes herein stated is hereby ratified, approved and confirmed. This proposal shall hereby be submitted to the electors of the City, shall become effective if, and only if, it is approved by the majority of the voters at the regular municipal election to be held November 4, 2025.

Section 2: That the following ballot language is hereby referred to the voters at said election:

PROPOSED BALLOT QUESTION REGARDING AMENDING THE CHARTER TO PERMIT MORE TIME FOR THE CLERK'S REVIEW OF RECALL PETITION SIGNATURES.

SHALL SECTION 6.2 OF THE CITY OF WOODLAND PARK CHARTER BE AMENDED TO ALLOW THE CLERK UP TO THIRTY DAYS TO REVIEW RECALL PETITION SIGNATURES?	**YES _____** **NO _____**

Section 3: Should the above question become ratified by the electorate of the City of Woodland Park at the regular election, the Woodland Park Charter section 8.3 shall be amended by the addition of a new subsection (b), as follows:

Section 8.3 - Recall

(a) The Mayor or any Council member may be recalled from office pursuant to the State statutes which establish procedures for the recall of municipal elective officers, except as otherwise provided in this Charter.

(b) THE CITY CLERK WILL ISSUE A WRITTEN DETERMINATION THAT THE PETITION IS SUFFICIENT OR NOT SUFFICIENT WITHIN THIRTY DAYS AFTER THE PETITION IS FILED.

[Re-letter succeeding subsections accordingly.]

Section 4. No amendments are proposed by this ordinance to those sections, subsections, paragraphs, or subparagraphs of the Charter which do not appear in Section 3 of this ordinance.

Section 5. Within twenty (20) days after approval of any of the Charter amendments, the City Clerk shall file with the Secretary of State a certified copy of each amendment. The amendments shall take effect on the date of such filing.

Section 6. All acts, orders, resolutions, ordinances, or parts thereof, in conflict herewith shall be repealed at the time the amendments provided for herein take effect. However, no such repeal shall be construed to destroy any property right, contract right, or right of action of any nature or kind, vested in or against the City by virtue of any such act, order, resolution, ordinance, or part thereof, theretofore existing or otherwise accruing to the City.

Section 7. If any portion of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the constitutionality or validity of the remaining portions of this ordinance.

Section 8. The officers of the City are authorized to take all action necessary or appropriate to effectuate the provisions of this Ordinance.

Section 9. This Ordinance shall take effect pursuant to the home rule Charter of the City of Woodland Park, Colorado.

INTRODUCED, PASSED, APPROVED AND ADOPTED this___ day of _____ 2025, the vote upon roll call being as follows:

Ayes:

Nays:

Absent /Abstain:

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING PUBLIC HEARING THIS _____ DAY OF _____, 2025.

Ayes:

Nays:

Absent /Abstain:

_____
Honorable Mayor Kellie Case

ATTEST:

_____
Suzanne Leclercq, City Clerk

Approved as to Form:

_____
Geoff Wilson, City Attorney

ORDINANCE NO. 1501, SERIES 2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO, SUBMITTING A BALLOT QUESTION TO THE ELECTORS OF THE CITY TO AMEND THE CITY CHARTER TO CHANGE THE RESIDENCY REQUIREMENT FOR APPOINTMENT OR ELECTION TO THE OFFICE OF MAYOR OR COUNCILMEMBER.

WHEREAS, Charter Section 3.4 provides that any person appointed or elected to the office of Mayor or Councilmember shall" have been a resident of the City of Woodland Park not less than one (1) year immediately preceding such election or appointment." ; and

WHEREAS, a modest increase in the residency requirement will help assure that candidates and appointees have a greater knowledge of City and community issues and priorities than those with a mere 12 months of residence ; and

WHEREAS, a residency requirement of two years for Mayoral and Council candidates and appointees, would in no way not prevent citizens with less than two years residency in the City from serving on various boards or commissions in the City, in order to become acquainted with City issues; and,

WHEREAS, the City Council has determined that Woodland Park voters should be asked whether increasing said residency requirement to two years would serve the public interest.

NOW, THEREFORE, THE CITY OF WOODLAND PARK, COLORADO, ORDAINS:

Section 1: Pursuant to the Charter of the City of Woodland Park, and the Constitution of the State of Colorado, all action heretofore taken (not inconsistent with the provisions of this ordinance) by the City and the officers thereof, directed towards the election and the objects and purposes herein stated is hereby ratified, approved and confirmed. This proposal shall hereby be submitted to the electors of the City, shall become effective if, and only if, it is approved by the majority of the voters at the regular municipal election to be held November 4, 2025.

Section 2: That the following ballot language is hereby referred to the voters at said election:

PROPOSED BALLOT QUESTION REGARDING ADOPTING A TWO YEAR RESIDENCY REQUIREMENT FOR MAYORAL OR COUNCIL CANDIDATES OR APPOINTMENTS

SHALL SECTION 3.4 OF THE CITY OF WOODLAND PARK CHARTER BE AMENDED TO INCREASE FROM ONE YEAR TO TWO YEARS THE RESIDENCY REQUIREMENT FOR ELECTION OR APPOINTMENT AS MAYOR OR CITY COUNCILMEMBER?	**YES _____** **NO _____**

Section 3: Should the above question become ratified by the electorate of the City of Woodland Park at the regular election, the Woodland Park Charter section 3.4 shall be amended as follows:

Section 3.4 - Qualifications

No person shall be eligible to be elected or appointed to the office of Mayor or Councilman unless he has been a citizen of the United States for not less than one (1) year, is at least eighteen (18) years of age, and shall have been a resident of the City of Woodland Park not less than ~~one (1) year~~ TWO (2) YEARS immediately preceding such election or appointment. Any person who is a resident of the City and/or any area annexed or consolidated with the City for the required length of time, as herein provided, shall be deemed to meet the resident requirements of this section. Each elected official shall maintain his residency in the City throughout his term of office. If an elected official shall move from the City during his term of office, his seat shall be vacant and such vacancy shall be filled as provided by this Charter. No elected official shall be a salaried employee of the City during his term of office, nor perform personal services for the City for which he is compensated, other than as provided in this Charter. A person who has been convicted of a felony shall not be eligible to become a candidate for a City office.

Section 4. No amendments are proposed by this ordinance to those sections, subsections, paragraphs, or subparagraphs of the Charter which do not appear in Section 3 of this ordinance.

Section 5. Within twenty (20) days after approval of any of the Charter amendments, the City Clerk shall file with the Secretary of State a certified copy of each amendment. The amendments shall take effect on the date of such filing.

Section 6. All acts, orders, resolutions, ordinances, or parts thereof, in conflict herewith shall be repealed at the time the amendments provided for herein take effect. However, no such repeal shall be construed to destroy any property right, contract right, or right of action of any nature or kind, vested in or against the City by virtue of any such act, order, resolution, ordinance, or part thereof, theretofore existing or otherwise accruing to the City.

Section 7. If any portion of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the constitutionality or validity of the remaining portions of this ordinance.

Section 8. The officers of the City are authorized to take all action necessary or appropriate to effectuate the provisions of this Ordinance.

Section 9. This Ordinance shall take effect pursuant to the home rule Charter of the City of Woodland Park, Colorado.

INTRODUCED, PASSED, APPROVED AND ADOPTED this___ day of _____ 2025, the vote upon roll call being as follows:

Ayes:

Nays:

Absent /Abstain:

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING PUBLIC HEARING THIS _____ DAY OF _____, 2025.

Ayes:

Nays:

Absent /Abstain:

_____
Honorable Mayor Kellie Case

ATTEST:

_____
Suzanne Leclercq, City Clerk

Approved as to Form:

_____
Geoff Wilson, City Attorney

ORDINANCE NO. 1502, SERIES 2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO, SUBMITTING A BALLOT QUESTION TO THE ELECTORS OF THE CITY TO AMEND THE CITY CHARTER TO PROVIDE THAT TERM LIMITS OF BOARDS AND COMMISSIONS WILL BE AS PROVIDED IN SUCH BODY'S BY-LAWS, AS APPROVED BY THE CITY COUNCIL.

WHEREAS, Charter Section 5.3 limits terms of board or commission members to the lesser of two consecutive terms or eight years on a particular board or commission; and

WHEREAS, these term limits have resulted in perfectly qualified persons being obliged to leave their public positions, while Council confronts a shortage of potential appointees for these positions ; and

WHEREAS, consequently, a more flexible system, in which the various boards and commissions decide what works for them, through their by-laws, better serves the public interest; and,

WHEREAS, the City Council will retain oversight of these decisions by having to approve board or commission by laws; and,

WHEREAS, the City Council has determined that Woodland Park voters should be asked whether they support amending the charter to afford charters and commissions this flexibility.

NOW, THEREFORE, THE CITY OF WOODLAND PARK, COLORADO, ORDAINS:

Section 1: Pursuant to the Charter of the City of Woodland Park, and the Constitution of the State of Colorado, all action heretofore taken (not inconsistent with the provisions of this ordinance) by the City and the officers thereof, directed towards the election and the objects and purposes herein stated is hereby ratified, approved and confirmed. This proposal shall hereby be submitted to the electors of the City, shall become effective if, and only if, it is approved by the majority of the voters at the municipal election to be held November 4, 2025.

Section 2: That the following ballot language is hereby referred to the voters at said election:

PROPOSED BALLOT QUESTION REGARDING AMENDING THE CHARTER TO ALLOW BOARDS AND COMMISSIONS TO ESTABLISH TERM LIMITS IN THEIR BY-LAWS.

SHALL SECTION 5.3 OF THE CITY OF WOODLAND PARK CHARTER BE AMENDED TO MAKE BOARDS AND COMMISSIONS SUBJECT TO TERM LIMITS ESTABLISHED IN THEIR BY-LAWS ?	**YES _____** **NO _____**

Section 3: Should the above question become ratified by the electorate of the City of Woodland Park at the regular election, the Woodland Park Charter section 5.3 shall be amended as follows:

Section 5.3 – Composition of Boards and Commissions.

(a) Initial appointments by the Council to any Board, Commission, or Committee shall specify the term of office of each member in order to achieve overlapping terms, and thereafter all appointments shall be for the full term specified. ANY LIMITS ON TERMS SHALL BE AS PROVIDED IN THE BY-LAWS OF THE PARTICULAR BOARD OR COMMISSION, AS APPROVED BY THE CITY COUNCIL ~~No non-City staff Board, Commission, or Committee member may serve more than the lesser of two (2) consecutive terms or eight (8) years on a specific Board, Commission, or Committee.~~ Members of such Boards, Commissions, and Committees shall serve without compensation, but shall be paid their authorized expenses actually incurred in the discharge of their official duties. Council shall also make appointment to fill vacancies for unexpired terms. Appointees shall be subject to removal upon two thirds (⅔) majority vote of the Mayor and City Council.

Section 4. No amendments are proposed by this ordinance to those sections, subsections, paragraphs, or subparagraphs of the Charter which do not appear in Section 3 of this ordinance.

Section 5. Within twenty (20) days after approval of any of the Charter amendments, the City Clerk shall file with the Secretary of State a certified copy of each amendment. The amendments shall take effect on the date of such filing.

Section 6. All acts, orders, resolutions, ordinances, or parts thereof, in conflict herewith shall be repealed at the time the amendments provided for herein take effect. However, no such repeal shall be construed to destroy any property right, contract right, or right of action of any nature or kind, vested in or against the City by virtue of any such act, order, resolution, ordinance, or part thereof, theretofore existing or otherwise accruing to the City.

Section 7. If any portion of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the constitutionality or validity of the remaining portions of this ordinance.

Section 8. The officers of the City are authorized to take all action necessary or appropriate to effectuate the provisions of this Ordinance.

Section 9. This Ordinance shall take effect pursuant to the home rule Charter of the City of Woodland Park, Colorado.

INTRODUCED, PASSED, APPROVED AND ADOPTED this___ day of _____ 2025, the vote upon roll call being as follows:

Ayes:

Nays:

Absent /Abstain:

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING PUBLIC HEARING THIS _____ DAY OF _____, 2025.

Ayes:

Nays:

Absent /Abstain:

_____
Honorable Mayor Kellie Case

ATTEST:

_____
Suzanne Leclercq, City Clerk

Approved as to Form:

_____
Geoff Wilson, City Attorney

STAFF REPORT

TO: Mayor Case and City Council

FROM: CJ Gates, Senior Planner

DATE: August 21, 2025

SUBJECT: Approval of Resolution 933, Series 2025, a Resolution granting a 2-year extension to May 18, 2027 of a Conditional Use Permit with a Site Plan for the purpose of allowing 8 apartment buildings with 122 attached dwelling units in the Multi-family Residential Urban (MFU) zone; the subject property is located at the end of Tamarac Parkway and is known as Lot 6 Tamarac Tech Park Filing No. 5, City of Woodland Park, Teller County, Colorado. (**QJ**) (Presenter CJ Gates, Senior Planner)

BACKGROUND: This item is a Conditional Use Permit (CUP) and Site Plan Review (SPR) Extension for the previously approved Basecamp Apartments (formally known as Tamarac Apartments). The original application was approved on May 18, 2023 by way of Ordinance No. 1450, Series 2023 which entitled 8 apartment buildings with 122 attached multi-family dwelling units in the Multi-Family Residential Urban (MFU) zone. The subject property is a 7 acre parcel located at the end of Tamarac Parkway and is known as Lot 6 Tamarac Tech Park Filing No. 5, City of Woodland Park, Teller County, Colorado. Conditional Use Permit approvals are valid for a total of two years unless the applicant has gained approval of a Zoning Development Permit (ZDP) or an extension has been granted by the City Council. If the extension request is approved, the entitlements for this application will have expired on May 18, 2025 if City Council does not approve this request.

Please see attached detailed staff report.

RECOMMENDATION: Based on the Planning Commission's recommendation, and City Council finding that an extension is warranted, the recommendation is to approve Resolution 933, Series 2025, a Resolution granting a 2-year extension to May 18, 2027 of a Conditional Use Permit with a Site Plan for the purpose of allowing 8 apartment buildings with 122 attached dwelling units in the Multi-family Residential Urban (MFU) zone; the subject property is located at the end of Tamarac Parkway and is known as Lot 6 Tamarac Tech Park Filing No. 5, City of Woodland Park, Teller County, Colorado.

ATTACHMENTS:

1. 1. Tamarac Apartments - CUP Extention - CC Staff Report
2. 1a. Tamarac Apartments Ext to 2027 Resolution 933
3. 2. 2025-07-24 PC Meeting Minutes - DRAFT
4. 3. Applicant Narrative and Approved 2023 Site Plan
5. 4. ORd. 1450 Series 2023 Approved

6. 5. Todd Wiseman - Public Comments 2025

City Council Staff Report
Public Hearing August 21, 2025

Agenda Item	Department	Presenter
9A	Planning	C.J. Gates Senior Planner

AGENDA ITEM 9A

Basecamp Apartments Conditional Use Permit Extension (A25-0116): A request by Range Development Montrose EOZ, LLC (Property Owner) and Creighton Soukup (Applicant) for an extension of the approved Conditional Use Permit and site plan for 8 apartment buildings with 122 attached multi-family dwelling units in the Multi-Family Residential Urban (MFU) zone. The subject property is a 7 acre parcel located at the end of Tamarac Parkway and is known as Lot 6 Tamarac Tech Park Filing No. 5, City of Woodland Park, Teller County, Colorado. **(QJ)**

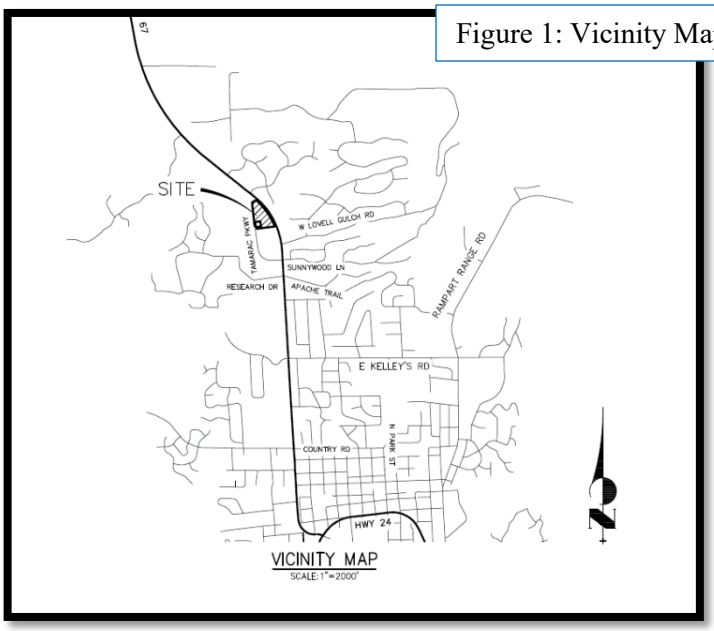


Figure 1: Vicinity Map

BACKGROUND

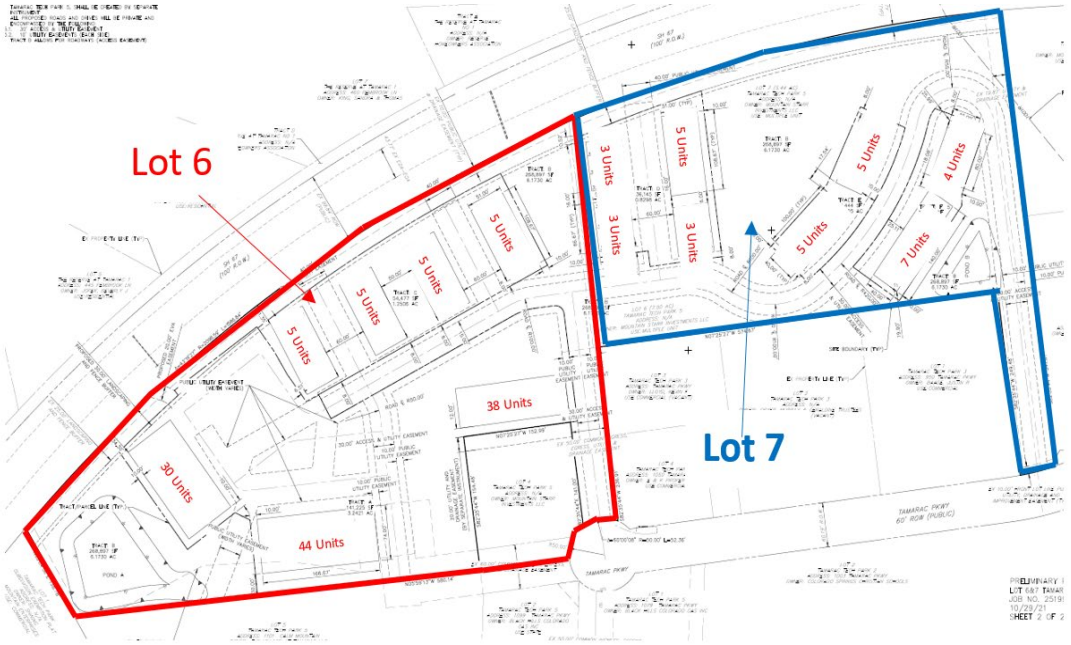
The subject property is zoned Multi-Family Residential Urban (MFU) and was platted into the current lot configuration in 2014 as Tamarac Tech Park Filing No. 5. In December 2021, a conditional use permit and site plan was granted to Mountain Starr Investments LLC for a multi-family residential development on Lots 6 and 7 of Tamarac Tech Park Filing No. 5 (see Figure 2a). The development consisted of 55 townhomes and three apartment buildings with a total of 167 dwelling units and a gross density of 13.46 dwelling units/acre.

Figure 2b, is the site plan associated with the 2021 CUP/SPR. This original CUP/SPR encompassed both lots 6 and 7. Lot 6 (outlined in red) was approved for three apartment buildings and four townhouse structures for a total of 132 dwelling units. Lot 7 (outlined in blue) was originally approved for eight townhomes for a total of 35 dwelling units.



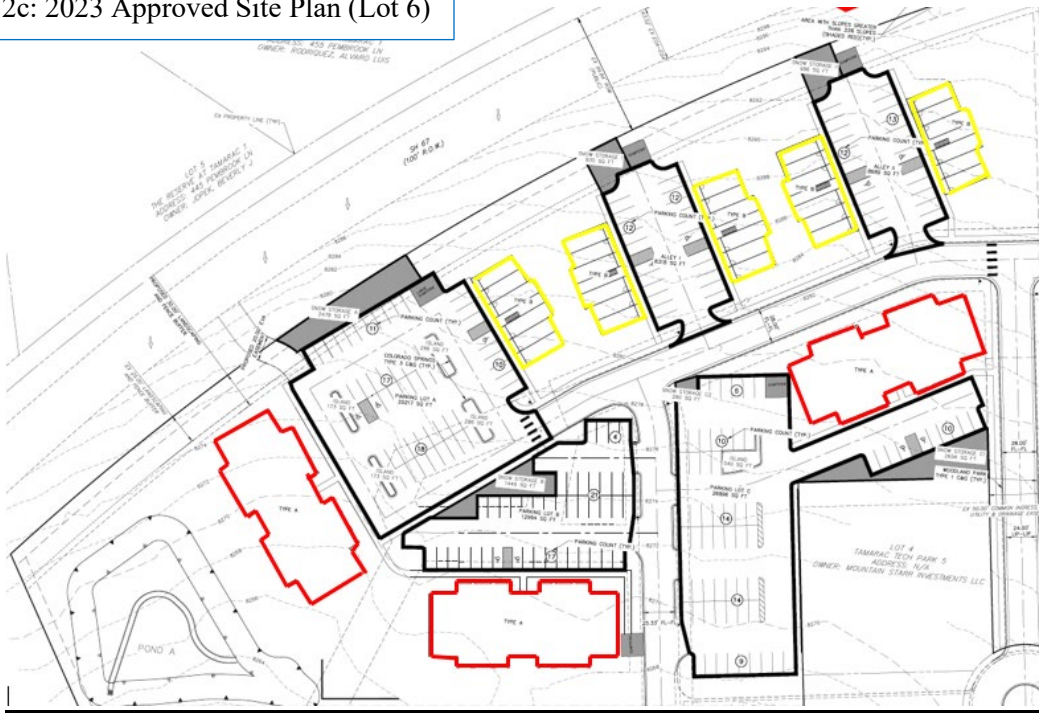
Figure 2a: Aerial Photo

Figure 2b: 2021 Approved Site Plan (Lot 6 & 7)



In 2023 Mountain Starr Investments, LLC. (Property Owner) and Creighton Soukup (Applicant) submitted a new request that pertained only to Lot 6. City Council approved their proposal for 8 apartment buildings with 122 attached multi-family dwellings units on May 18, 2023 by way of Ordinance No. 1450, Series 2023. Figure 2c is the site plan approved in 2023 for Lot 6.

Figure 2c: 2023 Approved Site Plan (Lot 6)



The approved site plan includes two different types of apartment buildings. Type A (outlined in red) consists of 72 dwelling units in 3 building and apartment building type B (outlined in yellow) consists of 50 dwelling units in five buildings.

Below is a table that summarizes the total number of dwelling units approved in 2021 as compared to those approved in 2023:

	Dwelling Units	Total Dwelling Units
2021 Approved CUP	Lot 6: 132 Lot 7: 35	167 (Lots 6 &7)
2023 Approved CUP Amendment	Lot 6: 122 Lot 7: no change	122 (lot 6)

CURRENT EXTENSION REQUEST

Expiration and Extensions of Conditional Use Permits are governed by Municipal Code §18.57.090 – Expiration:

> *Authority to issue a zoning/development permit or building permit pursuant to the granting of a conditional use permit shall expire two years after the date of approval of the conditional use permit, except when one of the following conditions has been met:*
>
> *A. A zoning/development permit or building permit has been issued and is still deemed valid;*
> *B. Where no construction is required, the actual commencement and operation of the use has begun; or*
> C. *An extension has been granted by the city council.*

On May 15, 2025 the City received a written request to extend the approvals associated with CUPSRP2023-01 for two-years. Since the CUP/SPR was initially approved on May 18, 2023, the applicants have continued to work on this project. To date they have submitted final site plan construction documents as well as grading and infrastructure permit requests. The permits and associated documents have been through multiple rounds of review with various departments within the City, but there are still outstanding issues that need to be resolved.

According to the applicant application, the applicant is requesting the extension to allow for more time due to issues they encountered related to grade elevations and existing utility lines located along State Highway 67. Within their narrative, the applicant also states that their overall plan is to redesign the whole project which includes decreasing the overall density and lowering the building heights from three stories to two, softening the visual impact and allowing the development to better complement the natural character of Woodland Park.

The applicant needs additional time to complete the revised site design and submit the necessary CUP/SPR amendment application. Once received, that application is subject to the referral and public hearing process.

If this extension request is approved, the CUP/SPR entitlement will be extended an additional two years with a new expiration date of May 18, 2027. Staff expects this to provide the time necessary for the applicant to finalize and submit their CUP/SPR amendment request.

REFERRALS

The application was referred to City departments including the City Attorney, City Manager, City Clerk, Utilities, Public Works, Police Department, Planning and Building and external agencies including Northeast Teller County Fire Protection District, Black Hills Energy, Core Electric, Colorado Department of Transportation, Century Link/Lumen, and TDS Telecom. CORE provided a comment on July 2, 2025 that states "*CORE conditionally approves of the extension but will require a meeting with the applicant to address grading, landscaping and snow storage areas to meet CORE's clearance and installation requirements*".

NOTIFICATIONS AND PUBLIC COMMENT

Adjacent property owners within 150 feet were mailed a letter notifying them of the extension request as well as all meeting dates including the scheduled Planning Commission and City Council public hearings. The site was posted with public notice posters and notice of the public hearings was published in the Pikes Peak Courier in compliance with the Municipal Code. To date, one written comment has been received.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission held a public hearing on July 24, 2025 (draft minutes attached). After consideration of the staff report and comments made at the public hearing, the Planning Commission decided (5-1) to recommend that City Council: approve the extension of the approved Conditional Use Permit and site plan for 8 apartment buildings with 122 attached dwelling units in the Multi-Family Residential Urban (MFU) zone.

STAFF FINDINGS

Based on the Planning Commission's recommendation, staff recommends City Council find that an extension is warranted, then the recommendation is to approve Resolution 933, Series 2025, a resolution granting a 2-year extension to May 18, 2027 of a Conditional Use Permit with a Site Plan for the purpose of allowing 8 apartment buildings with 122 attached dwelling units in the Multi-family Residential Urban (MFU) zone; the subject property is located at the end of Tamarac Parkway and is known as Lot 6 Tamarac Tech Park Filing No. 5, City of Woodland Park, Teller County, Colorado.

ATTACHMENTS

A. Resolution No. 933 Series 2025
B. July 24, 2025 Draft Planning Commission Minutes

C. Written Public Comment Received
D. Approved 2023 Site Plan
E. Approved Ordinance 1450, Series 2023

CITY OF WOODLAND PARK, COLORADO

RESOLUTION NO. 933, SERIES 2025

A RESOLUTION GRANTING A 2-YEAR EXTENSION TO MAY 18, 2027 OF A CONDITIONAL USE PERMIT WITH A SITE PLAN FOR THE PURPOSE OF ALLOWING 8 APARTMENT BUILDINGS WITH 122 ATTACHED DWELLING UNITS IN THE MULTI-FAMILY RESIDENTIAL URBAN (MFU) ZONE. THE SUBJECT PROPERTY IS LOCATED AT THE END OF TAMARAC PARKWAY AND IS KNOWN AS LOT 6 TAMARAC TECH PARK FILING NO. 5, CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO.

Whereas, the subject property is legally described as Lot 6, Tamarac Tech Park Filing No. 5, is zoned Multi-Family Residential Urban (MFU), and is owned by Range Development Montrose EOZ LLC; and

Whereas, Ordinance 1450, Series 2023, an Ordinance granting a Conditional Use Permit and Site Plan for "18.09.090.N.5 apartment building(s) on a single lot use located on Tamarac Parkway with a legal description of Lot 6, Tamarac Tech Park Filing No. 5 within the Multi-family Residential-Urban zone, was passed by City Council on May 18, 2023; and

Whereas, pursuant to Municipal Code §18.57.090 (CUP) and §18.34.110 (Site Plan), authority to issue a zoning development permit (ZDP) or building permit expires two years after the date of approval (the initial expiration date being May 18, 2025); and

Whereas, the owner, Range Development Montrose EOZ LLC, submitted a request on May 15, 2025 to extend the Conditional Use Permit and Site Plan approval for two additional years; and

Whereas, pursuant to Municipal Code §18.57 (CUP) and §18.34 (Site Plan), a notice of public hearing was published, a sign was posted on-site, and letters were mailed to adjacent property owners; and

Whereas, the Woodland Park Planning Commission considered the request on July 24, 2025 and recommended that City Council grant the request for a 2-year extension based on evidence contained in the staff report and presented at public hearing; and

Whereas, City Council considered the request, the Planning Commission recommendation, the staff recommendation including evidence contained in the staff report and presented at public hearing on August 21, 2025, and hereby finds that the request for the 2-year extension is reasonable and acceptable.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF WOODLAND PARK:

Section 1. The authority to issue a zoning development permit (ZDP) or building permit for Conditional Use Permit and Site Plan (Ordinance 1450, Series 2023) for the purpose of allowing 8 apartment buildings with 122 attached dwelling units in the MFU zone is hereby extended to May 18, 2027.

Section 2. This request only approves an extension. All conditions and terms of the original approval of CUPSPR2023-01 and as outlined in Ordinance 1450, Series 2023 remain in place and are unchanged.

THIS RESOLUTION WAS PASSED AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 21st DAY OF AUGUST, 2025.

Signed by the Mayor: _____
Kellie Case

Attested by the City Clerk: _____
Suzanne Leclercq

WOODLAND PARK PLANNING COMMISSION
MEETING MINUTES *for* July 24, 2025
Council Chambers, 220 W. South Avenue, Woodland Park

This meeting was a hybrid meeting with in-person and virtual attendance. The Zoom meeting link is in the calendar on the City website front page. Public input is very important to the Planning Commission. Comments were encouraged in writing in advance of the meeting to be submitted by mail to the Planning Department at PO Box 9007, Woodland Park, CO, 80866 or email to kschminke@woodlandpark.gov.

1. **CALL TO ORDER & ROLL:**
Vice-Chair Larsen called the meeting to order at 6:30 pm.

Present	Commissioner Don Dezellem
Present	Commissioner Ken Hartsfield
Present	Commissioner Don Hoying
Present via Zoom	Commissioner Ken Kennedy
Present	Commissioner Jarrod Newcom
Absent	Chair Lee Brown
Present	Vice-Chair Larry Larsen
Staff Present:	Planning Director Karen Schminke, AICP
	Senior Planner CJ Gates
	City Attorney Betsy Stewart via Zoom
	Permit Technician Amy Wolin via Zoom

Quorum requirements are satisfied.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVE MINUTES:** Commissioner Dezellem motioned, and Commissioner Hartsfield seconded approving the June 12, 2025 Planning Commission minutes. Motion carried by voice vote.

4. **PUBLIC HEARINGS:**

   A. Basecamp Apartments Conditional Use Permit Extension (A25-0116): A request by Range Development Montrose EOZ, LLC (Property Owner, and Creighton Soukup (Applicant) for an extension of the approved Conditional Use Permit and site plan for 8 apartment buildings with 122 attached multi-family dwelling units in the Multi-Family Residential Urban (MFU) zone. The subject property is a 7-acre parcel located at the end of Tamarac Parkway and is known as Lot 6 Tamarac Tech Park Filing No. 5, City of Woodland Park, Teller County, Colorado. (QJ)

Vice-Chair Larsen explained the Planning Commission public hearing process.

Commissioner Hoying sought clarification on if extension is the appropriate action to take on this application, as the 2023 permit has already expired. He is especially concerned about the current ordinances that would be applied under a new application, especially the significant changes in the water usage certification requirement. Director Schminke said that would be addressed after the Staff Report.

Senior Planner Gates gave the staff report, reviewing the extension request, site location and access being off of State Highway 67, and surrounding properties. This property has been zoned MFU since 2014. The intent and purpose of the MFU zone is to accommodate

attached residential dwelling units with density levels higher than the SR, UR, and MFS districts. The maximum density in the MFU district is 20 units per acre. He also gave a background, including comparing the 2021 approved CUP and site plans for Lots 6 and 7 for 167 units to the 2023 CUP and Site Plan for 122 units on Lot 6 only. City Council approved the 2023 CUP on May 18, 2023 in Ordinance 1450. This application requests an extension of only the project for Lot 6 in Ordinance 1450. He then reviewed the site plan and described the apartment building types.

Senior Planner Gates then reviewed Municipal Code 18.57.090, which contains the criteria for expiration and extensions of CUPs. This project, formerly called CUP/SPR 2023-01, expired on May 18, 2025, and the Extension Application was received on May 15, 2025, prior to the expiration date. The applicant has submitted a Final Site Plan, Grading Permit, and Infrastructure Permit, which have been through multiple rounds of review with some issues not resolved yet. This extension request application met all public notice requirements. CORE commented that they conditionally approve the extension, but will require a meeting with the applicant to address grading, landscaping, and snow storage areas to meet CORE's clearance and installation requirements. Additionally, staff received one public comment after the packets were issued, it was distributed at tonight's meeting.

Senior Planner Gates concluded his presentation, noting that as there are no regulations to assess, staff does not have a position or recommendation on this extension request. The recommendation being, if the Planning Commission finds that an extension is warranted and recommends that City Council grant the two-year extension of the Conditional Use Permit and Site Plan, then the approving resolution should state that the development is still subject to all of the conditions and dimensional standards specified with the original approval. If the extension request is approved, the CUP/SPR entitlement will be extended an additional two years with a new expiration date of May 18, 2027.

Commissioner Hoying then cited the three conditions listed in City Code for an extension that this application does not appear to meet: a building permit has been issued; construction has commenced; or City Council has granted an extension by the expiration date. Director Schminke explained that if the application is received before the expiration date, the application is then considered. Commissioner Hoying countered that though that's happened in the past, because the ordinances have substantially changed, especially for water sourcing, he believes that the extension criteria should apply to this and future applications. City Attorney Stewart advised that since the application was submitted three days before it expired, it is ripe for consideration under this ordinance and Municipal Code 18.57.090.

Commissioner Hoying asked for further explanation as the application does not meet any of the three conditions, and Planning Director Schminke clarified that the Planning Commission is the recommending body to City Council, thus they are asking the City Council for the extension so they can obtain their zoning development and building permits. She explained that in the past, the Planning Commission has considered extensions if the extension request is applied for before the expiration date and considered if any work has been accomplished in the permitted timeframe. Senior Planner Gates added that the applicant will speak about the work already done, along with the issues that have come up that necessitated the extension application.

Commissioner Hoying is most concerned with what gives the Planning Commission the authority not to follow the code as written. City Attorney Stewart answered that the applicant needs to present their case, and that the issue of City Code is being followed is more of a deliberation aspect of the hearing.

Vice Chair Larsen clarified that this extension only applies to Lot 6 only and not to Lot 7.

Vice Chair Larsen called for the applicant's presentation. Kurt Soukup of Basecamp, the developer and owner, believes the project would have been completed if not for issues with CORE. After months of issues and meetings with CORE's attorney and business group, and an estimated cost of $400,000 to move CORE's feeder lines through Basecamp's property, Basecamp decided to reduce the density from 135 to 122, but as low as 100 units, to not impact CORE's lines. They are also planning on providing more green space and engaging an arborist to keep more trees, but mainly so they don't interfere with a CORE easement and the potential cost of moving CORE's line off Basecamp's property.

Creighton Soukup of Basecamp noted they have worked closely with Basecamp's civil engineers, CORE and the Planning Department, looked at site plan details like parking and snow storage. The current density in the approved site plan required Basecamp to grade along CORE's easement, which is along the SH67 property line. Initially, no red flags were raised with the original estimate calling for removing plus or minus a foot of dirt, but then CORE didn't want any grading more than six inches above their two feeder lines, which go in and out of the easement and onto the Basecamp property. This project could not fulfill one of the conditions of the 2023 approval in time, which was to obtain a letter from CORE with permission to grade in their easement and on top of their lines, or to move CORE's lines at Basecamp's expense. CORE's denial triggered Basecamp to consider decreasing density, parking, and not grade in the easement along SH67. He added that Basecamp was looking to find the right product to build after the winter ended.

Commissioner Hartsfield confirmed the applicant is ready to get started as significant engineering and architectural inputs are already done. Decreasing the number of buildings and units accommodates CORE's requirements and decreases Basecamp's expense, so the goal would be to start construction in the spring of 2026.

Vice Chair Larsen asked if the applicant considered letting the plan expire and begin anew, but the applicant decided to follow the Planning Staff's recommendation to ask for an extension of the prior approval and they will later submit an application for a site plan amendment, which will include significant changes.

Planning Commissioners confirmed the applicant will still purchase Lot 7 to make it into recreational open space as originally planned by the prior developer in 2021. Mr. Soukup noted, Lot 7 is still important for Basecamp's planned trail system. Lot 6's density will also be further reduced so the buildings will not infringe on CORE's easement; fewer buildings with about 100 units will increase the open space. Senior Planner Gates clarified that staff has met with the applicant regarding the new project vision, and staff recommended an extension application for what they have already been entitled. When they have the site plan changes, they can submit an application for the CUP amendment process. Tonight's decision concerns the extension of the 2023 CUP, any changes to the site plan would come back to the Planning Commission for consideration, and this site has been zoned MFU since 2014.

Vice Chair Larsen opened Public Hearing.

Todd Wiseman, of Woodland Park, urged the Planning Commission to deny the request for the extension. His argument hinged on a plain reading of the Code, which shows that the extension has not been granted before the expiration deadline. He then quoted MC18.57.090, stating that this permit is expired. He does not believe the three exceptions are met, and approving this extension would set a precedent and would erode the integrity

of the City's review process. He provided a written copy of his comments to the Planning Commission for the record.

Vice Chair Larsen asked City Attorney Stewart to address the comments made by Mr. Wiseman, but she stated she does not comment on perspective, intangible, or pending litigation. The City has traditionally accepted extension applications if they are submitted by the expiration deadline. Also, the Planning Commission's duty tonight it to make a recommendation to the City Council, not a final decision on the extension.

Joe Fury, of The Reserve of Tamarac, commented via Zoom. He agreed with Mr. Wiseman on following the word of City Code when it comes to interpreting the deadline, and not just following traditions.

Kurt Soukup provided the applicant rebuttal. Her reiterated, the City directed them to apply for an extension by May18th, and they submitted on May 15th. The applicant has been working diligently on this project with CORE. In fact, if they had not had issues with CORE, they probably would be nearly finished. Also, the applicant has planned to reduce density, and would support the community with more open space. Creighton Soukup added that the intention was not to be negligent; it turned out to be a more complex site, therefore several parts of the plan were redesigned: the density, drainage, some road design, and incorporating some of Mr. Wiseman's ideas make this a better project for everyone in the community.

Planning Commission discussed the Code's definition of the expiration date concerning extensions, and if that is open to interpretation. They have discussed several times in the past, and thought a fair compromise was to honor the application for extension as valid if submitted before the expiration date. Concern was expressed that his would not be an issue if the plan and the code have not changed in the permit window. But in this case, a substantial change to the code was made in April regarding water availability requirements.

Planning Director Schminke provided some history regarding utility requirement review criteria associated with the City's Conditional and Special Use Permit regulations. In MC Section 18.57.050 B., the following condition number 9 was in place in 2021 and 2025.

9. *The proposed development and use shall be designed, constructed and maintained with adequate water supply, wastewater disposal, solid waste disposal, air quality protection methods and surface water drainage.*

Two years ago, the City Council determined that the City had enough water available for this project's 122 units. A new City Ordinance this year added an extra criteria (Condition number 12), which although Staff believes is already addressed under Condition 9. Director Schminke read the new condition which states, "*The proposed development shall require approval of the City that connection and availability of a water source exists that is sufficient to serve the needs of the proposed uses and structures*."

While the Planning Commission and City Council found that there was sufficient water for 122 units when approving this proposal two years ago, when the applicant comes through with an amendment request, the entire list, including the new criteria, will be reviewed at that time. If the applicant applies for an amendment in the future, the ordinance in effect at the time is applied. The issue before the Planning Commission tonight is only to consider an extension of the 2023 CUP.

Commissioner Kennedy commented that two members of the public gave constructive criticism on the code wording, and how the City has been applying it. While this extension

request was submitted before the expiration date, the Code wording may indicate approval must be completed by the expiration date. Common practice, though, has been to honor the extension request if the application is submitted before the expiration date. To meet the current code, an applicant would need to apply for an extension four to five months before the expiration date to allow time for the public hearing process. However, this applicant should not be involved in that discussion, as they were advised by City Staff on deadlines and procedures to follow, which they have done. City Attorney Stewart recommended following prior procedures for the purposes of consistency, and consider this extension request. In the future, the Planning Commission will consider the extension deadline wording as a code revision.

Planning Commissioners then summarized the discussion, and the Vice Chair asked for a motion.

MOTION: Commissioner Hartsfield moved and Commissioner Dezellem seconded, to recommend City Council approve the Basecamp Apartments Conditional Use Permit Extension (A25-0116): A request by Range Development Montrose EOZ, LLC (Property Owner, and Creighton Soukup (Applicant) for an extension of the approved Conditional Use Permit and site plan for 8 apartment buildings with 122 attached multi-family dwelling units in the Multi-Family Residential Urban (MFU) zone, subject to all of the conditions and dimensional standards specified within the original approval.

YES: Hartsfield, Kennedy, Newcom, Dezellem, Larsen
NO: Hoying
Motion carried 5-1.

The City Council Public Hearing is currently scheduled for Thursday, August 21, 2025, at 6:30 p.m.

Vice Chair Larsen closed the public hearing portion of the meeting, and the Planning Commission moved into a work session.

5. **REPORTS:** Reports were not made during the public hearing portion of the meeting.
6. **WORK SESSION** – Code Review Project & Discussion
7. **ADJORN -** The public hearing part of the meeting was adjourned at 7:33 p.m.

Approved this _____day of _____, 2025 by

_____
Larry Larsen, Vice – Chair

DRAFT

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CENTENNIALPARTNERS

Kurt Soukup

Chief Executive Officer

Range Development Montrose EOZ Fund LLC

137 Main Street

Suite G-003W

Edwards, CO 81632

soukupkms@gmail.com

6/16/25

Planning Department

City of Woodland Park

220 W South Ave

Woodland Park, CO 80863

Dear Planning Department,

I hope this letter finds you well. I am writing on behalf of Range Development Montrose EOZ Fund LLC to formally request an extension of our Conditional Use Permit for the development project located at Lot 6 of Tamarac Tech Park Filing 5.

Over the past year, we have worked diligently to advance this project. However, our original site plan proposed buildings too close to the property line along the highway. After extensive discussions with Core Electric Cooperative, we were informed that they could not issue any approval with the current site configuration due to two existing utility lines that run through our property. Core advised that the lines would need to be relocated before any approval could proceed. Given the complexity and cost of moving the lines, we made the decision to redesign the site plan instead.

Our revised plan reduces overall density and lowers the building heights from three stories to two, softening the visual impact and allowing the development to better complement the natural character of Woodland Park. We are also adding more green space for future residents and exploring ways to reduce surface parking in favor of a more open, landscaped environment.

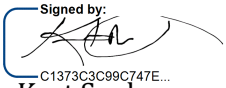
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We are currently completing the architectural redesign and will soon begin updating the site plan to reflect these changes. We believe the new direction responds thoughtfully to both logistical constraints and community values, resulting in a more balanced and attractive project.

We want to extend our sincere thanks to the City of Woodland Park for your continued support and collaboration. We look forward to submitting an updated design that aligns with the City's vision and is well received by the broader community.

Thank you for your time and consideration.

Warm regards,



Kurt Soukup

CEO

Range Development Montrose EOZ Fund LLC

LOT 6 TAMARAC TECH PARK FILING NO. 5

SITE PLAN

NOTES:

1. SEE PRELIMINARY UTILITY PLAN FOR EXISTING & PROPOSED UTILITIES

LEGEND

MOUNTABLE CURB

NO PARKING

NOTE:

UTILITIES NOT SHOWN FOR CLARITY, SEE PRELIMINARY UTILITY PLAN SHEET 4 FOR EX./PROP. UTILITY LOCATIONS.

LOT 6
THE RESERVE AT TAMARAC 1
ADDRESS: 455 PEMBROOK LN
OWNER: RODRIQUEZ, ALVARO LUIS
USE:RESIDENTIAL

LOT 5
THE RESERVE AT TAMARAC 1
ADDRESS: 445 PEMBROOK LN
OWNER: JOPEK, BEVERLY J
USE:RESIDENTIAL

EX PROPERTY LINE (TYP)

SH 67
(100' R.O.W.)

EX 99.84' ROW
(PUBLIC)

EX 10.00' PUBLIC UTILITY & DRAINAGE EASEMENT (TYP)

Δ=26°05'49" R=2098.59' L=955.86'

EMERGENCY VEHICLE ACCESS

BOLLARDS W/ REMOVABLE CHAIN

PROPOSED 20.00' EVA EASEMENT

PROPOSED 30.00' LANDSCAPING AND FENCE BUFFER

EX 20.00' LANDSCAPING AND FENCE BUFFER

EMERGENCY ACCESS DO NOT BLOCK SIGN

PARKING COUNT (TYP.)

COLORADO SPRINGS TYPE 3 C&G (TYP)

STOP SIGN

MOUNTABLE CURB (TYP.)

(2) VAN ACCESSIBLE PARKING STALLS

PROPOSED CURB RAMP

TYPE A

ADA PATH (TYP.)

LANDSCAPE WALL (TYP.)

TYPE B

LANDSCAPE WALL

ROAD ℄ (TYP)

PROPOSED CURB RAMP (TYP.)

NO PARKING WHEN SNOW IS PRESENT SIGN

STOP SIGN (TYP.)

R100.00'

(3) VAN ACCESSIBLE PARKING STALLS

NO PARKING SIGN (TYP.)

30.00' ACCESS & UTILITY EASEMENT

30.00' PUBLIC UTILITY EASEMENT

10.00' PUBLIC UTILITY EASEMENT

PUBLIC UTILITY EASEMENT

20.00' UTILITY AND DRAINAGE EASEMENT (BY SEPARATE INSTRUMENT)

PROPOSED CURB RAMP

PROPOSED CURB RAMP (TYP.)

MOUNTABLE CURB (TYP.)

TYPE B

24.00'

20.00'

9.00'

5.00' SW

28.00' FL-FL

25.33' FL-FL

40.39'

35.46'

18.00'

24.00'

9.00'

R100.00'

5.00' SIDEWALK (TYP.)

STOP SIGN

PROPOSED CURB RAMP

25.00' TEMP. GRADING & IMPROVEMENTS EASEMENT

WOODLAND PARK TYPE 1 C&G (TYP)

LANDSCAPE WALL (TYP.)

5.00' SIDEWALK (TYP.)

10.00' PUBLIC UTILITY EASEMENT

MOUNTABLE CURB (TYP.)

ADA PATH (TYP.)

PARKING COUNT (TYP.)

COLORADO SPRINGS TYPE 3 C&G (TYP)

PROPOSED CURB RAMP

NO PARKING SIGN (TYP.)

30.00' ACCESS & UTILITY EASEMENT

EX 50.00' COMMON INGRESS, EGRESS, UTILITY & DRAINAGE EASEMENT

SITE BOUNDARY (TYP)

LANDSCAPE WALL (TYP.)

LOT 4
TAMARAC TECH PARK 5
ADDRESS: N/A
OWNER: MOUNTAIN STARR INVESTMENTS LLC

N82°35'44"E 141.00'

24.00' LIP-LIP

WOODLAND PARK TYPE 1 C&G (TYP)

S82°35'44"W 236.91'

PROPOSED ACCCESS

YIELD SIGN (TYP.)

Δ=60°00'08" R=50.00' L=52.36'

WOODLAND PARK TYPE 2 C&G

TAMARAC PKWY

CROSSWALK SIGN (TYP.)

EX 60.00' COMMON INGRESS, EGRESS, UTILITY & DRAINAGE EASEMENT

S82°35'44"W 308.55'

N07°25'27"W 152.99'

47.71'

88.45'

TYPE B

COLORADO SPRINGS TYPE 3 C&G (TYP)

PROPOSED CURB RAMP (TYP.)

5.00' SIDEWALK (TYP.)

R100.00'

LANDSCAPE WALL

STOP SIGN

WOODLAND PARK TYPE 1 C&G (TYP)

PROPOSED CURB RAMP

STOP SIGN

LANDSCAPE WALL (TYP.)

5.00' SIDEWALK (TYP.)

10.00' PUBLIC UTILITY EASEMENT

10.00' PUBLIC UTILITY EASEMENT

MOUNTABLE CURB (TYP.)

28.00' FL-FL

30.00' ACCESS & UTILITY EASEMENT

PROPOSED CURB RAMP

(2) VAN ACCESSIBLE PARKING STALLS

MOUNTABLE CURB (TYP.)

ADA PATH (TYP.)

TYPE A

PARKING COUNT (TYP.)

R100.00'

S82°35'44"W 154.48'

24.00'

5.00'

MOUNTABLE CURB (TYP.)

YIELD SIGN (TYP.)

YIELD SIGN (TYP.)

YIELD SIGN (TYP.)

R50.00'

5.00' SW

FULL-SPECTRUM DETENTION POND

POND A

N60°04'56"E 138.78'

12.00' MAINTENANCE ACCESS ROAD

30.00' PUBLIC UTILITY EASEMENT

TAMARAC VILLAGE TEMPORARY CONSTRUCTION EASEMENT

LANDSCAPE WALL

151.33'

67.97'

35.65'

PROPOSED ACCCESS

EX. STOP SIGN

N05°59'13"W 580.14'

ROAD TO BE BUILT FOR TAMARAC VILLAGE PROJECT SEE PLANS BY MATRIX

TAMARAC TECH PARK LOT 1 MINOR SUBDIVISION EXEMPTION PLAT
OWNER: SWING MOUNTAIN ENTERPRISES
ADDRESS: SWING MOUNTAIN ENTERPRISES
USE: COMMERCIAL

LOT 5
TAMARAC TECH PARK 5
ADDRESS: 1101 CALM MOUNTAIN
OWNER: THE VILLAGE AT TAMARAC LLC
USE: MULTIPLE UNIT (VACANT)

LOT 2
TAMARAC TECH PARK 5
ADDRESS: 1099 TAMARAC PKWY
OWNER: BLACK HILLS COLORADO GAS INC
USE:STATE

30 15 0 30

ORIGINAL SCALE: 1" = 30'

SITE PLAN
LOT 6 TAMARAC TECH PARK FILING NO. 5
JOB NO. 25199.01
06/02/23
SHEET 2 OF 5

J·R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

X:\25\10000 all\25199\01\Drawings\Sheet Dwgs\Preliminary Site Plan\25199.01_CS01.dwg, CS01, 6/6/2023 12:11:43 PM, CS

CITY OF WOODLAND PARK
ORDINANCE NO. 1450, SERIES 2023

AN ORDINANCE APPROVING AN AMENDMENT TO A CONDITIONAL USE PERMIT AND SITE PLAN, FOR *18.09090.N.5 "APARTMENT BUILDING(S) ON A SINGLE LOT"* USE LOCATED ON TAMARAC PARKWAY WITH A LEGAL DESCRIPTION OF LOT 6, TAMARAC TECH PARK FILING NO. 5 WITHIN THE MULTI-FAMILY RESIDENTIAL-URBAN ZONE DISTRICT.

WHEREAS, the City of Woodland Park previously approved Ordinance No. 1409, Series 2021 granting a Conditional Use Permit, Preliminary Plat and Site Plan Review for a multi-family dwelling unit development including three apartment buildings (112 units) on a single lot and 55 townhomes on Tamarac Parkway within the Multi-Family Residential-Urban Zone District, with a legal description of Lots 6 and 7, Tamarac Tech Park Filing No. 5; and,

WHEREAS, the City of Woodland Park has subsequently received a request to amend the prior Conditional Use Permit and Site Plan for Lot 6, Tamarac Tech Park Filing No. 5 to instead allow a multi-family dwelling unit development for eight apartment buildings (122 units) on a single lot in the Multi-Family Residential-Urban Zone District; and,

WHEREAS, an application to amend and establish said conditional use and site plan as it pertains to Lot 6 Tamarac Tech Park Filing No. 5 has been submitted and considered in accordance with City Municipal Code Chapter 18.57 and other applicable regulations; and,

WHEREAS, in accordance with Municipal Code Sections 18.57.050 and 18.72.060 and Charter Sections 7.6 and 15.7 b.1., public notices were published in the Pikes Peak Courier; signs were posted; surrounding property owners' letters were mailed; and

WHEREAS, the Woodland Park Planning Commission considered the request on April 13, 2023 and recommended approval with conditions based on evidence in the staff report and presented at the public hearing; and,

WHEREAS, City Council has considered the request, the Planning Commission recommendations, and after holding a public hearing finds that, as detailed in the staff report and at the public hearing, the standards for granting approval of a Conditional Use Permit and Site Plan Review have been satisfied; and,

WHEREAS, Ordinance 1409, Series 2021, as it pertains to Lot 7 Tamarac Tech Park Filing No. 5 remains in effect; and

NOW, THEREFORE, THE CITY OF WOODLAND PARK, COLORADO, ORDAINS THAT THIS ORDINANCE IS HEREBY ADOPTED AS FOLLOWS:

Section 1. Property Description. The property is legally described as Lot 6, Tamarac Tech Park Filing No. 5, Woodland Park, Teller County, Colorado.

Section 2. Public Notice. All applicable notice requirements pursuant to the Municipal Code have been satisfied.

Section 3. Approvals. This property is hereby approved for a Conditional Use Permit, "*Apartment Building(s) on a Single Lot*" use subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit for and receive approval of a:
    a. Final Site Plan for a permitted use including landscaping, drainage, architectural elevations, access, etc.;
    b. Infrastructure Zoning Development Permit, fees-in-lieu shall be submitted pursuant to MC 18.33.170.
    c. ZDP's and Building Permits for all new construction, including:
        i. All Civil/Construction drawings
        ii. Final Drainage Report
        iii. Final Landscaping Plan
        iv. Final Site Plan
        v. Final Floor Plans and Elevations
        vi. Final Grading, Sediment and Erosion Control Plan (with BMP's)
        vii. Final Utility Plan (water, sewer, power, etc.)
        viii. Final Photometric Plan
        ix. CO Stormwater Permit/Stormwater Management Plan
2. Coordinate with staff to modify the "Type A" building façade to better harmonize with the Woodland Park "mountain western" aesthetic.
3. A final updated site plan, resolving all issues identified on the redlined plans must be approved by the City before any Zoning Development Permit (ZDP) will be issued.
4. The applicant must submit an updated grading plan to the City and CORE Electric Cooperative incorporating that the grade is not changing +/- 6 inches along Colorado State Highway 67.
5. All development impact fees must be paid prior to any ZDP issuance including but not limited to tap fees, stormwater capital improvement fees, transportation capital fees, etc. Fees shall be calculated concurrent with the ZDP review.
6. The Applicant must submit traffic letter with addendum to CDOT and gain approval.

Section 4. Recitals. The recitals contained in this Ordinance constitute the findings of City Council and are incorporated herein by reference.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING PUBLIC HEARING THIS 16th DAY OF May, 2023.

Hilary LaBarre, Mayor

ATTEST:

Suzanne Leclercq, City Clerk

Dear Members of the Woodland Park Planning Commission,
I am writing to formally express my strong opposition to the request by Range Development Montrose EOZ, LLC and Creighton Soukup for an extension of the approved Conditional Use Permit and site plan for the Basecamp Apartments (Application A25-0116). This request pertains to an extension for the construction of 8 apartment buildings with 122 attached multi-family dwelling units in the Multi-Family Residential Urban (MFU) zone on a 7-acre parcel located at the end of Tamarac Parkway, known as Lot 6 Tamarac Tech Park Filing No. 5, City of Woodland Park, Teller County, Colorado.
While the initial approval of this Conditional Use Permit was made, the granting of an extension should be carefully reconsidered based on several factors that may have evolved or were not fully appreciated at the time of the original approval.
A Conditional Use Permit (CUP) is granted based on specific conditions and an assessment of compatibility with the surrounding area at a given time. An extension suggests that the developer has not met the original timeline, which can indicate potential challenges or a lack of commitment to the project's timely completion. This delay itself should prompt a re-evaluation of the project's impact and continued suitability for the community.
Furthermore, it is important to consider whether the conditions and circumstances in Woodland Park have changed since the initial permit was granted. Factors such as:

- Infrastructure Strain: Has the demand on local infrastructure (water, sewer, roads, schools, emergency services) increased significantly, making the addition of 122 new multi-family units a greater burden than originally projected?
- Community Character: Has the community's vision or the character of the surrounding area evolved in a way that makes a large multi-family development less desirable or compatible than it was at the time of initial approval? Conditional Use Permits are meant to ensure compatibility with existing land uses.
- Market Conditions: Have the housing needs and market dynamics in Woodland Park shifted? While multi-family housing may be needed, an extended timeline could suggest that the project is no longer optimally aligned with current demand or that other, more suitable developments have emerged or are planned.
- Developer's Track Record: The need for an extension prompts questions about the developer's (Range Development Montrose EOZ, LLC and Creighton Soukup) capacity to complete the project efficiently and without further delays that could negatively impact the community. Their past performance and reasons for the delay should be thoroughly questioned.

Granting an extension without a thorough reassessment of these points could inadvertently lead to adverse effects on Woodland Park residents and its resources. A Conditional Use Permit's appropriateness is based on "individual review of the location, site design, intensity, and use operation." An extension implicitly changes the "use operation" timeline.
I urge the Planning Commission to carefully scrutinize the reasons for this extension request and to prioritize the current and future well-being of Woodland Park. Rather than automatically approving an extension, I request that a comprehensive review of the project's current impact on the community be undertaken, and that the developer be required to demonstrate compelling reasons and a revised, realistic timeline for completion, along with any necessary updated mitigation measures.
Thank you for your time and consideration of this matter.
Sincerely,
Todd Wiseman