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**MEETING AGENDA OF THE
TOWN COUNCIL OF THE TOWN OF FRISCO
FRISCO TOWN HALL
1 MAIN STREET
FRISCO, COLORADO 80443
JANUARY 13, 2026
5:00 PM**

WORK SESSION

- Agenda Item #1: Real Covenant and Agreement Amendment Proposal - Base Camp Development
- Agenda Item #2: Capital Projects Recap
- Agenda Item #3: Proposed Code Amendments: Motor Vehicle Registration Violations and Penalties for Municipal vs. Statutory Misdemeanors & Petty Offenses

Dinner Break 6:30PM-7:00PM

REGULAR MEETING

Call to Order:

Rick Ihnken, Mayor

Roll Call:

Rick Ihnken, Andy Held, Martin Allen, Robyn Goldstein, Dan Kibbie, Zach Ryan, Elizabeth Skrzypczak-Adrian

Public Comments:

Public Comment is reserved for items not slated for a public hearing on the meeting's agenda. If you plan to comment on an item already slated for a public hearing later on the meeting's agenda, please wait until that item is announced and public comment is requested at that time. State your name and address for the record, and limit comments to three minutes or less. No Council action is taken on Public Comments at Council meetings. Council takes public comments under advisement, and if a Council and/or Staff response is deemed necessary or appropriate, the individual making the comment will receive a formal response from the Town at

a later date. Be sure to sign in at the Welcome Table at each meeting if providing in person Public Comment, and include contact information for follow up communication.

Mayor and Council Comments:

Staff Updates:

Police and Court Activity – December 2025

Finance Department Report - November 2025

Consent Agenda:

Minutes from December 9, 2025 Meeting

Warrant List - November 2025

Purchasing Card Charges - November 2025

Resolution 26-01: A RESOLUTION DESIGNATING THE PUBLIC PLACES FOR THE POSTING OF NOTICES OF MEETINGS OF THE TOWN COUNCIL OF THE TOWN OF FRISCO, COLORADO, IN COMPLIANCE WITH COLORADO REVISED STATUTES SECTION 24-6-402

Resolution 26-02: A RESOLUTION AFFIRMING THE TOWN CLERK'S DESIGNATION OF OFFICIAL PUBLICATIONS

Resolution 26-03: A RESOLUTION TO ESTABLISH A SPECIAL EVENT PET POLICY TO DESIGNATE WHICH CURRENT YEAR TOWN OF FRISCO SPECIAL EVENTS WILL PROHIBIT PETS WITHIN EVENT VENUES

Resolution 26-04: A RESOLUTION ESTABLISHING STREET CLOSURES FOR CURRENT YEAR EVENTS

Resolution 26-05: A RESOLUTION DIRECTING THE TOWN CLERK OF THE TOWN OF FRISCO TO CONDUCT THE REGULAR MUNICIPAL ELECTION, SCHEDULED FOR ELECTION DATE, AS A MAIL BALLOT ELECTION

Comprehensive Building Code Services Inc. Contract Renewal Approval

Iron Springs Trail Construction and Maintenance Right of Way License Agreement

New Business:

Agenda Item #1: Pioneer Park Design Discussion

Agenda Item #2: Resolution 26-06: AUTHORIZING THE ADOPTION OF THE TOWN OF FRISCO FINANCIAL POLICIES

Agenda Item #3: First Reading Ordinance 26-02: AN ORDINANCE AMENDING CHAPTER 160 OF THE CODE OF ORDINANCES OF THE TOWN OF FRISCO, COLORADO, CONCERNING TAXATION, BY AMENDING SECTIONS 160-

1.1 CONCERNING DEFINITIONS RELATED TO THE TOWN'S SALES
TAX AND 160-8.9, CONCERNING TRANSACTIONS AND ITEMS
SUBJECT TO TAX

Executive Session:

Agenda Item #1: AN EXECUTIVE SESSION PURSUANT TO SECTION 24-6-402(4)(b), C.R.S., TO RECEIVE LEGAL ADVICE ON SPECIFIC LEGAL QUESTIONS RELATED TO: (1) LITIGATION KNOWN AS TOWN OF FRISCO v. MWGOLDEN CONSTRUCTORS, ET AL.; AND (2) THE TOWN'S NOTICE AND ORDER FOR ABATEMENT CONCERNING CERTAIN REAL PROPERTY KNOWN AS CONDOS OFF MAIN; AND PURSUANT TO SECTION 24-6-402(4)(e), C.R.S., TO DETERMINE POSITIONS RELATIVE TO MATTERS THAT MAY BE SUBJECT TO NEGOTIATION AND TO INSTRUCT NEGOTIATORS IN PREPARATION FOR MEDIATION AND SETTLEMENT NEGOTIATIONS IN SAID LITIGATION

Adjourn:

Estimated Start Times for items are estimates only - it is recommended to arrive early if there is a particular item of interest on the Agenda, should the Council be running ahead of schedule. Town Council Agendas can legally be amended up until 24 hours prior to the beginning of the scheduled meeting.

Questions: Stacey Campbell, Town Clerk | townclerk@townoffrisco.com | (970)668-5276

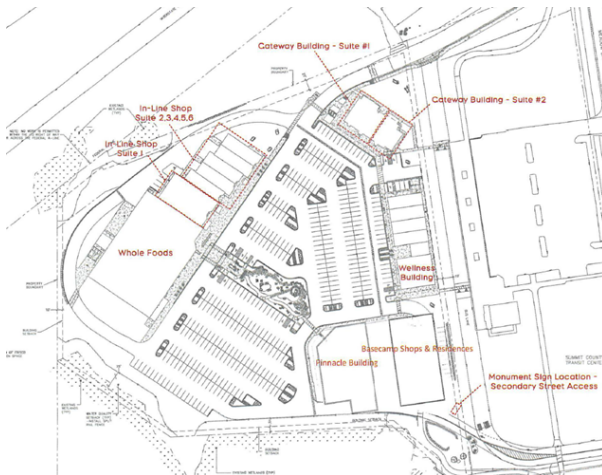


TO: Mayor and Town Council
FROM: Katie Kent, Community Development Director
RE: Real Covenant and Agreement Amendment Proposal - Base Camp Development
DATE: January 13, 2026

Summary & Background:

Summary: Before the Town Council at the work session on January 13th is a request from Norris Design, on behalf of Brynn Grey X LLC, requesting an amendment to the Real Covenant and Agreement (“Agreement”) associated with the Base Camp Development relative to Pad 4 on the property. The request is to amend the Agreement between the Town and Brynn Grey X LLC in order to allow the conversion of existing commercial space to residential space. The “Wellness Building” on Pad 4 is the structure that contains The Steadman Clinic, and Eyetech Optometry. The Wellness Building is owned by Ten Mile Holdings, LLC, which has members consisting of the Steadman Clinic doctors, including Dr. Marc Philippon, as Managing Partner, and Brynn Grey X LLC. The Wellness Building is situated on long term leasehold, with Brynn Grey X, LLC (“Brynn Grey”) being the owner and landlord and Ten Mile Holdings, LLC, as the tenant.

The subject property was originally owned by the Town, and the Town had granted a long-term lease over the property to Brynn Grey. The Real Covenant and Agreement was approved by the Town on May 28, 2013, and set terms and conditions for the termination of that land lease and the sale of the land to Brynn Grey. A First Amendment to Real Covenant and Agreement was approved by the Town on March 28, 2017 allowing the possibility of residential uses within Pad 5 of the property.



As noted in the Covenant and Agreement, the Base Camp property was, "... to be developed and used by Brynn Grey as a prime retail space commercial development with the initial tenant being Whole Foods Market Inc., for purposes of a grocery store." Additionally, the development obligation by Brynn Grey was to, "... use its best commercial efforts from time to time to obtain and retain tenants that:

- i. Complement the quality of, and type of, corporation that is Whole Foods Market;
- ii. Complement the Town of Frisco's mountain lifestyle and character; and
- iii. Are commercially viable over the long term."

Five (5) commercial pads were established within the Base Camp development. At this time, all pad sites have been developed.

It is requested that the Council evaluate what is being proposed and give direction to the Town staff and Attorney. Council discussion may include:

- 1) Does the proposal meet Council goals?
- 2) If so, does the Council support the proposal of changing the original intent of this development area from commercial use to the proposed residential use?
 - a. When the Council considered the request for residential uses on Pad 5 in 2017, they required additional restrictions as outlined below in this memo[TR1.1]. If the Council supports this proposal, do they want to consider the proposal with suggested modifications for future discussion? If the Council wants to discuss modifications to the submitted proposal, direction should be provided as to what modifications they would support (employment location, income limits, resale methods, etc).

If Council supports this proposal, Town staff and the Attorney will draft a Second Amendment to Real Covenant and Agreement to present to the Council at a future date. If Council does not support this proposal, then no further discussions will be held on this topic and the space will continue to be required to be used for commercial uses as outlined in the Real Covenant and Agreement.

Background:

The site is located within Lot 2A, Summit Stage Transit Center, also known as the "Interstate Parcel". A Development Application and Conditional Use permit for the overall site was approved by the Planning Commission in December, 2012 (150-12-DA/CU). At the time of the approval, the project at build out was stated to consist of five buildings, with a maximum allowable total of 105,000 square feet of rentable space.

- o Whole Foods Market: 25,000 square feet (with future expansion area of 15,000 sq. ft.)
- o Inline Retail Building: 15,000 square feet
- o Gateway Building: 5,000 square feet
- o Wellness Building: 20,000 square feet (two stories – 10,000 sq. ft. per level)
- o Regional Retail: 25,000 square feet

A brief timeline of the development of the property is:

- Discussions between the Town Council and Brynn Grey X, LLC began in early 2012 when the Town was approached by Whole Foods to go in on what was known as the "Interstate Parcel".
- Town Council adopted Ordinance 12-02, entering a long-term lease of the Interstate Parcel with Brynn Grey X, LLC.
- Town Council adopted Ordinance 13-05, authorizing the sale of the Interstate Parcel to Brynn Grey X, LLC. Statements in the Ordinance include:
 - o WHEREAS, the Town Council finds that it has no present governmental use for certain real property owned by the Town, known as the "Interstate Parcel," and legally described as set forth above and in Exhibit A to Town of Frisco Ordinance 13 0-1 (the "Property");and
 - o WHEREAS, the Town Council finds that the Property should be developed and desires that the Property be developed as a means to encourage and facilitate substantial local economic activity; and
 - o WHEREAS, as a result of the offer to purchase the Property evidenced by the attached Termination of Lease and Agreement for the Purchase and Sale of Real Property, the Town has an opportunity to: (1) sell the Property at a purchase price that is at or near the Property's

- fair market value; and (ii) provide for the development of the Property as a means of encouraging and facilitating substantial local economic activity; and
- o WHEREAS, Colorado Revised Statutes § 31- 15- 713(b) authorizes the Town to sell real property, by ordinance, upon such terms and conditions as the Town Council may determine at a regular or special meeting; and
- o WHEREAS, the Town Council has determined that it is in the best interests of the Town to sell the Property upon the terms and conditions set forth in the attached Termination of Lease and Agreement for the Purchase and Sale of Real Property between the Town of Frisco and Brynn Grey X, LLC, dated June 3, 2013, (the "Agreement ").
- Town Council approved a Real Covenant and Agreement, dated June 4, 2013, Reception No. 1027923 which allowed the Town to terminate the lease and sell the property to Brynn Grey under stated terms in the agreement.
- Town Council approved Resolution 17-11 approving a First Amendment to the Real Covenant and Agreement with the purpose to allow residential uses on Pad 5. Statements in the Resolution include:
 - o WHEREAS, Brynn Grey desires that the Covenant be amended to allow for the possibility of residential uses within Pad 5; and
 - o WHEREAS, The Town Council desires that the Covenant be so amended, and finds that it is in the best interests of the residents and workers in the Town to do so, provided that any such residential uses be limited as set forth in the attached First Amendment to Real Covenant and Agreement.
- Town Council approved Resolution 17-14 stating that if each of the five buildings have been issued a Certificate of Occupancy on or before June 3, 2018, the interest rate under the Note will decrease from 2.25% per annum to 1.75% annum.
- The property received development approvals throughout the past thirteen years for the various structures and uses on the Interstate Parcel. The twenty-five residential units that were constructed on Pad 5 include:
 - o 18 restricted units per terms outlined below
 - o 1 restricted unit with Town's standard covenant on it
 - o 6 units with no restrictions

The Real Covenant and Agreement outlines development regulations, rentable area and prohibited uses for the property. Frisco Town Council approved a First Amendment to Real Covenant and Agreement on March 28, 2017 which allowed dwelling units on the second story of a building or higher for Pad 5. This agreement was further amended on June 27, 2017 to state one ADA accessible, restricted unit may be located on the ground floor subject to stated provisions.

When Brynn Grey X LLC approached the Town in 2017 to consider residential units on Pad 5, the Town Council at that time required restrictions to the residential units which were incorporated in the First Amendment reading:

1. That the Covenant is hereby amended by the addition of a new Section 1. 5 to read in its entirety as follows:
 1. 5 Any part of Section 1 above notwithstanding, that part of the Property that is contained within Pad 5 may be used for multi- unit residential dwellings provided that:

- a. any such use is approved by the Town pursuant to the conditional use application, review and hearing procedures set forth in the Town Code from time to time;
- b. each dwelling unit is located on the second story of a building or higher, and above non residential uses otherwise permitted by this Agreement; and
- c. not less than seventy- five percent (75%) of all dwelling units, prior to sale lease or occupancy, is restricted by a real covenant that is specifically enforceable by the Town, subordinate to a purchase money deed of trust, and that limits the sale, rental, ownership and occupancy of each dwelling unit such that:
 - i. if a dwelling unit is sold or leased privately, it must be sold or leased to a business located within the Ten Mile Basin or to an individual employed within the Ten Mile Basin;
 - ii. if a dwelling unit is sold or leased publicly (meaning that it is listed, posted or advertised for sale or lease), during the first thirty (30) days that it is publicly offered for sale or lease it may be sold or leased only to a business located within the Ten Mile Basin or to an individual employed within the Ten Mile Basin and, after said thirty (30) days, it may be sold or leased only to a business located within Summit County or to an individual employed within Summit County;
 - iii. ownership of the dwelling unit is restricted at all times to a business located within Summit County or to an individual employed within Summit County, and occupancy of the dwelling unit is restricted at all times such that at least one occupant is employed within Summit County; and
 - iv. no single business may own or lease more than four (4) dwelling units, and no lease of any dwelling unit shall be for a term of less than six (6) months.

Analysis:

The primary question before the Town Council is if they would support an amendment to the Real Covenant and Agreement and supplemental 1st Amendment to Real Covenant and Agreement. The request, as outlined in the applicant's narrative (Attachment 1) is to modify uses on Pad 4 to:

- 1. Convert an existing 8,160 sq. ft. of building space from a commercial use currently vacant to ten (10) residential units averaging approximately 350 sq. ft.
 - a. Eight (8) studio units would be on the second level
 - b. Two (2) studio units would be on the first level
 - c. Remaining and unfinished space will remain a white box until a medical/office/retail tenant is acquired

The ten residential units are proposed to be market rate units with no employment location or income limit restrictions.

Refer to Attachment 1 for further information provided.

If the Town Council moves forward with a second amendment to the Real Covenant and Agreement to allow residential units on Pad 4, the future development would still require the following applications, reviews, and approvals:

- Major Site Plan Review including full compliance with all Town Code requirements including Gateway Zoning District, parking, design requirements, etc.
- Conditional Use Permit
- Building and other applicable permits
- Subdivision Plat

2024 Strategic Housing Plan

The Strategic Housing Plan identifies the greatest need for ownership units at and below 150% AMI. The chart below outlines the homeownership need identified across AMI levels.

The property was not identified within the Strategic Housing Plan as a property for potential partnership candidate sites. However, at that time, it was not on the town's radar that the current proposal would be requested of the Town. The following goals and strategies of the 2024 Strategic Housing Plan apply to the review of the proposal:

Goal 1: Provide Diverse and Equitable Housing. Provide a full spectrum of housing that is diverse, abundant, adaptable, and equitable distributed to support and inclusive year-round community.

Strategy 1.3 Support Long-Term Affordability: Support the long-term affordability and availability of housing provided through density bonuses and other incentive programs

Goal 2: Balance Growth and Protect Against Displacement: Balance sustainable economic growth with the housing needs of the local workforce and protect community members from displacement.

Strategy 2.1: Balance Growth and Housing: Recognizing the impact on housing demand imposed by new development, prioritize balancing community growth with the housing needs of workers and their families.

Goal 3: Prioritize Improvements for Housing Infrastructure. Recognizing housing as a critical infrastructure, locate housing near existing community services, facilities, and amenities, and prioritize improvements that support local housing needs.

Strategy 3.1: Promote Transit-Oriented Development: Facilitate affordable housing development and preservation in areas with existing transit services and/or high multi-modal connectivity, and support transportation improvements near affordable, workforce, and special needs housing.

Goal 4: Preserve and Utilize Existing Housing. Preserve existing housing stock and promote its efficient utilization through adaptive reuse and rehabilitation.

Strategy 4.2. Increase Utilization of Existing Development, including residential and non-residential structures, for affordable housing to reduce construction costs and preserve land.

2025 Comprehensive Plan

The following elements of the 2025 Comprehensive Plan apply to the review of the proposal:

AN INCLUSIVE AND ACCESSIBLE COMMUNITY (B)

Goal B.1: Continue creating safe, attractive, and sustainable neighborhoods where residents can thrive.

5. Promote higher densities of development and a mix of uses in core areas and along transportation corridors. Focus on opportunities in the Gateway, Summit Boulevard, and West Main Street to diversify from single use zoning to a mix of uses. (See Economic Vibrancy Goals and Strategies)

A DIVERSE AND THRIVING ECONOMY (D)

Goal D.3: Encourage infill development and higher densities along Summit Boulevard and in the Gateway District.

1. Revise land use regulations to allow and incentivize infill development that increases the mix of uses along Summit Boulevard and within the Gateway District allowing for housing, office, retail, and commercial to promote a vibrant mixed-use corridor. Examples of potential amendments include reducing minimum residential densities, adding additional commercial land use typologies as permitted uses, allowing multi-family uses permitted by right, allowing additional height, reducing parking requirements, and reducing setbacks. Link these incentives to the creation of the desired additional land uses.

HOUSING AFFORDABILITY (H)

Goal H.2: Balance sustainable economic growth with the housing needs of the local workforce and protect community members from displacement.

1. Balance growth and housing. Recognizing the impact on housing demand imposed by new development, prioritize balancing community growth with the housing needs of workers and their families.

2. Prioritize keeping residents housed. Prioritize keeping existing residents housed during landlord fluctuations and when enforcing codes and addressing health and safety concerns.

Goal H.3: Recognize housing as critical infrastructure, locate housing near existing community services, facilities, and amenities.

1. Promote transit-oriented development. Facilitate affordable housing development and preservation in areas with existing transit services and/or high multi-modal connectivity, and support transportation improvements near affordable housing and special needs housing.

2. Prioritize infrastructure and services. Prioritize improvements to public infrastructure and facilities that support local housing needs, and prioritize improvements to community services that support the needs of local, year-round residents, and workers, including new permanent residents.

Goal H.4: Preserve existing housing stock and promote its efficient and effective utilization

through adaptive reuse and rehabilitation.

1. Preserve existing housing. Support the preservation, maintenance, rehabilitation, and improvement of existing housing, including by promoting increased efficiency, water conservation, and other improvements that reduce operating and maintenance costs.
2. Increase utilization of existing development. Promote the utilization of existing development, including residential and non-residential structures, for affordable housing to reduce construction costs and preserve land.

Financial Impact:

A stated objective of the Real Covenant and Agreement for the Base Camp development was to encourage and facilitate substantial local economic activity, which historically has included the generation of sales tax revenues associated with retail and commercial uses. The requested amendment would convert approximately 8,160 square feet of currently vacant commercial/office space within the Wellness Building to ten (10) residential studio units.

Based on the existing tenant mix and the proposed change in use, staff anticipates that the fiscal impact to the Town related to sales tax revenues would be de minimis. The occupied portions of the Wellness Building are primarily medical and professional office uses. Medical services are generally not subject to local sales tax, and while EyeTech Optometry generates some taxable retail sales related to eyewear, those sales are incidental to the overall medical service model. The Brynn Grey office space is not a retail operation and is not required to collect or remit sales tax under its current business model. The 8,160 square feet proposed for conversion is currently vacant since the departure of Kaiser Permanente and therefore does not generate ongoing sales tax revenue.

Accordingly, the conversion of this vacant commercial space to residential use is not expected to result in a material loss of existing sales tax revenue to the Town. While residential uses do not generate sales tax on-site, future residents may contribute indirectly to local sales tax through off-site spending within Frisco; however, such secondary impacts are not readily quantifiable and are not relied upon as a primary fiscal benefit. Additionally, remodeling of the space would provide some one-time sales tax on the construction materials utilized for the conversion.

Other potential fiscal considerations include a modest increase in assessed valuation associated with the creation of for-sale residential units, which could incrementally increase property tax revenues; however, the Town's share of property tax revenues is relatively limited compared to sales tax, and any increase is expected to be minor. The proposal does not anticipate new demands on major Town capital infrastructure, and the site is already served by existing public services.

Environmental Sustainability:

N.A.

Alignment with Strategic Plan:

The following elements of the Frisco Strategic Plan 2024-2028 apply to the review of the proposal:

Enhance Community Inclusivity

The Town of Frisco is committed to making decisions and policies which welcome and support all, so they can pursue their full potential in our unique mountain town.

Pillars:

- **Diverse Housing:** Offering a variety of housing types to support the workforce and residents.
- **Lasting Social Sustainability:** Considering equity, inclusivity, and accessibility in decisions and policies

Support a Thriving Economy

The Town of Frisco strives to create a thriving economy for our community by encouraging a variety of businesses which provide needed goods and services:

Pillars:

- **Infrastructure Development:** This includes preserving and improving infrastructure that helps the business community, as well as making plans for and investing in Main Street and Summit Boulevard infrastructure.
- **Workforce and Community Support:** This pillar focuses on increasing workforce housing to appropriate levels, supporting increased access to childcare, and continuing to support regional transit and mobility improvements.
- **Economic Growth and Regulation:** This involves supporting business development and diversification, having a regulatory system that protects health, safety, and welfare while promoting customer service, funding programs, and regulations that support the visions for Main Street and Summit Boulevard.

Staff Recommendation:

Staff requests the Council evaluate what the developer is proposing and give direction to the Town staff and Attorney. Options may include:

- 1) Does the proposal meet Council goals?
- 2) If so, does the Council support the proposal changing the original intent of this development area from commercial use to the proposed residential use?
 - a. When the Council considered the request for residential uses on Pad 5 in 2017, they required additional restrictions as outlined above in this memo. If the Council supports this proposal, do they want to consider the proposal with suggested modifications for future discussion? If the Council wants to discuss modifications to the submitted proposal, direction should be provided as to what modifications they would support (employment location, income limits, resale methods, etc).

Reviews and Approvals:

Katie Kent, Community Development Director
Leslie Edwards, Finance Director
Diane McBride, Assistant Town Manager
Tom Fisher, Town Manager

Created/Initiated - 1/7/2026
Approved - 1/7/2026
Approved - 1/8/2026
Final Approval - 1/8/2026

Attachments:

1. Attachment 1 - Narrative
2. Attachment 2 - Real Covenant and Agreement
3. Attachment 3 - First Amendment



August 13, 2025

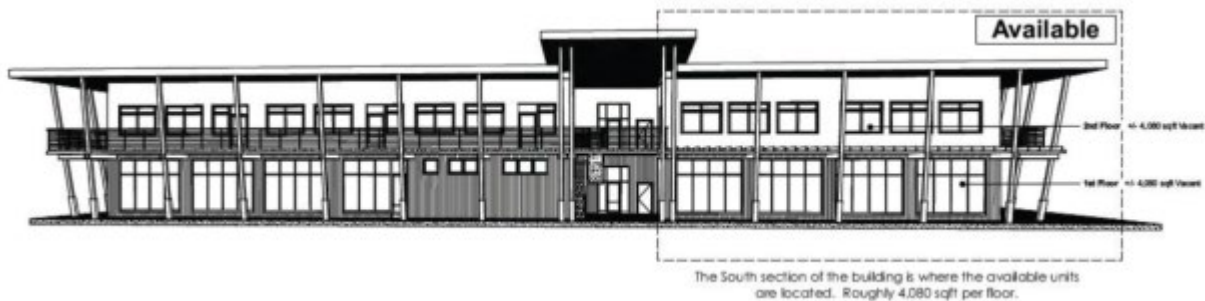
Katie Kent
Community Development Director
Town of Frisco
1 Main Street
Frisco, CO 80443

Re: Steadman Wellness Building Remodel – Pre-application / DRC Meeting
226 Lusher Court, Frisco, CO

INTRODUCTION

This application is to request a modification to the previously approved Wellness Building for interior building remodel and change of use. The vision is to remodel a portion of existing, vacant commercial and office space into market rate for-sale residential units within Frisco's Gateway Zone District. The vacant space was previously leased by Kaiser Permanente, who closed their mountain offices in 2019. The space is owned by the Ten Mile Holdings, LLC, a Colorado limited liability company whose members are Steadman Sports Medicine & Orthopedic doctors.

Following the Covid pandemic, brick and mortar office and commercial uses have struggled to recover, and the office space has remained vacant. Aligning with the Design Principles of the Frisco Community Plan, this application desires to bring vibrancy back into the Summit Boulevard Gateway and Basecamp shopping center by converting long-term vacant and underutilized space. This building is in a desirable location for multi-unit dwellings due to its adjacency to I-70 and the Frisco Transfer Center, convenient access to major ski areas, downtown Frisco, Lake Dillon and other recreational opportunities.



EXISTING CONDITIONS

The Wellness Building is located on the east side of Basecamp, to the north of the existing Basecamp Shops and Residences, and west of the Frisco Transfer Center. The neighborhood is a mixed-use, transit-oriented development at the heart of Frisco's Gateway District. The building is two-stories and complies with bulk, height and architectural guidelines for non-residential standards. The interior of the building is divided into eight suites per table 1 below. The Steadman Clinic, Eye Tech and Brynn Grey occupy 12,360 sf of the building's office space. The remaining 8,160 sf of the building is currently vacant. There is a mix of both deed restricted and market rate residential units in the vicinity of the proposed renovation.

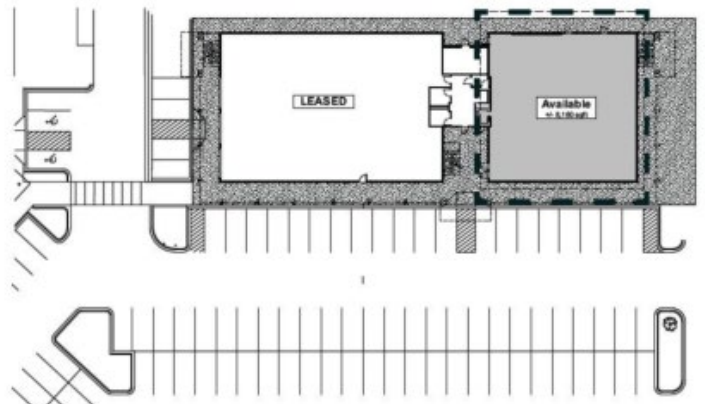




TABLE 1

Suite	Tenant	Size
101	The Steadman Clinic	3,568
102	The Steadman Clinic	2,388
104	Vacant	2,040
105	Vacant	2,040
201	The Steadman Clinic	2,715
203	Eye Tech	3,244
204	Vacant	4,080
205	Brynn Grey	445
Total		20,520
Total Leased		12,360
Total Vacant		8,160

PROPOSED CONVERSION

It is the desire of the Steadman doctors to remodel the 8,160 sf of vacant commercial and office space into ten residential units averaging approximately 350 sf each plus storage. The units will be studios similar to the Basecamp Shops and Residences to the south of this building. The medical / office / retail condos will be approximately 600 sf each. To accomplish this modification, the following building changes will occur:

Interior:

- Remodel the second story into eight studio apartments
- Remodel a portion of the first story into two studio apartments
- Existing retail space and unfinished space will remain a white box until a tenant is acquired.

Exterior:

- Balconies / porches with access doors will be added to the East and West elevations
- Existing doors on the south elevation will be relocated

There are no proposed changes to the roof design, site design, or existing public access.

The proposed remodel is compatible with the Gateway Zone District. Per the Unified Development Code 'UDC', residential density in this district is permitted at a maximum of 16 units per acre. Per Table 2, the proposed density with the addition of 10 residential units will be 4 units per acre, which is a small increase in the existing density for the 25 units at the Basecamp Shops and Residences.

TABLE 2

Existing Residential	Proposed Residential	Total Units	Site Acreage	DU/AC
25 Units (Basecamp Shops and Residences)	10 Units	35	9.4	4



No changes to the overall architectural character of the building are proposed, and there is no proposed increase to the overall size of the building. Per UDC 6.21.2B. Mixed-use buildings shall comply with non-residential development standards; therefore, no changes are proposed. The existing site circulation and parking will be in excess of the required parking by 14 parking spaces, see Table 3.

TABLE 3

Gateway District	Use	Area (SF) / Units	Parking Requirement	Existing Parking Req'd	Proposed Parking Req'd
Existing Uses	Medical Office - Leased	11,915	1 per 350 sf of GFA	34	n/a
	Office	445	1 per 350 sf of GFA	1	n/a
	Medical Office - Vacant	8,160	1 per 350 sf of GFA	23	n/a
Total Existing Required				59	n/a
Proposed Use	Medical Office - Leased	11,915	1 per 350 sf of GFA	34	
	Office	445	1 per 350 sf of GFA	1	
	Residential Studio	10 units	1 per unit		10
Subtotal Required				35	10
Total Proposed Required					45

Multi-unit dwellings are listed as a conditional use in the Gateway District, and this proposed use meets the criteria for approval as identified below.

1. The conditional use is consistent with the purpose and intent of the zone district in which it is proposed to be located, furthers the applicable goals of the Frisco Community Plan, and is a desirable use that will contribute to the general welfare of the community;
The Gateway District is intended to be a mixed-use zone district as identified in the Frisco Community Plan 'Community Plan'. Multi-unit dwellings are listed as a secondary use in this district, which will serve to support the existing commercial development, redevelop vacant / underutilized sites, thereby maximizing the use of Frisco's limited land area per the Design Principles of the Community Plan.
2. The conditional use is compatible with the mix of development in the immediate vicinity of the parcel in terms of density, height, bulk, architecture, landscaping, and open space, as well as with any applicable adopted regulatory master plan or PUD;
No changes are proposed to the site with very minor changes to the building exterior, so the architectural consistency will be maintained. The density is compatible with the Gateway District, which permits up to 16 units per acre. Per the UDC, mixed-use buildings shall follow non-residential development standards, which this building currently complies with following the original approval.
3. The conditional use is consistent and compatible with the character of the immediate vicinity of the parcel proposed for development and surrounding land uses and enhances the mixture of complimentary uses and activities in the immediate vicinity of the parcel proposed for development;



The existing character of the neighborhood is a mixed-use development with transit oriented micro studios, shopping, dining and offices. The addition of multi-unit residential buildings will be primarily located on the second floor of the Wellness Building, which follows the Community Plan for mix of uses within the Summit Boulevard Gateway area. This will allow The Steadman Clinic medical offices to have primary access and visibility, with residential as a secondary use.

4. The location, size, design and operating characteristics of the proposed conditional use minimizes adverse effects, including visual impacts, impacts on pedestrian and vehicular circulation, parking, refuse and recycling services/area, service delivery, noise, vibrations and odor on surrounding properties;
There will not be any negative impacts to the surrounding properties. The parking requirement for residential is lower than office, which assumes fewer vehicles entering and existing the site. The site will have a net increase in available parking with the conversion of use. There will not be any associated service delivery, noise, odor, etc. with this use. There are two existing dumpsters that the Wellness Building tenants use: right between the Wellness Building and Outer Range Brewery, and right across from Pure Kitchen.
5. There are adequate public facilities and services to serve the conditional use including, but not limited to, roads, potable water, sewer, solid waste, parks, police, fire protection, emergency medical services, hospital and medical services, drainage systems and schools; and
This conditional use is contemplated and consistent with the Gateway Zone District and has previously been approved within this development. Additionally, at 4 units per acre, it is well under the potential permitted residential density of 16 units per acre. A preliminary analysis by the MEP engineer found that the conversion of the space from office / commercial to residential is viable based on the following parameters:
 - *Sanitary is currently a 6" which will be sufficient for the conversion*
 - *Existing water tap and meter are shown as 1.5" with a 2" backflow preventer with a pipe velocity at 62 with GPM 11.23 feet per second*

**TOWN OF FRISCO
COUNTY OF SUMMIT
STATE OF COLORADO
ORDINANCE 13-05**

AN ORDINANCE AUTHORIZING THE SALE OF: (I) THAT CERTAIN REAL PROPERTY OWNED BY THE TOWN AND LEGALLY DESCRIBED AS LOT 2A, A FINAL PLAT OF LOT 2, SUMMIT STAGE TRANSIT CENTER, A REPLAT OF THE PROPOSED SCHOOL TRACT, MEADOW CREEK SUBDIVISION, ACCORDING TO THE PLAT FILED MAY 19, 1999 UNDER RECEPTION NO. 596112, COUNTY OF SUMMIT, STATE OF COLORADO; AND (II) THAT CERTAIN REAL PROPERTY REFERRED TO AS THE "LUSHER COURT PARCEL" AND LEGALLY DESCRIBED IN EXHIBIT A TO TOWN OF FRISCO ORDINANCE 13-01, WHICH ORDINANCE IS FILED FOR RECORD MAY 7, 2013 UNDER RECEPTION NUMBER 1025806, IN THE COUNTY OF SUMMIT, STATE OF COLORADO, WHICH REAL PROPERTY IS ALSO KNOWN, COLLECTIVELY, AS THE "INTERSTATE PARCEL."

WHEREAS, the Town Council finds that it has no present governmental use for certain real property owned by the Town, known as the "Interstate Parcel," and legally described as set forth above and in Exhibit A to Town of Frisco Ordinance 13-01 (the "Property"); and

WHEREAS, the Town Council finds that the Property should be developed and desires that the Property be developed as a means to encourage and facilitate substantial local economic activity; and

WHEREAS, as a result of the offer to purchase the Property evidenced by the attached Termination of Lease and Agreement for the Purchase and Sale of Real Property, the Town has an opportunity to: (i) sell the Property at a purchase price that is at or near the Property's fair market value; and (ii) provide for the development of the Property as a means of encouraging and facilitating substantial local economic activity; and

WHEREAS, Colorado Revised Statutes § 31-15-713(b) authorizes the Town to sell real property, by ordinance, upon such terms and conditions as the Town Council may determine at a regular or special meeting; and

WHEREAS, the Town Council has determined that it is in the best interests of the Town to sell the Property upon the terms and conditions set forth in the attached Termination of Lease and Agreement for the Purchase and Sale of Real Property between the Town of Frisco and Brynn Grey X, LLC, dated June 3, 2013, (the "Agreement").

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FRISCO, COLORADO:

Section 1. That the Mayor and Town Clerk are hereby authorized to execute the Agreement and to execute each and every other document necessary or desirable to effectuate the sale of the Property in accordance with the terms and conditions of the Agreement.

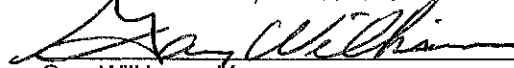
Section 2. Severability. If any section, subsection or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected thereby.

Section 3. Effective Date. This ordinance shall take effect pursuant to the Home Rule Charter of the Town of Frisco, Colorado.

INTRODUCED, PASSED ON FIRST READING AND PUBLICATION AND POSTING ORDERED THIS 22nd DAY OF MAY, 2013.

ADOPTED ON SECOND AND FINAL READING AND PUBLICATION BY TITLE ORDERED THIS 28th DAY OF MAY, 2013.

TOWN OF FRISCO, COLORADO



Gary Wilkinson, Mayor

Attest:



Deborah Wohlmuth, CMC, Town Clerk



1027923

Kathleen Neel - Summit County Recorder

9 Pages

6/4/2013 12:52 PM

DF: \$0.00

① 51.00

REAL COVENANT AND AGREEMENT

THIS REAL COVENANT AND AGREEMENT (this "Agreement") is made effective as of the 28th day of May, 2013, by and between THE TOWN OF FRISCO, a Colorado municipal corporation (the "Declarant") and BRYNN GREY X, LLC, a Colorado limited liability company ("Brynn Grey").

RECITALS

A. Declarant is the owner of that certain real property located in the Town of Frisco, County of Summit, State of Colorado, that is legally described in Exhibit A hereto (hereinafter the "Property"), which exhibit is incorporated into this Agreement by this reference.

B. In order to induce the Declarant to (i) terminate the Lease for the Property between Declarant and Brynn Grey, which Lease was effective as of June 6, 2012, and (ii) sell the Property to Brynn Grey, the Declarant and Brynn Grey have agreed that the Property shall be conveyed subject to the terms and conditions of this Agreement, which terms and conditions are intended to benefit the Town and provide assurances to the Town with respect to the development and use of the Property.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing Recitals, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant hereby declares and Brynn Grey agrees that the Property shall hereafter be held, sold, and conveyed subject to the following covenants, restrictions, and conditions, all of which shall be covenants running with the land, and which are for the purposes of ensuring that the Property be developed as, and only as, set forth herein, and protecting the value and desirability of the Property, and which covenants, restrictions, and conditions shall be binding on all parties having any right, title, or interest in the Property, or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of the Declarant, the Town of Frisco.



20130819

1. Development Obligations. The Property shall be developed and used by Brynn Grey as a prime retail space commercial development, with the initial tenant being Whole Foods Market, Inc., for purposes of a grocery store. For purposes of this Agreement, "Whole Foods Market, Inc." or "WFM" shall mean and include Whole Foods Market, Inc., any parent company or subsidiary of Whole Foods Market, Inc., an entity which controls, is controlled by, or is under the common control with Whole Foods Market, Inc., or is an entity or otherwise an affiliate of Whole Foods Market, Inc. Brynn Grey shall use its best commercial efforts from time to time to obtain and retain tenants that (i) complement the quality of, and type of, corporation that is WFM; (ii) complement the Town of Frisco's mountain lifestyle and character; and (iii) are commercially viable over the long term. Except as limited by this Section and Sections 4 and 5 below, the Property may be used for any purpose permitted by Town zoning laws.

2. Rentable Area Limitations. Unless otherwise approved by the Town in its sole and absolute discretion in a written amendment to this Agreement:

a. At no time shall the Rentable Area (as defined below) of the Property include more than 105,000 square feet.

b. At no time shall any single building on the Property contain more than 40,000 square feet of Rentable Area.

c. At no time shall the total Rentable Area available for rental to all tenants and subtenants other than Whole Foods Market, Inc. or other than the tenant of the WFM Site (defined below) exceed 65,000 square feet of Rentable Area.

Nothing in this Section shall be construed to require that any certain number of square feet of Rentable Area be constructed by Brynn Grey on the Property, it being understood by Brynn Grey and the Town that, so long as each of the maximum Rentable Area limitations set forth above are not violated, the final Rentable Area of the Property will be based upon market conditions.

3. Definition of Rentable Area. For purposes of Section 2 above, the term "Rentable Area" of a building on the Property shall be the actual, as-built total number of square feet of area within the ground floor of the building including, if applicable, the area occupied by walls, columns, elevators, dumb waiters, stairs, escalators, conveyors or other interior construction and equipment measured from the exterior face of the exterior walls of the building. By way of clarification, the Rentable Area of a building by the foregoing definition excludes (a) exterior sidewalks, (b) any portions of any basement and/or mezzanine areas located or constructed in the building, (c) exterior loading docks, (d) the exterior portions of receiving areas, and (e) any exterior trash compactor areas. The "Rentable Area" of the Property shall be the Rentable Area of all buildings constructed on the Property.

4. Prohibited Uses. So long as that certain deed of trust dated June 3, 2013 for the benefit of the Town to secure the promissory note dated June 3, 2013 made by Brynn Grey to the order of the Town in the amount of \$4,500,000 (the "Deed of Trust") remains a lien on the Property and at least until June 3, 2023, the Property shall not be used for any of the purposes set forth on Exhibit B hereto which exhibit is incorporated into this Agreement by this reference.

5. Tenancy Approval Rights.

a. Tenants. Until the earlier of (i) the date that the promissory note dated June 3, 2013 made by Brynn Grey to the order of the Town in the amount of \$4,500,000 (the "Note") is completely paid or (ii) the latest date upon which a final certificate of occupancy is issued for each and every part of each and every of the five (5) buildings to be constructed on the Property pursuant to the development application for the Property approved by the Town of Frisco Planning Commission on May 16, 2013, as amended from time to time, Brynn Grey shall not lease the whole or any part of the Property without the prior written consent of the Town to the tenant, such consent not to be unreasonably withheld, conditioned or delayed. Brynn Grey agrees that the Town's consent, or lack thereof as applied to a tenant, shall be based on whether, in the Town's reasonable judgment, the proposed tenant (i) complements the quality of, and type of corporation that is Whole Foods Market, Inc.; (ii) complements the Town of Frisco's mountain lifestyle and character; and (iii) is commercially viable over the long term. Approval of any tenant shall be deemed given if the Town fails to object to a proposed tenant within thirty (30) days after receipt of a notice requesting approval of the proposed tenant.

b. Subtenants. Until the earlier of (i) the date that the Note is completely paid or (ii) the latest date upon which a final certificate of occupancy is issued for each and every part of each and every of the five (5) buildings to be constructed on the Property pursuant to the development application for the Property approved by the Town of Frisco Planning Commission on May 16, 2013, as amended from time to time, Brynn Grey's tenants may not assign their leases or sublease their premises without the prior written consent of the Town, such consent not to be unreasonably withheld, conditioned or delayed, such consent, or lack thereof, to be based on whether, in the Town's reasonable judgment, the proposed assignee or subtenant (i) complements the quality of, and type of corporation that is Whole Foods Market, Inc.; (ii) complements the Town of Frisco's mountain lifestyle and character; and (iii) is commercially viable over the long term. Approval of any subtenant or assignee shall be deemed given if the Town fails to object to a proposed subtenant or assignee within thirty (30) days after receipt of a notice requesting approval of the proposed subtenant or assignee.

c. Exceptions. Notwithstanding any provision of this Agreement, (i) WFM shall have the rights, without the Town's consent or any other interference, to sublet all or portions of the WFM Site and assign the WFM Lease that are provided in the WFM Lease (ii) each tenant shall have the assignment and sublet rights provided for in their leases provided that the tenant was approved by the Town pursuant to Section 5(a) above, and (iii) any lender who has foreclosed on Brynn Grey's or any tenant's or subtenant's interest in the Property, or who has taken a deed in lieu of foreclosure, and any purchaser at a foreclosure sale held pursuant to a deed of trust of Brynn Grey's or any tenant's or subtenant's interest in the Property may assign its interests and they and their assignees shall have the right to lease or sublease interests in the Property without the consent of the Town. For purposes of this Section, the "WFM Site" shall mean the footprint of the WFM Building, and the "WFM Building" shall mean any building constructed on the Property which was designed for occupancy by Whole Foods Market, Inc. The "WFM Lease" is that ground lease (as it has been and will be amended from time to time) between Brynn Grey and WFM for the lease of the WFM Site dated January 23, 2012.

d. Dispute Resolution. Any dispute as to whether the Town's failure to consent to any lease or sublease pursuant to this Section 5 is reasonable shall be decided by Mediation/Arbitration as described in this subsection. The parties shall attempt in good faith to

resolve such disputes promptly by negotiation. Either party may request mediation and upon such request, the parties shall agree upon a mediator to facilitate the negotiations and if they cannot agree upon such a mediator, the Judicial Arbitrator Group (JAG) shall be the mediator and if JAG is no longer in business then either party may pick a neutral alternative dispute expert who shall choose the mediator. The parties will share the cost of mediation equally. If the matter is not resolved within thirty (30) days after the mediator is selected, the dispute shall be resolved by the selected mediator acting as an arbitrator. The procedure for arbitration shall be as agreed by the parties but if the parties are unable to agree, the arbitration shall be conducted as prescribed by the Commercial Arbitration Rules of the American Arbitration Association. Unless the parties agree to a different place, all mediation meetings and arbitration hearings shall be held in the location specified by the mediator or mediator acting as arbitrator (as applicable).

6. Enforcement. This Agreement is for the benefit of the Town and Brynn Grey and shall be enforceable by the Town and the then current owner of the Property. This Agreement is subject to the remedy of specific performance. In any lawsuit seeking specific performance or injunctive relief with respect to the terms of this Agreement, the harm suffered by reason of a breach of the terms hereof shall be deemed to be irreparable for which the enforcing party does not have an adequate remedy at law. In the event of any action or proceeding to enforce this Agreement, the prevailing party shall be awarded all of its costs and expenses incurred in connection with such action or proceeding, including reasonable attorneys' fees. This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Colorado.

7. Covenant Running with the Land. The terms and restrictions set forth in this Agreement shall be a covenant running with the land, enforceable against all future owners of any interest in the Property, including but not limited to tenants and subtenants. The rights, obligations and benefits of this Agreement shall inure to the benefit of, and be binding upon, the Town and the owner of the Property, and such owner's successors in interest, and shall burden and bind the Property and the owner(s) of any interest therein or thereto, and their successors in interest. Notwithstanding the foregoing, the terms and restrictions set forth in Sections 1 and 5 hereof (other than the definitions applicable in other Sections), shall no longer be in effect in the event that FirstBank or its successor forecloses on a deed of trust that may be recorded against the Property for the benefit of FirstBank and as a result of such foreclosure, FirstBank or another bidder at the foreclosure sale or either of their successors becomes the owner of the Property.

8. Severability. In the event any provision of this Agreement shall be held to be invalid, illegal or unenforceable, such invalid, illegal or unenforceable provision shall be reformed to render it enforceable, but only to the extent absolutely necessary to render the provision enforceable.

9. No Waiver. In no event shall failure to enforce any covenant, condition or restriction provided for in this Agreement constitute a waiver of such person's right to later enforce such provision or another covenant, restriction or condition set forth in this Agreement.

10. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed a duplicate original. Signature pages may be detached and reattached to physically form one document.

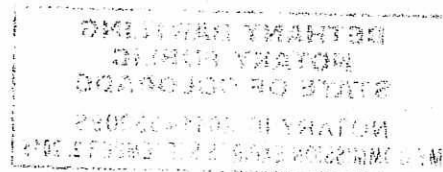
11. No Third-Party Beneficiaries. It is the intent of the Town and Bryn Grey that they shall be and remain the sole beneficiaries of this Agreement, and except as to an owner of the Property who has succeeded to Brynn Grey's rights and obligations hereunder, no other or third-party shall be entitled to enforce the provisions of this Agreement.

12. Modification. Neither this Agreement nor any of the Exhibits attached hereto may be modified except by a written agreement signed by the Town and the owner of the Property at the time of such agreement.

13. Entire Agreement; Representations. This Agreement embodies the entire agreement between Town and Brynn Grey with respect to the subject matter hereof and supersedes all prior agreements and understandings, whether written or oral. Town and Brynn Grey have neither made nor relied upon any promises, representations or warranties in connection with this Agreement that are not expressly set forth in this Agreement.

IN WITNESS WHEREOF, the Town and Brynn Grey have executed this Agreement as of the day and year first written above.

Separate Signatures to follow



TOWN OF FRISCO

By: *Gary Wilkinson*
Gary Wilkinson, Mayor

ATTEST:

Deborah Wohlmut
Deborah Wohlmut, CMC, Town Clerk

STATE OF COLORADO)
) ss.
COUNTY OF SUMMIT)

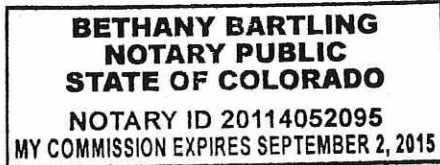
The foregoing instrument was acknowledged before me as of the 28 day of May, 2013, by Gary Wilkinson, as Mayor, and Deborah Wohlmut, as Town Clerk, of the Town of Frisco, a Colorado home rule municipal corporation.

WITNESS my hand and official seal.

My commission expires: 9/2/15

Address:

Bethany Bartling
Notary Public
1 Main Street
Frisco CO 80443



BRYNN GREY X, LLC

By: _____

David O'Neil, Manager

STATE OF COLORADO)

COUNTY OF Summit)

ss.

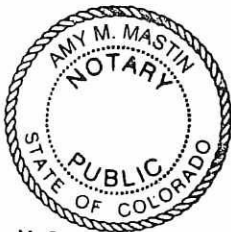
The foregoing instrument was acknowledged before me this 29th day of May, 2013, by David O'Neil as Manager of Brynn Grey X, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 7/28/2015

Amy M. Mastin
Notary Public

Address: _____



My Commission Expires

**EXHIBIT A
TO REAL COVENANT AND AGREEMENT**

Legal Description of the Property

LOT 2A, A FINAL PLAT OF LOT 2, SUMMIT STAGE TRANSIT CENTER, A REPLAT OF THE PROPOSED SCHOOL TRACT, MEADOW CREEK SUBDIVISION, ACCORDING TO THE PLAT FILED MAY 19, 1999 UNDER RECEPTION NO. 596112, COUNTY OF SUMMIT, STATE OF COLORADO

AND

THAT CERTAIN PARCEL OF REAL PROPERTY REFERRED TO AS THE "LUSHER COURT PARCEL" AND LEGALLY DESCRIBED IN EXHIBIT A TO TOWN OF FRISCO ORDINANCE 13-01, WHICH ORDINANCE IS FILED FOR RECORD MAY 7, 2013 UNDER RECEPTION NUMBER 1025806, IN THE COUNTY OF SUMMIT, STATE OF COLORADO

Together with any water rights and well rights appurtenant to the above described land, if any.

Together with all improvements and structures, if any, now or hereafter located thereon.

EXHIBIT B
TO REAL COVENANT AND AGREEMENT

Prohibited Uses

1. any movie theater, bowling alley, dance hall or discotheque;
2. schools of any nature (including, without limitation any cooking school or cooking classes, beauty school, barber college, reading room, place of instruction, or any other operation serving primarily students or trainees rather than retail customers);
3. any gasoline or service station, automotive service or repair business;
4. any facility for the sale, lease or rental of automobiles, trucks, motorcycles, recreational vehicles, boats or other vehicles where the automobiles, trucks, motorcycles, recreational vehicles or boats are located within the Demised Premises (remote rentals or leasing of such items from the Demised Premises for pick-up outside the Demised Premises not being a Prohibited Use);
5. any manufacturing facility;
6. any dry cleaner;
7. any retail operation in which more than twenty (20%) percent of the sales area of such operation is used for the display and/or sale of clothing or goods commonly referred to as close outs, manufacturer's overruns, or excess inventory or manufacturer's seconds or imperfect merchandise;
8. any "second hand" store, used clothing or thrift store, pawn shop, salvation army type store, "surplus" store or liquidation outlet;
9. any discount retailer (such as, without limitation, "dollar" stores such as Family Dollar);
10. any mortuary or funeral parlor;
11. any coin operated laundry;
12. any children's recreational, educational or day-care facility;
13. any health club, health spa, fitness center, yoga or Pilates center, weight room, gymnasium or the like located in the ground floor of any building;
14. any medical marijuana dispensary, marijuana cultivation facility or retail marijuana sales facility located in the ground floor of any building; or
15. any massage parlor, "head" shop, or tattoo or piercing parlor.

When recorded return to:

Richard C. Nehls
c/o PACKARD AND DIERKING, LLC
2595 Canyon Blvd., Suite 200
Boulder, CO 80302

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 3rd day of June, 2013, between the **TOWN OF FRISCO**, a Colorado municipal corporation ("**Grantor**"), whose address is _____, and **BRYNN GREY X, LLC**, a Colorado limited liability company ("**Grantee**"), whose address is 777 Pearl Street, Suite 200, Boulder, Colorado 80302.

WITNESSETH, THAT, Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto Grantee all the real property, together with improvements, if any, situate, lying and being in the County of Summit, State of Colorado, legally described as follows (the "Property"):

See Exhibit A, attached hereto and incorporated herein by this reference.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the Property, and the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property with the appurtenances, unto the Grantee, its successors and assigns forever. Grantor for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor except for the matters set forth on Exhibit B, attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date set forth above.

TOWN OF FRISCO,
a Colorado municipal corporation

By: 
Gary Wilkinson, Mayor

ATTEST:


Deborah Wohlmuth, CMC, Town Clerk

STATE OF COLORADO)
) ss.
COUNTY OF SUMMIT)

The foregoing instrument was acknowledged before me as of the 29 day of May, 2013, by Gary Wilkinson, as Mayor, and Deborah Wohlmuth, as Town Clerk, of the Town of Frisco, a Colorado home rule municipal corporation.

WITNESS my hand and official seal.

Bethany Bartling
Notary Public

My Commission Expires: 9/2/15

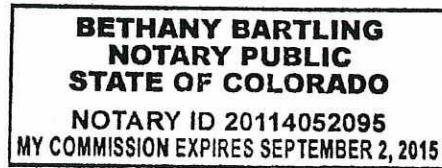


Exhibit A
To
Special Warranty Deed

LEGAL DESCRIPTION

LOT 2A, A FINAL PLAT OF LOT 2, SUMMIT STAGE TRANSIT CENTER, A REPLAT OF THE PROPOSED SCHOOL TRACT, MEADOW CREEK SUBDIVISION, ACCORDING TO THE PLAT FILED MAY 19, 1999 UNDER RECEPTION NO. 596112, COUNTY OF SUMMIT, STATE OF COLORADO

AND

THAT CERTAIN PARCEL OF REAL PROPERTY REFERRED TO AS THE "LUSHER COURT PARCEL" AND LEGALLY DESCRIBED IN EXHIBIT A TO TOWN OF FRISCO ORDINANCE 13-01, WHICH ORDINANCE IS FILED FOR RECORD MAY 7, 2013 UNDER RECEPTION NUMBER 1025806, IN THE COUNTY OF SUMMIT, STATE OF COLORADO

Together with any water rights and well rights appurtenant to the above described land, if any.

Together with all improvements and structures, if any, now or hereafter located thereon.

Exhibit B
To
Special Warranty Deed

PERMITTED EXCEPTIONS

Taxes and assessments for calendar year 2013.

(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED JANUARY 11, 1892 IN BOOK 62 AT PAGE 562 AND RE-RECORDED APRIL 25, 1975 IN BOOK 264 AT PAGE 727 UNDER RECEPTION NO. 148106.

NOTES, DEDICATIONS AND EASEMENTS SET FORTH ON THE PLAT FOR MEADOW CREEK SUBDIVISION RECORDED AUGUST 1, 1978 UNDER RECEPTION NO. 178502

ENCROACHMENT OF PARKING AREA, FOOT PATH, GAZEBO, PLAYGROUND AND POND ONTO SUBJECT PROPERTY, AS SHOWN ON THE BOUNDARY SURVEY DATED AUGUST 2, 1995 PREPARED BY BASELINE SURVEYS, INC.

NOTES DEDICATIONS AND EASEMENTS AS SHOWN ON THE PLAT OF SUMMIT STAGE TRANSIT CENTER RECORDED AUGUST 15, 1997 UNDER RECEPTION NO. 544828

NOTES, DEDICATIONS, WETLANDS AND EASEMENTS SET FORTH ON A FINAL PLAT OF LOT 2, SUMMIT STAGE TRANSFER CENTER RECORDED MAY 19, 1999 UNDER RECEPTION NO. 596112.

TERMS, CONDITIONS AND PROVISIONS OF INTERGOVERNMENTAL AGREEMENT RECORDED FEBRUARY 10, 2004 AT RECEPTION NO. 745920.

ALL MATTERS SET FORTH ON THE SURVEY BY RANGE WEST, JOB NO. 18695, DATED March 16, 2012.

TERMS, CONDITIONS AND PROVISIONS OF DECLARATION OF COVENANTS DATED MAY 29, 2013 RECORDED _____, 2013 AT RECEPTION NO. _____

EXHIBIT B

PROMISSORY NOTE

PROMISSORY NOTE

U.S. \$ 4,500,000.00

Frisco, Colorado

Date: June 3, 2013

1. FOR VALUE RECEIVED, Brynn Grey X, LLC, a Colorado limited liability company (Maker) promises to pay to the order of The Town of Frisco, a Colorado municipal corporation (Holder), the sum of FOUR MILLION FIVE HUNDRED THOUSAND Dollars (\$4,500,000.00) principal, and interest thereon, as set forth in this Promissory Note. Principal and interest shall be payable at 1 Main Street, P.O. Box 4100, Frisco, Colorado 80443, or such other place as Holder may designate. This Promissory Note is secured by a Deed of Trust (the "Deed of Trust") on the following described real estate in Summit County, Colorado, to-wit:

LOT 2A, A FINAL PLAT OF LOT 2, SUMMIT STAGE TRANSIT CENTER, A
REPLAT OF THE PROPOSED SCHOOL TRACT, MEADOW CREEK
SUBDIVISION, ACCORDING TO THE PLAT FILED MAY 19, 1999 UNDER
RECEPTION NO. 596112, COUNTY OF SUMMIT, STATE OF COLORADO

AND

THAT CERTAIN PARCEL OF REAL PROPERTY REFERRED TO AS THE
"LUSHER COURT PARCEL" AND LEGALLY DESCRIBED IN EXHIBIT A TO
TOWN OF FRISCO ORDINANCE 13-01, WHICH ORDINANCE IS FILED FOR
RECORD MAY 7, 2013 UNDER RECEPTION NUMBER 1025806, IN THE
COUNTY OF SUMMIT, STATE OF COLORADO

Together with any water rights and well rights appurtenant to the above described land, if any.

Together with all improvements and structures, if any, now or hereafter located thereon (the "Property").

The terms and conditions of said Deed of Trust are hereby incorporated herein by this reference in their entirety.

The principal amount of this Promissory Note, and interest thereon, is due and payable as follows:

The principal amount of this Promissory Note shall bear simple interest at the annual rate of two and one quarter percent (2.25%). Interest shall accrue annually, but no payment of principal or interest shall be required during the first ten (10) years following June 3, 2013. As of June 3, 2023, the outstanding principal amount of this Promissory Note and all accrued interest thereon shall be added together and, from and after said date, the aggregate amount of unpaid principal and interest thereon shall bear simple interest at the annual rate of two and one quarter (2.25%) and Maker shall make annual payments to the Holder as follows:

June 3, 2024	\$ 200,000
June 3, 2025	\$ 200,000
June 3, 2026	\$ 200,000
June 3, 2027	\$ 200,000
June 3, 2028	\$ 200,000
June 3, 2029	\$ 250,000
June 3, 2030	\$ 250,000
June 3, 2031	\$ 250,000
June 3, 2032	\$ 250,000
June 3, 2033	\$ 4,659,587*
Total	\$ 6,659,587*

*These figures are subject to change based upon the interest rate changes that may be made under this paragraph. Any part of the foregoing notwithstanding, if each and every part of each of the five (5) buildings to be constructed on the real property securing this Promissory Note has been issued a Certificate of Occupancy on or before June 3, 2018, then the principal amount of this Promissory Note shall bear simple interest at the annual rate of one and three quarters percent (1.75%). For purposes of this paragraph, the five (5) buildings to be constructed on the real property consist of the "Whole Foods Market" building, the "in-line" building adjacent to the Whole Foods Market building, the "gateway" building at the main entrance to the shopping center,

the "wellness" building adjacent to the transportation transfer center, and the "regional retail" building near the south-eastern corner of the property. For purposes of this paragraph, a "Certificate of Occupancy" shall mean and be limited to the final, non-temporary, Certificate of Occupancy issued by the Town Building Division of the Town Community Development Department pursuant to the International Building Code, and any amendments thereto, in effect within the Town at the time the certificate is to be issued.

In all events, all principal and interest shall be paid by June 3, 2033.

2. Maker shall pay to Holder a late charge of five percent (5%) of any payment not received by Holder within ten (10) days after the payment is due.

3. Payments received for application to this Promissory Note shall be applied first to the payment of late charges, if any, second to the payment of accrued interest at the rate specified in paragraph 4 below, if applicable, third to accrued interest at the rate specified above, and the balance applied in reduction of the principal amount hereof.

4. If any payment required by this Note is not paid when due, or if any default under any Deed of Trust securing this Note occurs, the entire principal amount outstanding and accrued interest thereon shall at once become due and payable at the option of Holder (Acceleration); and the indebtedness shall bear interest at the rate of eight percent (8%) per annum from the date of default. Holder shall be entitled to collect all reasonable costs and expense of collection and/or suit, including, but not limited to reasonable attorneys' fees.

5. Maker may prepay the principal amount outstanding under this Promissory Note, in whole or in part, at any time without penalty. Any partial prepayment shall be applied against the principal amount outstanding and shall not postpone the due date of any subsequent payments or change the amount of such payments.

6. Maker and all other makers, sureties, guarantors, and endorsers hereby waive presentment, notice of dishonor and protest, and they hereby agree to any extensions of time of payment and partial payments before, at, or after maturity. This Promissory Note shall be the joint and several obligation of Maker and all other makers, sureties, guarantors and endorsers, and their successors and assigns.

7. Any notice to Maker provided for in this Promissory Note shall be in writing and shall be given and be effective upon (a) delivery to Maker or (b) by mailing such notice by first class U.S. mail, addressed to Maker at Maker's address stated below, or to such other address as Maker may designate by notice to Holder. Any notice to Holder shall be in writing and shall be given and be effective upon (a) delivery to Holder or (b) by mailing such notice by first class U.S. mail, to

Holder at the address stated in the first paragraph of this Promissory Note, or to such other address as Holder may designate by notice to Maker.

8. The indebtedness evidenced by this Note is secured by a Deed of Trust dated June 3, 2013, and until released said Deed of Trust contains additional rights of Holder. Such rights may cause Acceleration of the indebtedness evidenced by this Promissory Note. Reference is made to said Deed of Trust for such additional terms.

BRYNN GREY X, LLC, a Colorado limited liability company

By: _____



David O'Neil, Manager

Maker's address: 777 Pearl Street, Suite 200

Boulder, CO 80302

PERSONAL GUARANTEE

Until June 3, 2016, the undersigned ("Guarantor") hereby guaranties to Town the prompt payment, observance and performance of all of Maker's representations, warranties, covenants, duties, indebtedness, liabilities and other obligations under this Promissory Note, the Deed of Trust and all other documents and instruments to be executed by Maker in connection herewith, whether absolute, fixed, contingent, direct or indirect, or liquidated or un-liquidated (collectively the "Guaranteed Obligations"), all of which Guaranteed Obligations are primary, absolute and unconditional and are intended as a continuing guaranty of payment and performance by Guarantor and not of collection. Guarantor agrees that, during the term of this Guarantee; so long as there remain any Guaranteed Obligations outstanding, his or her liability hereunder and thereunder will not be released, impaired or affected by anything done, omitted to be done, suffered or permitted by the Town or by any other person or entity by any other matter, act,

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omission, circumstance or thing of any nature or kind whatsoever. Guarantor hereby expressly waives demand, presentment for payment, protest, notice of dishonor, of protest, of nonpayment, and of maturity, and diligence in collecting or bringing suit against any party liable for payment or performance of the Guaranteed Obligations, and further agrees to any and all extensions, renewals, modifications, partial payments, substitution of evidence of the Guaranteed Obligations, the taking or release of any security or collateral, or the release of any party liable for payment or performance of the Guaranteed Obligations, with or without notice, before or after maturity. Guarantor further expressly waives notice of the acceptance of this Guaranty, Notice of the existence or creation of all or any part of the Guaranteed Obligations, notice of termination as to further liability given by any guarantor, notice of default in the payment of the Guaranteed Obligations, any right to require Town to proceed against Buyer or any security held in relation to the Guaranteed obligation or to pursue any other right or remedy in Town's power, any right to a marshaling of Maker's assets or any of the collateral given as security for the Guaranteed Obligations, any right to contest the enforcement of this Guaranty by virtue of any statute of limitations as it might apply against Maker, or other law varying the terms of this Guaranty, the right to interpose counterclaims or setoffs of any kind or description in any litigation arising under this Guaranty, any other defense available to Guarantor at law or in equity except satisfaction of the Guaranteed Obligations. Guarantor waives the benefit of any rights he or she may have under C.R.S. §§ 13-50-102 and 103.

Executed this 29 day of May, 2013.


David G. O'Neil



Acknowledgment and Receipt of Promissory Note and Deed of Trust

Promissory Note and Deed of Trust dated **June 04, 2013** in the principal amount of **\$4,500,000.00**

Entered into between **BRYNN GREY X, LLC, A COLORADO LIMITED LIABILITY COMPANY** as Borrower, and **TOWN OF FRISCO** as Lender

Property address: **120 LUSHER CT FRISCO CO 80443**

Escrow no: **M20130819**

Order no: **BD20130819**

The undersigned, Lender and Borrower hereby acknowledge, agree and confirm that:

1. The Lender and Borrower have reviewed the Promissory Note and Deed of Trust;
2. The terms and provisions of the Promissory Note and Deed of Trust correctly reflect the intentions of the Lender and Borrower;
3. Land Title Guarantee Company acted in accordance with, and at the directions of, the Lender and Borrower, in completing the Promissory Note and Deed of Trust;
4. The Lender and Borrower will hold Land Title Guarantee Company harmless from any and all liability, damages and expenses arising out of the completion of the Promissory Note and Deed of Trust;
5. The Lender has received, and will retain, the original Promissory Note.

LENDER

Thad Reiser, Frisco Town Attorney

SSN# OR FED ID#

DATE

6/5/13

LENDER

SSN# OR FED ID#

DATE

BORROWER

SSN# OR FED ID#

DATE

BORROWER

SSN# OR FED ID#

DATE

Important Note to Lender:

At such time as the loan secured by the Promissory Note and Deed of Trust is paid off, the Lender is required to produce the following documents to the Public Trustee of the County where the property is situated:

1. Original Promissory Note, marked "Paid in Full" with the date of payment and signed by the Lender;
2. The original recorded Deed of Trust;
3. An original Request for Release of Deed of Trust, in a form acceptable to the Public Trustee, and executed by the Lender, and acknowledged before a Notary Public;

The Public Trustee will not release the Deed of Trust without the production of these documents. In addition, if the Promissory Note is mislaid, the Lender will be required to produce a lost instrument bond, in favor of the Public Trustee, to effectuate the release of the Deed of Trust.

Thad Renaud

From: Wohlmuth, Deborah <DeborahW@townoffrisco.com>
Sent: Monday, June 17, 2013 4:35 PM
To: Thad Renaud
Subject: Interstate Parcel Promissory Note
Attachments: Interstate Parcel (2).pdf

Thad,

Per our conversation, the attached document has been stored in laserfiche electronically (admin>finance>town owned property>interstate parcel. The original is stored in the vault. First filing cabinet on left, third drawer. Label indicates Town Owned Property>Interstate Parcel>6/3/13 Promissory Note Brynn Grey.

Let me know if you need any additional action taken.

Deborah Wohlmuth
Town Clerk
Town of Frisco
970-668-5276 x3034





1027926

Kathleen Neel - Summit County Recorder

22 Pages

6/4/2013 12:52 PM

DF: \$0.00

EXHIBIT C

DEED OF TRUST

(4) 116.00

DEED OF TRUST



20130819

THIS DEED OF TRUST is made this 29th day of May, 2013, between Brynn Grey X, LLC, a Colorado limited liability company (BRYNN GREY), whose address is 777 Pearl Street, Suite 200, Boulder, CO 80302 and the Public Trustee of the County in which the Property (see § 1) is situated (Trustee); for the benefit of The Town of Frisco, a Colorado municipal corporation (Lender), whose address is 1 Main Street, P.O. Box 4100, Frisco, CO 80443 (TOWN).

BRYNN GREY and TOWN covenant and agree as follows:

1. Property in Trust. BRYNN GREY, in consideration of the indebtedness herein recited and the trust herein created, hereby grants and conveys to Trustee in trust, with power of sale, the property located in the County of Summit, State of Colorado described on Exhibit A hereto together with all its appurtenances (Property).

2. Note: Other Obligations Secured. This Deed of Trust is given to secure to TOWN:

2.1. the repayment of the indebtedness evidenced by BRYNN GREY's note (Note) dated June 3, 2013 in the principal sum of Four Million Five Hundred Thousand Dollars (U.S. \$4,500,000.00), payable at 1 Main Street, P.O. Box 4100, Frisco, CO 80443 or such other place as TOWN may designate; and BRYNN GREY is to pay to TOWN a late charge of five percent (5%) of any payment not received by TOWN within ten (10) days after payment is due; and BRYNN GREY has the right to prepay the principal amount outstanding under said Note, in whole or in part, at any time without penalty except none;

2.2. the payment of all other sums, with interest thereon at eight percent (8%) per annum (which is the default rate provided in the Note), disbursed by TOWN in accordance with this Deed of Trust to protect the security of this Deed of Trust; and

2.3. the performance of the covenants and agreements of BRYNN GREY herein contained.

3. Title. BRYNN GREY covenants that BRYNN GREY owns and has the right to grant and convey the Property, and warrants title to the same, subject to general real estate taxes for the current year, easements of record or in existence, and recorded declarations, restrictions, reservations and covenants, if any, as of this date; and those matters set forth on Exhibit B hereto.

4. Payment. BRYNN GREY shall promptly pay when due the indebtedness evidenced by the Note, and late charges as provided in the Note and shall perform all of BRYNN GREY's other covenants contained in the Note.

5. Application of Payments. All payments received by TOWN under the terms hereof shall be applied by TOWN first in payment of amounts due pursuant to § 23 (Escrow Funds for Taxes and Insurance), then to amounts disbursed by Lender pursuant to § 9 (Protection of Lender's Security), and the balance in accordance with the terms and conditions of the Note.

6. Prior Mortgages and Deeds of Trust; Charges; Liens. BRYNN GREY shall perform all of BRYNN GREY's obligations under any prior deed of trust and any other prior liens. BRYNN GREY shall pay all taxes, assessments and other charges, fines and impositions

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attributable to the Property which may have or attain a priority over this Deed of Trust, and leasehold payments or ground rents, if any, in the manner set out in § 23 (Escrow Funds for Taxes and Insurance) or, if not required to be paid in such manner, by BRYNN GREY making payment when due, directly to the payee thereof. Despite the foregoing, BRYNN GREY shall not be required to make payments otherwise required by this section if BRYNN GREY, after notice to TOWN, shall in good faith contest such obligation by, or defend enforcement of such obligation in, legal proceedings which operate to prevent the enforcement of the obligation or forfeiture of the Property or any part thereof, only upon BRYNN GREY making all such contested payments and other payments as ordered by the court to the registry of the court in which such proceedings are filed.

7. Property Insurance. BRYNN GREY shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire or hazards included within the term "extended coverage" in an amount at least equal to the lesser of (a) the insurable value of the Property or (b) an amount sufficient to pay the sums secured by this Deed of Trust as well as any prior encumbrances on the Property. All of the foregoing shall be known as "Property Insurance."

The insurance carrier providing the insurance shall be qualified to write Property Insurance in Colorado and shall be chosen by BRYNN GREY subject to TOWN's right to reject the chosen carrier for reasonable cause. All insurance policies and renewals thereof shall include a standard mortgage clause in favor of TOWN, and shall provide that the insurance carrier shall notify TOWN at least ten (10) days before cancellation, termination or any material change of coverage. Insurance policies shall be furnished to TOWN at or before closing. TOWN shall have the right to hold the policies and renewals thereof.

In the event of loss, BRYNN GREY shall give prompt notice to the insurance carrier and TOWN. TOWN may make proof of loss if not made promptly by BRYNN GREY.

Insurance proceeds shall be applied to restoration or repair of the Property damaged, provided said restoration or repair is economically feasible and the security of this Deed of Trust is not thereby impaired. If such restoration or repair is not economically feasible or if the security of this Deed of Trust would be impaired, the insurance proceeds shall be applied to the sums secured by this Deed of Trust, with the excess, if any, paid to BRYNN GREY. If the Property is abandoned by BRYNN GREY, or if BRYNN GREY fails to respond to TOWN within 30 days from the date notice is given in accordance with § 16 (Notice) by TOWN to BRYNN GREY that the insurance carrier offers to settle a claim for insurance benefits, TOWN is authorized to collect and apply the insurance proceeds, at TOWN's option, either to restoration or repair of the Property or to the sums secured by this Deed of Trust.

Any such application of proceeds to principal shall not extend or postpone the due date of the installments referred to in §§ 4 (Payment of Principal and Interest) and 23 (Escrow Funds for Taxes and Insurance) or change the amount of such installments. Notwithstanding anything herein to the contrary, if under § 18 (Acceleration; Foreclosure; Other Remedies) the Property is acquired by TOWN, all right, title and interest of BRYNN GREY in and to any insurance policies and in and to the proceeds thereof resulting from damage to the Property prior to the sale or acquisition shall pass to TOWN to the extent of the sums secured by this Deed of Trust immediately prior to such sale or acquisition.

All of the rights of BRYNN GREY and TOWN hereunder with respect to insurance carriers, insurance policies and insurance proceeds are subject to the rights of any holder of a prior deed of trust with respect to said insurance carriers, policies and proceeds.

8. Preservation and Maintenance of Property. BRYNN GREY shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property. BRYNN GREY shall perform all of BRYNN GREY's obligations under any declarations, covenants, by-laws, rules, or other documents governing the use, ownership or occupancy of the Property.

9. Protection of TOWN's Security. Except when BRYNN GREY has exercised BRYNN GREY's rights under § 6 above, if BRYNN GREY fails to perform the covenants and agreements contained in this Deed of Trust, or if a default occurs in a prior lien, or if any action or proceeding is commenced which materially affects TOWN's interest in the Property, then TOWN, at TOWN's option, with notice to BRYNN GREY if required by law, may make such appearances, disburse such sums and take such action as is necessary to protect TOWN's interest, including, but not limited to:

9.1. any general or special taxes or ditch or water assessments levied or accruing against the Property;

9.2. the premiums on any insurance necessary to protect any improvements comprising a part of the Property;

9.3. sums due on any prior lien or encumbrance on the Property;

9.4. if the Property is a leasehold or is subject to a lease, all sums due under such lease;

9.5. the reasonable costs and expenses of defending, protecting, and maintaining the Property and TOWN's interest in the Property, including repair and maintenance costs and expenses, costs and expenses of protecting and securing the Property, receiver's fees and expenses, inspection fees, appraisal fees, court costs, attorney fees and costs, and fees and costs of an attorney in the employment of TOWN or holder of the certificate of purchase;

9.6. all other costs and expenses allowable by the evidence of debt or this Deed of Trust; and

9.7. such other costs and expenses which may be authorized by a court of competent jurisdiction.

BRYNN GREY hereby assigns to TOWN any right BRYNN GREY may have by reason of any prior encumbrance on the Property or by law or otherwise to cure any default under said prior encumbrance.

Any amounts disbursed by TOWN pursuant to this § 9, with interest thereon, shall become additional indebtedness of BRYNN GREY secured by this Deed of Trust. Such amounts shall be payable upon notice from TOWN to BRYNN GREY requesting payment thereof, and TOWN may bring suit to collect any amounts so disbursed plus interest specified in § 2.2 (Note: Other Obligations Secured). Nothing contained in this § 9 shall require TOWN to incur any expense or take any action hereunder.

10. Inspection. TOWN may make or cause to be made reasonable entries upon and inspection of the Property, provided that TOWN shall give BRYNN GREY notice prior to any such inspection specifying reasonable cause therefore related to TOWN's interest in the Property.

11. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to TOWN as herein provided. However, all of the rights of BRYNN GREY and TOWN hereunder with respect to such proceeds are subject to the rights of any holder of a prior deed of trust.

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In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Deed of Trust, with the excess, if any, paid to BRYNN GREY. In the event of a partial taking of the Property, the proceeds remaining after taking out any part of the award due any prior lien holder (net award) shall be divided between TOWN and BRYNN GREY, in the same ratio as the amount of the sums secured by this Deed of Trust immediately prior to the date of taking bears to BRYNN GREY's equity in the Property immediately prior to the date of taking. BRYNN GREY's equity in the Property means the fair market value of the Property less the amount of sums secured by both this Deed of Trust and all prior liens (except taxes) that are to receive any of the award, all at the value immediately prior to the date of taking.

If the Property is abandoned by BRYNN GREY or if, after notice by TOWN to BRYNN GREY that the condemnor offers to make an award or settle a claim for damages, BRYNN GREY fails to respond to TOWN within 30 days after the date such notice is given, TOWN is authorized to collect and apply the proceeds, at TOWN's option, either to restoration or repair of the Property or to the sums secured by this Deed of Trust.

Any such application of proceeds to principal shall not extend or postpone the due date of the installments referred to in §§ 4 (Payment of Principal and Interest) and 23 (Escrow Funds for Taxes and Insurance) nor change the amount of such installments.

12. BRYNN GREY not Released. Extension of the time for payment or modification of amortization of the sums secured by this Deed of Trust granted by TOWN to any successor in interest of BRYNN GREY shall not operate to release, in any manner, the liability of BRYNN GREY, nor BRYNN GREY's successors in interest, from the original terms of this Deed of Trust. TOWN shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Deed of Trust by reason of any demand made by BRYNN GREY nor BRYNN GREY's successors in interest.

13. Forbearance by TOWN Not a Waiver. Any forbearance by TOWN in exercising any right or remedy hereunder, or otherwise afforded by law, shall not be a waiver or preclude the exercise of any such right or remedy.

14. Remedies Cumulative. Each remedy provided in the Note and this Deed of Trust is distinct from and cumulative to all other rights or remedies under the Note and this Deed of Trust or afforded by law or equity, and may be exercised concurrently, independently or successively.

15. Successors and Assigns Bound; Joint and Several Liability; Acceleration Upon Transfer of Property; Captions. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of TOWN and BRYNN GREY. All covenants and agreements of BRYNN GREY shall be joint and several. The following events shall be referred to herein as a "Transfer": (i) a transfer or conveyance of title (or any portion thereof, legal or equitable) of the Property (or any part thereof or interest therein), (ii) the execution of a contract or agreement creating a right to title (or any portion thereof, legal or equitable) in the Property (or any part thereof or interest therein), (iii) a sale or transfer of, or the execution of a contract or agreement creating a right to acquire or receive, more than fifty percent (50%) of the controlling interest or more than fifty percent (50%) of the beneficial interest in Brynn Grey, or (iv) the reorganization, liquidation or dissolution of Brynn Grey. Not to be included as a Transfer are (i) the creation of a lien or encumbrance subordinate to this Deed of Trust, (ii) the creation of a purchase money security interest for household appliances, or (iii) a transfer by devise, descent or by operation of the law upon the death of a Brynn Grey member. At the election of Town, in the event of each and every Transfer:

(a) All sums secured by this Deed of Trust shall become immediately due and payable (Acceleration).

(b) If a Transfer occurs and should Town not exercise Town's option pursuant to this paragraph 15 to Accelerate, Transferee shall be deemed to have assumed all of the obligations of Brynn Grey under this Deed of Trust including all sums secured hereby whether or not the instrument evidencing such conveyance, contract or grant expressly so provides. This covenant shall run with the Property and remain in full force and effect until said sums are paid in full. Town may without notice to Brynn Grey deal with Transferee in the same manner as with Brynn Grey with reference to said sums including the payment or credit to Transferee of undisbursed reserve Funds on payment in full of said sums, without in any way altering or discharging Brynn Grey's liability hereunder for the obligations hereby secured.

(c) Should Town not elect to Accelerate upon the occurrence of such Transfer then, subject to (b) above, the mere fact of a lapse of time or the acceptance of payment subsequent to any of such events, whether or not Town had actual or constructive notice of such Transfer, shall not be deemed a waiver of Town's right to make such election nor shall Town be estopped therefrom by virtue thereof. The issuance on behalf of Town of a routine statement showing the status of the loan, whether or not Town had actual or constructive notice of such Transfer, shall not be a waiver or estoppel of Town's said rights. The captions and headings of the sections in this Deed of Trust are for convenience only and are not to be used to interpret or define the provisions hereof.

16. Notice. Except for any notice required by law to be given in another manner, (a) any notice to BRYNN GREY provided for in this Deed of Trust shall be in writing and shall be given and be effective upon (1) delivery to BRYNN GREY or (2) mailing such notice by first class U.S. mail, addressed to BRYNN GREY at BRYNN GREY's address stated herein or at such other address as BRYNN GREY may designate by notice to TOWN as provided herein, and (b) any notice to TOWN shall be in writing and shall be given and be effective upon (1) delivery to TOWN or (2) mailing such notice by first class U.S. mail, to TOWN's address stated herein or to such other address as TOWN may designate by notice to BRYNN GREY as provided herein. Any notice provided for in this Deed of Trust shall be deemed to have been given to BRYNN GREY or TOWN when given in any manner designated herein.

17. Governing Law; Severability. The Note and this Deed of Trust shall be governed by the law of Colorado. In the event that any provision or clause of this Deed of Trust or the Note conflicts with the law, such conflict shall not affect other provisions of this Deed of Trust or the Note which can be given effect without the conflicting provision, and to this end the provisions of the Deed of Trust and Note are declared to be severable.

18. Acceleration; Foreclosure; Other Remedies. Upon BRYNN GREY's breach of any covenant or agreement of BRYNN GREY in this Deed of Trust, or upon any default in a prior lien upon the Property, or upon any default on any loan agreement or promissory note made in connection with any loan made to BRYNN GREY for construction or permanent financing for the installation of infrastructure and onsite and offsite horizontal improvements on the Property (unless Borrower has exercised Borrower's rights under § 6 above), at TOWN's option, all of the sums secured by this Deed of Trust shall be immediately due and payable (Acceleration). To exercise this option, TOWN may invoke the power of sale and any other remedies permitted by law. TOWN shall be entitled to collect all reasonable costs and expenses incurred in pursuing the remedies provided in this Deed of Trust, including, but not limited to, reasonable attorney's fees.

If TOWN invokes the power of sale, TOWN shall give written notice to Trustee of such election. Trustee shall give such notice to BRYNN GREY of BRYNN GREY's rights as is provided by law. Trustee shall record a copy of such notice and shall cause publication of the legal notice as required by law in a legal newspaper of general circulation in each county in which the Property is situated, and shall mail copies of such notice of sale to BRYNN GREY and other persons as prescribed by law. After the lapse of such time as may be required by law, Trustee, without demand on BRYNN GREY, shall sell the Property at public auction to the highest bidder for cash at the time and place (which may be on the Property or any part thereof as permitted by law) in one or more parcels as Trustee may think best and in such order as Trustee may determine. TOWN or TOWN's designee may purchase the Property at any sale. It shall not be obligatory upon the purchaser at any such sale to see to the application of the purchase money.

Trustee shall apply the proceeds of the sale in the following order: (a) to all reasonable costs and expenses of the sale, including, but not limited to, reasonable Trustee's and attorney's fees and costs of title evidence; (b) to all sums secured by this Deed of Trust; and (c) the excess, if any, to the person or persons legally entitled thereto.

19. BRYNN GREY's Right to Cure Default. Whenever foreclosure is commenced for nonpayment of any sums due hereunder, the owners of the Property or parties liable hereon shall be entitled to cure said defaults by paying all delinquent principal and interest payments due as of the date of cure, costs, expenses, late charges, attorney's fees and other fees all in the manner provided by law. Upon such payment, this Deed of Trust and the obligations secured hereby shall remain in full force and effect as though no Acceleration had occurred, and the foreclosure proceedings shall be discontinued.

20. Assignment of Rents; Appointment of Receiver; TOWN in Possession. As additional security hereunder, BRYNN GREY hereby assigns to TOWN the rents of the Property; however, BRYNN GREY shall, prior to Acceleration under § 18 (Acceleration; Foreclosure; Other Remedies) or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

TOWN or the holder of the Trustee's certificate of purchase shall be entitled to a receiver for the Property after Acceleration under § 18 (Acceleration; Foreclosure; Other Remedies), and shall also be so entitled during the time covered by foreclosure proceedings and the period of redemption, if any; and shall be entitled thereto as a matter of right without regard to the solvency or insolvency of BRYNN GREY or of the then owner of the Property, and without regard to the value thereof. Such receiver may be appointed by any Court of competent jurisdiction upon ex parte application and without notice; notice being hereby expressly waived.

Upon Acceleration under § 18 (Acceleration; Foreclosure; Other Remedies) or abandonment of the Property, TOWN, in person, by agent or by judicially-appointed receiver, shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by TOWN or the receiver shall be applied, first to payment of the costs of preservation and management of the Property, second to payments due upon prior liens, and then to the sums secured by this Deed of Trust. TOWN and the receiver shall be liable to account only for those rents actually received.

21. Release. Upon payment of all sums secured by this Deed of Trust, TOWN shall cause Trustee to release this Deed of Trust and shall produce for Trustee the Note. BRYNN GREY shall pay all costs of recordation and shall pay the statutory Trustee's fees. If TOWN shall not produce the Note as aforesaid, then TOWN, upon notice in accordance with § 16 (Notice) from

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BRYNN GREY to TOWN, shall obtain, at TOWN's expense, and file any lost instrument bond required by Trustee or pay the cost thereof to effect the release of this Deed of Trust.

22. Waiver of Exemptions. BRYNN GREY hereby waives all right of homestead and any other exemption in the Property under state or federal law presently existing or hereafter enacted.

23. Escrow Funds for Taxes and Insurance. This § 23 is not applicable.

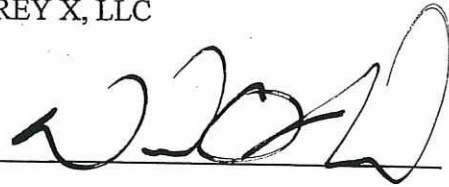
24. Subordination. TOWN agrees to subordinate this deed of trust to construction and permanent financing in a principal amount not to exceed Five Million Four Hundred Fifty Thousand Dollars (\$5,450,000.00) plus interest, costs, and attorney fees for the installation of infrastructure and onsite and offsite horizontal improvements (including any re-financing thereof) in the form and substance of the Deed of Trust Subordination Agreement attached hereto as Exhibit C. In addition, TOWN agrees to execute and deliver such reasonable and customary estoppel certificates and consents as may be reasonably requested from any financing source.

25. Non-Disturbance Agreements to Tenants. TOWN agrees to execute and deliver non-disturbance agreements to BRYNN GREY's lessees and their sublessees in the form and substance of the Non-Disturbance Agreement attached hereto as Exhibit D.

26. Draw Requests. Capitalized terms that are used in this paragraph but not defined in this Deed of Trust shall have the meanings set forth in the Form of Subordination Agreement attached hereto as Exhibit C. BRYNN GREY will provide the TOWN with a copy of each request for an advance of funds by Lender to BRYNN GREY under the Loan Documents, including a report of actual expenses compared to budgeted expenses, contractor and subcontractor invoices, and checks payable to the contractor and subcontractors (each a "Draw Request"). Within five (5) business days of delivery of a Draw Request, the TOWN shall provide its written approval or disapproval in writing, and any written disapproval must include specific objections to any expenses, which objections must be reasonable and must identify specifically any expenses that the TOWN believes are not justified because the amount to be drawn for any such expense is not supported by the amount of work completed or materials installed or on site of the Property. If the TOWN has not delivered written approval or disapproval, including specific objections to any expense, within five (5) business days of delivery of a Draw Request to it, such Draw Request shall be deemed to have been approved by the TOWN.

BRYNN GREY X, LLC

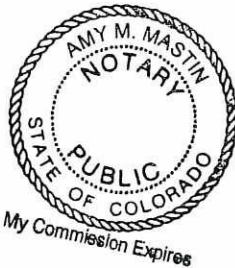
By: _____



David O'Neil, Manager

STATE OF COLORADO
COUNTY OF Summit

The foregoing instrument was acknowledged before me this 29th
day of May 2013, by David O'Neil as Manager of Brynn Grey X, LLC, a Colorado limited
liability company.



Witness my hand and official seal.

My commission

expires:

7/28/2015

Amy M. Mastin
Notary Public

TOWN OF FRISCO

By: 
Gary Wilkinson, Mayor

ATTEST:


Deborah Wohlmuth, CMC, Town Clerk

EXHIBIT A
TO DEED OF TRUST
PROPERTY DESCRIPTION

LOT 2A, A FINAL PLAT OF LOT 2, SUMMIT STAGE TRANSIT CENTER, A REPLAT OF THE PROPOSED SCHOOL TRACT, MEADOW CREEK SUBDIVISION, ACCORDING TO THE PLAT FILED MAY 19, 1999 UNDER RECEPTION NO. 596112, COUNTY OF SUMMIT, STATE OF COLORADO

AND

THAT CERTAIN PARCEL OF REAL PROPERTY REFERRED TO AS THE "LUSHER COURT PARCEL" AND LEGALLY DESCRIBED IN EXHIBIT A TO TOWN OF FRISCO ORDINANCE 13-01, WHICH ORDINANCE IS FILED FOR RECORD MAY_7, 2013 UNDER RECEPTION NUMBER_1025806, IN THE COUNTY OF SUMMIT, STATE OF COLORADO

Together with any water rights and well rights appurtenant to the above described land, if any.

Together with all improvements and structures, if any, now or hereafter located thereon.

EXHIBIT B
TO DEED OF TRUST
PERMITTED EXCEPTIONS

Taxes and assessments for calendar year 2013.

(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED JANUARY 11, 1892 IN BOOK 62 AT PAGE 562 AND RE-RECORDED APRIL 25, 1975 IN BOOK 264 AT PAGE 727 UNDER RECEPTION NO. 148106.

NOTES, DEDICATIONS AND EASEMENTS SET FORTH ON THE PLAT FOR MEADOW CREEK SUBDIVISION RECORDED AUGUST 1, 1978 UNDER RECEPTION NO. 178502

ENCROACHMENT OF PARKING AREA, FOOT PATH, GAZEBO, PLAYGROUND AND POND ONTO SUBJECT PROPERTY, AS SHOWN ON THE BOUNDARY SURVEY DATED AUGUST 2, 1995 PREPARED BY BASELINE SURVEYS, INC.

NOTES DEDICATIONS AND EASEMENTS AS SHOWN ON THE PLAT OF SUMMIT STAGE TRANSIT CENTER RECORDED AUGUST 15, 1997 UNDER RECEPTION NO. 544828

NOTES, DEDICATIONS, WETLANDS AND EASEMENTS SET FORTH ON A FINAL PLAT OF LOT 2, SUMMIT STAGE TRANSFER CENTER RECORDED MAY 19, 1999 UNDER RECEPTION NO. 596112.

TERMS, CONDITIONS AND PROVISIONS OF INTERGOVERNMENTAL AGREEMENT RECORDED FEBRUARY 10, 2004 AT RECEPTION NO. 745920.

ALL MATTERS RELATED TO SURVEY BY RANGE WEST, JOB NO. 18695, DATED MARCH 16, 2012

TERMS. CONDITIONS AND PROVISIONS OF DECLARATION OF COVENANTS DATED MAY 29, 2013 RECORDED June 4, 2013 AT RECEPTION NO. 1027923

EXHIBIT C
TO DEED OF TRUST
FORM OF SUBORDINATION AGREEMENT

DEED OF TRUST SUBORDINATION AGREEMENT

This Deed of Trust Subordination Agreement (this "Agreement") dated as of _____, 2013, is made by and among BRYNN GREY X, LLC, a Colorado limited liability company (the "Borrower") whose address is 777 Pearl Street, Suite 200, Boulder, CO, 80443, TOWN OF FRISCO, a Colorado home rule municipal corporation (the "Town") whose address is 1 Main Street, P.O. Box 4100, Frisco, CO 80443 and _____, (the "Lender") whose address is _____.

RECITALS

WHEREAS, Town has sold the real property described in Exhibit A hereto (the "Property") to Borrower for the sum of \$4,500,000.00 as evidenced by a Promissory Note dated June 3, 2013, which Promissory Note is secured by a deed of trust on the Property dated June 3, 2013 and recorded _____, 2013 with the Summit County Clerk and Recorder at Reception No. _____ (the "Town's Deed of Trust"); and

WHEREAS, the Town has agreed, subject to certain conditions, to subordinate its rights and interests provided for in the Town's Deed of Trust to a deed of trust securing payment of a loan to Borrower in an amount not to exceed \$5,450,000 for infrastructure improvements to the Property in accordance with the terms of this Agreement; and

WHEREAS, Borrower desires to obtain a loan from Lender, and Lender desires to provide a loan to Borrower, for the purpose of constructing certain infrastructure improvements upon the Property and permanent financing, in the amount not to exceed \$5,450,000; and

WHEREAS, Lender requires that the loan from Lender to Borrower be evidenced by a promissory note in the principal amount of \$ 5,450,000 and be secured by a deed of trust, as well as by a security agreement and financing statement, creating interests in the Property that are prior to the Town's Deed of Trust, which note and security documents describing the Property and in favor of Lender together will be hereafter referred to as the "Loan Documents"; and

NOW, THEREFORE, in consideration of the foregoing Recitals and the mutual covenants and promises of the parties, all of which constitute good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Town, Borrower and Lender covenant and agree as follows:

1. Subject to the terms, conditions and provisions of this Agreement, the Town hereby subordinates the Town's Deed of Trust and all of the Town's interests therein to those Loan Documents in favor of Lender that are being recorded in the real property records of Summit County, Colorado contemporaneously with the recording of this Agreement, provided

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the Loan Documents evidence a loan for construction of infrastructure improvements on the Property in an amount not in excess of \$5,450,000 plus interest, costs, and attorney's fees. The Town, the Lender and the Borrower agree that, subject to the terms, conditions and provisions of this Agreement, all liens and security provided for in the Loan Documents in favor of Lender, including any and all modifications, renewals, extensions, and re-financings (with Lender or another financial institution), shall be and are in all respects a lien and security interest prior and superior to the lien of the Town's Deed of Trust and that the Town's Deed of Trust shall be junior and subordinate to the lien and security interest created by the Loan Documents in favor of Lender. The priority of the security interests between Lender and Town in the property will be governed by this Agreement and not by the time or order in which the security interests were created or perfected, by recording in the appropriate public office or otherwise, and the terms hereof shall supersede any provisions contained in the Deed of Trust for the use and benefit of the Town regarding subordination. Without limiting the generality of the foregoing, the Town's right to the appointment of a receiver and its right to collect rents are subordinate to Lender's rights in those regards under the Loan Documents. This Agreement shall remain in effect for the entire term of the Town's loan so long as there remains any obligations under the Loan Documents or any re-financing thereof.

2. Borrower shall provide the Town with a copy of each request for an advance of funds by Lender to Borrower under the Loan Documents, including a report of actual expenses compared to budgeted expenses, contractor and subcontractor invoices, and checks payable to the contractor and subcontractors (each a "Draw Request"). Within five (5) business days of delivery of a Draw Request, the Town shall provide its written approval or disapproval in writing, and any written disapproval must include specific objections to any expenses, which objections must be reasonable and must identify specifically any expenses that the Town believes are not justified because the amount to be drawn for any such expense is not supported by the amount of work completed or materials installed or on the Property. If the Town has not delivered written approval or disapproval, including specific objections to any expense, within five (5) business days of delivery of a Draw Request to it, such Draw Request shall be deemed to have been approved by the Town.

3. Lender agrees that prior to making any advances for any Draw Request that will become an amount due under and secured by the Loan Documents, such Draw Request must have been processed in accordance with the preceding paragraph 2 and Lender must have received a copy of the Town's written approval or certificate from Borrower that the Town did not provide written approval or disapproval within five (5) business days of delivery to the Town of the applicable Draw Request. If the Town has disapproved a Draw Request, Lender shall only advance the amount of the Draw Request less any amounts specifically objected to by the Town.

4. Upon any default by Borrower under any agreement making up any part of the Loan Documents, the Town shall have the right, but not an obligation, to pay to Lender such amounts as would cure Borrower's default if paid by the Borrower, and to pay to the Lender such amounts as and when they would have been due and owing by Borrower from time to time, but for the occurrence of said default. Lender shall provide prompt written notice to the Town of any default by Borrower under any agreement making up any part of the Loan Documents, and

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the Town shall have twenty (20) days from the date of such notice to: (i) pay to the Lender such amounts as would cure Borrower's default if paid by the Borrower; and (ii) provide written notice to Lender that the Town intends to pay to Lender, subject to annual appropriation in the Town's sole discretion, amounts due and owing under the Loan Documents as and when they would have been due and owing by Borrower from time to time, but for the occurrence of said default. Lender agrees that, upon any default by Borrower under the Loan Documents Lender shall not act so as to cause, or exercise any right to cause, acceleration of amounts due and owing under the Loan Documents, nor take any action toward foreclosure under its Deed of Trust, unless the Town has, after written notice of the default, failed to, within twenty (20) days of such notice: (i) pay to the Lender such amounts as would cure Borrower's default if paid by the Borrower; (ii) provide written notice to Lender that the Town intends to pay to Lender, subject to annual appropriation in the Town's sole discretion, such amounts due and owing under the Loan Documents as and when they would have been due and owing by Borrower from time to time, but for the occurrence of said default; or (iii) having paid the cure amount and provided such notice of intent to Lender, the Town fails at any time thereafter to timely make a payment that would have been due and owing by Borrower from time to time, but for the occurrence of said default.

5. This Agreement shall inure to the benefit of Lender, its successors and assigns, and the Town, and its successors and assigns, and shall be binding upon the Borrower and its successors and assigns.

6. This Agreement may be executed in counterparts which together shall constitute one and the same instrument.

7. Any notice provided for in this Agreement shall be in writing and shall be given and be effective upon (1) personal delivery to the party entitled to notice or (2) mailing such notice by first class U.S. mail, addressed to the party entitled to notice at the party's address stated herein or at such other address as the party may designate by notice to each other party as provided herein.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first set forth above.

[SEPARATE SIGNATURE PAGES TO FOLLOW]

TOWN:

TOWN OF FRISCO

(SEAL)

Attest:

Deborah Wohlmuth Town Clerk

Gary Wilkinson, Mayor

STATE OF COLORADO)
) ss.
COUNTY OF SUMMIT)

The foregoing instrument was acknowledged before me as of the ____ day of _____, 2013, by Gary Wilkinson, as Mayor, and Deborah Wohlmuth, as Town Clerk, of the Town of Frisco, a Colorado home rule municipal corporation.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: _____

BORROWER:

BRYNN GREY X, LLC,
a Colorado limited liability company

By: _____
David O'Neil, Manager

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me as of the ____ day of _____, 2010, by David O'Neil as Manager of Brynn Grey X, LLC, a Colorado limited liability company.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: _____

LENDER:

By: _____
Name: _____
Title _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me as of the ____ day of _____,
2010, by _____ as _____
of _____.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: _____

EXHIBIT D
TO DEED OF TRUST
FORM OF NON-DISTURBANCE AGREEMENT

SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT

(Frisco, Colorado)

THIS AGREEMENT made as of the _____ day of _____, 20__, by and between THE TOWN OF FRISCO, a Colorado municipal ("Mortgagee"), BRYNN GREY X, LLC, a Colorado limited liability company ("Landlord"), and _____, a _____ ("Tenant").

WITNESSETH:

WHEREAS, Mortgagee is the beneficiary of a deed of trust dated or to be dated June 3, 2013 (the "Mortgage"), which Mortgage created or will create a first lien (subject to any subordination agreement which may be entered into by Mortgagee) against the lands and premises described on Attachment A attached hereto and made a part hereof (the "Property"), and

WHEREAS, Landlord, as lessor, and Tenant, as lessee, have entered into a certain Lease dated as of _____, 20__ (the "Lease"), on the Property (such leased area and any improvements located thereon being hereinafter referred to as the "Demised Premises").

NOW, [✓]THEREFORE, in consideration of the mutual covenants, conditions and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

1. Subordination. Subject to the provisions of this Agreement, the Lease is subject and subordinate to the lien of the Mortgage and to all renewals, modifications, consolidations, and extensions thereof, and to each advance made or hereafter to be made thereunder.

2. Attornment. In the event of any foreclosure under the Mortgage, deed in lieu thereof or otherwise, and the resulting succession to the interests of Landlord by Mortgagee or by any purchaser of said interests through foreclosure sale pursuant to the Mortgage or deed in lieu thereof (which Mortgagee or purchaser shall hereinafter be referred to as the "Successor Landlord"), the Successor Landlord shall be bound to Tenant under the terms and conditions of the Lease, and Tenant shall attorn to and shall be bound to Successor Landlord under all of the terms and conditions in the Lease, for the balance of the term plus any extension or extensions thereof; said attornment to be effective and self-operative without the execution of any further instruments on the part of any of the parties hereto immediately upon Successor Landlord succeeding to the interest of the Landlord under the Lease; provided, however, that Tenant shall be under no obligation to pay rent to Successor Landlord until Tenant receives written notice from Successor Landlord that it has succeeded to the interest of the Landlord under the Lease.

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Any purchaser taking title to the Demised Premises by reason of foreclosure pursuant to the Mortgage, or deed in lieu thereof, shall take title subject to the provisions of this Agreement.

3. Non-Disturbance. In the event of any foreclosure under the Mortgage, deed in lieu thereof or other action thereunder, if Landlord shall not have declared a default which is then continuing beyond the period allowed Tenant for cure under the Lease: (a) any Successor Landlord shall acquire and accept the Demised Premises subject to the Lease; (b) the Lease and the rights of Tenant thereunder shall not be affected or disturbed, but shall continue in full force and effect as a direct lease between the Successor Landlord and Tenant; (c) Tenant shall be entitled to lawful, quiet and peaceful possession and occupation of the Demised Premises and shall enjoy, subject to the provisions of the Lease, all of the rights therein granted without any hindrance, ejection, molestation or interference by any person; and (d) Tenant shall not be named as a party in any proceedings which may be instituted in connection with the Mortgage.

4. Liability. Upon Successor Landlord's succession to the interest of the Landlord under the Lease, Tenant shall thereafter have the same remedies against Successor Landlord for breach of the Lease that Tenant might have had against Landlord if Successor Landlord had not succeeded to the interest of lessor including, without limitation, any rights of offset which may have then accrued under the Lease; provided, however, in no event shall Successor Landlord (a) be personally liable to Tenant for any damages arising against Landlord, or (b) be bound by any rent which Tenant might have paid to Landlord for more than the current month, or (c) be bound by any substantive amendment or modification of the Lease made after the date hereof without Mortgagee's consent (which consent shall not be unreasonably withheld or delayed).

5. Tenant's Fixtures. The Mortgage shall not cover, nor shall the lien thereof extend to Tenant's leasehold interest in the Lease or Tenant's Fixtures and Equipment (as defined in the Lease).

6. Restoration Proceeds. The holder of the Mortgage shall permit proceeds received by Tenant or Landlord from insurance, eminent domain, condemnation and the like and relating to the Demised Premises to be used as required by the provisions of the Lease.

7. Amendment. No amendment or modification of this Agreement shall be valid or binding unless in writing and signed by all of the parties hereto.

8. Notice. Whenever and wherever in this Agreement, the Lease, the Mortgage or in any proceedings involving the foreclosure or attempt to foreclose pursuant to the Mortgage, it shall be required or permitted that notice, request or demand be given or served by any party, such notice, request or demand shall be in writing and be deemed to have been given or served upon receipt or refusal of receipt after being mailed, postage prepaid, by certified, registered or express mail, return receipt requested, or when delivered in person and addressed as follows:

To Landlord:

With copies of all notices to:

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To Tenant:

With copies of all notices to:

To Mortgagee:

or to such other addresses as may hereafter be designated by any party not less than thirty (30) days in advance by proper notice to the others.

9. Successors. This Agreement shall be binding upon and inure to the benefit of the respective successors and assigns of the parties hereto.

10. Construction. This Agreement shall be construed without reference to titles of paragraphs, which titles are inserted for convenient reference only.

LANDLORD:

By: _____

Name: _____

Title: _____

TENANT:

By: _____

Name: _____

Title: _____

MORTGAGEE:

By: _____

Name: _____

Title: _____

STATE OF _____)

) ss.

COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said State, personally appeared _____, known to me and known by me to be the _____ of _____, a _____ and acknowledged the execution of the foregoing Subordination, Nondisturbance and Attornment Agreement for and on behalf of said _____.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public

My commission expires:

Notary's Name (printed):

STATE OF _____)

) ss.

COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said State, personally appeared _____, known to me and known by me to be the _____ of _____, a _____ and acknowledged the execution of the

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foregoing Subordination, Nondisturbance and Attornment Agreement for and on behalf of said _____.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public

My commission expires:

Notary's Name (printed):

STATE OF _____)

) ss.

COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said State, personally appeared _____, known to me and known by me to be the _____ of _____, a _____ and acknowledged the execution of the foregoing Subordination, Nondisturbance and Attornment Agreement for and on behalf of said _____.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public

My commission expires:

Notary's Name (printed):



1027930

Kathleen Neel—Summit County Recorder

6 Pages

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EXHIBIT C
TO DEED OF TRUST
FORM OF SUBORDINATION AGREEMENT



DEED OF TRUST SUBORDINATION AGREEMENT

20130819

(8) 36.00
This Deed of Trust Subordination Agreement (this "Agreement") dated as of June 3, 2013, is made by and among BRYNN GREY X, LLC, a Colorado limited liability company (the "Borrower") whose address is 777 Pearl Street, Suite 200, Boulder, CO, 80443, TOWN OF FRISCO, a Colorado home rule municipal corporation (the "Town") whose address is 1 Main Street, P.O. Box 4100, Frisco, CO 80443 and FIRSTBANK, (the "Lender") whose address is 10403 W. Colfax, Lakewood, CO 80215.

RECITALS

WHEREAS, Town has sold the real property described in Exhibit A hereto (the "Property") to Borrower for the sum of \$4,500,000.00 as evidenced by a Promissory Note dated June 3, 2013, which Promissory Note is secured by a deed of trust on the Property dated June 3, 2013 and recorded June 4 2013 with the Summit County Clerk and Recorder at Reception No. 1027926 (the "Town's Deed of Trust"); and

WHEREAS, the Town has agreed, subject to certain conditions, to subordinate its rights and interests provided for in the Town's Deed of Trust to a deed of trust securing payment of a loan to Borrower in an amount not to exceed \$5,450,000 for infrastructure improvements to the Property in accordance with the terms of this Agreement; and

WHEREAS, Borrower desires to obtain a loan from Lender, and Lender desires to provide a loan to Borrower, for the purpose of constructing certain infrastructure improvements upon the Property and permanent financing, in the amount not to exceed \$5,450,000; and

WHEREAS, Lender requires that the loan from Lender to Borrower be evidenced by a promissory note in the principal amount of \$ 5,450,000 and be secured by a deed of trust, as well as by a security agreement and financing statement, creating interests in the Property that are prior to the Town's Deed of Trust, which note and security documents describing the Property and in favor of Lender together will be hereafter referred to as the "Loan Documents"; and

NOW, THEREFORE, in consideration of the foregoing Recitals and the mutual covenants and promises of the parties, all of which constitute good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Town, Borrower and Lender covenant and agree as follows:

1. Subject to the terms, conditions and provisions of this Agreement, the Town hereby subordinates the Town's Deed of Trust and all of the Town's interests therein to those Loan Documents in favor of Lender that are being recorded in the real property records of Summit County, Colorado contemporaneously with the recording of this Agreement, provided

{00094518.DOC:7}

the Loan Documents evidence a loan for construction of infrastructure improvements on the Property in an amount not in excess of \$5,450,000 plus interest, costs, and attorney's fees. The Town, the Lender and the Borrower agree that, subject to the terms, conditions and provisions of this Agreement, all liens and security provided for in the Loan Documents in favor of Lender, including any and all modifications, renewals, extensions, and re-financings (with Lender or another financial institution), shall be and are in all respects a lien and security interest prior and superior to the lien of the Town's Deed of Trust and that the Town's Deed of Trust shall be junior and subordinate to the lien and security interest created by the Loan Documents in favor of Lender. The priority of the security interests between Lender and Town in the property will be governed by this Agreement and not by the time or order in which the security interests were created or perfected, by recording in the appropriate public office or otherwise, and the terms hereof shall supersede any provisions contained in the Deed of Trust for the use and benefit of the Town regarding subordination. Without limiting the generality of the foregoing, the Town's right to the appointment of a receiver and its right to collect rents are subordinate to Lender's rights in those regards under the Loan Documents. This Agreement shall remain in effect for the entire term of the Town's loan so long as there remains any obligations under the Loan Documents or any re-financing thereof.

2. Borrower shall provide the Town with a copy of each request for an advance of funds by Lender to Borrower under the Loan Documents, including a report of actual expenses compared to budgeted expenses, contractor and subcontractor invoices, and checks payable to the contractor and subcontractors (each a "Draw Request"). Within five (5) business days of delivery of a Draw Request, the Town shall provide its written approval or disapproval in writing, and any written disapproval must include specific objections to any expenses, which objections must be reasonable and must identify specifically any expenses that the Town believes are not justified because the amount to be drawn for any such expense is not supported by the amount of work completed or materials installed or on the Property. If the Town has not delivered written approval or disapproval, including specific objections to any expense, within five (5) business days of delivery of a Draw Request to it, such Draw Request shall be deemed to have been approved by the Town.

3. Lender agrees that prior to making any advances for any Draw Request that will become an amount due under and secured by the Loan Documents, such Draw Request must have been processed in accordance with the preceding paragraph 2 and Lender must have received a copy of the Town's written approval or certificate from Borrower that the Town did not provide written approval or disapproval within five (5) business days of delivery to the Town of the applicable Draw Request. If the Town has disapproved a Draw Request, Lender shall only advance the amount of the Draw Request less any amounts specifically objected to by the Town.

4. Upon any default by Borrower under any agreement making up any part of the Loan Documents, the Town shall have the right, but not an obligation, to pay to Lender such amounts as would cure Borrower's default if paid by the Borrower, and to pay to the Lender such amounts as and when they would have been due and owing by Borrower from time to time, but for the occurrence of said default. Lender shall provide prompt written notice to the Town of any default by Borrower under any agreement making up any part of the Loan Documents, and

the Town shall have twenty (20) days from the date of such notice to: (i) pay to the Lender such amounts as would cure Borrower's default if paid by the Borrower; and (ii) provide written notice to Lender that the Town intends to pay to Lender, subject to annual appropriation in the Town's sole discretion, amounts due and owing under the Loan Documents as and when they would have been due and owing by Borrower from time to time, but for the occurrence of said default. Lender agrees that, upon any default by Borrower under the Loan Documents Lender shall not act so as to cause, or exercise any right to cause, acceleration of amounts due and owing under the Loan Documents, nor take any action toward foreclosure under its Deed of Trust, unless the Town has, after written notice of the default, failed to, within twenty (20) days of such notice: (i) pay to the Lender such amounts as would cure Borrower's default if paid by the Borrower; (ii) provide written notice to Lender that the Town intends to pay to Lender, subject to annual appropriation in the Town's sole discretion, such amounts due and owing under the Loan Documents as and when they would have been due and owing by Borrower from time to time, but for the occurrence of said default; or (iii) having paid the cure amount and provided such notice of intent to Lender, the Town fails at any time thereafter to timely make a payment that would have been due and owing by Borrower from time to time, but for the occurrence of said default.

5. This Agreement shall inure to the benefit of Lender, its successors and assigns, and the Town, and its successors and assigns, and shall be binding upon the Borrower and its successors and assigns.

6. This Agreement may be executed in counterparts which together shall constitute one and the same instrument.

7. Any notice provided for in this Agreement shall be in writing and shall be given and be effective upon (1) personal delivery to the party entitled to notice or (2) mailing such notice by first class U.S. mail, addressed to the party entitled to notice at the party's address stated herein or at such other address as the party may designate by notice to each other party as provided herein.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first set forth above.

[SEPARATE SIGNATURE PAGES TO FOLLOW]



(SEAL)

Attest:

TOWN:

TOWN OF FRISCO

Deborah Wohlmuth
Deborah Wohlmuth Town Clerk

Gary Wilkinson
Gary Wilkinson, Mayor

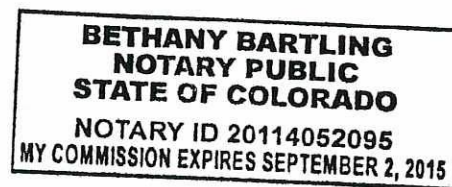
STATE OF COLORADO)
) ss.
COUNTY OF SUMMIT)

The foregoing instrument was acknowledged before me as of the 28 day of May, 2013, by Gary Wilkinson, as Mayor, and Deborah Wohlmuth, as Town Clerk, of the Town of Frisco, a Colorado home rule municipal corporation.

WITNESS my hand and official seal.

Bethany Bartling
Notary Public

My Commission Expires: 9/2/15



BORROWER:

BRYNN GREY X, LLC,
a Colorado limited liability company

By: [Signature]
David O'Neil, Manager

STATE OF COLORADO)
COUNTY OF Summit) ss.

3 The foregoing instrument was acknowledged before me as of the 29th day of May, 2014 by David O'Neil as Manager of Brynn Grey X, LLC, a Colorado limited liability company.

WITNESS my hand and official seal.

[Signature]
Notary Public

My Commission Expires: 7/28/2015

LENDER:

By: [Signature] EVP
Name: Thomas J. Ashley
Title: EVP

STATE OF COLORADO)
COUNTY OF Summit) ss.

3 The foregoing instrument was acknowledged before me as of the 3rd day of June,
2018, by Thomas J. Ashley as Executive
of Vice President of Firstbank

WITNESS my hand and official seal.

[Signature]
Notary Public

My Commission Expires: 7/28/2015



**TOWN OF FRISCO
COUNTY OF SUMMIT
STATE OF COLORADO
RESOLUTION 17-11**

A RESOLUTION APPROVING A FIRST AMENDMENT TO REAL COVENANT AND AGREEMENT.

WHEREAS, On or about May 28, 2013, the Town and Brynn Grey entered into the REAL COVENANT AND AGREEMENT that is recorded in the real property records for the County of Summit, Colorado under reception No. 1027923 (the "Covenant"); and

WHEREAS, The Covenant concerns, among other things, Brynn Grey's development obligations for, and use limitations within, certain real property that was conveyed by the Town to Brynn Grey for development, which property is commonly known as the "Interstate Parcel" or the "Base Camp" development (hereinafter the "Property"); and

WHEREAS, Brynn Grey owns that part of the Property that is commonly known as "Pad 5" and/or the "Major Retail Building" area, as well as the adjacent parking area along the eastern boundary of the Property, as depicted on plans on file with the Town titled "Whole Foods Market Town of Frisco, Colorado Overall Site Plan" and dated "November 30, 2012" (hereinafter, said area is referred to as "Pad 5"); and

WHEREAS, Brynn Grey desires that the Covenant be amended to allow for the possibility of residential uses within Pad 5; and

WHEREAS, The Town Council desires that the Covenant be so amended, and finds that it is in the best interests of the residents and workers in the Town to do so, provided that any such residential uses be limited as set forth in the attached First Amendment to Real Covenant and Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FRISCO THAT:

The attached FIRST AMENDMENT TO REAL COVENANT AND AGREEMENT between the Town and Brynn Grey X, LLC, is hereby approved and the Town Mayor and Town Clerk are hereby authorized to execute the same on behalf of the Town of Frisco, and the Town Clerk is directed to file a completely executed copy of the same in the real property records for the County of Summit, Colorado.

INTRODUCED, READ AND ADOPTED THIS 28th DAY OF MARCH, 2017.

Town of Frisco, Colorado:



Gary Wilkinson, Mayor

ATTEST:



Deborah Wohlmuth, CMC, Town Clerk

FIRST AMENDMENT TO REAL COVENANT AND AGREEMENT

THIS FIRST AMENDMENT TO REAL COVENANT AND AGREEMENT (this "First Amendment") is made effective as of the 28th day of MARCH, 2017, by and between the TOWN OF FRISCO, a Colorado municipal corporation, ("Town") and BRYNN GREY X, LLC, a Colorado limited liability company ("Brynn Grey").

RECITALS

A. On or about May 28, 2013, the Town and Brynn Grey entered into the REAL COVENANT AND AGREEMENT that is recorded in the real property records for the County of Summit, Colorado under reception No. 1027923 (the "Covenant").

B. The Covenant concerns, among other things, Brynn Grey's development obligations for, and use limitations within, certain real property that was conveyed by the Town to Brynn Grey for development, which property is commonly known as the "Interstate Parcel" and which property is legally described in Exhibit A hereto, which exhibit is incorporated into this First Amendment by this reference (hereinafter the "Property").

C. Brynn Grey owns that part of the Property that is commonly known as "Pad 5" and/or the "Regional Retail Building" area, as well as the adjacent parking area along the eastern boundary of the Property, all as depicted on plans on file with the Town titled "Whole Foods Market Town of Frisco, Colorado Overall Site Plan" and dated November 30, 2012 (hereinafter, said area is referred to as "Pad 5").

D. Brynn Grey desires that the Covenant be amended to allow for the possibility of residential uses within Pad 5.

E. The Town desires that the Covenant be so amended, provided that any such residential uses be limited as set forth herein.

NOW, THEREFORE, in consideration of the foregoing recitals, and for other good and valuable consideration, the receipt and sufficiency of which hereby acknowledged, the Town and Brynn Grey agree:

1. That the Covenant is hereby amended by the addition of a new Section 1.5 to read in its entirety as follows:

1.5 Any part of Section 1 above notwithstanding, that part of the Property that is contained within Pad 5 may be used for multi-unit residential dwellings provided that:

a. any such use is approved by the Town pursuant to the conditional use application, review and hearing procedures set forth in the Town Code from time to time;

b. each dwelling unit is located on the second story of a building or higher, and above non-residential uses otherwise permitted by this Agreement; and

c. not less than seventy-five percent (75%) of all dwelling units, prior to sale lease or occupancy, is restricted by a real covenant that is specifically enforceable by the Town, subordinate to a purchase money deed of trust, and that limits the sale, rental, ownership and occupancy of each dwelling unit such that:

(i) if a dwelling unit is sold or leased privately, it must be sold or leased to a business located within the Ten Mile Basin or to an individual employed within the Ten Mile Basin;

(ii) if a dwelling unit is sold or leased publicly (meaning that it is listed, posted or advertised for sale or lease), during the first thirty (30) days that it is publicly offered for sale or lease it may be sold or leased only to a business located within the Ten Mile Basin or to an individual employed within the Ten Mile Basin and, after said thirty (30) days, it may be sold or leased only to a business located within Summit County or to an individual employed within Summit County;

(iii) ownership of the dwelling unit is restricted at all times to a business located within Summit County or to an individual employed within Summit County, and occupancy of the dwelling unit is restricted at all times such that at least one occupant is employed within Summit County; and

(iv) no single business may own or lease more than four (4) dwelling units, and no lease of any dwelling unit shall be for a term of less than six (6) months.

2. That unless otherwise defined herein, all capitalized terms used in this First Amendment shall have the same meaning as provided in the Covenant.

3. Except as expressly amended by this First Amendment, the Covenant shall remain in full force and effect.

IN WITNESS WHEREOF the Town of Frisco, Colorado has caused this First Amendment to be executed on its behalf by its Mayor, and duly attested by its Town Clerk, and Brynn Grey X, LLC has caused this First Amendment to be executed by its Manager, all as of the date and year first above written.

TOWN OF FRISCO

A handwritten signature in blue ink, appearing to read "Gary Wilkinson", written over a horizontal line.

Gary Wilkinson, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "Deborah Wohlmuth", written over a horizontal line.

Deborah Wohlmuth, Town Clerk

:

BRYNN GREY X, LLC

A horizontal line intended for a signature.

David O'Neil, Manager

STATE OF COLORADO)

) ss.

COUNTY OF SUMMIT)

The foregoing instrument was acknowledged before me on the ____ day of _____, 2015, by David O'Neil as Manager of Brynn Grey X, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: _____

{SEAL}

Notary Public

Exhibit A

Legal Description of the Property

LOT 2A, A FINAL PLAT OF LOT 2, SUMMIT STAGE TRANSIT CENTER, A REPLAT OF THE PROPOSED SCHOOL TRACT, MEADOW CREEK SUBDIVISION, ACCORDING TO THE PLAT FILED MAY 19, 1999 UNDER RECEPTION NO. 596112, COUNTY OF SUMMIT, STATE OF COLORADO

AND

THAT CERTAIN PARCEL OF REAL PROPERTY REFERRED TO AS THE "LUSHER COURT PARCEL" AND LEGALLY DESCRIBED IN EXHIBIT A TO TOWN OF FRISCO ORDINANCE 13-01, WHICH ORDINANCE IS FILED FOR RECORD MAY 7, 2013 UNDER RECEPTION NUMBER 1025806, IN THE COUNTY OF SUMMIT, STATE OF COLORADO



TO: Mayor and Town Council
FROM: Addison Canino, Capital Projects Senior Manager
RE: Capital Projects Recap
DATE: January 13, 2026

Summary & Background:

In October 2024, the Frisco Town Council adopted the 2025 Budget and 2025 Capital Improvement Program (CIP). This action builds upon the multi-year capital plan initiated in 2024, with further refinement in Q1 of 2025, advancing previously approved projects while incorporating refinements and updates to better align with projected funding availability in future fiscal years. The purpose of this 2025 recap and 2026 update is to provide the Town Council with a clear understanding of the projects that were included in the 2025 CIP, including the rollovers from 2024, and to give an update on the projects that have been programmed into 2026.

Analysis:

In 2025, the Town of Frisco is developing 22 projects ranging from maintenance of Town facilities, design of future projects, and closing out multi-year projects. While the projects for 2025 ranged in size and scope, each of them was unique in their planning and execution to meet the Council's strategic goals, while providing the best product to the visitors and residents of the Town of Frisco. Moving into 2026, with a newly refined and vetted capital plan, based upon the Council-adopted 10-year Capital Improvement Plan. The projects rolled over from 2024, projects from 2025, and projects to be initiated in 2026 with their associated funds are as follows:

- Capital Improvement Fund
 - 1. 2024 rollover to 2025
 - HWY 9 Sidewalk Improvements (Boulder Wall Pathway)
 - * Project closeout and CDOT reimbursement
 - PRA Project Construction (Slopeside/Day Lodge)
 - *Project items needed and closeout
 - Complete Streets
 - *To continue refinement of design and completion of CD set
 - *DOLA grant associated with design
 - *Reimbursement request in Q1 of 2026
 - Environmental Sustainability

- *Finalize 3rd Avenue and PW EV chargers
- Fiber Infrastructure
 - *Planning phases concluding and design finalization before construction
- Solar Light Replacement on Summit Boulevard
 - *Delay due to in-house production of lights not being possible
 - *Fabrication, assembly, and installation done between 2024 and 2025
- Marina Park Beach Sand
 - *Delayed from 2024 to be able to start and finish in a manner that would not impact Marina operations
 - *Quotes from different contractors who could do the work, within budget, and adjusting as necessary
- Main Street Live (Solar Light Retrofit)
 - *Delay due to in-house production of lights not being possible
 - *Electricians did the bulk of the installation on Main Street
- Old Town Hall Remodel
 - *Project spanned two fiscal years
 - *Finalizing the interior of the facility
- Neighborhood Park Improvements
 - *Old Town Hall Park funding
 - *Park demo'ed in 2024, completion in 2025.

2. 2025

- Environmental Sustainability
 - *EPC (energy performance contract) project with McKinstry
 - * Facility upgrades/updates
- Solar Light Replacement on Summit Boulevard
 - *Funding needed to complete installation of median lighting
- Trail Enhancements
 - *Pete and Trails team continued trail work at the PRA
- Storm System Repairs
 - *Miner's Creek culvert
- Pioneer Park Improvements (Design)
 - *Design team (SCJ Alliance) and Town of Frisco have vetted public outreach data
 - *Design team to Council on 1/13/2026 with conceptual designs
- Fiber Broadband Infrastructure Construction
 - *Underground work completed on October 31
 - *ISP group continuing to splice fiber cable
- Walkability Improvements
 - *Project areas identified with SEH for future construction
- Technology Purchases
 - *Vehicle Replacement & Police Vehicle Upgrades

3. 2025 Rollover to 2026

- Environmental Sustainability
 - *McKinstry EPC work
- Pioneer Park Design

- *Design will be finalized with construction beginning in 2026
 - Fiber Broadband
 - *Network engineering will be completed in 2026
 - Walkability Improvements
 - *Funding rollover to complete ID'ed projects
- 4. 2026
 - Building Facility Improvements
 - *AV Systems Upgrade Council Chambers
 - Environmental Sustainability
 - *Funding will be put towards solar lighting
 - Marina Restrooms
 - *RFP to be issued in January
 - *Design to be completed by summer
 - *Contractor onboard and work to begin after Marina closes for season
 - Pioneer Park Improvements
 - *Construction to begin by June
 - PRA Ballfield Parking Lot Lighting
 - *Safety and security improvement: Solar lighting to be utilized
 - Solar Light Replacement on Summit Blvd.
 - *Will continue to replace lighting infrastructure on Summit Blvd.
 - Storm System Repairs
 - *3rd Ave and Granite Alley inlet needs replacement/upgrade
 - Walkability Improvements
 - *North and South 6th Avenue, South 7th Avenue ID'ed for upgrades
- Water Fund
 1. 2024 Carry over to 2025
 - Dillon Dam Road Water Tank Access Road
 - *Project began and completed between May and June of 2025
 - Lagoon Drive Water Main Replacement
 - *Project bid out, no contractor selected
 - *Design needs refinement for better pricing
 - *Working with designer moving into 2026
 2. 2025
 - PFAS Mitigation (possible construction/feasibility)
 - *Design completed, preconstruction services bid out
 - *Construction to begin in Q2 of 2026
 - Water Tank Rehabilitation (Tenmile Creek Tank and Dam Road Tank)
 - *Tenmile Creek tank completed
 - *Dam Road tank to begin in Q2 of 2026
 - *Access road needed to be completed and accepted by USFS (US Forest Service)
 - Well #8 Study and Test Drilling
 - *Preliminary studying and analysis began in 2025
 - *Will continue after completion of Well 7 PFAS Mitigation
 - Vehicle and Equipment Replacement
 3. 2026

- Well 7 PFAS Mitigation
 - *In preconstruction phase
 - *GMP to come in May or June
 - *Groundbreaking shortly thereafter
- Well 5 Rehab
 - *Replace/upgrade the aging infrastructure in the facility
- Bulk Water Station
 - *To be located at Public Works
 - *Revenue generating opportunity through sale of construction water
- CL17 Chlorine Equipment
 - *An update to chlorine monitoring and dosing equipment to provide best possible water product to residents and guests
- Housing Fund
 1. 2025
 - 602 Galena Workforce Housing Infrastructure
 - *Project began in April of 2025
 - *TOF infrastructure:
 - *Water infrastructure completed
 - *Sanitary sewer completed
 - *Storm sewer completed
 - *Galena widening and hardscape to be completed in 2026 (April-June)
 2. 2026
 - 101 West Main Housing Infrastructure
 - *Continuing to work with Martin-Harris (formerly CFC)
 - *Break ground in April

Financial Impact:

The Capital Program is special because it has several different funding sources; Capital Improvement Fund, Water Fund, Lodging Tax Fund, and the Marina Fund. In 2025, the focus of capital projects remained in the Capital, Water, and Housing Funds, and those closed out 2025 with positive fund balances. In the 2026 budget that was approved by Council, the following funds have projected fund balances as follows, as the major fund sources for projects:

FUND	2026 ENDING FUND BALANCES
Capital	\$184,532
Water	\$3,786,865* (water rate study results need adoption)

To maximize the Town's financial impact, staff have been applying for and securing grant funding from several different state and local agencies. These grants have helped stretch Town dollars to be able to program those into other projects which staff identified to be completed now and in the future.

Environmental Sustainability:

The projects staff identified for implementation were designed with, or will be constructed in a manner, that is in alignment with the environmental goals of Frisco. These are in addition to the rules and regulations that have been set for by the state for federal agencies that the project guidelines would fall under.

Alignment with Strategic Plan:

Each project in the Capital Plan has been designed or prepared in a manner that meets the Frisco Town Council's Strategic Plan and Goals.

Staff Recommendation:

Town staff recommends that the Frisco Town Council continue their support of the Capital Plan. Staff are refining the process of Capital Projects as a whole, with the goal of creating a system that creates, builds, and adheres to future plans and future budgets.

Reviews and Approvals:

Stacey Campbell, Town Clerk
Anna Jones, Deputy Town Clerk

Created/Initiated - 1/9/2026
Final Approval - 1/9/2026

Attachments:

None

ACTIVITY REPORT - DECEMBER, 2025

POLICE

	2025	2024
Property Stolen	\$32	\$16,851
Property Recovered	\$0	\$23
Animal Control		
Citations	0	0
Warnings	1	1
Bar Checks	2	36
Business Checks	53	10
Assists	33	58
Parking Citations	0	3
Parking Warnings	6	15
Traffic Citations	90	24
Traffic Warnings	179	148
Traffic Accidents		14
Public Streets	10	7
Private Property	1	7
Injuries	0	0
Open Buildings	0	0
Alarms	5	8
Calls for service	628	604
Felony Arrests	2	3
Homicide	1	
Warrants	1	
Misdemeanor Arrests	16	23
Child Abuse	1	
DUI	2	
Domestic Violence	3	
Drugs	1	
Harassment	1	
Hit and Run	1	
restraining order	3	
Warrants	4	

MUNICIPAL COURT

	2025	2024
Total number of citations issued for this court date	21	6
Total number of violators due in court	13	6
Total number of violators in court	9	5
Deferred to trial:	2	0
Received Deferred Sentences:	3	0
Dismissed:	0	1
Guilty Pleas:	7	0
Guilty to Amended Charges:	1	2
Guilty from Trial:	0	1
Continued to following month:	0	0
Dismissed Prior to Court	0	0
Handled by Mail		
W/in 20 days for Point Reduction:	9	1
Outside of 20 days:	9	0
No Shows		
Warrants Issued:	0	0
Hold placed on Drivers License:	0	1
Filed Unpaid:	0	0



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Monthly Financial Report

For the month ended November 30, 2025

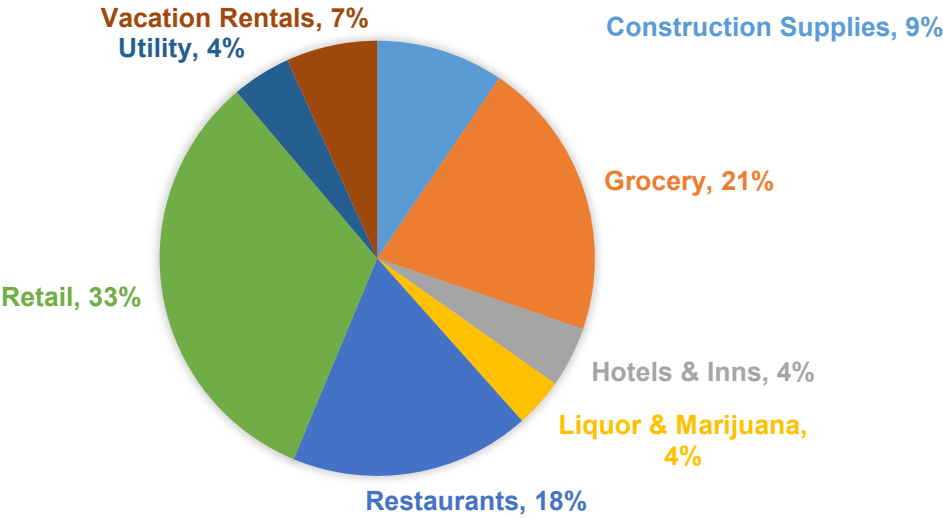


Sales Tax by Sales Month by Business Category

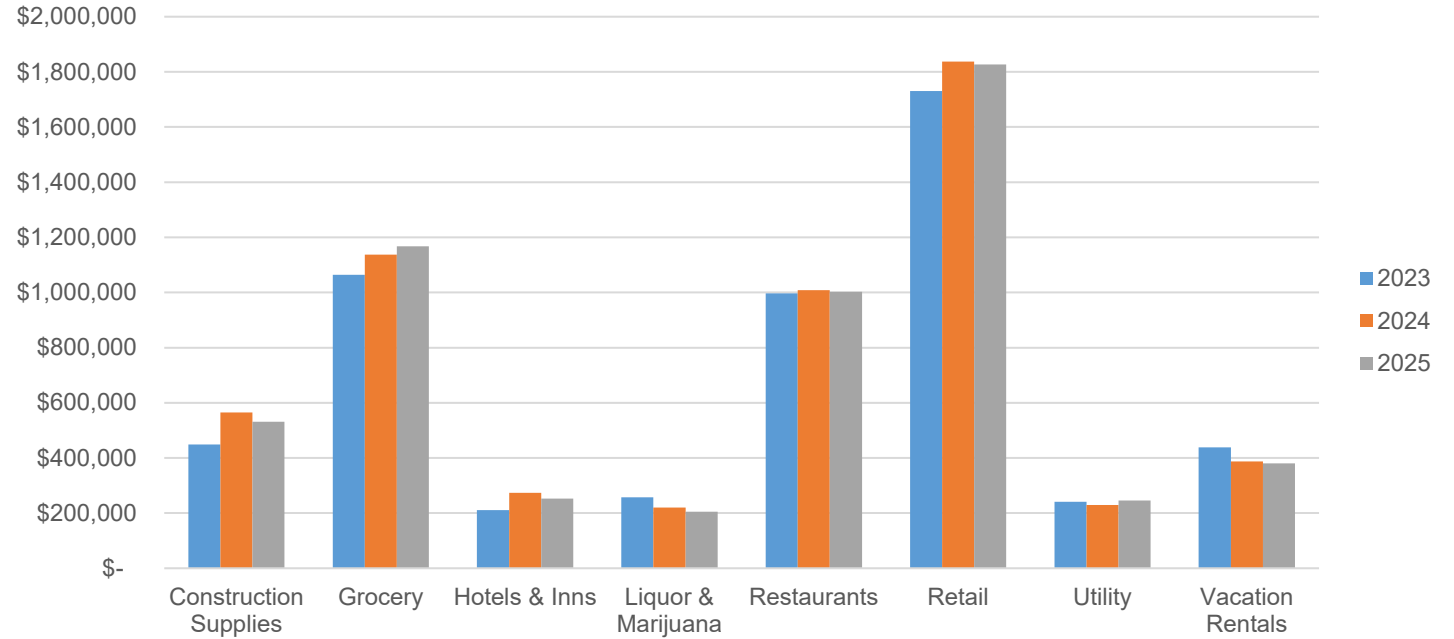
This section reflects business activity organized by the month in which sales occurred, as reported by vendors, allowing for year-over-year sector comparisons. Data for prior months is continually updated as delinquent returns are filed.

October 2025 had two out of our eight categories showing growth compared to the same month last year. Utilities shows the biggest gains in terms of dollars and the biggest gains in terms of percentage growth in October 2025 compared to October 2024. Construction Supplies shows the biggest decline in terms of percentage and the biggest decline in terms of dollars in October 2025 compared to October 2024.

YTD 2025



YTD 2023-2025 Sales Tax by Sales Month by Business Category



Sales Tax by Sales Month for each Business Activity

Total							
Month	2023	2024	2025	Over / (Under)		Over / (Under)	
				Change PY		YTD Change PY	
				\$	%	\$	%
January	\$591,591	\$632,363	\$627,507	(\$4,856)	-1%	(\$4,856)	-1%
February	\$616,085	\$631,736	\$620,441	(\$11,295)	-2%	(\$16,151)	-1%
March	\$673,304	\$690,352	\$710,825	\$20,473	3%	\$4,323	0.2%
April	\$415,183	\$390,221	\$413,232	\$23,011	6%	\$27,334	1%
May	\$374,002	\$403,884	\$390,075	(\$13,809)	-3%	\$13,525	0.5%
June	\$533,370	\$553,068	\$572,282	\$19,214	3%	\$32,739	1%
July	\$630,545	\$680,054	\$663,738	(\$16,316)	-2%	\$16,423	0.4%
August	\$576,716	\$611,144	\$593,819	(\$17,325)	-3%	(\$902)	-0.02%
September	\$549,487	\$591,038	\$572,525	(\$18,513)	-3%	(\$19,416)	-0.4%
October	\$427,669	\$473,752	\$447,660	(\$26,091)	-6%	(\$45,507)	-1%
November	\$458,839	\$451,918	\$0				
December	\$757,703	\$793,061	\$0				
Total YTD Cumulative	\$5,387,954	\$5,657,611	\$5,612,104	(\$45,507)	-1%	(\$45,507)	-1%
Total Annual	\$6,604,495	\$6,902,590	\$5,612,104	n/a	n/a	n/a	n/a

Construction Supplies							
Month	2023	2024	2025	Over / (Under)		Over / (Under)	
				Change PY		YTD Change PY	
				\$	%	\$	%
January	\$27,128	\$29,806	\$25,309	(\$4,497)	-15%	(\$4,497)	-15%
February	\$24,644	\$34,155	\$39,604	\$5,449	16%	\$952	1%
March	\$36,482	\$46,167	\$54,486	\$8,319	18%	\$9,270	8%
April	\$40,273	\$42,417	\$39,020	(\$3,396)	-8%	\$5,874	4%
May	\$48,865	\$67,101	\$45,922	(\$21,179)	-32%	(\$15,305)	-7%
June	\$60,579	\$69,550	\$82,269	\$12,719	18%	(\$2,586)	-1%
July	\$46,262	\$56,081	\$61,382	\$5,301	9%	\$2,716	1%
August	\$55,025	\$66,940	\$50,849	(\$16,091)	-24%	(\$13,375)	-3%
September	\$61,212	\$84,668	\$88,409	\$3,742	4%	(\$9,634)	-2%
October	\$47,976	\$67,778	\$44,139	(\$23,639)	-35%	(\$33,273)	-6%
November	\$42,208	\$38,297	\$0				
December	\$61,974	\$64,634	\$0				
Total YTD Cumulative	\$448,446	\$564,663	\$531,390	(\$33,273)	-6%	(\$33,273)	-6%
Total Annual	\$552,628	\$667,594	\$531,390	n/a	n/a	n/a	n/a

Grocery							
Month	2023	2024	2025	Over / (Under)		Over / (Under)	
				Change PY		YTD Change PY	
				\$	%	\$	%
January	\$119,492	\$135,056	\$142,502	\$7,445	6%	\$7,445	6%
February	\$123,361	\$132,451	\$131,994	(\$457)	-0.3%	\$6,988	3%
March	\$144,886	\$140,263	\$143,213	\$2,951	2%	\$9,939	2%
April	\$82,990	\$81,145	\$95,735	\$14,590	18%	\$24,528	5%
May	\$78,990	\$81,313	\$80,718	(\$595)	-1%	\$23,933	4%
June	\$103,556	\$102,677	\$107,187	\$4,510	4%	\$28,443	4%
July	\$115,795	\$147,197	\$148,266	\$1,069	1%	\$29,512	4%
August	\$122,529	\$121,096	\$123,938	\$2,843	2%	\$32,354	3%
September	\$96,683	\$108,618	\$104,174	(\$4,444)	-4%	\$27,910	3%
October	\$76,097	\$87,842	\$90,239	\$2,398	3%	\$30,308	3%
November	\$99,385	\$95,189	\$0				
December	\$136,695	\$141,338	\$0				
Total YTD Cumulative	\$1,064,379	\$1,137,657	\$1,167,966	\$30,308	3%	\$30,308	3%
Total Annual	\$1,300,458	\$1,374,184	\$1,167,966	n/a	n/a	n/a	n/a

Hotels & Inns							
Month	2023	2024	2025	Over / (Under)		Over / (Under)	
				Change PY		YTD Change PY	
				\$	%	\$	%
January	\$23,882	\$37,864	\$34,464	(\$3,401)	-9%	(\$3,401)	-9%
February	\$31,076	\$41,730	\$46,360	\$4,630	11%	\$1,229	2%
March	\$28,853	\$43,522	\$40,336	(\$3,186)	-7%	(\$1,957)	-2%
April	\$11,183	\$13,692	\$13,145	(\$547)	-4%	(\$2,504)	-2%
May	\$8,436	\$10,456	\$10,302	(\$154)	-1%	(\$2,658)	-2%
June	\$17,537	\$19,935	\$19,141	(\$794)	-4%	(\$3,452)	-2%
July	\$29,494	\$31,395	\$29,390	(\$2,005)	-6%	(\$5,457)	-3%
August	\$23,846	\$29,431	\$25,007	(\$4,424)	-15%	(\$9,881)	-4%
September	\$22,579	\$26,484	\$19,689	(\$6,795)	-26%	(\$16,676)	-7%
October	\$13,507	\$18,627	\$14,264	(\$4,363)	-23%	(\$21,038)	-8%
November	\$10,967	\$15,552	\$0				
December	\$31,266	\$37,209	\$0				
Total YTD Cumulative	\$210,393	\$273,136	\$252,098	(\$21,038)	-8%	(\$21,038)	-8%
Total Annual	\$252,626	\$325,898	\$252,098	n/a	n/a	n/a	n/a

Liquor & Marijuana							
Month	2023	2024	2025	Over / (Under)		Over / (Under)	
				Change PY		YTD Change PY	
				\$	%	\$	%
January	\$36,195	\$28,377	\$25,793	(\$2,584)	-9%	(\$2,584)	-9%
February	\$39,045	\$32,619	\$28,409	(\$4,210)	-13%	(\$6,794)	-11%
March	\$35,316	\$30,844	\$28,244	(\$2,600)	-8%	(\$9,394)	-10%
April	\$19,161	\$16,180	\$15,071	(\$1,109)	-7%	(\$10,503)	-10%
May	\$15,031	\$13,485	\$13,070	(\$415)	-3%	(\$10,919)	-9%
June	\$20,931	\$18,806	\$17,992	(\$814)	-4%	(\$11,733)	-8%
July	\$28,698	\$24,665	\$23,308	(\$1,357)	-6%	(\$13,089)	-8%
August	\$25,365	\$23,014	\$21,899	(\$1,115)	-5%	(\$14,204)	-8%
September	\$22,069	\$18,163	\$16,829	(\$1,334)	-7%	(\$15,538)	-8%
October	\$15,945	\$14,510	\$14,177	(\$334)	-2%	(\$15,871)	-7%
November	\$17,640	\$16,217	\$0				
December	\$32,714	\$29,314	\$0				
Total YTD Cumulative	\$257,753	\$220,663	\$204,791	(\$15,871)	-7%	(\$15,871)	-7%
Total Annual	\$308,107	\$266,193	\$204,791	n/a	n/a	n/a	n/a

Restaurant							
Month	2023	2024	2025	Over / (Under)		Over / (Under)	
				Change PY		YTD Change PY	
				\$	%	\$	%
January	\$109,957	\$108,815	\$106,276	(\$2,539)	-2%	(\$2,539)	-2%
February	\$110,748	\$113,964	\$110,454	(\$3,510)	-3%	(\$6,049)	-3%
March	\$121,295	\$128,711	\$125,466	(\$3,245)	-3%	(\$9,294)	-3%
April	\$72,760	\$64,960	\$66,996	\$2,036	3%	(\$7,258)	-2%
May	\$61,561	\$62,246	\$64,208	\$1,962	3%	(\$5,296)	-1%
June	\$94,540	\$99,815	\$99,898	\$82	0.1%	(\$5,214)	-1%
July	\$139,326	\$137,477	\$135,023	(\$2,454)	-2%	(\$7,668)	-1%
August	\$114,486	\$118,051	\$123,076	\$5,024	4%	(\$2,644)	-0.3%
September	\$101,939	\$102,513	\$99,824	(\$2,689)	-3%	(\$5,333)	-1%
October	\$70,703	\$72,225	\$70,941	(\$1,284)	-2%	(\$6,617)	-1%
November	\$62,256	\$61,684	\$0				
December	\$109,011	\$109,870	\$0				
Total YTD Cumulative	\$997,315	\$1,008,779	\$1,002,162	(\$6,617)	-1%	(\$6,617)	-1%
Total Annual	\$1,168,582	\$1,180,334	\$1,002,162	n/a	n/a	n/a	n/a

Retail - General							
Month	2023	2024	2025	Over / (Under)		Over / (Under)	
				Change PY		YTD Change PY	
				\$	%	\$	%
January	\$176,272	\$195,222	\$192,959	(\$2,262)	-1%	(\$2,262)	-1%
February	\$164,624	\$183,490	\$171,374	(\$12,116)	-7%	(\$14,378)	-4%
March	\$194,415	\$208,336	\$219,386	\$11,050	5%	(\$3,328)	-1%
April	\$131,804	\$130,025	\$138,391	\$8,366	6%	\$5,038	1%
May	\$126,188	\$133,634	\$142,225	\$8,591	6%	\$13,629	2%
June	\$190,385	\$196,173	\$197,955	\$1,782	1%	\$15,412	1%
July	\$207,603	\$225,417	\$207,880	(\$17,537)	-8%	(\$2,125)	-0.2%
August	\$182,964	\$196,687	\$198,518	\$1,831	1%	(\$294)	-0.02%
September	\$196,913	\$201,260	\$193,467	(\$7,792)	-4%	(\$8,086)	-0.5%
October	\$159,834	\$166,774	\$165,056	(\$1,719)	-1%	(\$9,805)	-1%
November	\$167,735	\$171,175	\$0				
December	\$283,639	\$300,765	\$0				
Total YTD Cumulative	\$1,731,001	\$1,837,017	\$1,827,213	(\$9,805)	-1%	(\$9,805)	-1%
Total Annual	\$2,182,374	\$2,308,958	\$1,827,213	n/a	n/a	n/a	n/a

Utility							
Month	2023	2024	2025	Over / (Under)		Over / (Under)	
				Change PY		YTD Change PY	
				\$	%	\$	%
January	\$36,615	\$30,578	\$31,225	\$648	2%	\$648	2%
February	\$33,702	\$30,096	\$31,954	\$1,858	6%	\$2,506	4%
March	\$32,324	\$29,858	\$33,558	\$3,700	12%	\$6,206	7%
April	\$26,745	\$24,367	\$27,298	\$2,931	12%	\$9,137	8%
May	\$21,411	\$20,971	\$20,809	(\$162)	-1%	\$8,975	7%
June	\$18,896	\$21,455	\$21,109	(\$346)	-2%	\$8,629	5%
July	\$17,591	\$17,466	\$18,976	\$1,510	9%	\$10,139	6%
August	\$16,813	\$17,382	\$18,610	\$1,228	7%	\$11,367	6%
September	\$19,022	\$20,184	\$21,729	\$1,545	8%	\$12,912	6%
October	\$17,644	\$16,493	\$20,761	\$4,268	26%	\$17,180	8%
November	\$19,215	\$19,398	\$0				
December	\$30,029	\$31,813	\$0				
Total YTD Cumulative	\$240,762	\$228,849	\$246,029	\$17,180	8%	\$17,180	8%
Total Annual	\$290,006	\$280,061	\$246,029	n/a	n/a	n/a	n/a

Vacation Rentals							
Month	2023	2024	2025	Over / (Under)		Over / (Under)	
				Change PY		YTD Change PY	
				\$	%	\$	%
January	\$62,052	\$66,645	\$68,980	\$2,335	4%	\$2,335	4%
February	\$88,885	\$63,231	\$60,292	(\$2,939)	-5%	(\$604)	-0.5%
March	\$79,734	\$62,652	\$66,136	\$3,485	6%	\$2,881	1%
April	\$30,269	\$17,435	\$17,575	\$140	1%	\$3,021	1%
May	\$13,521	\$14,677	\$12,820	(\$1,856)	-13%	\$1,165	1%
June	\$26,948	\$24,657	\$26,731	\$2,074	8%	\$3,239	1%
July	\$45,776	\$40,356	\$39,512	(\$844)	-2%	\$2,395	1%
August	\$35,688	\$38,543	\$31,922	(\$6,621)	-17%	(\$4,226)	-1%
September	\$29,071	\$29,149	\$28,404	(\$745)	-3%	(\$4,971)	-1%
October	\$25,962	\$29,503	\$28,084	(\$1,420)	-5%	(\$6,391)	-2%
November	\$39,433	\$34,405	\$0				
December	\$72,376	\$78,117	\$0				
Total YTD Cumulative	\$437,906	\$386,846	\$380,456	(\$6,391)	-2%	(\$6,391)	-2%
Total Annual	\$549,715	\$499,369	\$380,456	n/a	n/a	n/a	n/a



Cash Basis Financial Summary Section

This section provides a high-level snapshot of the Town of Frisco's financial activity using **cash basis accounting**. Under this method, revenues and expenditures are recorded **only when cash is received or paid**, rather than when they are earned or incurred. This provides a clear, real-time view of available funds and the Town's current financial position.

This summary is different from the year-over-year business activity section earlier in the report. That section looks at sales tax based on when sales happen, while this one focuses on when the Town actually receives the money—giving a real-time look at how collections are tracking against the budget.

This summary is designed to:

- Track revenue based on actual cash received.
- Support monthly budget monitoring and cash flow analysis.
- Complement economic activity data presented in the earlier sales tax trend comparison section.

Collections vs. Remittance

Understanding the timing of tax collection versus remittance is key to interpreting the data in this report.

Key Distinction

- Collected** = When the customer pays tax to the business.
- Remitted** = When the business sends that tax to the Town.

Collected Tax

- When:** At the time of sale to the customer.
- What Happens:** A business charges and collects tax at the point of sale (in-store, online, etc.).
- Example:** A \$100 purchase with an 8% sales tax results in \$8 collected from the customer by the business at checkout and held until the tax is remitted to the government.

Remitted Tax

- When:** Typically by the 20th of the following month (depending on the business' filing frequency).
- What Happens:** The business submits the collected tax to the State and to the Town.
- Example:** Sales tax collected in January is generally remitted to the Town in February.

Why the Timing Difference Matters

- Businesses **temporarily hold** collected tax until their designated remittance deadline.
- As a result, the Town's revenue generally lags behind actual sales activity by at least one month.
- For example, **January shows \$0** because those taxes (from January sales) are remitted in February.
- "Period 13"** refers to November and December tax received in January and February but recorded as prior-year revenue to align with the year when the sales occurred, per Generally Accepted Accounting Principles.
- The following pages reflect when **actual tax payments** are received by the Town, not when the original sale happened. This is important for comparing **monthly cash receipts against budget projections**.

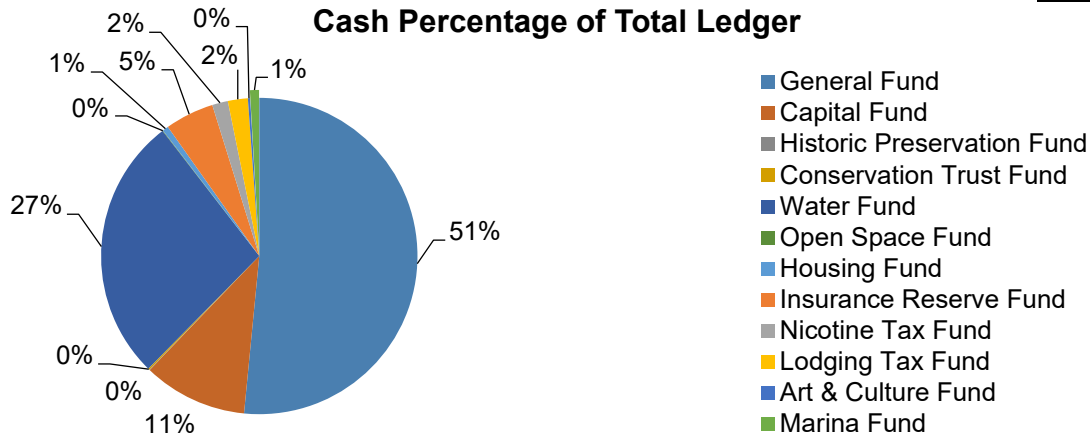
Financial Report - Cash Position

November 2025

The cash position report shows the ending balance of each of the Town's 12 financial funds after recording the month's revenue and expenditure transactions. The majority of the Town's fund balance is held within the General Fund. This report lists the institutions/investments in which the cash balances are held.

LEDGER BALANCES:

General Fund	\$13,124,371
Capital Fund	\$2,710,742
Historic Preservation Fund	\$12,558
Conservation Trust Fund	\$37,204
Water Fund	\$6,913,100
Open Space Fund	\$14,307
Housing Fund	\$155,222
Insurance Reserve Fund	\$1,274,308
Nicotine Tax Fund	\$410,103
Lodging Tax Fund	\$519,307
Art & Culture Fund	\$58,451
Marina Fund	\$234,894
TOTAL	\$25,464,567



ALLOCATION OF FUNDS:

1st Bank - Operating Account Bank Balance	\$2,046,071
1st Bank - Payroll Account Bank Balance	(\$1,285)
1st Bank - Accounts Payable Bank Balance	(\$419,565)
Colotrust Plus	\$4,790,638
CSAFE	\$2,048,857
CSIP	\$5,413,196
CSLIP	\$1,026,087
Alpine Bank CD	\$252,454
FirstBank CD	\$306,708
Wells Fargo CD	\$2,637
Flatirons Bank CD	\$240,000
LPL Financial	\$5,563,940
McCook National Bank CD	\$250,000
Multi Bank Securities	\$1,937,501
ProEquities	\$2,007,330
TOTAL	\$25,464,567

Treasurer's Report Fund Summaries - November

The Treasurer's report shows the revenue and expenditure/expense activity within each fund for the month. Additionally, it reports how this activity compares to the Town's YTD budget. The YTD budget is designed to take into account the seasonality of the Town's revenues that peak in the winter months; expenditures often peak with the summer construction season. The 2025 YTD Budget is based upon the distribution of 2023 actual revenue and expenditure/expense activity.

Fund	2025 YTD Actual	YTD Budget	% of YTD Budget	Total Budget	% of Total Budget
General Fund					
Revenues	\$18,274,690	\$17,226,869	106.1%	\$21,448,322	85.2%
Expenditures	\$19,728,354	\$19,258,375	102.4%	\$23,296,170	84.7%
Revenue: Interest, business tax penalties and interest, audit revenue, business licenses, municipal court fees, CDD revenue, bag fees, rec camps, and tubing revenue all above YTD budget. Town and county sales tax, franchise fees, marijuana, fun club, afterschool care, PRA terrain park & food/beverage revenues are below YTD budget.					
Expenses: General government insurance, tech hardware and support contracts, public relations consultant, dept. benefits, website maintenance, Comm Dev. building profession, environmental program partners, renewable utilities, equipment repairs, 4th of July, concerts in the park, bank service charges, and various dept. benefits over YTD budget.					
Capital Fund					
Revenues	\$4,290,214	\$2,601,978	164.9%	\$4,426,381	96.9%
Expenditures	\$6,062,782	\$10,072,991	60.2%	\$4,815,072	125.9%
Revenue: Interest revenue is lower than YTD budget. REIF and sale of assets coming in higher than budget. Made the General Fund transfer in July.					
Expenses: Below YTD budget in various capital projects due to timing of projects. Police vehicle upgrades and trail enhancements coming in slightly higher than budget.					
Historic Preservation Fund					
Revenues	\$11,432	\$19	60167%	\$20	57158.7%
Expenditures	\$0	\$0	N/A	\$0	N/A
Revenue: Interest higher than YTD budget. Receiving donation revenue from museum in this fund now resulting in revenues much higher than budgeted.					
Conservation Trust Fund					
Revenues	\$24,373	\$29,204	83.5%	\$41,000	59.4%
Expenditures	\$0	\$0	N/A	\$40,000	0.0%
Revenue: State lottery funds slightly lower than YTD budget. Interest higher than YTD budget.					
Expenses: Transfer to Capital Fund will take place in December.					
Water Fund					
Revenues	\$2,126,946	\$5,106,909	41.6%	\$5,546,617	38.3%
Expenditures	\$2,304,711	\$11,648,119	19.8%	\$11,903,195	19.4%
Revenue: Sale of assets, paper billing fees, and interest above YTD budget. Plant investments fees and user fees below YTD budget.					
Expenses: Employer paid premiums/benefits, technical purchases, and water system inventory higher than YTD budget. Capital improvements well below YTD budget based on timing of projects/grant funding.					
Open Space Fund					
Revenues	\$521	\$436	119.5%	\$500	104.2%
Expenditures	\$0	\$0	N/A	\$0	N/A
Revenue: Interest coming in higher than budgeted.					
Housing Fund					
Revenues	\$3,538,168	\$4,293,923	82.4%	\$9,716,398	36.4%
Expenditures	\$5,936,249	\$7,945,129	74.7%	\$8,784,176	67.6%
Revenue: Grants, develop impact fees above YTD budget. Sale of assets, interest, SCHAs sales tax, short term rental tax coming in below YTD budget.					
Expenses: Salaries/Benefits and rental expenses higher than YTD budget. 602 Galena project below YTD budget based on timing of project.					
Insurance Reserve Fund					
Revenues	\$2,411,395	\$1,823,450	132.2%	\$1,838,584	131.2%
Expenditures	\$2,424,530	\$1,401,455	173.0%	\$1,503,140	161.3%
Revenue: Interest and stop loss refunds coming in higher than YTD budget. Employer paid premiums below YTD budget.					
Expenses: Medical claims coming in much higher than YTD budget.					
Nicotine Tax Fund					
Revenues	\$621,213	\$577,541	107.6%	\$756,608	82.1%
Expenditures	\$743,372	\$754,712	98.5%	\$990,075	75.1%
Revenue: Nicotine tax and interest coming in higher than YTD budget.					
Expenses: Community non profits and childcare tuition assistance below YTD budget. Nicotine workgroup operations higher than YTD budget.					
Lodging Tax Fund					
Revenues	\$821,119	\$830,513	98.9%	\$1,020,350	80.5%
Expenditures	\$940,711	\$872,228	107.9%	\$1,069,992	87.9%
Revenue: Lodging tax and interest slightly below YTD budget. Partner contributions have met yearly budget. Audit revenue and sponsorship revenue higher than budgeted.					
Expenses: Salaries and benefits, marketing, tubing hill/terrain park maintenance and internet improvements higher than YTD budget. Transfer to Art & Culture Fund higher than YTD budget due to timing of transfer.					
Art & Culture Fund					
Revenues	\$101,472	\$0	N/A	\$0	N/A
Expenditures	\$43,021	\$0	N/A	\$0	N/A
Revenue: Transfer from Lodging Tax Fund has taken place.					
Revenue/expenses for this fund were originally budgeted for in the Lodging Tax Fund for 2025. Will need an appropriation by the end of the year.					
Marina Fund					
Revenues	\$2,444,411	\$2,590,222	94.4%	\$2,956,033	82.7%
Expenditures	\$2,505,027	\$2,334,159	107.3%	\$2,528,392	99.1%
Revenue: Slip rentals, moorings, racks, trailer storage, fuel sales, services, gift cards, parts, and park rentals higher than YTD budget. Motor sport rentals and paddle sport rentals below YTD budget.					
Expenses: Salaries and benefits, telephone, building repair & maintenance, cleaning, operating supplies, retail service parts, and capital equipment higher than YTD budget.					
92% of the Fiscal Year has Elapsed					

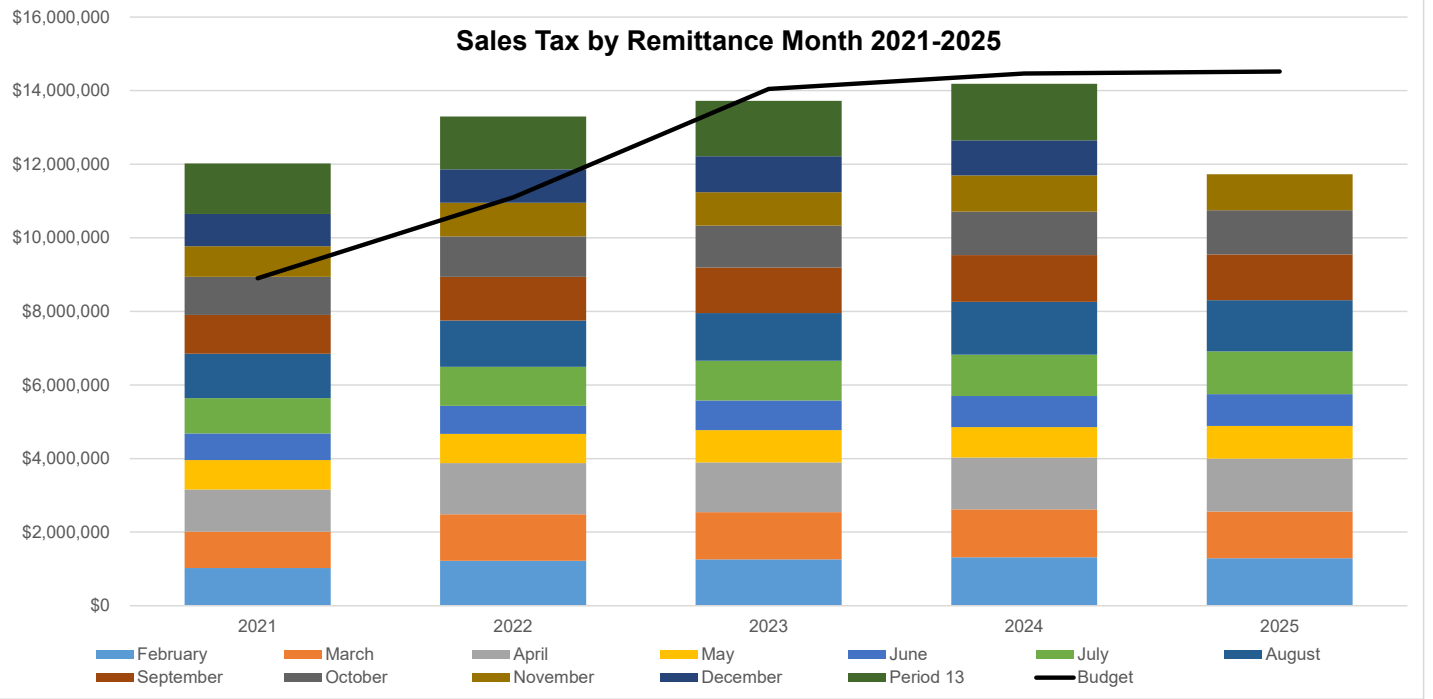
Sales Tax by Remittance Month

The general sales tax rate includes 2% Town of Frisco Sales tax & 2% Summit County Sales tax. Taxes collected from customers by businesses are remitted to the Town on the 20th of the following month.

The sales tax received from businesses in the month of October 2025 is down 0.2% or \$1,476 compared to October of the previous year. In October 2025, the Town received \$982,010 in sales tax, compared to \$983,486 in sales tax received in October 2024. Year to date 2025 actuals are 1.4% under YTD 2025 budget. Reminder- this is sales tax submitted by businesses to the Town in October, and it is not report of sales tax collected by businesses from customers in October. Sales by business activity is outlined on pages 3 to 5 of this report.

Tax collections are outperforming overall business activity compared to the prior year, largely due to the receipt of delinquent tax filings from previous years. These one-time collections have temporarily boosted current year revenues beyond what current economic activity alone would support.

Sales Tax by Remittance Month							
Year to Date through:							
November							
Month	2023	2024	2025	Over / (Under)		YTD Cumulative Budget	Over / (Under)
				Change from PY			YTD Cumulative Budget to Actual
				\$	%	\$	%
January*	\$0	\$0	\$0	\$0	0%	\$0	0%
February	\$1,259,785	\$1,319,537	\$1,289,811	(\$29,727)	-2%	\$1,333,232	97%
March	\$1,280,866	\$1,299,392	\$1,271,726	(\$27,666)	-2%	\$2,688,773	95%
April	\$1,358,325	\$1,410,027	\$1,438,730	\$28,703	2%	\$4,126,290	97%
May	\$872,420	\$825,592	\$883,539	\$57,947	7%	\$5,049,573	97%
June	\$808,362	\$847,818	\$865,974	\$18,155	2%	\$5,905,064	97%
July	\$1,079,990	\$1,122,814	\$1,163,917	\$41,103	4%	\$7,048,018	98%
August	\$1,297,996	\$1,431,710	\$1,387,660	(\$44,050)	-3%	\$8,421,688	99%
September	\$1,238,905	\$1,274,904	\$1,250,731	(\$24,173)	-2%	\$9,732,822	98%
October	\$1,136,909	\$1,181,374	\$1,194,923	\$13,549	1%	\$10,936,014	98%
November	\$907,964	\$983,486	\$982,010	(\$1,476)	-0.2%	\$11,896,913	99%
December	\$973,828	\$950,005	\$0				
Period 13	\$1,504,755	\$1,541,943	\$0				
Total YTD Cumulative	\$11,241,522	\$11,696,655	\$11,729,021	\$32,366	0.3%	\$11,896,913	98.6%
Total Annual	\$13,720,104	\$14,188,602	\$11,729,021	n/a	n/a	\$14,520,000	n/a



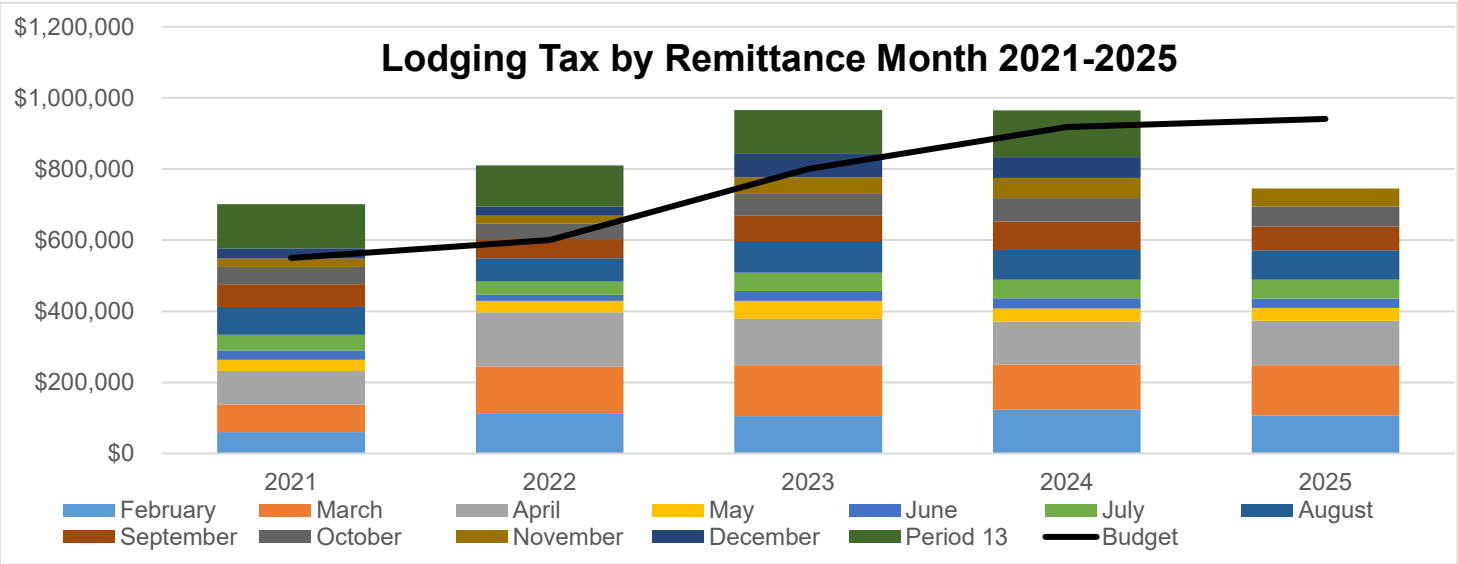
*January shows \$0 because taxes collected during that month are generally not remitted until February.

Lodging Tax by Remittance Month

The Lodging category (Hotels & Inns / Vacation Rentals) includes an additional 2.35% lodging tax. Taxes collected from the customer by the vendor should be remitted to the Town on the 20th of the following month.

The lodging tax received from businesses in the month of October 2025 is down 13% or \$7,117 compared to October of the previous year. In October 2025, the Town received \$49,703 in lodging tax, compared to \$56,820 in lodging tax received in October 2024. Year to date 2025 actuals are 1.6% under YTD 2025 budget. Reminder- this is lodging tax submitted by businesses to the Town in October, and it is not a report of lodging tax collected by businesses from customers in October. Lodging sector business activity, hotels & inns or vacation rentals, is outlined on pages 4 and 5 of this report.

Town of Frisco - Lodging tax by Remittance Month							
Year to Date through:							
November							
Month	2023	2024	2025	Over / (Under)		YTD Cumulative Budget	Over / (Under)
				Change from PY			YTD Cumulative Budget to Actual
				\$	%	\$	%
January*	\$0	\$0	\$0	\$0	0%	\$0	0%
February	\$104,756	\$122,808	\$106,646	(\$16,162)	-13%	\$102,085	104%
March	\$143,861	\$127,283	\$141,897	\$14,615	11%	\$242,278	103%
April	\$130,279	\$120,856	\$124,872	\$4,016	3%	\$369,235	101%
May	\$50,647	\$36,349	\$35,980	(\$369)	-1%	\$418,591	98%
June	\$27,872	\$29,225	\$26,521	(\$2,704)	-9%	\$445,752	98%
July	\$51,035	\$52,233	\$52,358	\$126	0.2%	\$495,486	99%
August	\$89,411	\$84,084	\$83,513	(\$572)	-1%	\$582,618	98%
September	\$70,555	\$79,328	\$66,726	(\$12,602)	-16%	\$651,374	98%
October	\$61,232	\$65,717	\$56,726	(\$8,992)	-14%	\$711,044	98%
November	\$47,116	\$56,820	\$49,703	(\$7,117)	-13%	\$756,958	98%
December	\$65,975	\$58,959	\$0				
Period 13	\$122,882	\$131,779	\$0				
Total YTD Cumulative	\$776,764	\$774,704	\$744,942	(\$29,762)	-4%	\$756,958	98.4%
Total Annual	\$965,621	\$965,443	\$744,942	n/a	n/a	\$941,000	n/a



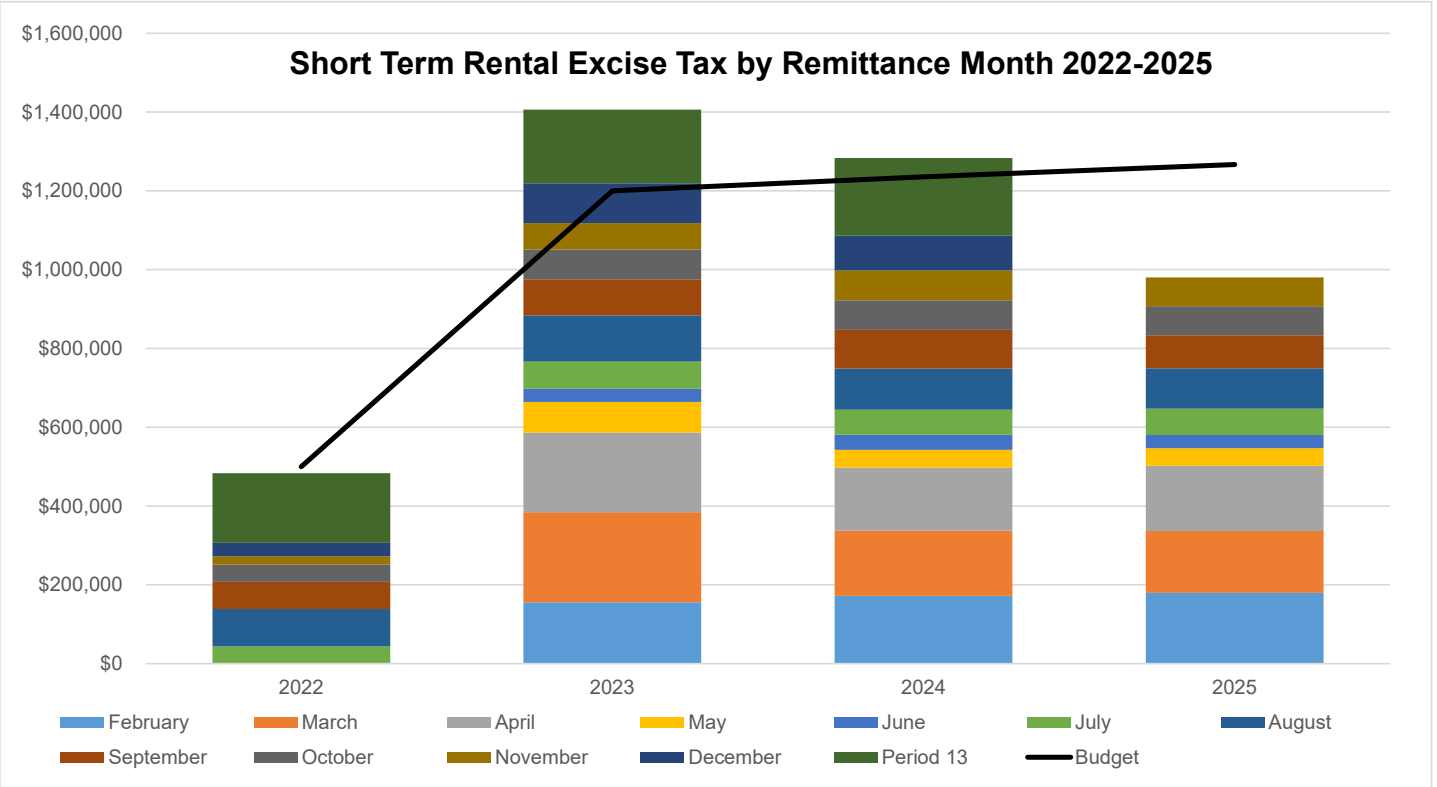
*January shows \$0 because taxes collected during that month are generally not remitted until February.

Short Term Rental (STR) Excise Tax by Remittance Month

A 5% STR Excise Tax was imposed on the purchase price paid or charged for the use of a short term rental property. This started on June 1, 2022. Taxes collected from the customer by the vendor are remitted to the Town on the 20th of the following month.

The STR excise tax received from business in the month of October 2025 is down 4% or \$2,983 compared to October of the previous year. In October 2025, the Town received \$72,787 in STR excise tax, compared to \$75,770 in STR excise tax received in October 2024. Year to date 2025 actuals are 2.7% under YTD 2025 budget. Reminder-this is STR excise tax submitted by businesses to the Town in October, and it is not a report of STR excise tax collected by business from customers in October. Short Term Rental sector business activity is outlined on page 5 of this report.

Town of Frisco - STR Excise Tax by Remittance Month							
Year to Date through:							
November							
Month	2023	2024	2025	Over / (Under)		YTD Cumulative Budget	Over / (Under)
				Change from PY			YTD Cumulative Budget to Actual
				\$	%	\$	%
January*	\$0	\$0	\$0	\$0	0%	\$0	0%
February	\$155,876	\$172,372	\$179,459	\$7,087	4%	\$140,435	128%
March	\$228,478	\$165,059	\$157,366	(\$7,692)	-5%	\$346,280	97%
April	\$202,234	\$160,082	\$165,387	\$5,305	3%	\$528,481	95%
May	\$77,939	\$44,999	\$44,879	(\$120)	-0.3%	\$598,700	91%
June	\$33,066	\$38,192	\$33,004	(\$5,189)	-14%	\$628,490	92%
July	\$69,012	\$63,857	\$66,991	\$3,134	5%	\$690,666	94%
August	\$117,536	\$104,604	\$102,837	(\$1,767)	-2%	\$796,559	94%
September	\$91,579	\$97,797	\$83,814	(\$13,983)	-14%	\$879,067	95%
October	\$75,713	\$75,622	\$73,939	(\$1,682)	-2%	\$947,279	96%
November	\$66,994	\$75,770	\$72,787	(\$2,983)	-4%	\$1,007,637	97%
December	\$100,784	\$88,143	\$0				
Period 13	\$187,097	\$197,067	\$0				
Total YTD Cumulative	\$1,118,428	\$998,353	\$980,464	(\$17,888)	-2%	\$1,007,637	97.3%
Total Annual	\$1,406,308	\$1,283,563	\$980,464	n/a	n/a	\$1,267,000	n/a



*January shows \$0 because taxes collected during that month are generally not remitted until February.

Real Estate Investment Fee (REIF) by Remittance Month

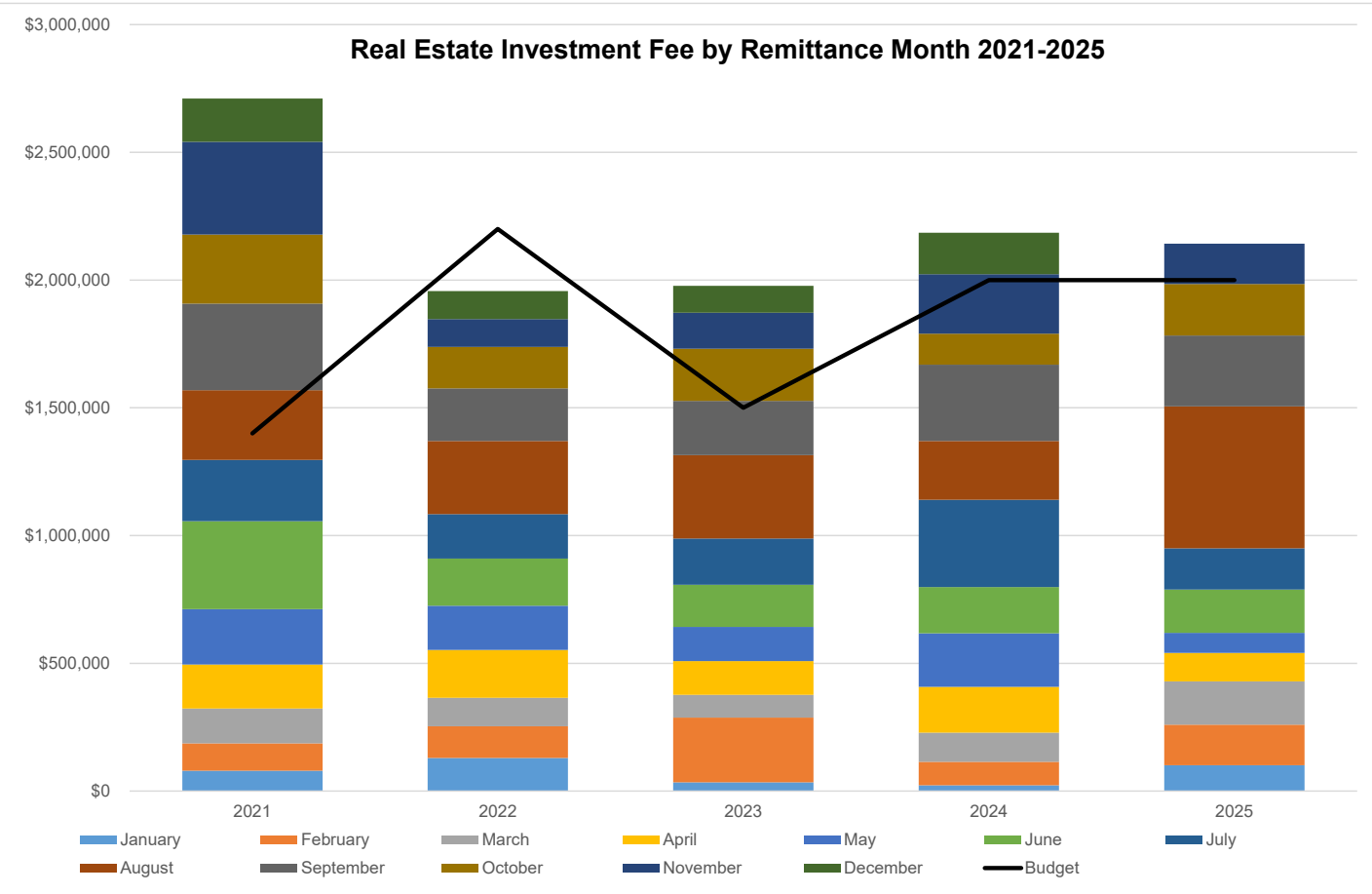
A 1% Real Estate Investment Fee is imposed on all real estate transfers within the Town.

The Real Estate Investment Fee received for the month of November 2025 is down 32% or \$74,325 compared to November of the previous year. In November 2025, the Town received \$158,030 in REIF, compared to \$232,355 received in November 2024. Year to date 2025 actuals are 13% over YTD 2025 budget.

In November 2025, the Town of Frisco recorded 15 real estate transactions involving sales with consideration. The average sale price during the month was \$1,053,533. The average sales price in the same month of 2024 was \$1,659,678.

[For a full detail report of the REIF for the month of November 2025 click here or visit Friscogov.com](#)

Town of Frisco - Real Estate Investment Fee (REIF)							
Year to Date through:							
November							
Month	2023	2024	2025	Over / (Under)		YTD Cumulative Budget	Over / (Under)
				Change from PY			YTD Cumulative Budget to Actual
				\$	%	\$	%
January	\$34,500	\$22,650	\$101,400	\$78,750	348%	\$34,893	291%
February	\$253,295	\$92,200	\$158,598	\$66,398	72%	\$291,071	89%
March	\$89,350	\$114,130	\$168,976	\$54,846	48%	\$381,438	112%
April	\$131,340	\$178,945	\$112,090	(\$66,855)	-37%	\$514,273	105%
May	\$134,190	\$209,935	\$78,428	(\$131,507)	-63%	\$649,990	95%
June	\$164,775	\$180,905	\$169,600	(\$11,305)	-6%	\$816,640	97%
July	\$181,305	\$341,290	\$161,160	(\$180,130)	-53%	\$1,000,009	95%
August	\$326,064	\$229,985	\$555,433	\$325,448	142%	\$1,329,784	113%
September	\$212,450	\$298,893	\$277,410	(\$21,483)	-7%	\$1,544,652	115%
October	\$204,525	\$121,460	\$201,591	\$80,131	66%	\$1,751,505	113%
November	\$140,380	\$232,355	\$158,030	(\$74,325)	-32%	\$1,893,483	113%
December	\$105,319	\$162,670	\$0				
Total YTD Cumulative	\$1,872,174	\$2,022,748	\$2,142,715	\$119,967	6%	\$1,893,483	113%
Total Annual	\$1,977,492	\$2,185,418	\$2,142,715	n/a	n/a	\$2,000,000	n/a



Paper Filing Fees

A \$10 paper filing fee is imposed per paper filing for a tax or fee remittance form, effective January 2025.

October 2025 shows 98% online tax filers. October 2025 shows 1% increase on online tax filers compared to October 2024.

*Paper filing fees may experience fluctuations in months of Quarterly & Annual returns: March, October, October & December.

Town of Frisco - \$10 Paper filing fee									
Year to Date through:									
November									
Month	2023		2024		2025				
	# Returns Filed	% Online filers	# Returns Filed	% Online filers	# Returns Filed	# Paper filed	# Online Filers	% Online filers	\$10 Paper filing fee
January	-	-	-	-	-	-	-	-	\$0
February	764	93%	818	97%	859	26	833	97%	\$175
March	724	96%	820	97%	1,006	24	982	98%	\$230
April	1,116	95%	1,200	97%	1,304	37	1,267	97%	\$275
May	755	96%	790	97%	930	21	909	98%	\$125
June	717	97%	818	97%	896	23	873	97%	\$165
July	1,123	97%	1,235	97%	1,428	31	1,397	98%	\$60
August	784	98%	864	97%	963	25	938	97%	\$101
September	816	95%	844	97%	1,023	22	1,001	98%	\$95
October	1,166	97%	1,309	97%	1,530	47	1,483	97%	\$370
November	796	96%	877	97%	986	21	965	98%	\$145
December	756	96%	881	97%	-	-			\$0
Period 13	1,537	94%	1,507	96%	-	-			\$0
Total YTD Cumulative	8,761	96%	9,575	97%	10,925	277	10,648	97%	\$1,741
Total Annual	11,054	96%	11,963	97%	10,925	277	10,648	97%	\$1,741

Bag fees

The disposable bag fee program began January 1, 2020.



Note: bag fee program reporting is quarterly.



RECORD OF PROCEEDINGS – MINUTES

WORK SESSION OF THE TOWN COUNCIL OF THE TOWN OF FRISCO FRISCO TOWN HALL, 1 MAIN STREET, FRISCO, COLORADO 80443 DECEMBER 9, 2025 AT 4:00PM

Call to Order:

Work Session called to order at 4:00PM by Mayor Pro Tem Held.

- **Agenda Item #1:** CDOT Exit #203 Update
- **Agenda Item #2:** Water Rate Study
- **Agenda Item #3:** 2026 Municipal Election Update

REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF FRISCO FRISCO TOWN HALL, 1 MAIN STREET, FRISCO, COLORADO 80443 DECEMBER 9, 2025 AT 7:00PM

Call to Order:

Meeting called to order at 7:02PM by Mayor Pro Tem Held.

Roll Call:

Roll called by Town Clerk Stacey Campbell at 7:02PM.

Rick Ihnken – ABSENT

Andy Held – PRESENT (IN-PERSON) – Mayor Pro Tem

Martin Allen – PRESENT (IN-PERSON)

Robyn Goldstein – PRESENT (IN-PERSON)

Dan Kibbie – PRESENT (IN-PERSON)

Zachary Ryan – PRESENT (IN-PERSON)

Elizabeth Skrzypczak-Adrian – PRESENT (IN-PERSON)

Presentations:

- Acknowledgment of Years of Service Peggy Faessen (25 Years)
- Acknowledgment of Years of Service Janice Pappas (20 Years)

Public Comment:

Public Comment opened by Mayor Pro Tem Held at 7:22PM.

Public Comment is reserved for items that do not have Public Hearings on this meeting's agenda. If

you plan to comment on an item already appearing on the agenda, please wait until that item is announced and public comment is requested at that time. State your name and address for the record, be topic-specific, and limit comments to three minutes or less. No Council action is taken on Public Comments at Council meetings. Council takes public comments under advisement, and if a Council and/or Staff response is deemed necessary or appropriate, the individual making the comment will receive a formal response from the Town at a later date. It is recommended to sign-in at the Welcome Table at each meeting if providing in-person Public Comment, and include contact information for follow-up communication.

Seeing no public comments in person or online, Mayor Pro Tem Held closed Public Comment at 7:24PM and moved into Council Comments.

Council Comments:

None.

With no further Council Comments, Mayor Pro Tem Held moved into Staff Updates at 7:24PM.

Staff Updates:

None

Approval of Agenda:

Consent Agenda:

- Minutes from November 11, 2025 Meeting
- Warrant List (from October 2025 due to cancellation of late November Regular Meeting)
- Purchasing Cards (from October 2025 due to cancellation of late November Regular Meeting)
- Resolution 25-35: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FRISCO, COLORADO ADOPTING A 2026 LEGISLATIVE POLICY STATEMENT
- Resolution 25-31: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FRISCO, COLORADO ADOPTING A COMPREHENSIVE FEE SCHEDULE
- Home Rule Charter Code Review: Chapter 20
- Frisco Sanitation District Intergovernmental Agreement Approval (101 West Main Street)
- HBL Consulting Information Technology Services Contract Approval

MOTION: COUNCILMEMBER KIBBIE MOVED TO APPROVE THE CONSENT AGENDA, SECONDED BY COUNCILMEMBER SKRZYPCZAK-ADRIAN.

VOTE:

GOLDSTEIN	YEA
HELD	YEA
SKRZYPCZAK-ADRIAN	YEA
RYAN	YEA
IHNKEN	ABSENT
ALLEN	YEA
KIBBIE	YEA

MOTION: PASSED AT 7:25PM

New Business:

Agenda Item #1: Construction Manager at Risk (CMAR) Well #7 PFAS Treatment Facility Construction – Preconstruction Services

Mayor Pro Tem Held read the item into the record at 7:26PM and opened the public hearing.

Capital Projects Senior Manager Addison Canino presented the item and offered to answer any questions.

Mayor Pro Tem Held opened the floor for Public Comment at 7:36PM, seeing none, closed Public Comment.

MOTION: COUNCILMEMBER ALLEN MOVED TO APPROVE THE CMAR CONTRACT AT THE SPECIFIED ADDRESS, SECONDED BY COUNCILMEMBER GOLDSTEIN.

KIBBIE	YEA
GOLDSTEIN	YEA
HELD	YEA
SKRZYPCZAK-ADRIAN	YEA
RYAN	YEA
IHNKEN	ABSENT
ALLEN	YEA

MOTION: PASSED AT 7:39PM

Old Business:

Agenda Item #1: Second Reading Ordinance 25-24: AN ORDINANCE PROHIBITING THE USE OF GRAYWATER AND THE INSTALLATION OF GRAYWATER TREATMENT SYSTEMS WITHIN THE TOWN OF FRISCO

Mayor Pro Tem Held read the item into the record at 7:39PM and opened the public hearing.

Public Works Director Josh Southworth presented the item, stating there were no amendments since First Reading, and offered to answer any questions.

Mayor Pro Tem Held opened the floor for Public Comment at 7:40PM, seeing none, closed Public Comment.

Councilmember Goldstein asked if the Town is considering this to be possibly accommodated in the future, Director Southworth responded that yes. Graywater Treatment Systems, at this time, cannot be accommodated by the Town due to current staffing levels, and there is a desire to see what other communities do and see what best practices are developed.

Mayor Pro Tem Held stated that it is important for water conservation that in the future this topic is revisited.

MOTION: COUNCILMEMBER ALLEN MOVED TO APPROVE THE APPLICATION AT THE SPECIFIED ADDRESS, SECONDED BY COUNCILMEMBER RYAN.

ALLEN	YEA
KIBBIE	YEA

GOLDSTEIN	YEA
HELD	YEA
SKRZYPCZAK-ADRIAN	YEA
RYAN	YEA
IHNKEN	ABSENT

MOTION: PASSED AT 7:43PM

Agenda Item #2: Second Reading Ordinance 25-20: AN ORDINANCE AMENDING CHAPTER 65 OF THE CODE OF ORDINANCES OF THE TOWN OF FRISCO, BY AMENDING SECTION 65-13 CONSTRUCTION PERMIT FEE SCHEDULE AND AMENDING CHAPTER 87 OF THE CODE OF ORDINANCES OF THE TOWN OF FRISCO BY AMENDING SECTION 87-5 EXCAVATIONS, FEES AND BONDS

Mayor Pro Tem Held read the item into the record at 7:43PM and opened the public hearing.

Community Development Director Katie Kent presented the item, stating there were no amendments since First Reading, and offered to answer any questions.

Mayor Pro Tem Held opened the floor for Public Comment at 7:44PM, seeing none, closed Public Comment.

MOTION: COUNCILMEMBER ALLEN MOVED TO APPROVE THE APPLICATION AT THE SPECIFIED ADDRESS, SECONDED BY COUNCILMEMBER KIBBIE.

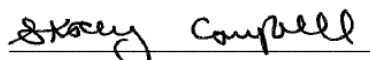
IHNKEN	ABSENT
ALLEN	YEA
KIBBIE	YEA
GOLDSTEIN	YEA
HELD	YEA
SKRZYPCZAK-ADRIAN	YEA
RYAN	YEA

MOTION: PASSED AT 7:45PM

Adjourn:

COUNCILMEMBER ALLEN MOVED TO ADJOURN, COUNCILMEMBER SECONDED, AND COUNCIL VOTED UNANIMOUSLY IN FAVOR AT 7:46PM.

Respectfully Submitted,



Stacey Campbell
Town Clerk



Report Criteria:

Detail report.
Invoices with totals above \$0.00 included.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
ACORN PETROLEUM INC.							
410	ACORN PETROLEUM INC.	0030861-IN	Invoice 0030861-IN	10/30/2025	697.15	697.15	11/06/2025
410	ACORN PETROLEUM INC.	0031215-IN	Invoice 0031215-IN	11/04/2025	3,300.05	3,300.05	11/25/2025
410	ACORN PETROLEUM INC.	0032364-IN	Invoice 0032364-IN	11/18/2025	1,764.63	1,764.63	11/25/2025
Total ACORN PETROLEUM INC.:					5,761.83	5,761.83	
ALIX BARRAGAN							
763	ALIX BARRAGAN	Uncashed Pay	Uncashed Payroll Check	11/11/2025	144.28	144.28	11/13/2025
Total ALIX BARRAGAN:					144.28	144.28	
ALL ELECTRIC COMPANY INC.							
778	ALL ELECTRIC COMPANY INC.	031890	PRA Heat tape repair	08/13/2025	1,352.00	1,352.00	11/06/2025
778	ALL ELECTRIC COMPANY INC.	031901	Rec Way lighting repairs	08/15/2025	11,230.00	11,230.00	11/06/2025
778	ALL ELECTRIC COMPANY INC.	031976	Tubing Hill light repairs	10/08/2025	2,570.14	2,570.14	11/06/2025
778	ALL ELECTRIC COMPANY INC.	032055	Removal and relocation of stairwe	10/27/2025	1,878.40	1,878.40	11/06/2025
778	ALL ELECTRIC COMPANY INC.	032092	Summit Boulevard light pole work.	10/27/2025	4,679.55	4,679.55	11/06/2025
Total ALL ELECTRIC COMPANY INC.:					21,710.09	21,710.09	
ALPINE SPECIALTY SERVICES							
997	ALPINE SPECIALTY SERVICES	6653	Snow removal for FAP	10/15/2025	2,420.00	2,420.00	11/25/2025
Total ALPINE SPECIALTY SERVICES:					2,420.00	2,420.00	
APOGEE PIPELINE SERVICES							
1681	APOGEE PIPELINE SERVICES	478-25	Welding services	10/25/2025	1,500.00	1,500.00	11/06/2025
Total APOGEE PIPELINE SERVICES:					1,500.00	1,500.00	
AVERTIUM LLC							
2142	AVERTIUM LLC	INV612257	Monthly Fee - Managed XDR for	11/03/2025	3,421.24	3,421.24	11/06/2025
Total AVERTIUM LLC:					3,421.24	3,421.24	
B PUBLIC RELATIONS LLC							
2192	B PUBLIC RELATIONS LLC	5736	PR, influencer and paid initiatives	11/17/2025	6,250.00	6,250.00	11/18/2025
2192	B PUBLIC RELATIONS LLC	5737	PR, influencer and paid initiatives	11/17/2025	800.00	800.00	11/18/2025
Total B PUBLIC RELATIONS LLC:					7,050.00	7,050.00	
BAR-U-EAT							
7539	BAR-U-EAT	18003	Frisco Nordic Center Bar Order	11/21/2025	80.40	80.40	11/25/2025
Total BAR-U-EAT:					80.40	80.40	
BASELINE SURVEYS, INC.							
2450	BASELINE SURVEYS, INC.	4873-1	Exisiting conditions and utility locat	11/12/2025	3,297.50	3,297.50	11/18/2025
Total BASELINE SURVEYS, INC.:					3,297.50	3,297.50	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
BRANDON MOORE							
3461	BRANDON MOORE	8/18/23 Payroll	Uncashed Payroll Check	11/11/2025	52.07	52.07	11/13/2025
Total BRANDON MOORE:					52.07	52.07	
BUFFALO MOUNTAIN MANAGERS							
3969	BUFFALO MOUNTAIN MANAGE	45962	HOA Fees, 519 Teller, Unit 7	11/01/2025	500.00	500.00	11/06/2025
Total BUFFALO MOUNTAIN MANAGERS:					500.00	500.00	
CASA OF THE CONTINENTAL DIVIDE							
4440	CASA OF THE CONTINENTAL DI	1111111777	Non Profit Payment for beneficiary	11/07/2025	2,000.00	2,000.00	11/13/2025
Total CASA OF THE CONTINENTAL DIVIDE:					2,000.00	2,000.00	
CEDAR LODGE CONDOMINIUMS							
4621	CEDAR LODGE CONDOMINIUM	10783	HOA dues, Unit #210	11/01/2025	458.74	458.74	11/06/2025
Total CEDAR LODGE CONDOMINIUMS:					458.74	458.74	
CESARE, INC							
4708	CESARE, INC	14634	Fees associated with CMT hiring	11/21/2025	1,017.00	1,017.00	11/25/2025
Total CESARE, INC:					1,017.00	1,017.00	
CFC CONSTRUCTION INC							
4709	CFC CONSTRUCTION INC	GAL-IN OCT P	602 Galena workforce housing infr	11/18/2025	13,303.59	13,303.59	11/25/2025
Total CFC CONSTRUCTION INC:					13,303.59	13,303.59	
CHS SNOWMAKERS							
5340	CHS SNOWMAKERS	12820	Drift for snowmaking season.	11/02/2025	4,535.00	4,535.00	11/06/2025
Total CHS SNOWMAKERS:					4,535.00	4,535.00	
CMNM							
5727	CMNM	IN211675	ADMINISTRATION LEGAL NOTI	10/31/2025	240.00	240.00	11/06/2025
5727	CMNM	IN213527	ADMINISTRATION LEGAL NOTI	10/31/2025	151.62	151.62	11/06/2025
Total CMNM:					391.62	391.62	
COLORADO BARRICADE CO.							
4438	COLORADO BARRICADE CO.	65168343-001	Delineators and hardware	10/16/2025	2,624.00	2,624.00	11/25/2025
Total COLORADO BARRICADE CO.:					2,624.00	2,624.00	
COLORADO MUNICIPAL LEAGUE							
6810	COLORADO MUNICIPAL LEAGU	2026	2026 COLORADO MUNICIPAL L	11/03/2025	7,850.00	7,850.00	11/13/2025
Total COLORADO MUNICIPAL LEAGUE:					7,850.00	7,850.00	
COLORADO PASSENGER TRAMWAY SAFETY BOARD							
6819	COLORADO PASSENGER TRAM	RENEWAL TR	Yearly pre-operation inspections	11/17/2025	1,906.00	1,906.00	11/18/2025
Total COLORADO PASSENGER TRAMWAY SAFETY BOARD:					1,906.00	1,906.00	
COLUMBINE HILLS CONSTRUCTION LLC							
3635	COLUMBINE HILLS CONSTRUC	15985	TOF Road resurfacing project	09/30/2025	37,174.45	37,174.45	11/25/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3635	COLUMBINE HILLS CONSTRUC	15989	HWY 9 light pole retrofit work; mo	09/30/2025	3,538.00	3,538.00	11/25/2025
3635	COLUMBINE HILLS CONSTRUC	16037	3rd Ave and Granite Alley crosspa	11/14/2025	3,488.15	3,488.15	11/25/2025
3635	COLUMBINE HILLS CONSTRUC	16038	Concrete work at Slopeside Hall f	11/14/2025	5,378.36	5,378.36	11/25/2025
Total COLUMBINE HILLS CONSTRUCTION LLC:					49,578.96	49,578.96	
COMPREHENSIVE BUILDING CODE SERVICES LLC							
7091	COMPREHENSIVE BUILDING C	025	October 2025 Building Services	11/01/2025	33,850.00	33,850.00	11/06/2025
7091	COMPREHENSIVE BUILDING C	2025 Legal Co	2025 Legal Compliance Supplem	11/01/2025	4,770.00	4,770.00	11/06/2025
7091	COMPREHENSIVE BUILDING C	Supplemental I	Code Adoption Supplemental Invo	11/01/2025	585.00	585.00	11/06/2025
Total COMPREHENSIVE BUILDING CODE SERVICES LLC:					39,205.00	39,205.00	
CORE & MAIN LP							
7419	CORE & MAIN LP	X651954	x5 Monument Box Valve Section	09/12/2025	220.00	220.00	11/25/2025
Total CORE & MAIN LP:					220.00	220.00	
DIANE MCBRIDE							
9110	DIANE MCBRIDE	45931	Monthly Cell Phone Reimburseme	11/21/2025	70.00	70.00	11/25/2025
Total DIANE MCBRIDE:					70.00	70.00	
DIRECT EDGE DENVER LLC							
26705	DIRECT EDGE DENVER LLC	02-INV061381	World Cup Lamppost Banners for	11/06/2025	664.32	664.32	11/13/2025
Total DIRECT EDGE DENVER LLC:					664.32	664.32	
EARLY CHILDHOOD OPTIONS							
9790	EARLY CHILDHOOD OPTIONS	10012025	First Steps - Childcare Tuition Ass	10/01/2025	91,356.42	91,356.42	11/06/2025
Total EARLY CHILDHOOD OPTIONS:					91,356.42	91,356.42	
EMILY CRAWFORD							
10199	EMILY CRAWFORD	111025	Mileage Reimbursement - Bank ru	11/10/2025	78.12	78.12	11/13/2025
Total EMILY CRAWFORD:					78.12	78.12	
EMILY CRAWFORD (PETTY CASH CUSTODIAN)							
10206	EMILY CRAWFORD (PETTY CAS	103125	Turkey trot race petty cash	10/31/2025	250.00	250.00	11/06/2025
10206	EMILY CRAWFORD (PETTY CAS	111125	THanksgiving thank you to staff fr	11/11/2025	13,800.00	13,800.00	11/13/2025
10206	EMILY CRAWFORD (PETTY CAS	112425	Holiday thank you to staff from To	11/24/2025	14,050.00	14,050.00	11/25/2025
10206	EMILY CRAWFORD (PETTY CAS	11425	Cash bonus forr open enrollment	11/04/2025	400.00	400.00	11/06/2025
10206	EMILY CRAWFORD (PETTY CAS	11525	FNC petty cash	11/05/2025	600.00	600.00	11/06/2025
Total EMILY CRAWFORD (PETTY CASH CUSTODIAN):					29,100.00	29,100.00	
EMMA HETH							
10226	EMMA HETH	103125	Mileage reimburseemnt APA confe	10/31/2025	242.20	242.20	11/06/2025
Total EMMA HETH:					242.20	242.20	
EMPOWER TRUST COMPANY, LLC							
10251	EMPOWER TRUST COMPANY, L	444824	Town of Frisco 457 Plan	10/21/2025	250.00	250.00	11/13/2025
Total EMPOWER TRUST COMPANY, LLC:					250.00	250.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
ETHAN ESCHER							
10419	ETHAN ESCHER	Uncashed Payr	Uncashed Payroll Check	11/11/2025	138.53	138.53	11/13/2025
Total ETHAN ESCHER:					138.53	138.53	
FAMILY & INTERCULTURAL RESOURCE CENTER							
10620	FAMILY & INTERCULTURAL RES	1379	Emergency Assistance Program	10/20/2025	10,000.00	10,000.00	11/13/2025
Total FAMILY & INTERCULTURAL RESOURCE CENTER:					10,000.00	10,000.00	
FREEDOM MAILING SERVICES INC.							
11260	FREEDOM MAILING SERVICES I	51721	Water Delinquent Notices	11/17/2025	98.02	98.02	11/25/2025
Total FREEDOM MAILING SERVICES INC.:					98.02	98.02	
FRISCO ELEMENTARY PTSA							
11410	FRISCO ELEMENTARY PTSA	2025	Wreaths and garland for TOF	11/20/2025	645.00	645.00	11/25/2025
11410	FRISCO ELEMENTARY PTSA	2025	Wreaths and garland for TOF	11/20/2025	360.00	360.00	11/25/2025
11410	FRISCO ELEMENTARY PTSA	2025	Wreaths and garland for TOF	11/20/2025	975.00	975.00	11/25/2025
11410	FRISCO ELEMENTARY PTSA	2025	Wreaths and garland for TOF	11/20/2025	1,020.00	1,020.00	11/25/2025
11410	FRISCO ELEMENTARY PTSA	2025	Wreaths and garland for TOF	11/20/2025	425.00	425.00	11/25/2025
Total FRISCO ELEMENTARY PTSA:					3,425.00	3,425.00	
FRISCO SANITATION DISTRICT							
11530	FRISCO SANITATION DISTRICT	10012025	Reimbursing San District for Legal	10/01/2025	7,951.40	7,951.40	11/13/2025
Total FRISCO SANITATION DISTRICT:					7,951.40	7,951.40	
GALENA PLACE HOA							
11756	GALENA PLACE HOA	1959	Invoice 1959	08/01/2025	485.00	485.00	11/06/2025
11756	GALENA PLACE HOA	1963	Invoice 1963	08/01/2025	405.56	405.56	11/06/2025
11756	GALENA PLACE HOA	1968	Invoice 1968	10/01/2025	405.56	405.56	11/06/2025
11756	GALENA PLACE HOA	1969	Invoice 1969	09/01/2025	405.56	405.56	11/06/2025
11756	GALENA PLACE HOA	1975	Invoice 1975	09/01/2025	485.00	485.00	11/06/2025
11756	GALENA PLACE HOA	1976	Invoice 1976	10/01/2025	485.00	485.00	11/06/2025
11756	GALENA PLACE HOA	1984	Unit 3 Nov Invoice	11/01/2025	485.00	485.00	11/13/2025
11756	GALENA PLACE HOA	1985	Unit 7 Nov Invoice	11/01/2025	405.56	405.56	11/13/2025
Total GALENA PLACE HOA:					3,562.24	3,562.24	
GLASS ROOTS CONSTRUCTION, LLC							
12168	GLASS ROOTS CONSTRUCTIO	INV-GRC-413	Fiber broadband underground bori	11/05/2025	222,895.74	222,895.74	11/18/2025
Total GLASS ROOTS CONSTRUCTION, LLC:					222,895.74	222,895.74	
GRANICUS LLC							
12536	GRANICUS LLC	216589	Online booking app for lodging on	10/17/2025	5,983.95	5,983.95	11/06/2025
Total GRANICUS LLC:					5,983.95	5,983.95	
GWEN HOLISKY							
12711	GWEN HOLISKY	Uncashed Pay	Uncashed Payroll Check	11/11/2025	43.69	43.69	11/13/2025
Total GWEN HOLISKY:					43.69	43.69	
HBL CONSULTING INC.							
12970	HBL CONSULTING INC.	7975	Monthly IT Services + AV Council	11/04/2025	10,960.00	10,960.00	11/06/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
12970	HBL CONSULTING INC.	7976	IT Services - Fiber Optic Project	11/04/2025	1,080.00	1,080.00	11/06/2025
Total HBL CONSULTING INC.:					12,040.00	12,040.00	
HEALTHJOY LLC							
13001	HEALTHJOY LLC	2023121625	Subscription Services	10/20/2025	1,864.72	1,864.72	11/13/2025
13001	HEALTHJOY LLC	2023121629	Subscription Services	10/20/2025	2,176.86	2,176.86	11/13/2025
Total HEALTHJOY LLC:					4,041.58	4,041.58	
HOFFMAN PARKER WILSON & CARBERRY PC							
13444	HOFFMAN PARKER WILSON &	19	Special Council- Lodging Tax Revi	10/31/2025	245.00	245.00	11/13/2025
Total HOFFMAN PARKER WILSON & CARBERRY PC:					245.00	245.00	
HUB INTERNATIONAL INSURANCE SERVICES							
13754	HUB INTERNATIONAL INSURAN	4083150	8 of 12 Installment	09/24/2025	833.33	833.33	11/06/2025
Total HUB INTERNATIONAL INSURANCE SERVICES:					833.33	833.33	
IAM ENTERPRISES LTD							
13901	IAM ENTERPRISES LTD	1132	Frisco Adventure Park brochure tr	11/14/2025	750.00	750.00	11/25/2025
Total IAM ENTERPRISES LTD:					750.00	750.00	
IMA INC. - BENEFITS DIVISION							
13985	IMA INC. - BENEFITS DIVISION	540422 2	Remaining balance from new agre	10/01/2025	937.50	937.50	11/06/2025
Total IMA INC. - BENEFITS DIVISION:					937.50	937.50	
IMEG CORP							
14006	IMEG CORP	22001966.00-3	Invoice 22001966.00-36	03/28/2025	1,120.00	1,120.00	11/25/2025
14006	IMEG CORP	22001966.00-4	Invoice 22001966.00-40	07/28/2025	1,120.00	1,120.00	11/25/2025
14006	IMEG CORP	22001966.00-4	Invoice 22001966.00-43	10/20/2025	1,120.00	1,120.00	11/25/2025
Total IMEG CORP:					3,360.00	3,360.00	
INTERCEPT INSIGHT LLC							
14245	INTERCEPT INSIGHT LLC	927	Frisco Bay Marina Feedback Prog	11/11/2025	500.00	500.00	11/13/2025
Total INTERCEPT INSIGHT LLC:					500.00	500.00	
INTERSTATE ADVANCED MATERIALS							
14286	INTERSTATE ADVANCED MATE	561-196-2267-	Expanded PVC sheet for backing	11/07/2025	1,145.30	1,145.30	11/13/2025
Total INTERSTATE ADVANCED MATERIALS:					1,145.30	1,145.30	
INTERSTATE PARKING COMPANY OF COLORADO							
14285	INTERSTATE PARKING COMPA	FRISCO-1225	December 2025 Patrol	11/20/2025	1,149.00	1,149.00	11/25/2025
Total INTERSTATE PARKING COMPANY OF COLORADO:					1,149.00	1,149.00	
JAMES GORHAM							
14703	JAMES GORHAM	Mileage Reimb	Conference Mileage	11/03/2025	380.80	380.80	11/06/2025
14703	JAMES GORHAM	Security Deposi	Security Deposit Refund	11/11/2025	700.00	700.00	11/13/2025
Total JAMES GORHAM:					1,080.80	1,080.80	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
JESSICA DASTOUS							
15469	JESSICA DASTOUS	45931	Cell Phone Reimbursement for Oc	11/10/2025	70.00	70.00	11/13/2025
Total JESSICA DASTOUS:					70.00	70.00	
KATE MARRONE							
16632	KATE MARRONE	112425	Change from a minor site plan to	11/24/2025	550.00	550.00	11/25/2025
Total KATE MARRONE:					550.00	550.00	
K-D FLAGS, LLC							
16790	K-D FLAGS, LLC	32085	International Flags to hang on Mai	11/06/2025	2,148.95	2,148.95	11/13/2025
Total K-D FLAGS, LLC:					2,148.95	2,148.95	
KEN GARFF FORD GREELY							
16896	KEN GARFF FORD GREELY	11/5/2025 Sale	Purchase of Ford F-250 for Faciliti	11/05/2025	62,016.00	62,016.00	11/18/2025
Total KEN GARFF FORD GREELY:					62,016.00	62,016.00	
KRONOS SAASHR INC.							
17408	KRONOS SAASHR INC.	I10080024532	Service Charges	10/08/2025	4,366.56	4,366.56	11/06/2025
17408	KRONOS SAASHR INC.	I10080026909	Payroll Service Charge	10/08/2025	55.00	55.00	11/06/2025
Total KRONOS SAASHR INC.:					4,421.56	4,421.56	
LETTER H STUDIO							
18165	LETTER H STUDIO	TOF 11.12.202	Adventure Park winter brochure u	11/12/2025	262.50	262.50	11/18/2025
Total LETTER H STUDIO:					262.50	262.50	
LOGAN SNYDER							
18472	LOGAN SNYDER	10 2025	October 2025 Cell Phone Reimbu	10/20/2025	70.00	70.00	11/06/2025
Total LOGAN SNYDER:					70.00	70.00	
LOGAN VAN DUZER							
18473	LOGAN VAN DUZER	Uncashed Pay	Uncashed Payroll Check	11/11/2025	500.00	500.00	11/13/2025
Total LOGAN VAN DUZER:					500.00	500.00	
LOZA & LOZA LLP							
18537	LOZA & LOZA LLP	102025	Copyright fee for file response for	10/20/2025	250.00	250.00	11/06/2025
Total LOZA & LOZA LLP:					250.00	250.00	
MCGRAPHIX CREATIVE, LTD							
19544	MCGRAPHIX CREATIVE, LTD	2025-021	Frisco Winter Adventure Park Site	10/30/2025	1,837.50	1,837.50	11/06/2025
Total MCGRAPHIX CREATIVE, LTD:					1,837.50	1,837.50	
MIA JIMENEZ MOLINA							
50085	MIA JIMENEZ MOLINA	2024 Uncashe	Uncashed Payroll Checks	11/11/2025	1,064.21	1,064.21	11/13/2025
Total MIA JIMENEZ MOLINA:					1,064.21	1,064.21	
MICHAEL BAKER INTERNATIONAL							
19886	MICHAEL BAKER INTERNATIONAL	1259846	Frisco Grant Support July & Augu	09/03/2025	3,001.50	3,001.50	11/13/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total MICHAEL BAKER INTERNATIONAL:					3,001.50	3,001.50	
MILE HIGH BEHAVIORAL HEALTHCARE							
20274	MILE HIGH BEHAVIORAL HEALT	20202829	Payment for Non-profit beneficiary	11/07/2025	2,000.00	2,000.00	11/13/2025
Total MILE HIGH BEHAVIORAL HEALTHCARE:					2,000.00	2,000.00	
MOUNTAIN SIDE CONDOMINIUM							
20776	MOUNTAIN SIDE CONDOMINIUM	12436	HOA Dues, Two Months, Unit 222	11/01/2025	1,088.00	1,088.00	11/06/2025
Total MOUNTAIN SIDE CONDOMINIUM:					1,088.00	1,088.00	
MURRAY DAHL BEERY & RENAUD LLP							
20890	MURRAY DAHL BEERY & RENA	19417	General legal invoice 19417	11/05/2025	30,754.65	30,754.65	11/13/2025
20890	MURRAY DAHL BEERY & RENA	19418	Retainer invoice 19418	11/05/2025	1,650.00	1,650.00	11/13/2025
20890	MURRAY DAHL BEERY & RENA	19419	Prospector marketplace condos in	11/05/2025	800.00	800.00	11/13/2025
20890	MURRAY DAHL BEERY & RENA	19420	Municipal Court invoice 19420	11/05/2025	1,703.40	1,703.40	11/13/2025
Total MURRAY DAHL BEERY & RENAUD LLP:					34,908.05	34,908.05	
MUTUAL OF OMAHA							
20910	MUTUAL OF OMAHA	001972866691	Life Premium/AD&D premium pay	10/17/2025	2,143.09	2,143.09	11/25/2025
20910	MUTUAL OF OMAHA	001972866691	LTD Premium Payable	10/17/2025	2,136.37	2,136.37	11/25/2025
20910	MUTUAL OF OMAHA	001972866691	STD Premium Payable	10/17/2025	1,745.74	1,745.74	11/25/2025
20910	MUTUAL OF OMAHA	001972866691	VOI. Life EE/SP/DEP/VOL. AD&D	10/17/2025	499.02	499.02	11/25/2025
20910	MUTUAL OF OMAHA	001972866691	Critical Illness EE/DEP-SP/Accide	10/17/2025	604.55	604.55	11/25/2025
Total MUTUAL OF OMAHA:					7,128.77	7,128.77	
NELLI LUIS BENITEZ							
21287	NELLI LUIS BENITEZ	Uncashed Pay	Uncashed Payroll Check	11/11/2025	1,031.25	1,031.25	11/13/2025
Total NELLI LUIS BENITEZ:					1,031.25	1,031.25	
NIKKI'S COSTUME CLOSET							
21339	NIKKI'S COSTUME CLOSET	2025-11	Mystery at the Museum costumes	11/15/2025	600.00	600.00	11/25/2025
Total NIKKI'S COSTUME CLOSET:					600.00	600.00	
OMNI REAL ESTATE COMPANY INC.							
21922	OMNI REAL ESTATE COMPANY	5977	Nov 2025 Granite Park Managem	11/08/2025	1,375.00	1,375.00	11/13/2025
21922	OMNI REAL ESTATE COMPANY	5978	Nov 2025 Employee Housing Man	11/08/2025	2,875.00	2,875.00	11/13/2025
21922	OMNI REAL ESTATE COMPANY	5979	Maintenance to Employee Units th	11/08/2025	6,324.31	6,324.31	11/13/2025
21922	OMNI REAL ESTATE COMPANY	5980	Granite Park Maintenance throug	11/08/2025	2,522.00	2,522.00	11/13/2025
Total OMNI REAL ESTATE COMPANY INC.:					13,096.31	13,096.31	
PEAK DIGITAL OFFICE SOLUTIONS							
22630	PEAK DIGITAL OFFICE SOLUTI	73296	Town of Frisco inv 73296	11/20/2025	710.85	710.85	11/25/2025
22630	PEAK DIGITAL OFFICE SOLUTI	73296	Town of Frisco inv 73296	11/20/2025	66.66	66.66	11/25/2025
Total PEAK DIGITAL OFFICE SOLUTIONS:					777.51	777.51	
PHIL LINDEMAN							
22897	PHIL LINDEMAN	09202025	Payment for Emcee for Run the R	09/20/2025	400.00	400.00	11/06/2025
22897	PHIL LINDEMAN	1025	Emcee payment for Girls on the R	10/25/2025	400.00	400.00	11/06/2025
22897	PHIL LINDEMAN	8925	Payment for Emcee of Run the Ro	08/09/2025	400.00	400.00	11/06/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total PHIL LINDEMAN:					1,200.00	1,200.00	
PITNEY BOWES RESERVE ACCOUNT							
23100	PITNEY BOWES RESERVE ACC	11052025	Postage acct. balance low on mail	11/05/2025	1,500.00	1,500.00	11/18/2025
Total PITNEY BOWES RESERVE ACCOUNT:					1,500.00	1,500.00	
PLAY-WELL TEKNOLOGIES							
23135	PLAY-WELL TEKNOLOGIES	DB27154	Invoice DB27154	07/28/2025	5,380.00	5,380.00	11/18/2025
Total PLAY-WELL TEKNOLOGIES:					5,380.00	5,380.00	
QUALITY DOORS AND TRIM							
23669	QUALITY DOORS AND TRIM	11625	Subcontractor payment for 619 Gr	11/06/2025	15,322.50	15,322.50	11/06/2025
Total QUALITY DOORS AND TRIM:					15,322.50	15,322.50	
R & R Precision							
23786	R & R Precision	25-21	Invoice 25-21	11/17/2025	6,644.90	6,644.90	11/18/2025
Total R & R Precision:					6,644.90	6,644.90	
RANGE WEST, INC.							
23910	RANGE WEST, INC.	25-17648	Mary Ruth Condo Map	11/04/2025	850.00	850.00	11/13/2025
Total RANGE WEST, INC.:					850.00	850.00	
RESIDENCES AT GRANITE PARK CONDO ASN							
29942	RESIDENCES AT GRANITE PAR	Oct-Nov Invoic	October-November HOA Dues Ac	10/24/2025	17,584.38	17,584.38	11/06/2025
Total RESIDENCES AT GRANITE PARK CONDO ASN:					17,584.38	17,584.38	
REVENUE RECOVERY GROUP INC.							
24200	REVENUE RECOVERY GROUP I	94-11947-REVI	Audit Services Doordash	09/25/2025	5,345.00	5,345.00	11/06/2025
24200	REVENUE RECOVERY GROUP I	94-11978	Audit Services J. Crew	10/02/2025	425.00	425.00	11/06/2025
24200	REVENUE RECOVERY GROUP I	94-12019	Audit Services MidwayUSA	10/10/2025	425.00	425.00	11/06/2025
24200	REVENUE RECOVERY GROUP I	94-12033	Audit Services Office Depot LLD	10/15/2025	425.00	425.00	11/06/2025
24200	REVENUE RECOVERY GROUP I	94-12087	Audit Services THuma inc	10/28/2025	425.00	425.00	11/06/2025
24200	REVENUE RECOVERY GROUP I	94-12109	Audit Services Apple INC	11/03/2025	425.00	425.00	11/13/2025
Total REVENUE RECOVERY GROUP INC.:					7,470.00	7,470.00	
RICHARDS CARRINGTON							
24396	RICHARDS CARRINGTON	11131	Legal services for litigation at 619	10/31/2025	18,720.08	18,720.08	11/18/2025
Total RICHARDS CARRINGTON:					18,720.08	18,720.08	
ROCKY MOUNTAIN RESERVE							
25115	ROCKY MOUNTAIN RESERVE	1416595	Admin Fees	10/13/2025	474.25	474.25	11/06/2025
Total ROCKY MOUNTAIN RESERVE:					474.25	474.25	
SCJ ALLIANCE							
26046	SCJ ALLIANCE	83076	Pioneer Park Invoice 83076, 9/13-	11/03/2025	22,884.09	22,884.09	11/06/2025
Total SCJ ALLIANCE:					22,884.09	22,884.09	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
SE GROUP							
26205	SE GROUP	6522	FNC trails, hut and SUP adjustme	09/30/2025	5,069.75	5,069.75	11/13/2025
26205	SE GROUP	6634	25074 Frisco Nordic Center Trails,	11/05/2025	1,477.00	1,477.00	11/13/2025
26205	SE GROUP	6768	Backyard Plan services through N	11/07/2025	9,469.50	9,469.50	11/25/2025
Total SE GROUP:					16,016.25	16,016.25	
SEH DESIGN/BUILD INC.							
26681	SEH DESIGN/BUILD INC.	497477	Project admin, cdot exit 203, cdot	10/23/2025	6,419.50	6,419.50	11/06/2025
26681	SEH DESIGN/BUILD INC.	497477	Project admin, development revie	10/23/2025	4,969.50	4,969.50	11/06/2025
26681	SEH DESIGN/BUILD INC.	497477	DRA 408, 960 n ten mile (mcdonal	10/23/2025	3,368.75	3,368.75	11/06/2025
26681	SEH DESIGN/BUILD INC.	497477	DRA 380 121 E main st	10/23/2025	870.00	870.00	11/06/2025
26681	SEH DESIGN/BUILD INC.	497477	DRA 405, 200 n 7th ave	10/23/2025	2,312.00	2,312.00	11/06/2025
26681	SEH DESIGN/BUILD INC.	497477	DRA 322, 580 Main St	10/23/2025	1,160.00	1,160.00	11/06/2025
26681	SEH DESIGN/BUILD INC.	497477	DRA 320, 90 S madison ave	10/23/2025	580.00	580.00	11/06/2025
Total SEH DESIGN/BUILD INC.:					19,679.75	19,679.75	
SHANIN THEISS							
26425	SHANIN THEISS	2025-10	phone reimbursement Oct-2025	11/03/2025	70.00	70.00	11/06/2025
Total SHANIN THEISS:					70.00	70.00	
SILVERTHORNE RECREATION CENTER							
26830	SILVERTHORNE RECREATION	10232025	Corporate Membership for Emplo	10/23/2025	315.00	315.00	11/13/2025
Total SILVERTHORNE RECREATION CENTER:					315.00	315.00	
SIMPLIVERIFIED							
26853	SIMPLIVERIFIED	74015	Background Checks	10/01/2025	1,576.65	1,576.65	11/06/2025
26853	SIMPLIVERIFIED	75804	Background Checks	11/01/2025	831.50	831.50	11/13/2025
Total SIMPLIVERIFIED:					2,408.15	2,408.15	
SOUTHERN GLAZER'S OF CO							
27175	SOUTHERN GLAZER'S OF CO	3863042	Purchase of Espolon Tequila and	09/30/2025	562.93	562.93	11/25/2025
Total SOUTHERN GLAZER'S OF CO:					562.93	562.93	
SQUEEZE DESIGNZ LLC							
27325	SQUEEZE DESIGNZ LLC	1585	Print and digital ad designs	11/03/2025	1,641.25	1,641.25	11/06/2025
Total SQUEEZE DESIGNZ LLC:					1,641.25	1,641.25	
STEVEN SCHOTZ							
27784	STEVEN SCHOTZ	8/18/23 Uncas	Uncashed Payroll Check	11/11/2025	43.36	43.36	11/13/2025
Total STEVEN SCHOTZ:					43.36	43.36	
STUDIO SHED ACQUISITION, LLC							
27951	STUDIO SHED ACQUISITION, LL	SO8975 2	50% payment for wax shack buildi	11/11/2025	9,123.06	9,123.06	11/18/2025
27951	STUDIO SHED ACQUISITION, LL	SO8975 2	50% payment for wax shack buildi	11/11/2025	4,778.14	4,778.14	11/18/2025
Total STUDIO SHED ACQUISITION, LLC:					13,901.20	13,901.20	
SUMMIT COUNTY GOVERNMENT							
28320	SUMMIT COUNTY GOVERNMEN	215329	Q3 2025 PHASE 1 NICOTINE CO	09/30/2025	70,085.46	70,085.46	11/25/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total SUMMIT COUNTY GOVERNMENT:					70,085.46	70,085.46	
SUMMIT COUNTY LIBRARY FOUNDATION							
28380	SUMMIT COUNTY LIBRARY FO	1162025	Payment for Beneficiary of Concer	11/06/2025	2,000.00	2,000.00	11/13/2025
Total SUMMIT COUNTY LIBRARY FOUNDATION:					2,000.00	2,000.00	
SUMMIT COUNTY RESOURCE ALLOCATION PARK							
28570	SUMMIT COUNTY RESOURCE	741067	Dumpster	10/22/2025	137.07	137.07	11/25/2025
Total SUMMIT COUNTY RESOURCE ALLOCATION PARK:					137.07	137.07	
SUMMIT HISTORICAL SOCIETY							
28830	SUMMIT HISTORICAL SOCIETY	11525	Restock of Summit Historical publi	11/05/2025	120.00	120.00	11/06/2025
Total SUMMIT HISTORICAL SOCIETY:					120.00	120.00	
SUNCENTRAL LLC							
29145	SUNCENTRAL LLC	#63C3A024	Pivot Energy March 2025 Off site	06/17/2025	6,611.33	6,611.33	11/18/2025
29145	SUNCENTRAL LLC	#DB8A9478	Pivot Energy September 2025 Off	10/31/2025	6,500.62	6,500.62	11/06/2025
Total SUNCENTRAL LLC:					13,111.95	13,111.95	
TETRA TECH, INC.							
29800	TETRA TECH, INC.	52505887	Granite Street engineering service	11/05/2025	11,395.00	11,395.00	11/06/2025
Total TETRA TECH, INC.:					11,395.00	11,395.00	
THE GAZETTE							
11890	THE GAZETTE	221945	Colorado Living Magazine ad	10/31/2025	1,650.48	1,650.48	11/06/2025
Total THE GAZETTE:					1,650.48	1,650.48	
THOMAS FISHER							
30098	THOMAS FISHER	11525	Cell phone stipend October 2025	11/05/2025	100.00	100.00	11/06/2025
Total THOMAS FISHER:					100.00	100.00	
TOWN OF BRECKENRIDGE							
30840	TOWN OF BRECKENRIDGE	6667	Invoice #6667 - Mountain Commu	11/11/2025	23,153.15	23,153.15	11/13/2025
Total TOWN OF BRECKENRIDGE:					23,153.15	23,153.15	
TOWN OF DILLON							
30870	TOWN OF DILLON	27	Advertising for Non-profit Grants	10/17/2025	777.15	777.15	11/25/2025
Total TOWN OF DILLON:					777.15	777.15	
TREATMENT TECHNOLOGY, INC.							
31080	TREATMENT TECHNOLOGY, IN	196068	55-gallon Drum of Caustic Soda,	10/21/2025	765.40	765.40	11/25/2025
Total TREATMENT TECHNOLOGY, INC.:					765.40	765.40	
UMB BANK NA							
31500	UMB BANK NA	Oct25-1	Att--Socks--erin socks phone reim	10/13/2025	70.00	70.00	10/31/2025
31500	UMB BANK NA	Oct25-10	Vzwr1ss--Harper--Nikki Harper cell	10/17/2025	70.00	70.00	10/31/2025
31500	UMB BANK NA	Oct25-100	Springhill Sts --Heth--Hotel receipt	10/24/2025	400.00	400.00	10/31/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
31500	UMB BANK NA	Oct25-101	Springhill Sts --Jackson--Hotel Ro	10/24/2025	400.00	400.00	10/31/2025
31500	UMB BANK NA	Oct25-102	Springhill Sts --Valdez--Hotel for t	10/24/2025	400.00	400.00	10/31/2025
31500	UMB BANK NA	Oct25-103	Springhill Suites--Gorham--EDCC	10/26/2025	482.29	482.29	10/31/2025
31500	UMB BANK NA	Oct25-104	bingo Burger--Gorham--Conferen	10/26/2025	23.59	23.59	10/31/2025
31500	UMB BANK NA	Oct25-105	Amazon --Broadbent--Notebook &	10/09/2025	31.78	31.78	10/31/2025
31500	UMB BANK NA	Oct25-106	Qt 178--Ottinger--Accidental pers	10/05/2025	46.21	46.21	10/31/2025
31500	UMB BANK NA	Oct25-107	summit County Signs--Broadbent-	10/21/2025	14.00	14.00	10/31/2025
31500	UMB BANK NA	Oct25-108	Column Public Notice--Jackson--	10/27/2025	35.64	35.64	10/31/2025
31500	UMB BANK NA	Oct25-109	Column Public Notice--Jackson--	10/03/2025	35.64	35.64	10/31/2025
31500	UMB BANK NA	Oct25-11	lcma Online--Jones--Tom's ICMA	10/21/2025	960.00	960.00	10/31/2025
31500	UMB BANK NA	Oct25-110	Safeway--Jackson--Food Returne	10/21/2025	27.95-	27.95-	10/31/2025
31500	UMB BANK NA	Oct25-111	Safeway--Jackson--Food Return f	10/21/2025	14.31-	14.31-	10/31/2025
31500	UMB BANK NA	Oct25-112	Safeway--Jackson--Food for Plan	10/15/2025	6.98	6.98	10/31/2025
31500	UMB BANK NA	Oct25-113	Safeway--Jackson--Food for Pion	10/15/2025	73.88	73.88	10/31/2025
31500	UMB BANK NA	Oct25-114	Wholefds --Jackson--Food for Pla	10/15/2025	20.68	20.68	10/31/2025
31500	UMB BANK NA	Oct25-115	Wholefds --Jackson--Food for Pio	10/19/2025	62.70	62.70	10/31/2025
31500	UMB BANK NA	Oct25-116	Mines Emarket --Cruz--2025 Geot	10/22/2025	100.00	100.00	10/31/2025
31500	UMB BANK NA	Oct25-117	Mines Emarket --Cruz--2025 Geot	10/22/2025	100.00	100.00	10/31/2025
31500	UMB BANK NA	Oct25-118	Swift Communications--Harper--R	10/10/2025	518.55	518.55	10/31/2025
31500	UMB BANK NA	Oct25-119	Xcel --Account--Electricity - EV Ch	09/30/2025	5.06	5.06	10/31/2025
31500	UMB BANK NA	Oct25-12	City-Market --Zablocki--Q4 CRP cl	10/06/2025	44.87	44.87	10/31/2025
31500	UMB BANK NA	Oct25-120	Xcel --Kender--Electricity - EV Ch	09/30/2025	11.90	11.90	10/31/2025
31500	UMB BANK NA	Oct25-121	Xcel --Kender--Electricity - EV Ch	09/30/2025	18.04	18.04	10/31/2025
31500	UMB BANK NA	Oct25-122	Xcel --Kender--Gas/Electricity - E	09/30/2025	52.92	52.92	10/31/2025
31500	UMB BANK NA	Oct25-123	Xcel --Account--Electricity - EV Ch	09/30/2025	230.02	230.02	10/31/2025
31500	UMB BANK NA	Oct25-124	Xcel --Kender--Electricity - EV Ch	09/30/2025	540.79	540.79	10/31/2025
31500	UMB BANK NA	Oct25-125	Xcel --Kender--Electricity - EV Ch	09/30/2025	819.91	819.91	10/31/2025
31500	UMB BANK NA	Oct25-126	Xcel --Kender--Gas/Electricity - E	09/30/2025	2,405.26	2,405.26	10/31/2025
31500	UMB BANK NA	Oct25-127	Evident Inc--Pappas--Shipping co	10/16/2025	18.00	18.00	10/31/2025
31500	UMB BANK NA	Oct25-128	Fedex--Pappas--Pick up charge fo	10/04/2025	9.00	9.00	10/31/2025
31500	UMB BANK NA	Oct25-129	Fedex--Pappas--Shipping to lab fo	10/04/2025	13.64	13.64	10/31/2025
31500	UMB BANK NA	Oct25-13	City-Market --Zablocki--New empl	09/30/2025	88.42	88.42	10/31/2025
31500	UMB BANK NA	Oct25-130	Transunion--Pappas--September	10/02/2025	75.00	75.00	10/31/2025
31500	UMB BANK NA	Oct25-131	7-Eleven --Hornik--SWAT training	10/06/2025	9.95	9.95	10/31/2025
31500	UMB BANK NA	Oct25-132	7-Eleven--Hornik--SWAT training s	10/08/2025	32.84	32.84	10/31/2025
31500	UMB BANK NA	Oct25-133	lACP--Pappas--Credit for IACP con	10/07/2025	500.00-	500.00-	10/31/2025
31500	UMB BANK NA	Oct25-134	black Rock Coffee --Hornik--SWA	10/10/2025	24.04	24.04	10/31/2025
31500	UMB BANK NA	Oct25-135	Savinas--Wickman--IACP confere	10/18/2025	58.75	58.75	10/31/2025
31500	UMB BANK NA	Oct25-136	Snarfs --Pappas--Lunch for J Pap	09/26/2025	44.83	44.83	10/31/2025
31500	UMB BANK NA	Oct25-137	Sonesta --Wickman--Hotel for T W	10/22/2025	1,729.32	1,729.32	10/31/2025
31500	UMB BANK NA	Oct25-138	lost Coffee --Hornik--SWAT traini	10/10/2025	20.29	20.29	10/31/2025
31500	UMB BANK NA	Oct25-139	shake Shack--Hornik--SWAT traini	10/06/2025	14.68	14.68	10/31/2025
31500	UMB BANK NA	Oct25-14	Safeway--Dean--Management Hu	10/21/2025	86.66	86.66	10/31/2025
31500	UMB BANK NA	Oct25-140	shake Shack--Hornik--SWAT traini	10/07/2025	26.99	26.99	10/31/2025
31500	UMB BANK NA	Oct25-141	Amazon --Pappas--Bulletin board	10/07/2025	125.90	125.90	10/31/2025
31500	UMB BANK NA	Oct25-142	Amazon --Pappas--Paper towels	10/04/2025	89.65	89.65	10/31/2025
31500	UMB BANK NA	Oct25-143	Evident Inc--Pappas--Drug testing	10/16/2025	180.00	180.00	10/31/2025
31500	UMB BANK NA	Oct25-144	Wal-Mart--Pappas--Halloween ca	10/01/2025	130.85	130.85	10/31/2025
31500	UMB BANK NA	Oct25-145	AlSCO Inc.--Pappas--September 2	10/02/2025	219.02	219.02	10/31/2025
31500	UMB BANK NA	Oct25-146	Galls--Brown--Uniform pants	10/15/2025	88.00	88.00	10/31/2025
31500	UMB BANK NA	Oct25-147	Summitcleaners--Pappas--Septe	10/01/2025	50.56	50.56	10/31/2025
31500	UMB BANK NA	Oct25-148	Amazon --Miller--Vacuum filters	10/27/2025	14.98	14.98	10/31/2025
31500	UMB BANK NA	Oct25-149	Amazon --Miller--Vacuum parts	10/22/2025	24.98	24.98	10/31/2025
31500	UMB BANK NA	Oct25-15	Safeway--Dean--Breakfast Foods	10/15/2025	181.31	181.31	10/31/2025
31500	UMB BANK NA	Oct25-150	Joinhomebase.Com--Miller--Hom	10/09/2025	30.00	30.00	10/31/2025
31500	UMB BANK NA	Oct25-151	Best Western --Miller--Reimburse	10/12/2025	40.00-	40.00-	10/31/2025
31500	UMB BANK NA	Oct25-152	Best Western --Miller--Hotel for R	10/10/2025	218.00	218.00	10/31/2025
31500	UMB BANK NA	Oct25-153	Rockymountain--Miller--Registrati	10/01/2025	70.00	70.00	10/31/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
31500	UMB BANK NA	Oct25-154	Cloud Cover Music--Holley--Cloud	10/02/2025	18.95	18.95	10/31/2025
31500	UMB BANK NA	Oct25-155	Wal-Mart--Miller--Supplies for coff	10/21/2025	15.53	15.53	10/31/2025
31500	UMB BANK NA	Oct25-156	Wal-Mart--Miller--Gloves for cleani	10/23/2025	23.64	23.64	10/31/2025
31500	UMB BANK NA	Oct25-157	Swift Communications--Harper--P	10/10/2025	691.40	691.40	10/31/2025
31500	UMB BANK NA	Oct25-158	Xcel --Account--Gas/Electric Frisc	09/30/2025	2.22	2.22	10/31/2025
31500	UMB BANK NA	Oct25-159	Xcel --Account--Gas/Electric Frisc	09/30/2025	101.08	101.08	10/31/2025
31500	UMB BANK NA	Oct25-16	The Uptown On Main--Jones--Fris	10/09/2025	1,046.40	1,046.40	10/31/2025
31500	UMB BANK NA	Oct25-160	Properly Cleaning--Schleifer--AM	10/20/2025	630.00	630.00	10/31/2025
31500	UMB BANK NA	Oct25-161	Amazon --Miller--Seating for empl	10/28/2025	179.97	179.97	10/31/2025
31500	UMB BANK NA	Oct25-162	Phillips 66 --Arnold--mystery at th	10/09/2025	33.65	33.65	10/31/2025
31500	UMB BANK NA	Oct25-163	Pure Kitchen--Wipf--Food for Myst	10/12/2025	700.00	700.00	10/31/2025
31500	UMB BANK NA	Oct25-164	wildflower Bbq--Arnold--mystery a	10/03/2025	192.00	192.00	10/31/2025
31500	UMB BANK NA	Oct25-165	Wal-Mart--Wipf--batteries and oth	10/10/2025	57.15	57.15	10/31/2025
31500	UMB BANK NA	Oct25-166	Wal-Mart--Miller--Candy for Trick	10/21/2025	453.54	453.54	10/31/2025
31500	UMB BANK NA	Oct25-167	Wal-Mart--Wipf--batteries for Myst	10/11/2025	17.87	17.87	10/31/2025
31500	UMB BANK NA	Oct25-168	custom Pin & Design--Arnold--Mu	10/25/2025	468.00	468.00	10/31/2025
31500	UMB BANK NA	Oct25-169	buffalo Mountain Storage--Miller--	10/10/2025	342.00	342.00	10/31/2025
31500	UMB BANK NA	Oct25-17	Amazon --Broadbent--USBC C ch	10/08/2025	14.33	14.33	10/31/2025
31500	UMB BANK NA	Oct25-170	Ebay --Arnold--eyepiece for educa	10/15/2025	24.32	24.32	10/31/2025
31500	UMB BANK NA	Oct25-171	Wal-Mart--Wipf--Resupplies for fo	10/01/2025	6.28	6.28	10/31/2025
31500	UMB BANK NA	Oct25-172	Fedex--Canino--Mailing for 619 Gr	10/25/2025	10.95	10.95	10/31/2025
31500	UMB BANK NA	Oct25-173	Fedex--Canino--First mailing of joi	10/01/2025	43.65	43.65	10/31/2025
31500	UMB BANK NA	Oct25-174	Fedex--Canino--Second mailing of	10/10/2025	35.20	35.20	10/31/2025
31500	UMB BANK NA	Oct25-175	Apple.Com--Canino--Apple iCloud	10/14/2025	.99	.99	10/31/2025
31500	UMB BANK NA	Oct25-176	Amazon --Hinton--Under door sou	10/17/2025	16.48	16.48	10/31/2025
31500	UMB BANK NA	Oct25-177	Amazon --Hinton--Projector and s	10/05/2025	125.86	125.86	10/31/2025
31500	UMB BANK NA	Oct25-178	Gw Caverns Adventure --Thomps	10/24/2025	7.00	7.00	10/31/2025
31500	UMB BANK NA	Oct25-179	Gw Caverns Food--Thompson--P	10/23/2025	133.40	133.40	10/31/2025
31500	UMB BANK NA	Oct25-18	Amazon --Broadbent--restock of a	10/09/2025	30.45	30.45	10/31/2025
31500	UMB BANK NA	Oct25-180	Gw Caverns Food--Thompson--P	10/23/2025	162.44	162.44	10/31/2025
31500	UMB BANK NA	Oct25-181	Gw Caverns Retail--Hinton--Team	10/23/2025	335.75	335.75	10/31/2025
31500	UMB BANK NA	Oct25-182	Parkwhiz, Inc.--Hinton--Parking at	10/23/2025	10.00	10.00	10/31/2025
31500	UMB BANK NA	Oct25-183	Safeway--Hinton--winter meeting	10/01/2025	76.19	76.19	10/31/2025
31500	UMB BANK NA	Oct25-184	Springs Downtown Bar --Hinton--	10/23/2025	73.20	73.20	10/31/2025
31500	UMB BANK NA	Oct25-185	mountain Dweller Coffee--Hinton--	10/01/2025	80.00	80.00	10/31/2025
31500	UMB BANK NA	Oct25-186	peppinos Pizza--Hinton--winter m	10/01/2025	255.86	255.86	10/31/2025
31500	UMB BANK NA	Oct25-187	Wal-Mart--Strand--Container to ke	10/21/2025	5.98	5.98	10/31/2025
31500	UMB BANK NA	Oct25-188	Wal-Mart--Hinton--cleaning suppli	09/30/2025	115.10	115.10	10/31/2025
31500	UMB BANK NA	Oct25-189	Common Spirit --Dean--Drug Scre	10/09/2025	139.00	139.00	10/31/2025
31500	UMB BANK NA	Oct25-19	Amazon --Broadbent--Restock of	10/03/2025	412.93	412.93	10/31/2025
31500	UMB BANK NA	Oct25-190	Gw Caverns Retail--Hinton--Team	10/07/2025	1,007.25	1,007.25	10/31/2025
31500	UMB BANK NA	Oct25-191	summit County Signs--Broadbent-	10/21/2025	50.00	50.00	10/31/2025
31500	UMB BANK NA	Oct25-192	Amazon --Hinton--Ashley Clothing	10/06/2025	62.37	62.37	10/31/2025
31500	UMB BANK NA	Oct25-193	Amazon --Hinton--Ashley Clothing	10/01/2025	98.46	98.46	10/31/2025
31500	UMB BANK NA	Oct25-194	Amazon --Hinton--sweater returne	10/23/2025	35.99-	35.99-	10/31/2025
31500	UMB BANK NA	Oct25-195	Amazon --Hinton--Sweater return	10/23/2025	35.99-	35.99-	10/31/2025
31500	UMB BANK NA	Oct25-196	Summit Safety--Hinton--winter jac	10/14/2025	853.13	853.13	10/31/2025
31500	UMB BANK NA	Oct25-197	Co Driver Servi Emv--Johnsen--C	10/20/2025	20.19	20.19	10/31/2025
31500	UMB BANK NA	Oct25-198	Gw Caverns Food--Johnsen--PW	10/23/2025	60.95	60.95	10/31/2025
31500	UMB BANK NA	Oct25-199	Moose Hill Cantina--Montes--Conf	09/29/2025	39.00	39.00	10/31/2025
31500	UMB BANK NA	Oct25-2	Att--Jones--PD, Marina and Town	10/13/2025	2,179.64	2,179.64	10/31/2025
31500	UMB BANK NA	Oct25-20	rocky Mountain Coffee--Broadbent	10/16/2025	195.00	195.00	10/31/2025
31500	UMB BANK NA	Oct25-200	Parkwhiz, Inc.--Jensen--PW retri	10/23/2025	10.00	10.00	10/31/2025
31500	UMB BANK NA	Oct25-201	Parkwhiz, Inc.--Johnsen--PW retr	10/23/2025	10.00	10.00	10/31/2025
31500	UMB BANK NA	Oct25-202	Rocky Mountain Coffee--Johnsen-	10/21/2025	141.07	141.07	10/31/2025
31500	UMB BANK NA	Oct25-203	timberline Disp--Schleifer--Timberl	10/01/2025	4,976.45	4,976.45	10/31/2025
31500	UMB BANK NA	Oct25-204	Fenix Lighting--Wiser--headlamps	10/24/2025	249.42	249.42	10/31/2025
31500	UMB BANK NA	Oct25-205	Summit Safety--Hinton--Winter jac	10/14/2025	853.14	853.14	10/31/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
31500	UMB BANK NA	Oct25-206	neotreks, Inc--Johnsen--Plow ops	10/06/2025	390.00	390.00	10/31/2025
31500	UMB BANK NA	Oct25-207	Fenix Lighting--Wiser--Head lamp	10/20/2025	186.28	186.28	10/31/2025
31500	UMB BANK NA	Oct25-208	Summit County Ace --Jensen--Dril	10/16/2025	13.99	13.99	10/31/2025
31500	UMB BANK NA	Oct25-209	Summit County Ace --Wiser--sled	10/15/2025	41.99	41.99	10/31/2025
31500	UMB BANK NA	Oct25-21	the Lavender Fox --Jones--Tax ref	10/20/2025	12.56-	12.56-	10/31/2025
31500	UMB BANK NA	Oct25-210	Summit County Ace --Jensen--Ne	10/16/2025	349.00	349.00	10/31/2025
31500	UMB BANK NA	Oct25-211	Xcel --Account--Electricity - Street	09/30/2025	.36	.36	10/31/2025
31500	UMB BANK NA	Oct25-212	Xcel --Kender--Electricity - N. 1st	09/30/2025	3.88	3.88	10/31/2025
31500	UMB BANK NA	Oct25-213	Xcel --Account--Electricity - Town	09/30/2025	91.35	91.35	10/31/2025
31500	UMB BANK NA	Oct25-214	Xcel --Kender--Electricity - N. 1st	09/30/2025	176.30	176.30	10/31/2025
31500	UMB BANK NA	Oct25-215	Xcel --Account--Electricity - Street	09/30/2025	180.70	180.70	10/31/2025
31500	UMB BANK NA	Oct25-216	Xcel --Account--Electricity - Town	09/30/2025	4,152.36	4,152.36	10/31/2025
31500	UMB BANK NA	Oct25-217	Amazon --Hinton--Driveway Mark	10/21/2025	89.98	89.98	10/31/2025
31500	UMB BANK NA	Oct25-218	Amazon --Hinton--Driveway Mark	10/21/2025	58.99	58.99	10/31/2025
31500	UMB BANK NA	Oct25-219	Colorado Barricade --Johnsen--St	10/14/2025	1,130.40	1,130.40	10/31/2025
31500	UMB BANK NA	Oct25-22	the Lavender Fox --Jones--Flower	10/20/2025	162.56	162.56	10/31/2025
31500	UMB BANK NA	Oct25-220	Lowes --Jensen--Delineators and	10/16/2025	70.14	70.14	10/31/2025
31500	UMB BANK NA	Oct25-221	Amazon --Schleifer--Amazon - em	10/24/2025	15.08	15.08	10/31/2025
31500	UMB BANK NA	Oct25-222	Amazon --Schleifer--Town Manag	10/10/2025	284.89	284.89	10/31/2025
31500	UMB BANK NA	Oct25-223	Cintas Corp--Schleifer--Cintas - Fi	10/20/2025	158.39	158.39	10/31/2025
31500	UMB BANK NA	Oct25-224	Cintas --Schleifer--Cintas refund	09/24/2025	224.31-	224.31-	10/31/2025
31500	UMB BANK NA	Oct25-225	Co Bldg Sup --Schleifer--Historic	10/02/2025	471.70	471.70	10/31/2025
31500	UMB BANK NA	Oct25-226	Properly Cleaning--Schleifer--AM	10/20/2025	325.00	325.00	10/31/2025
31500	UMB BANK NA	Oct25-227	Properly Cleaning--Schleifer--AM	10/20/2025	325.00	325.00	10/31/2025
31500	UMB BANK NA	Oct25-228	Properly Cleaning--Schleifer--AM	10/20/2025	425.00	425.00	10/31/2025
31500	UMB BANK NA	Oct25-229	Properly Cleaning--Schleifer--AM	10/20/2025	560.00	560.00	10/31/2025
31500	UMB BANK NA	Oct25-23	Vrc Companies --Broadbent--VRC	10/15/2025	129.56	129.56	10/31/2025
31500	UMB BANK NA	Oct25-230	Properly Cleaning--Schleifer--AM	10/20/2025	774.00	774.00	10/31/2025
31500	UMB BANK NA	Oct25-231	Properly Cleaning--Schleifer--AM	10/20/2025	988.00	988.00	10/31/2025
31500	UMB BANK NA	Oct25-232	Properly Cleaning--Schleifer--AM	10/20/2025	1,215.00	1,215.00	10/31/2025
31500	UMB BANK NA	Oct25-233	high Country Waterwor--Thompso	10/15/2025	600.00	600.00	10/31/2025
31500	UMB BANK NA	Oct25-234	Lowes --Sowers--Lowes return	10/22/2025	59.98-	59.98-	10/31/2025
31500	UMB BANK NA	Oct25-235	Lowes --Vollenweider--Lowes - slo	10/15/2025	12.21	12.21	10/31/2025
31500	UMB BANK NA	Oct25-236	Lowes --Sowers--Supplies	10/09/2025	34.98	34.98	10/31/2025
31500	UMB BANK NA	Oct25-237	Lowes --Schleifer--Lowes - tool st	10/03/2025	36.26	36.26	10/31/2025
31500	UMB BANK NA	Oct25-238	Lowes --Vollenweider--HP door re	10/20/2025	55.04	55.04	10/31/2025
31500	UMB BANK NA	Oct25-239	Lowes --Sowers--Day lodge repair	09/30/2025	61.62	61.62	10/31/2025
31500	UMB BANK NA	Oct25-24	Pinnacol Assurance--Zablocki--Oc	10/24/2025	21,986.75	21,986.75	10/31/2025
31500	UMB BANK NA	Oct25-240	Lowes --Sowers--PD hvac repairs	10/22/2025	71.69	71.69	10/31/2025
31500	UMB BANK NA	Oct25-241	Lowes --Vollenweider--Lowes HP	10/10/2025	98.49	98.49	10/31/2025
31500	UMB BANK NA	Oct25-242	Lowes --Vollenweider--Lowes gen	09/30/2025	112.90	112.90	10/31/2025
31500	UMB BANK NA	Oct25-243	Lowes --Schleifer--Lowes - HP do	10/24/2025	138.00	138.00	10/31/2025
31500	UMB BANK NA	Oct25-244	Lowes --Sowers--Lowes - PD hva	10/21/2025	209.77	209.77	10/31/2025
31500	UMB BANK NA	Oct25-245	Murdochs --Vollenweider--Murdoc	10/10/2025	299.99	299.99	10/31/2025
31500	UMB BANK NA	Oct25-246	Murdochs --Schleifer--Murdochs s	10/24/2025	859.95	859.95	10/31/2025
31500	UMB BANK NA	Oct25-247	Pace/Ankmar--Schleifer--DH Pace	10/13/2025	7,113.68-	7,113.68-	10/31/2025
31500	UMB BANK NA	Oct25-248	The Home Depot --Schleifer--Tow	10/01/2025	205.32	205.32	10/31/2025
31500	UMB BANK NA	Oct25-249	Summit Safety--Hinton--winter jac	10/14/2025	426.56	426.56	10/31/2025
31500	UMB BANK NA	Oct25-25	Amazon --Broadbent--restock of i	09/30/2025	19.95	19.95	10/31/2025
31500	UMB BANK NA	Oct25-250	Frisco Sanitation--Kender--Frisco	10/15/2025	2,120.00	2,120.00	10/31/2025
31500	UMB BANK NA	Oct25-251	Xcel --Account--Gas/Electricity - E	09/30/2025	.52	.52	10/31/2025
31500	UMB BANK NA	Oct25-252	Xcel --Kender--Gas/Electricity - W	09/30/2025	1.58	1.58	10/31/2025
31500	UMB BANK NA	Oct25-253	Xcel --Account--Gas/Electricity - E	09/30/2025	3.44	3.44	10/31/2025
31500	UMB BANK NA	Oct25-254	Xcel --Account--Gas/Electricity - T	09/30/2025	28.13	28.13	10/31/2025
31500	UMB BANK NA	Oct25-255	Xcel --Account--Gas/Electricity - E	09/30/2025	23.73	23.73	10/31/2025
31500	UMB BANK NA	Oct25-256	Xcel --Kender--Gas/Electricity - W	09/30/2025	71.80	71.80	10/31/2025
31500	UMB BANK NA	Oct25-257	Xcel --Kender--Gas/Electricity - E	09/30/2025	127.86	127.86	10/31/2025
31500	UMB BANK NA	Oct25-258	Xcel --Account--Gas/Electricity - E	09/30/2025	156.17	156.17	10/31/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
31500	UMB BANK NA	Oct25-259	Xcel --Account--Gas/Electricity - E	09/30/2025	234.32	234.32	10/31/2025
31500	UMB BANK NA	Oct25-26	Safeway--Broadbent--Restock of	10/23/2025	100.00	100.00	10/31/2025
31500	UMB BANK NA	Oct25-260	Xcel --Account--Gas/Electricity - T	09/30/2025	409.62	409.62	10/31/2025
31500	UMB BANK NA	Oct25-261	timberline Disp--Schleifer--Town w	10/01/2025	1,150.85	1,150.85	10/31/2025
31500	UMB BANK NA	Oct25-262	Wm.Com--Schleifer--WM - HP - \$	10/16/2025	346.34	346.34	10/31/2025
31500	UMB BANK NA	Oct25-263	Wm.Com--Schleifer--WM - MR tra	10/21/2025	347.58	347.58	10/31/2025
31500	UMB BANK NA	Oct25-264	Wm.Com--Schleifer--WM - TH - \$	10/16/2025	599.32	599.32	10/31/2025
31500	UMB BANK NA	Oct25-265	Wm.Com--Schleifer--WM - CC - \$	10/16/2025	647.34	647.34	10/31/2025
31500	UMB BANK NA	Oct25-266	Wm.Com--Schleifer--WM - 1M - \$	10/16/2025	862.10	862.10	10/31/2025
31500	UMB BANK NA	Oct25-267	Wm.Com--Schleifer--WM - PW roll	10/21/2025	1,335.33	1,335.33	10/31/2025
31500	UMB BANK NA	Oct25-268	Big O Tires --Outinen--Tire Dispos	10/08/2025	119.00	119.00	10/31/2025
31500	UMB BANK NA	Oct25-269	Carquest --Outinen--Mower belt	10/14/2025	9.74	9.74	10/31/2025
31500	UMB BANK NA	Oct25-27	Wholefds --Broadbent--restock of	10/27/2025	100.00	100.00	10/31/2025
31500	UMB BANK NA	Oct25-270	Carquest --Outinen--battery for air	09/29/2025	110.29	110.29	10/31/2025
31500	UMB BANK NA	Oct25-271	Carquest --Outinen--Cop car brak	10/08/2025	448.91	448.91	10/31/2025
31500	UMB BANK NA	Oct25-272	Carquest --Outinen--Batteries for	09/29/2025	574.63	574.63	10/31/2025
31500	UMB BANK NA	Oct25-273	Carquest --Robinson--brake pads	10/09/2025	789.85	789.85	10/31/2025
31500	UMB BANK NA	Oct25-274	Cummins Evs--Hinton--vehicle rep	10/15/2025	2,949.71	2,949.71	10/31/2025
31500	UMB BANK NA	Oct25-275	Hardline Equipment --Outinen--M	10/27/2025	4,049.67	4,049.67	10/31/2025
31500	UMB BANK NA	Oct25-276	Lowes --Souleret--tool	10/09/2025	399.00	399.00	10/31/2025
31500	UMB BANK NA	Oct25-277	McLaren Industries --Canino--New	10/16/2025	3,400.00	3,400.00	10/31/2025
31500	UMB BANK NA	Oct25-278	Napa Auto --Outinen--battery term	10/01/2025	6.44	6.44	10/31/2025
31500	UMB BANK NA	Oct25-279	Napa Auto --Outinen--Sweeper H	10/15/2025	17.85	17.85	10/31/2025
31500	UMB BANK NA	Oct25-28	Amazon --Kender--Supplies for Pi	10/10/2025	77.33	77.33	10/31/2025
31500	UMB BANK NA	Oct25-280	Prinoth Llc--Souleret--tracks	10/02/2025	7,615.68	7,615.68	10/31/2025
31500	UMB BANK NA	Oct25-281	Simple Tire--Outinen--Tire for Chi	10/01/2025	149.88	149.88	10/31/2025
31500	UMB BANK NA	Oct25-282	Simple Tire--Outinen--Tires for Lig	10/23/2025	644.00	644.00	10/31/2025
31500	UMB BANK NA	Oct25-283	Simple Tire--Outinen--Town Mana	10/15/2025	767.60	767.60	10/31/2025
31500	UMB BANK NA	Oct25-284	Simple Tire--Outinen--Tires for co	09/30/2025	2,092.26	2,092.26	10/31/2025
31500	UMB BANK NA	Oct25-285	Www.Dotsafer.Com--Outinen--CD	10/13/2025	229.00	229.00	10/31/2025
31500	UMB BANK NA	Oct25-286	Amazon --Hinton--Keyboard	10/17/2025	24.99	24.99	10/31/2025
31500	UMB BANK NA	Oct25-287	Summit Safety--Hinton--winter jac	10/14/2025	426.57	426.57	10/31/2025
31500	UMB BANK NA	Oct25-288	Cintas Corp--Hinton--Mechanic U	10/03/2025	582.48	582.48	10/31/2025
31500	UMB BANK NA	Oct25-289	Lowes --Outinen--Face Shield	10/14/2025	46.96	46.96	10/31/2025
31500	UMB BANK NA	Oct25-29	Greco's Pastaria--Dastous--Pizza	10/16/2025	214.00	214.00	10/31/2025
31500	UMB BANK NA	Oct25-290	Murdochs --Outinen--Clothing Allo	10/16/2025	159.97	159.97	10/31/2025
31500	UMB BANK NA	Oct25-291	Murdochs --Johnsen--Work clothe	10/17/2025	160.96	160.96	10/31/2025
31500	UMB BANK NA	Oct25-292	Murdochs --Robinson--Pat clothin	10/16/2025	191.36	191.36	10/31/2025
31500	UMB BANK NA	Oct25-293	Murdochs --Munson--pat boots on	09/30/2025	297.98	297.98	10/31/2025
31500	UMB BANK NA	Oct25-294	Amazon --Hinton--batteries	10/22/2025	53.99	53.99	10/31/2025
31500	UMB BANK NA	Oct25-295	Amazon --Hinton--batteries	10/21/2025	78.32	78.32	10/31/2025
31500	UMB BANK NA	Oct25-296	Amazon --Hinton--Flashlights	10/08/2025	180.21	180.21	10/31/2025
31500	UMB BANK NA	Oct25-297	Amazon --Hinton--Flashlights	10/08/2025	205.32	205.32	10/31/2025
31500	UMB BANK NA	Oct25-298	Amazon --Hinton--Batteries	10/22/2025	287.08	287.08	10/31/2025
31500	UMB BANK NA	Oct25-299	Napa Auto --Robinson--Tools	10/24/2025	49.99	49.99	10/31/2025
31500	UMB BANK NA	Oct25-3	Centurylink Lumen--Jones--Ether	10/10/2025	856.84	856.84	10/31/2025
31500	UMB BANK NA	Oct25-30	Natural Grocers--Kender--MyFit c	10/08/2025	200.00	200.00	10/31/2025
31500	UMB BANK NA	Oct25-300	Hardline Equipment --Outinen--PI	10/20/2025	1,750.04	1,750.04	10/31/2025
31500	UMB BANK NA	Oct25-301	Summit County Ace --Bonno--tool	10/22/2025	41.99	41.99	10/31/2025
31500	UMB BANK NA	Oct25-302	Wal-Mart--Hutchinson--Elec tape f	10/20/2025	8.00	8.00	10/31/2025
31500	UMB BANK NA	Oct25-303	Wal-Mart--Hutchinson--elec tape f	10/13/2025	8.00	8.00	10/31/2025
31500	UMB BANK NA	Oct25-304	Wal-Mart--Hutchinson--anti-freeze	10/08/2025	15.92	15.92	10/31/2025
31500	UMB BANK NA	Oct25-305	Murdochs --Strand--London clothe	10/14/2025	139.98	139.98	10/31/2025
31500	UMB BANK NA	Oct25-306	Summit Safety--Hinton--winter jac	10/14/2025	853.13	853.13	10/31/2025
31500	UMB BANK NA	Oct25-307	Mountain Pest--Johnsen--ground	10/02/2025	114.00	114.00	10/31/2025
31500	UMB BANK NA	Oct25-308	Mountain Pest--Johnsen--Ground	10/02/2025	115.00	115.00	10/31/2025
31500	UMB BANK NA	Oct25-309	Spotify--McKay--Music Subscripti	10/18/2025	6.49	6.49	10/31/2025
31500	UMB BANK NA	Oct25-31	Safeway--Kender--Wellness com	10/22/2025	36.95	36.95	10/31/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
31500	UMB BANK NA	Oct25-310	The Rabbit Hole--Agee--Conferen	10/22/2025	218.40	218.40	10/31/2025
31500	UMB BANK NA	Oct25-311	el Segundo--Joyce--CPRA Confer	10/15/2025	27.42	27.42	10/31/2025
31500	UMB BANK NA	Oct25-312	Co Bldg Sup --Pierce--Lath for var	10/23/2025	86.25	86.25	10/31/2025
31500	UMB BANK NA	Oct25-313	Safeway--Pierce--Girls on the Run	10/21/2025	47.84	47.84	10/31/2025
31500	UMB BANK NA	Oct25-314	Safeway--Pierce--Food for Girls o	10/23/2025	51.94	51.94	10/31/2025
31500	UMB BANK NA	Oct25-315	Town Of Breck Parking --Pierce--	10/10/2025	.50	.50	10/31/2025
31500	UMB BANK NA	Oct25-316	Xcel --Kender--Gas/Electricity - S	09/30/2025	9.67	9.67	10/31/2025
31500	UMB BANK NA	Oct25-317	Xcel --Kender--Gas/Electricity - S	09/30/2025	439.54	439.54	10/31/2025
31500	UMB BANK NA	Oct25-318	summit County Signs--McKay--En	10/21/2025	84.00	84.00	10/31/2025
31500	UMB BANK NA	Oct25-319	The Webstaurant Store --McKay--	10/03/2025	132.34	132.34	10/31/2025
31500	UMB BANK NA	Oct25-32	Safeway--Kender--MyFit Completi	10/08/2025	100.00	100.00	10/31/2025
31500	UMB BANK NA	Oct25-320	Amazon --Wilken--assorted candy	10/21/2025	102.60	102.60	10/31/2025
31500	UMB BANK NA	Oct25-321	Chewy.Com--Lope--Costumes for	10/03/2025	56.24	56.24	10/31/2025
31500	UMB BANK NA	Oct25-322	Otc Brands--Lope--Candy purcha	10/06/2025	384.84	384.84	10/31/2025
31500	UMB BANK NA	Oct25-323	Canva--McKay--Poster making an	09/28/2025	14.99	14.99	10/31/2025
31500	UMB BANK NA	Oct25-324	Spotify--McKay--Music Subscripti	10/18/2025	6.50	6.50	10/31/2025
31500	UMB BANK NA	Oct25-325	el Segundo--Joyce--CPRA Confer	10/15/2025	82.26	82.26	10/31/2025
31500	UMB BANK NA	Oct25-326	Swift Communications--Harper--R	10/10/2025	1,209.95	1,209.95	10/31/2025
31500	UMB BANK NA	Oct25-327	Blueland--Wilken--Ordered some	10/07/2025	27.02-	27.02-	10/31/2025
31500	UMB BANK NA	Oct25-328	Wal-Mart--Wilken--Cooler for a Fir	10/07/2025	27.41	27.41	10/31/2025
31500	UMB BANK NA	Oct25-329	Wal-Mart--Wilken--toilet paper for	10/21/2025	10.91	10.91	10/31/2025
31500	UMB BANK NA	Oct25-33	T.J. Maxx--Socks--2, 6 pack glass	10/25/2025	25.98	25.98	10/31/2025
31500	UMB BANK NA	Oct25-330	Alpine Lumber --Sovine--4x4 post	10/01/2025	763.50	763.50	10/31/2025
31500	UMB BANK NA	Oct25-331	Amazon --Hintz--Signage for the d	10/22/2025	55.42	55.42	10/31/2025
31500	UMB BANK NA	Oct25-332	Amazon --Sovine--PPE for snowm	10/27/2025	290.84	290.84	10/31/2025
31500	UMB BANK NA	Oct25-333	Lowes --Sovine--Supplies for terra	09/28/2025	51.14	51.14	10/31/2025
31500	UMB BANK NA	Oct25-334	Lowes --Sovine--Welding PPE	10/01/2025	146.26	146.26	10/31/2025
31500	UMB BANK NA	Oct25-335	Lowes --Sovine--Stop gate suppli	10/26/2025	151.58	151.58	10/31/2025
31500	UMB BANK NA	Oct25-336	Lowes --Beck--Spray paint for sig	10/15/2025	308.30	308.30	10/31/2025
31500	UMB BANK NA	Oct25-337	Murdochs --Sovine--Gloves/PPE f	10/21/2025	551.08	551.08	10/31/2025
31500	UMB BANK NA	Oct25-338	Amazon --Henkel--radios replace	10/19/2025	1,892.92	1,892.92	10/31/2025
31500	UMB BANK NA	Oct25-339	Carquest --Souleret--tools	10/15/2025	29.49	29.49	10/31/2025
31500	UMB BANK NA	Oct25-34	Wal-Mart--Kender--Refund for tran	10/15/2025	148.83-	148.83-	10/31/2025
31500	UMB BANK NA	Oct25-340	Carquest --Souleret--def	10/06/2025	504.77	504.77	10/31/2025
31500	UMB BANK NA	Oct25-341	Harbor Freight Tools --Souleret--to	10/07/2025	462.98	462.98	10/31/2025
31500	UMB BANK NA	Oct25-342	Mountain Dirty Motorsport--Souler	10/09/2025	147.27	147.27	10/31/2025
31500	UMB BANK NA	Oct25-343	Murdochs --Henkel--materials to r	10/13/2025	182.95	182.95	10/31/2025
31500	UMB BANK NA	Oct25-344	Summit County Ace --Henkel--cutt	10/14/2025	84.93	84.93	10/31/2025
31500	UMB BANK NA	Oct25-345	Wagner Equipment --Souleret--filt	10/09/2025	445.79	445.79	10/31/2025
31500	UMB BANK NA	Oct25-346	rocky Mountain Convey--Souleret-	10/02/2025	6,637.05	6,637.05	10/31/2025
31500	UMB BANK NA	Oct25-347	Amazon --Hintz--Ticket Office sou	10/02/2025	205.97	205.97	10/31/2025
31500	UMB BANK NA	Oct25-348	Lowes --Hintz--Shelving for retail	10/27/2025	441.94	441.94	10/31/2025
31500	UMB BANK NA	Oct25-349	Wal-Mart--Hintz--mousetraps, doo	10/23/2025	64.32	64.32	10/31/2025
31500	UMB BANK NA	Oct25-35	Wal-Mart--Kender--Wellness com	10/15/2025	154.83	154.83	10/31/2025
31500	UMB BANK NA	Oct25-350	Wal-Mart--Hintz--Breakroom, orga	09/30/2025	115.27	115.27	10/31/2025
31500	UMB BANK NA	Oct25-351	Menards Dickinson --Socks--sleds	09/30/2025	606.15	606.15	10/31/2025
31500	UMB BANK NA	Oct25-352	Freezy Freakies--Hintz--Freezy Fr	10/21/2025	9,080.00	9,080.00	10/31/2025
31500	UMB BANK NA	Oct25-353	Vistaprint--Hintz--Custom hats for	10/27/2025	2,962.58	2,962.58	10/31/2025
31500	UMB BANK NA	Oct25-354	Wal-Mart--Socks--plastic bins for	10/23/2025	239.20	239.20	10/31/2025
31500	UMB BANK NA	Oct25-355	Bearsaver--Socks--bear proof tras	10/01/2025	682.75	682.75	10/31/2025
31500	UMB BANK NA	Oct25-356	rocky Mountain Taco--Sovine--Lun	10/16/2025	171.35	171.35	10/31/2025
31500	UMB BANK NA	Oct25-357	Cheba Hut--Sovine--Lunch for sno	10/25/2025	140.59	140.59	10/31/2025
31500	UMB BANK NA	Oct25-358	el Segundo--Joyce--CPRA confer	10/15/2025	137.19	137.19	10/31/2025
31500	UMB BANK NA	Oct25-359	Spotify--Hintz--Spotify subscriptio	10/21/2025	18.41	18.41	10/31/2025
31500	UMB BANK NA	Oct25-36	Wal-Mart--Kender--Wellness com	10/15/2025	63.52	63.52	10/31/2025
31500	UMB BANK NA	Oct25-360	tropical Threads--Hintz--Embroider	10/09/2025	793.00	793.00	10/31/2025
31500	UMB BANK NA	Oct25-361	Murdochs --Souleret--uniforms	10/06/2025	168.96	168.96	10/31/2025
31500	UMB BANK NA	Oct25-362	Frisco Sanitation--Kender--Frisco	10/15/2025	1,470.00	1,470.00	10/31/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
31500	UMB BANK NA	Oct25-363	Wm.Com--Davis--Nordic Center R	10/16/2025	206.97	206.97	10/31/2025
31500	UMB BANK NA	Oct25-364	Wm.Com--Davis--Waste Manage	10/16/2025	293.36	293.36	10/31/2025
31500	UMB BANK NA	Oct25-365	Wm.Com--Davis--Slope Side tras	10/16/2025	627.14	627.14	10/31/2025
31500	UMB BANK NA	Oct25-366	Infinity Certified Welding--Sovine--	09/29/2025	159.69	159.69	10/31/2025
31500	UMB BANK NA	Oct25-367	world Class Distribution--Socks--j	10/02/2025	26.29	26.29	10/31/2025
31500	UMB BANK NA	Oct25-368	Lowes --Henkel--paint for terrain p	10/13/2025	39.48	39.48	10/31/2025
31500	UMB BANK NA	Oct25-369	Lowes --Henkel--paint for terrain p	10/16/2025	134.50	134.50	10/31/2025
31500	UMB BANK NA	Oct25-37	Bearsaver--Socks--bear proof tras	10/01/2025	2,000.00	2,000.00	10/31/2025
31500	UMB BANK NA	Oct25-370	AlSCO Inc.--Davis--Rug cleaning fo	10/11/2025	116.90	116.90	10/31/2025
31500	UMB BANK NA	Oct25-371	Hd Supply Facilities--Davis--Toilet	10/15/2025	79.67	79.67	10/31/2025
31500	UMB BANK NA	Oct25-372	Hd Supply Facilities--Davis--Trash	10/15/2025	349.82	349.82	10/31/2025
31500	UMB BANK NA	Oct25-373	Properly Cleaning--Hintz--Day Lo	10/08/2025	1,300.00	1,300.00	10/31/2025
31500	UMB BANK NA	Oct25-374	Properly Cleaning--Hintz--Slopesi	10/08/2025	1,800.00	1,800.00	10/31/2025
31500	UMB BANK NA	Oct25-375	mountain Pride Cleaning--Rosenc	10/09/2025	905.28	905.28	10/31/2025
31500	UMB BANK NA	Oct25-376	Lowes --Souleret--cleaning produ	10/09/2025	41.90	41.90	10/31/2025
31500	UMB BANK NA	Oct25-377	Carquest --Souleret--oolst	10/15/2025	29.49	29.49	10/31/2025
31500	UMB BANK NA	Oct25-378	Carquest --Souleret--Def	10/06/2025	405.29	405.29	10/31/2025
31500	UMB BANK NA	Oct25-379	Harbor Freight Tools --Souleret--to	10/07/2025	462.98	462.98	10/31/2025
31500	UMB BANK NA	Oct25-38	Duo'com--Gajewski--duo 2 factor	10/15/2025	180.00	180.00	10/31/2025
31500	UMB BANK NA	Oct25-380	Rebel Sports--Swenson--Chain fo	10/20/2025	55.80	55.80	10/31/2025
31500	UMB BANK NA	Oct25-381	Rebel Sports--Muth--Rear Mech f	10/08/2025	70.00	70.00	10/31/2025
31500	UMB BANK NA	Oct25-382	Mountain Dirty Motorsport--Souler	10/09/2025	147.27	147.27	10/31/2025
31500	UMB BANK NA	Oct25-383	Summit County Ace --Souleret--sc	10/24/2025	1.58	1.58	10/31/2025
31500	UMB BANK NA	Oct25-384	Summit County Ace --Souleret--to	10/15/2025	21.98	21.98	10/31/2025
31500	UMB BANK NA	Oct25-385	Murdochs --Muth--Chain saw fuel,	10/08/2025	172.96	172.96	10/31/2025
31500	UMB BANK NA	Oct25-386	Amazon --Swenson--material for b	10/25/2025	95.99	95.99	10/31/2025
31500	UMB BANK NA	Oct25-387	Pawnee Buttes Seed--Swenson--	10/24/2025	120.00	120.00	10/31/2025
31500	UMB BANK NA	Oct25-388	Pawnee Buttes Seed--Swenson--	10/24/2025	1,076.00	1,076.00	10/31/2025
31500	UMB BANK NA	Oct25-389	Bouldercyclenordic--Swenson--FN	10/14/2025	1,001.14	1,001.14	10/31/2025
31500	UMB BANK NA	Oct25-39	Insight Public Sector--Gajewski--A	10/01/2025	2,775.80	2,775.80	10/31/2025
31500	UMB BANK NA	Oct25-390	skida--Swenson--Retail hats for F	10/15/2025	440.00	440.00	10/31/2025
31500	UMB BANK NA	Oct25-391	Daylight Donuts--Swenson--Break	10/17/2025	15.65	15.65	10/31/2025
31500	UMB BANK NA	Oct25-392	Daylight Donuts--Swenson--Staff	10/24/2025	17.53	17.53	10/31/2025
31500	UMB BANK NA	Oct25-393	Pure Kitchen--Swenson--End of s	10/18/2025	176.91	176.91	10/31/2025
31500	UMB BANK NA	Oct25-394	Frisco Sanitation--Kender--Frisco	10/15/2025	88.75	88.75	10/31/2025
31500	UMB BANK NA	Oct25-395	Properly Cleaning--Hintz--Nordic	10/08/2025	555.00	555.00	10/31/2025
31500	UMB BANK NA	Oct25-396	mountain Pride Cleaning--Rosenc	10/09/2025	702.55	702.55	10/31/2025
31500	UMB BANK NA	Oct25-397	L.A.W.S.--Pappas--Wiring for new	10/06/2025	17,895.14	17,895.14	10/31/2025
31500	UMB BANK NA	Oct25-398	Lowes --Gardner--Fire extinguishe	10/02/2025	159.92	159.92	10/31/2025
31500	UMB BANK NA	Oct25-399	Xcel --Account--Gas/Electricity - S	09/30/2025	10.73	10.73	10/31/2025
31500	UMB BANK NA	Oct25-4	Comcast --Jones--Town, and rec	10/13/2025	3,239.67	3,239.67	10/31/2025
31500	UMB BANK NA	Oct25-40	Microsoft--Gajewski--Microsoft Az	10/09/2025	216.38	216.38	10/31/2025
31500	UMB BANK NA	Oct25-400	Xcel --Account--Gas/Electricity - S	09/30/2025	487.79	487.79	10/31/2025
31500	UMB BANK NA	Oct25-401	Amazon --Gajewski--network ada	10/17/2025	193.00	193.00	10/31/2025
31500	UMB BANK NA	Oct25-402	Amazon --Gajewski--additional U	10/21/2025	1,140.55	1,140.55	10/31/2025
31500	UMB BANK NA	Oct25-403	Amazon --Gajewski--UPS battery	10/17/2025	1,741.65	1,741.65	10/31/2025
31500	UMB BANK NA	Oct25-404	Co Summit Co Svs--Canino--Per	09/29/2025	4,193.02	4,193.02	10/31/2025
31500	UMB BANK NA	Oct25-405	Lowes --Irwin--Incompatible Light	10/13/2025	59.98-	59.98-	10/31/2025
31500	UMB BANK NA	Oct25-406	Lowes --Irwin--Water Treatment Pl	10/08/2025	69.96	69.96	10/31/2025
31500	UMB BANK NA	Oct25-407	Centurylink Lumen--Jones--Water	10/10/2025	559.37	559.37	10/31/2025
31500	UMB BANK NA	Oct25-408	Vzwriss--Jones--Cell phones and	10/15/2025	248.28	248.28	10/31/2025
31500	UMB BANK NA	Oct25-409	Colorado Analytical--Thompson--	10/08/2025	58.00	58.00	10/31/2025
31500	UMB BANK NA	Oct25-41	Solarwinds--Gajewski--solarwinds	10/03/2025	243.76	243.76	10/31/2025
31500	UMB BANK NA	Oct25-410	Colorado Analytical--Thompson--	10/06/2025	2,455.80	2,455.80	10/31/2025
31500	UMB BANK NA	Oct25-411	Geowater Services--Thompson--x	10/07/2025	200.00	200.00	10/31/2025
31500	UMB BANK NA	Oct25-412	Levis.Com--Thompson--Ryan T, A	10/24/2025	474.97	474.97	10/31/2025
31500	UMB BANK NA	Oct25-413	Lowes --Irwin--x4 Concrete Bags f	09/29/2025	19.88	19.88	10/31/2025
31500	UMB BANK NA	Oct25-414	Sherwin-Williams--Irwin--x2 Gallo	09/30/2025	33.98	33.98	10/31/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
31500	UMB BANK NA	Oct25-415	Summit Paint And Stain--Irwin--x2	09/29/2025	23.50	23.50	10/31/2025
31500	UMB BANK NA	Oct25-416	Usabluebook--Zavagno--Water Tr	10/15/2025	1,148.25	1,148.25	10/31/2025
31500	UMB BANK NA	Oct25-417	Xcel --Kender--Gas/Electricity - W	09/30/2025	72.62	72.62	10/31/2025
31500	UMB BANK NA	Oct25-418	Xcel --Kender--Gas/Electricity - W	09/30/2025	3,301.13	3,301.13	10/31/2025
31500	UMB BANK NA	Oct25-419	Xcel --Kender--Gas/Electricity - E	09/30/2025	33.16	33.16	10/31/2025
31500	UMB BANK NA	Oct25-42	Zoom.Com--Campbell--ZOOM CL	10/10/2025	10.00	10.00	10/31/2025
31500	UMB BANK NA	Oct25-420	Xcel --Account--Gas/Electricity - E	09/30/2025	37.58	37.58	10/31/2025
31500	UMB BANK NA	Oct25-421	Xcel --Account--Gas/Electricity - E	09/30/2025	1.75	1.75	10/31/2025
31500	UMB BANK NA	Oct25-422	Xcel --Account--Gas/Electricity - E	09/30/2025	67.25	67.25	10/31/2025
31500	UMB BANK NA	Oct25-423	Xcel --Account--Gas/Electricity - E	09/30/2025	79.34	79.34	10/31/2025
31500	UMB BANK NA	Oct25-424	Frisco Sanitation--Kender--Frisco	10/15/2025	372.50	372.50	10/31/2025
31500	UMB BANK NA	Oct25-425	Comcast --Jones--VIC Phones	10/13/2025	739.93	739.93	10/31/2025
31500	UMB BANK NA	Oct25-426	Cos Parking Meters--Bowers--Par	10/22/2025	1.50	1.50	10/31/2025
31500	UMB BANK NA	Oct25-427	Hotel Polaris --Bowers--Hotel for	10/24/2025	483.66	483.66	10/31/2025
31500	UMB BANK NA	Oct25-428	Hotel Polaris --Finnerty--hotel stay	10/24/2025	483.66	483.66	10/31/2025
31500	UMB BANK NA	Oct25-429	Mediterranean Cafe--Bowers--Lun	10/22/2025	12.45	12.45	10/31/2025
31500	UMB BANK NA	Oct25-43	Zoom.Com --Campbell--ZOOM VI	10/10/2025	100.00	100.00	10/31/2025
31500	UMB BANK NA	Oct25-430	Mediterranean Cafe--Finnerty--lun	10/22/2025	15.56	15.56	10/31/2025
31500	UMB BANK NA	Oct25-431	baretto --Finnerty--Coffee-gov con	10/22/2025	8.62	8.62	10/31/2025
31500	UMB BANK NA	Oct25-432	baretto--Bowers--Coffee for Govc	10/22/2025	9.17	9.17	10/31/2025
31500	UMB BANK NA	Oct25-433	Amazon --Holley--Brochure holder	10/02/2025	56.60	56.60	10/31/2025
31500	UMB BANK NA	Oct25-434	Cloud Cover Music--Holley--Cloud	10/02/2025	18.95	18.95	10/31/2025
31500	UMB BANK NA	Oct25-435	Lowes --Holley--Sand for a frame	10/08/2025	7.56	7.56	10/31/2025
31500	UMB BANK NA	Oct25-436	Stapls--Holley--Toner for printer	10/01/2025	423.82	423.82	10/31/2025
31500	UMB BANK NA	Oct25-437	Wal-Mart--Holley--soap refill, coffe	09/30/2025	24.41	24.41	10/31/2025
31500	UMB BANK NA	Oct25-438	joe Kusumoto Photography--Agee	10/03/2025	450.00	450.00	10/31/2025
31500	UMB BANK NA	Oct25-439	Xcel --Account--Gas/Electricity - O	09/30/2025	869.08	869.08	10/31/2025
31500	UMB BANK NA	Oct25-44	Amazon --Gajewski--IT cleaning ai	10/02/2025	69.99	69.99	10/31/2025
31500	UMB BANK NA	Oct25-440	Properly Cleaning--Schleifer--AM	10/20/2025	1,400.00	1,400.00	10/31/2025
31500	UMB BANK NA	Oct25-441	high Country Waterwor--Thompso	10/15/2025	2,100.00	2,100.00	10/31/2025
31500	UMB BANK NA	Oct25-442	patriot Portables --Johnsen--Porto	10/20/2025	2,890.00	2,890.00	10/31/2025
31500	UMB BANK NA	Oct25-443	Lowes --Ventrella--Heat tape for	10/03/2025	29.78	29.78	10/31/2025
31500	UMB BANK NA	Oct25-444	Lowes --Bonno--Materials for Mea	10/02/2025	85.12	85.12	10/31/2025
31500	UMB BANK NA	Oct25-445	Hampton Entertainment--McKay--	10/06/2025	997.50	997.50	10/31/2025
31500	UMB BANK NA	Oct25-446	boco Gear--McKay--Beanies for T	10/02/2025	14,370.00	14,370.00	10/31/2025
31500	UMB BANK NA	Oct25-447	Opencounte* Summit County--Mc	10/02/2025	100.00	100.00	10/31/2025
31500	UMB BANK NA	Oct25-448	The Webstaurant Store --McKay--	10/03/2025	56.72	56.72	10/31/2025
31500	UMB BANK NA	Oct25-449	Www Costco Com--Joyce--Girls o	10/16/2025	138.96	138.96	10/31/2025
31500	UMB BANK NA	Oct25-45	Amazon --Gajewski--iphone charg	10/21/2025	75.67	75.67	10/31/2025
31500	UMB BANK NA	Oct25-450	Hilton Hotels--Snyder--AMI Conf L	10/02/2025	207.00	207.00	10/31/2025
31500	UMB BANK NA	Oct25-451	Hilton Hotels--Snyder--AMI Conf L	10/02/2025	207.00	207.00	10/31/2025
31500	UMB BANK NA	Oct25-452	Hilton Hotels--Snyder--AMI Conf L	10/02/2025	207.00	207.00	10/31/2025
31500	UMB BANK NA	Oct25-453	Hilton Hotels--Snyder--AMI Conf I	10/02/2025	662.63	662.63	10/31/2025
31500	UMB BANK NA	Oct25-454	Hilton Hotels--Snyder--AMI Conf L	10/02/2025	2,981.25	2,981.25	10/31/2025
31500	UMB BANK NA	Oct25-455	The Association Of Marina--Snyde	10/20/2025	2,636.00	2,636.00	10/31/2025
31500	UMB BANK NA	Oct25-456	Amazon --Brown--BBQ grill cover	10/02/2025	25.49	25.49	10/31/2025
31500	UMB BANK NA	Oct25-457	Lowes --Snyder--Propane and Sta	10/01/2025	131.88	131.88	10/31/2025
31500	UMB BANK NA	Oct25-458	Lowes --Snyder--Wood and Propa	10/16/2025	217.56	217.56	10/31/2025
31500	UMB BANK NA	Oct25-459	Wal-Mart--Theiss--coffee for flex r	10/09/2025	35.91	35.91	10/31/2025
31500	UMB BANK NA	Oct25-46	Dell K-12/govt--Gajewski--Vaness	10/16/2025	1,094.50	1,094.50	10/31/2025
31500	UMB BANK NA	Oct25-460	Wal-Mart--Theiss--supplies for me	10/15/2025	64.38	64.38	10/31/2025
31500	UMB BANK NA	Oct25-461	Centurylink Lumen--Jones--Marin	10/10/2025	221.65	221.65	10/31/2025
31500	UMB BANK NA	Oct25-462	Comcast --Jones--Marina Phones	10/13/2025	1,346.34	1,346.34	10/31/2025
31500	UMB BANK NA	Oct25-463	Comcast Business--Jones--Ethern	10/26/2025	1,165.05	1,165.05	10/31/2025
31500	UMB BANK NA	Oct25-464	Brp US Inc--Hogeman--Spark plu	10/16/2025	280.67	280.67	10/31/2025
31500	UMB BANK NA	Oct25-465	Brp US Inc--Hogeman--Bossweb	10/16/2025	274.72	274.72	10/31/2025
31500	UMB BANK NA	Oct25-466	Co Mtn Lumens Online--Brown--C	09/29/2025	1,550.00	1,550.00	10/31/2025
31500	UMB BANK NA	Oct25-467	Delta Air--Snyder--Air Travel for A	10/24/2025	765.37	765.37	10/31/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
31500	UMB BANK NA	Oct25-468	Safeway--Snyder--Food for Team	10/14/2025	88.09	88.09	10/31/2025
31500	UMB BANK NA	Oct25-469	el Segundo--Joyce--CPRA confer	10/15/2025	27.42	27.42	10/31/2025
31500	UMB BANK NA	Oct25-47	bagalis--Fisher--Lunch with Counc	10/16/2025	61.54	61.54	10/31/2025
31500	UMB BANK NA	Oct25-470	Allied Security Group --Snyder--A	09/29/2025	815.40	815.40	10/31/2025
31500	UMB BANK NA	Oct25-471	Dry Box Inc --Snyder--Service De	10/20/2025	154.50	154.50	10/31/2025
31500	UMB BANK NA	Oct25-472	association Of Marina--Theiss--A	10/01/2025	300.00	300.00	10/31/2025
31500	UMB BANK NA	Oct25-473	Frisco Sanitation--Kender--Frisco	10/15/2025	317.50	317.50	10/31/2025
31500	UMB BANK NA	Oct25-474	timberline Disp--Theiss--trash for	10/02/2025	677.56	677.56	10/31/2025
31500	UMB BANK NA	Oct25-475	Xcel --Account--Gas/Electricity -	09/30/2025	.67	.67	10/31/2025
31500	UMB BANK NA	Oct25-476	Xcel --Account--Gas/Electric Frisc	09/30/2025	3.98	3.98	10/31/2025
31500	UMB BANK NA	Oct25-477	Xcel --Kender--Gas/Electricity - Fri	09/30/2025	13.98	13.98	10/31/2025
31500	UMB BANK NA	Oct25-478	Xcel --Account--Gas/Electric Frisc	09/30/2025	27.51	27.51	10/31/2025
31500	UMB BANK NA	Oct25-479	Xcel --Account--Gas/Electric Frisc	09/30/2025	16.29	16.29	10/31/2025
31500	UMB BANK NA	Oct25-48	Amazon --Broadbent--restock of T	10/12/2025	28.79	28.79	10/31/2025
31500	UMB BANK NA	Oct25-480	Xcel --Account--Gas/Electricity -	09/30/2025	30.53	30.53	10/31/2025
31500	UMB BANK NA	Oct25-481	Xcel --Kender--Gas/Electricity - Fri	09/30/2025	635.67	635.67	10/31/2025
31500	UMB BANK NA	Oct25-482	Xcel --Account--Gas/Electric Frisc	09/30/2025	1,250.25	1,250.25	10/31/2025
31500	UMB BANK NA	Oct25-483	Properly Cleaning--Snyder--Septe	10/12/2025	540.00	540.00	10/31/2025
31500	UMB BANK NA	Oct25-484	Properly Cleaning--Snyder--Last	10/12/2025	4,564.00	4,564.00	10/31/2025
31500	UMB BANK NA	Oct25-485	Wal-Mart--Brown--window squeeg	10/03/2025	67.32	67.32	10/31/2025
31500	UMB BANK NA	Oct25-486	Joinhomebase.Com--Brown--sche	10/01/2025	30.00	30.00	10/31/2025
31500	UMB BANK NA	Oct25-487	Spotify--Theiss--spotify monthly	10/03/2025	18.41	18.41	10/31/2025
31500	UMB BANK NA	Oct25-488	Spotify--Theiss--oct spotify	10/25/2025	18.41	18.41	10/31/2025
31500	UMB BANK NA	Oct25-489	West Marine--Hogeman--Antifreez	10/17/2025	57.54	57.54	10/31/2025
31500	UMB BANK NA	Oct25-49	Amazon --Broadbent--restock of s	10/09/2025	108.79	108.79	10/31/2025
31500	UMB BANK NA	Oct25-490	West Marine--Hogeman--Antifreez	10/09/2025	82.56	82.56	10/31/2025
31500	UMB BANK NA	Oct25-5	Tmobile Postpaid--Swenson--Pers	10/06/2025	70.00	70.00	10/31/2025
31500	UMB BANK NA	Oct25-50	Outer Range Brewing--Broadbent-	10/15/2025	363.60	363.60	10/31/2025
31500	UMB BANK NA	Oct25-51	Safeway--Broadbent--TC dinner 1	10/14/2025	23.24	23.24	10/31/2025
31500	UMB BANK NA	Oct25-52	Wholefeds --Broadbent--TC dinner	10/14/2025	23.65	23.65	10/31/2025
31500	UMB BANK NA	Oct25-53	Stubhub Inc--Kender--Finance ev	08/21/2025	70.50	70.50	10/31/2025
31500	UMB BANK NA	Oct25-54	Frontier Air--Olchin--UKG Confere	10/02/2025	241.47	241.47	10/31/2025
31500	UMB BANK NA	Oct25-55	Fsp*cgfoa--Edwards--Edwards - C	10/21/2025	450.00	450.00	10/31/2025
31500	UMB BANK NA	Oct25-56	Mandalay --Olchin--UKG Confere	10/01/2025	222.22	222.22	10/31/2025
31500	UMB BANK NA	Oct25-57	Courtyard By Marriott--Campbell--	10/24/2025	756.44	756.44	10/31/2025
31500	UMB BANK NA	Oct25-58	Election Center--Campbell--ELEC	10/20/2025	199.00	199.00	10/31/2025
31500	UMB BANK NA	Oct25-59	Nytimes Disc--McBride--NY Times	10/19/2025	4.02	4.02	10/31/2025
31500	UMB BANK NA	Oct25-6	Vesta--Davis--cell phone bill	10/06/2025	32.32	32.32	10/31/2025
31500	UMB BANK NA	Oct25-60	Column Public Notice--Campbell--	10/10/2025	35.49	35.49	10/31/2025
31500	UMB BANK NA	Oct25-61	Column Public Notice--Campbell--	10/10/2025	36.61	36.61	10/31/2025
31500	UMB BANK NA	Oct25-62	Column Public Notice--Campbell--	10/10/2025	36.61	36.61	10/31/2025
31500	UMB BANK NA	Oct25-63	Column Public Notice--Campbell--	10/24/2025	44.65	44.65	10/31/2025
31500	UMB BANK NA	Oct25-64	Mandalay --Kall--Reimbursement	10/01/2025	222.22-	222.22-	10/31/2025
31500	UMB BANK NA	Oct25-65	the Crown--Kall--Coffee meeting	10/15/2025	6.00	6.00	10/31/2025
31500	UMB BANK NA	Oct25-66	Starbucks--Kall--Mistaken purcha	10/04/2025	15.00	15.00	10/31/2025
31500	UMB BANK NA	Oct25-67	The Uptown On Main--Fette--HR t	09/30/2025	145.00	145.00	10/31/2025
31500	UMB BANK NA	Oct25-68	summit County Signs--Broadbent-	10/21/2025	64.00	64.00	10/31/2025
31500	UMB BANK NA	Oct25-69	Google --Agee--Recruitment ads	10/01/2025	168.08	168.08	10/31/2025
31500	UMB BANK NA	Oct25-7	Vzwrlls--Jones--Cell phones town	10/15/2025	1,094.50	1,094.50	10/31/2025
31500	UMB BANK NA	Oct25-70	Circle K --Dastous--Gas to return f	10/24/2025	30.12	30.12	10/31/2025
31500	UMB BANK NA	Oct25-71	Cos Parking Meters--Agee--Confe	10/22/2025	1.50	1.50	10/31/2025
31500	UMB BANK NA	Oct25-72	Events_cto* The Office--Dastous--	10/17/2025	400.00-	400.00-	10/31/2025
31500	UMB BANK NA	Oct25-73	Hotel Polaris --Dastous--Jess Das	10/24/2025	67.14-	67.14-	10/31/2025
31500	UMB BANK NA	Oct25-74	Hotel Polaris --Agee--Conference	10/24/2025	658.35	658.35	10/31/2025
31500	UMB BANK NA	Oct25-75	Hotel Polaris --Dastous--Jess Das	10/24/2025	786.74	786.74	10/31/2025
31500	UMB BANK NA	Oct25-76	mountain Dweller Coffee--Dastous	10/07/2025	16.80	16.80	10/31/2025
31500	UMB BANK NA	Oct25-77	story Coffee Company--Agee--Co	10/22/2025	47.72	47.72	10/31/2025
31500	UMB BANK NA	Oct25-78	Tapateria--Agee--Conference grou	10/22/2025	128.08	128.08	10/31/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
31500	UMB BANK NA	Oct25-79	Safeway--Broadbent--Town Talk it	10/08/2025	17.97	17.97	10/31/2025
31500	UMB BANK NA	Oct25-8	Vzwlrs--Joyce--Monthly cell phon	10/13/2025	70.00	70.00	10/31/2025
31500	UMB BANK NA	Oct25-80	Safeway--Broadbent--Town Talk fo	10/15/2025	42.45	42.45	10/31/2025
31500	UMB BANK NA	Oct25-81	Safeway--Broadbent--Town Talk 1	10/16/2025	81.78	81.78	10/31/2025
31500	UMB BANK NA	Oct25-82	Wholefids --Broadbent--10-1118-4	10/27/2025	10.78	10.78	10/31/2025
31500	UMB BANK NA	Oct25-83	Wholefids --Broadbent--Town Talk	10/08/2025	43.98	43.98	10/31/2025
31500	UMB BANK NA	Oct25-84	Comcast Advertising--Agee--Sum	10/04/2025	1,904.19	1,904.19	10/31/2025
31500	UMB BANK NA	Oct25-85	Denver Life Magazine--Harper--F	10/01/2025	2,500.00	2,500.00	10/31/2025
31500	UMB BANK NA	Oct25-86	Krystal Media--Agee--Fall Fest ra	10/06/2025	761.50	761.50	10/31/2025
31500	UMB BANK NA	Oct25-87	Krystal Media--Agee--Concerts in	09/29/2025	2,502.50	2,502.50	10/31/2025
31500	UMB BANK NA	Oct25-88	Swift Communications--Harper--Di	10/10/2025	2,004.90	2,004.90	10/31/2025
31500	UMB BANK NA	Oct25-89	Campaignmonitor--Agee--200,000	10/08/2025	1,920.00	1,920.00	10/31/2025
31500	UMB BANK NA	Oct25-9	Vzwlrs--Muth--Government cell p	10/20/2025	35.00	35.00	10/31/2025
31500	UMB BANK NA	Oct25-90	Codegeek--Agee--September hos	10/02/2025	1,070.95	1,070.95	10/31/2025
31500	UMB BANK NA	Oct25-91	godaddy--Agee--Domain renewal	10/26/2025	48.76	48.76	10/31/2025
31500	UMB BANK NA	Oct25-92	godaddy--Agee--Domain renewal	09/30/2025	12.19	12.19	10/31/2025
31500	UMB BANK NA	Oct25-93	godaddy--Agee--Domain renewal	10/10/2025	12.19	12.19	10/31/2025
31500	UMB BANK NA	Oct25-94	Littleredschool--Agee--Raffle spon	09/29/2025	257.78	257.78	10/31/2025
31500	UMB BANK NA	Oct25-95	epic Print Pros--Harper--Print 610	10/01/2025	44.50	44.50	10/31/2025
31500	UMB BANK NA	Oct25-96	Bluebeam Inc.--Kent--BlueBeam s	10/01/2025	990.00	990.00	10/31/2025
31500	UMB BANK NA	Oct25-97	2025 Western Slope --Valdez--Ref	10/09/2025	25.00-	25.00-	10/31/2025
31500	UMB BANK NA	Oct25-98	Rockslide Brew Pub--Jackson--Di	10/23/2025	23.45	23.45	10/31/2025
31500	UMB BANK NA	Oct25-99	Springhill Sts --Gorham--Refund	10/24/2025	48.08-	48.08-	10/31/2025
Total UMB BANK NA:					257,691.81	257,691.81	
VECTRA BANK COLORADO							
32099	VECTRA BANK COLORADO	123125	Acct# 0011300746409001	11/02/2025	19,777.07	19,777.07	11/13/2025
32099	VECTRA BANK COLORADO	123125	Acct# 0011300746409001	11/02/2025	249,500.00	249,500.00	11/13/2025
Total VECTRA BANK COLORADO:					269,277.07	269,277.07	
VERMONT SYSTEMS							
32135	VERMONT SYSTEMS	VS018421	Monthly RecTrac software fees.	10/01/2025	532.51	532.51	11/06/2025
32135	VERMONT SYSTEMS	VS018421	Monthly RecTrac software fees.	10/01/2025	266.25	266.25	11/06/2025
32135	VERMONT SYSTEMS	VS018421	Monthly RecTrac software fees.	10/01/2025	266.25	266.25	11/06/2025
Total VERMONT SYSTEMS:					1,065.01	1,065.01	
WAGNER EQUIPMENT CO							
32400	WAGNER EQUIPMENT CO	D1015901	Excavator 325 Rental	10/22/2025	12,130.39	12,130.39	11/18/2025
Total WAGNER EQUIPMENT CO:					12,130.39	12,130.39	
WESLEY J. DRAKE							
32801	WESLEY J. DRAKE	Uncashed Pay	Uncashed Payroll Check	11/11/2025	1,217.60	1,217.60	11/13/2025
Total WESLEY J. DRAKE:					1,217.60	1,217.60	
WESTERN ENTERPRISES							
32870	WESTERN ENTERPRISES	7479	Deposit for Fireworks for Treelighti	11/03/2025	2,400.00	2,400.00	11/06/2025
Total WESTERN ENTERPRISES:					2,400.00	2,400.00	
WHITNEY YOUNG							
32951	WHITNEY YOUNG	IA-25-0001	Return of Improvements Agreeeme	11/03/2025	3,150.00	3,150.00	11/06/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total WHITNEY YOUNG:					3,150.00	3,150.00	
WILSON DROTER							
33151	WILSON DROTER	Uncashed Pay	Uncashed Payroll Check	11/11/2025	250.00	250.00	11/13/2025
Total WILSON DROTER:					250.00	250.00	
Grand Totals:					1,530,937.20	1,530,937.2	

Dated: _____

Finance Director: _____

Dated: _____

Accountant: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

P Card Charges 11/28/2025

Transaction Date	Supplier Name	Transaction Amount	GL Coding	Transaction Description
11/10/2025	123test	\$ 14.99	10-1160-4227	Personality test for Leadership training at FAP
11/10/2025	123test	\$ 29.98	10-1160-4227	Personality test for Leadership training at FAP
11/10/2025	123test	\$ 26.23	10-1160-4227	Disc Personality test for leadership training
11/11/2025	123test	\$ 26.23	10-1160-4227	DISC personality assessment
11/12/2025	123test	\$ 14.99	10-1160-4227	Disc Assessment Test
11/11/2025	123test	\$ 14.99	10-1160-4227	DISC assessment
11/11/2025	123test	\$ 14.99	10-1160-4227	Disc test
11/12/2025	123test	\$ 14.99	10-1160-4227	DISC assessment for winter operations leadership training
11/11/2025	123test	\$ 14.99	10-1160-4227	DISC assessment for winter operations leadership training
11/11/2025	123test	\$ 14.99	10-1160-4227	DISC assessment for winter operations leadership training
11/10/2025	123test	\$ 14.99	10-1160-4227	DISC assessment for winter operations leadership training
11/10/2025	123test	\$ 14.99	10-1160-4227	DISC assessment for winter operations leadership training
11/10/2025	123test	\$ 14.99	10-1160-4227	DISC assessment for winter operations leadership training
11/10/2025	123test	\$ 14.99	10-1160-4227	DISC assessment for winter operations leadership training
11/11/2025	123test	\$ 29.98	10-0010-1602	DISC personality Assessment for Winter operations leadership training
11/12/2025	123test	\$ 14.99	10-0010-1602	DISC Personality test for leadership training
11/12/2025	123test	\$ 14.99	10-0010-1602	Personality test
11/12/2025	123test	\$ 11.24	10-1160-4227	123 test kyle
11/12/2025	123test	\$ 14.99	10-1160-4227	123 test haydn
11/11/2025	123test	\$ 14.99	10-1160-4227	123 test for Ben
11/11/2025	123test	\$ 14.99	10-1160-4227	123 test cole
11/11/2025	123test	\$ 14.99	10-1160-4227	123 test taylor
11/19/2025	360training.Com	\$ 38.00	10-1170-4227	TIPS Certification course
11/19/2025	360training.Com	\$ 38.00	10-1170-4227	TIPS Certification course
11/25/2025	5280 Elevated, Inc.	\$ 1,000.00	10-1118-4265	Digital advertising- winter
11/04/2025	5280 Elevated, Inc.	\$ 5,100.00	10-1118-4265	Full page general winter ad in 5280
11/17/2025	83640 - Park Dia	\$ 91.49	90-9000-4227	Parking for DIA- AMM class conference
11/03/2025	Allied Security Group In	\$ 1,812.65	10-1132-4207	Allied Security - all locations alarm inspections
11/21/2025	Allied Security Group In	\$ 515.67	90-9000-4207	Allied security alarm work and monitoring - Island Grill
11/03/2025	Alpine Lumber #10	\$ 122.83	10-1131-4403	Post for FAP sign
11/03/2025	Alpine Lumber #33	\$ (19.35)	10-1131-4403	Post for FAP sign - remove tax
11/11/2025	AlSCO Inc.	\$ 328.53	10-1160-4477	Rug lease for day lodge, Slope side, and Nordic Center
11/11/2025	AlSCO Inc.	\$ 416.10	10-1125-4477	AlSCO rug cleaning
11/05/2025	AlSCO Inc.	\$ 175.22	10-1121-4250	October floor mat cleaning
11/26/2025	Amazon Mark* B286777k1	\$ 35.94	10-1121-4233	Dish detergent and oil to condition patrol room table
11/25/2025	Amazon Mark* B29kg98r1	\$ 18.99	10-1121-4233	Key hooks for new patrol vehicle spare keys
11/17/2025	Amazon Mark* B852o59n2	\$ 150.00	10-1121-4270	Uniform pants
11/05/2025	Amazon Mark* Bt8k70cs1	\$ 182.99	10-1121-4233	Various types of batteries
11/24/2025	Amazon Mktpl	\$ 16.97	10-1125-4890	Telescope cap
11/13/2025	Amazon Mktpl	\$ 19.98	10-1125-4890	Telescope lens cap - wrong size, in process of returning
11/13/2025	Amazon Mktpl	\$ 369.44	10-1125-4890	Crafts for events
11/06/2025	Amazon Mktpl	\$ 266.98	10-1125-4890	Supplies for wassail
11/21/2025	Amazon Mktpl	\$ 159.99	10-1120-4703	Desk supplies request
11/20/2025	Amazon Mktpl	\$ 133.24	10-1110-4233	Restock of tissues, command strips, hand soap
11/20/2025	Amazon Mktpl	\$ 50.22	10-1110-4233	Restock of air sanitizer spray
11/20/2025	Amazon Mktpl	\$ 47.49	10-1120-4703	Desk supplies
11/20/2025	Amazon Mktpl	\$ 7.24	10-1120-4233	Desk supplies
11/20/2025	Amazon Mktpl	\$ 35.19	10-1120-4703	Desk supplies
11/17/2025	Amazon Mktpl	\$ 62.56	10-1111-4229	Restock of popcorn, meat and oven thermometer
11/17/2025	Amazon Mktpl	\$ 135.00	10-1110-4233	Restock of printer paper
11/04/2025	Amazon Mktpl	\$ 33.74	10-1130-4265	Phone chargers and case for PW phones
11/04/2025	Amazon Mktpl	\$ 194.56	10-1110-4233	Phone chargers and case for PW phones
11/04/2025	Amazon Mktpl	\$ 37.95	10-1111-4229	Hot water kettle for chambers
11/24/2025	Amazon Mktpl	\$ 72.75	10-1160-4221	Phone Headsets for Ticket office
11/21/2025	Amazon Mktpl	\$ 48.09	10-1117-4233	Headphones for HR training computers
11/15/2025	Amazon Mktpl	\$ 163.67	20-2000-5098	CABLE management for rack at Day Lodge
10/31/2025	Amazon Mktpl	\$ 73.89	10-1110-4704	IT technical hardware for support
10/30/2025	Amazon Mktpl	\$ 299.99	10-1110-4704	Museum- patch panel for moving all cables to attic in Nov.
11/14/2025	Amazon Mktpl	\$ 145.98	10-1160-4205	Hand hole covers for light poles. undeliverable. refunded.
10/30/2025	Amazon Mktpl	\$ 29.98	10-1160-4221	Label making cassettes for replacement
11/18/2025	Amazon Mktpl	\$ 89.98	10-1131-4403	Snow stakes
11/12/2025	Amazon Mktpl	\$ 323.22	10-1133-4271	Flashlights
11/26/2025	Amazon Mktpl	\$ 75.98	10-1160-4221	Ticket Office Supplies - ticket clippers, decorations
10/30/2025	Amazon Mktpl	\$ 43.24	10-1160-4221	Ticket Office cords
11/26/2025	Amazon Mktpl	\$ 45.56	80-8000-4233	Blue folders for relocation packet
11/03/2025	Amazon Mktpl	\$ 36.83	80-8000-4233	Hooks for velvet rope to keep visitors out of staff area
11/03/2025	Amazon Mktpl	\$ 21.73	80-8000-4233	Velvet ropes to keep visitors out of staff area
11/03/2025	Amazon Mktpl	\$ 8.49	80-8000-4233	Push signs for door
10/29/2025	Amazon Mktpl	\$ 18.69	80-8000-4233	Coat hooks for office
10/28/2025	Amazon Mktpl	\$ 22.04	10-1125-4233	New binder for FAQ Binder
11/23/2025	Amazon Mktpl	\$ 146.99	80-8000-4585	Park posting boxes
11/20/2025	Amazon Mktpl	\$ 31.99	10-1134-4400	Rodent control
11/24/2025	Amazon Mktpl	\$ 45.15	10-1115-4224	Accidental P-card charge for personal - Reimbursed
11/26/2025	Amazon Mktpl	\$ 28.98	10-1125-4703	Under desk office rug to protect the wood floors from snowmelt
11/25/2025	Amazon Mktpl	\$ 128.05	10-1125-4703	Two pop-out desks, for office space remodel.
11/25/2025	Amazon Mktpl	\$ 163.12	10-1125-4893	New exhibition publications for 250/150.
11/21/2025	Amazon Mktpl	\$ 52.94	10-1125-4207	New publication on historic building preservation repair and maintenance
11/20/2025	Amazon Mktpl	\$ 109.99	10-1125-4703	Dropdown desk for archive work space/ office redesign
11/10/2025	Amazon Mktpl	\$ 19.57	10-1125-4703	Cords for office remodel
11/10/2025	Amazon Mktpl	\$ 13.38	10-1125-4703	Cords for office remodel
11/05/2025	Amazon Mktpl	\$ 464.99	10-1125-4207	Wetstones for sharpening chisels for wood work matching, router for scrolling hst custom trimwork.
11/10/2025	Amazon Mktpl	\$ 46.49	10-1170-4223	Retail toe warmers for nordic lodge
11/10/2025	Amazon Mktpl	\$ 46.48	10-1170-4221	Toe warmers for staff nordic
11/06/2025	Amazon Mktpl	\$ 14.87	10-1170-4221	New keys for nordic wax tent
11/07/2025	Amazon Mktpl	\$ 33.49	10-1132-4207	Town Hall sun shade
11/05/2025	Amazon Mktpl	\$ 134.00	10-1132-4207	CIRSA eyewash station replacements
11/04/2025	Amazon Mktpl	\$ 238.76	10-1132-4207	PD plumbing repairs
10/29/2025	Amazon Mktpl	\$ 58.97	10-1110-4651	Wellness mocktail event items

11/26/2025	Amazon Mktpl	\$	348.69	10-1160-4409	Lock out tag out kit, yack tracks for team
11/16/2025	Amazon Mktpl	\$	15.68	10-1160-4409	Buzzer for rope tow
10/30/2025	Amazon Mktpl	\$	58.11	10-1160-4201	Office supplies
10/29/2025	Amazon Mktpl	\$	148.22	10-1170-4221	Arm bands, cleaner, tape, disinfectant boot spray
11/12/2025	Amazon Mktpl	\$	182.87	10-1140-4811	Stamps for Wassail Days
11/06/2025	Amazon Mktpl	\$	61.98	10-1140-4233	Coat and hat rack for office
10/30/2025	Amazon Mktpl	\$	53.62	80-8000-4233	Trick or Treat Candy for the Visitors Center
10/29/2025	Amazon Mktpl	\$	159.63	80-8000-4233	Trick or Treat Street Candy for the Visitors Center
10/28/2025	Amazon Mktpl	\$	29.99	80-8000-4233	Candy for Trick or Treat Street for the VIC
11/17/2025	Amazon Mktpl	\$	833.18	10-1125-4207	Tools and parts for furniture and building repairs
11/14/2025	Amazon Mktpl	\$	18.95	10-1125-4207	Rail Adapters to make custom table and chair labs and furniture
11/13/2025	Amazon Mktpl	\$	62.47	10-1125-4207	Tools to make custom table and chair labs and furniture
11/11/2025	Amazon Mktpl	\$	741.52	10-1125-4207	Tools and parts to make custom furniture and building repairs
11/07/2025	Amazon Mktpplace Pmts	\$	(199.99)	10-1160-4221	Refund for ipad case - amazon order
10/30/2025	Amazon Mktpplace Pmts	\$	(1.70)	80-8000-4233	Candy order shipping expense credit
10/29/2025	Amazon Mktpplace Pmts	\$	(2.14)	80-8000-4233	Candy order shipping expense credit
11/17/2025	Amazon Reta* B00u794x1	\$	45.98	10-1125-4207	Tools and parts for custom furniture and building repairs
11/20/2025	Amazon Reta* B02kd7542	\$	122.47	10-1125-4227	New museum field publications for staff education
11/20/2025	Amazon Reta* B02kd7542	\$	162.95	10-1125-4207	Folding office desks, one for archives extra and one for Museum Office
11/25/2025	Amazon Reta* B202z1e70	\$	130.17	10-1121-4233	Copy paper, tissues and toilet paper
11/26/2025	Amazon Reta* B22y439g1	\$	34.10	10-1125-4893	New collections management publication
11/17/2025	Amazon Reta* B85do3yl0	\$	48.95	10-1125-4207	Tools for furniture and building repair
11/10/2025	Amazon Reta* Bt1me5w01	\$	82.44	10-1125-4207	Track Saw, Track Guide Rail, and Adapters to make custom table and chair labs and furniture
11/05/2025	Amazon Reta* Bt9lu8l31	\$	116.99	10-1125-4207	Sanding system for reading rail slats throughout historic park
10/28/2025	Amazon Reta* N46rk0kd1	\$	139.99	10-1125-4703	Table for employee break area, part of workspace remodel.
11/04/2025	Amazon Reta* Nk5124vv2	\$	19.82	10-1121-4233	2026 Day planner
11/04/2025	Amazon Reta* Nk5jp1un1	\$	111.11	10-1125-4207	Scroll saw for matching custom trimwork and crowning on historic buildings
11/03/2025	Amazon Reta* Nk5uz6al2	\$	45.34	10-1121-4233	Coffee filters and paper towels
11/21/2025	Amazon.Com*b02x09sr2	\$	147.64	10-1120-4703	Desk supplies request
11/11/2025	Amazon.Com*b83lw8l40	\$	704.86	10-1111-4229	Dinner for Town Council 11-11-2025
11/12/2025	Amazon.Com*bt4894242	\$	33.86	80-8000-4233	Bathroom spray and binder dividers
11/05/2025	Amazon.Com*bt8lu9ow1	\$	38.50	10-1160-4227	Giant poster sized sticky note pads to use for training
10/29/2025	Amazon.Com*n41wh9gb2	\$	19.25	80-8000-4233	Binder dividers for faq binder
11/06/2025	Amazon.Com*nk2p77712	\$	31.42	10-1140-4233	2026 dry erase Calendar for office
11/01/2025	American National Standar	\$	120.00	10-1119-4230	ANSI/IES RP-6 Guidelines for Outdoor Recreation and Field Lighting - for new lighting code
10/30/2025	Anderson Farms	\$	312.00	10-1150-4606	Field Trip to pumpkin patch for Winter Vacation Sensation
11/14/2025	Apple.Com/Bill	\$	0.99	10-1130-4210	iCloud storage for work iPhone for project photos
11/08/2025	Apple.Com/Us	\$	378.51	20-2000-5024	ipad for music
11/08/2025	Apple.Com/Us	\$	0.01	20-2000-5024	ipad for music-test transaction added to order
11/25/2025	Arcadia Publishing Inc	\$	599.39	10-1125-4891	Restock of Arcadia books for the giftshop
11/13/2025	Att	\$	316.99	90-9000-4203	Marina Phones and hot spot
11/13/2025	Att	\$	1,864.66	10-1110-4203	PD, Town and PW phones and lines
11/25/2025	Att	\$	70.00	10-1110-4203	Phone reimbursement
11/04/2025	Att	\$	70.00	10-1110-4203	Phone reimbursement
11/08/2025	Bestbuycom807105777586	\$	129.99	10-1125-4890	New rechargeable lavalier mics for events
11/11/2025	Blue Moon Bakery	\$	48.88	10-1114-4227	Treats for Payroll Coverage during UKG conference
11/06/2025	Blue Pan Pizza	\$	56.85	10-1133-4233	Mechanic lunch
11/02/2025	Burger King Main Las	\$	14.62	10-1117-4227	Meal day of travel UKG conference
11/17/2025	Carquest 3948	\$	357.75	10-1133-4205	HD truck Batteries
11/12/2025	Carquest 3948	\$	115.11	10-1133-4233	TPMS sensors, Valve Caps
11/11/2025	Carquest 3948	\$	107.32	10-1133-4205	Antifreeze, brake lubricant, Light Bulbs
10/30/2025	Carquest 3948	\$	371.12	10-1133-4205	Batteries for 14-07
11/18/2025	Carquest 3948	\$	(1,084.04)	10-1170-4205	Battery refund
11/18/2025	Carquest 3948	\$	1,421.70	10-1170-4205	Batteries
10/30/2025	Carquest 3948	\$	168.83	10-1133-4205	Battery
11/05/2025	Centurylink Lumen	\$	187.05	90-9000-4203	Marina Ethernet
11/05/2025	Centurylink Lumen	\$	564.49	40-4000-4203	Water Department - Ethernet
11/05/2025	Centurylink Lumen	\$	35.70	90-9000-4401	Marina Utilities
11/05/2025	Centurylink Lumen	\$	860.36	10-1110-4203	Town Ethernet
10/31/2025	Centurylink Lumen	\$	10.57	80-8000-4203	800 line for VIC
10/29/2025	Chewy.Com	\$	(3.98)	10-1140-4852	Tax back from purchase
11/07/2025	Chick Fil A- Pena	\$	11.95	10-1117-4227	Meal return travel day- UKG conference
11/05/2025	Cintas Corp	\$	367.09	10-1133-4270	Mechanic uniforms
11/05/2025	Cintas Corp	\$	1,000.00	10-1134-4404	Rock salt
11/05/2025	Cintas Corp	\$	1,000.00	10-1131-4404	Rock Salt
11/20/2025	Cintas Corp	\$	44.85	10-1132-4207	Cintas - PW first aid stations
11/19/2025	Cintas D51	\$	247.61	10-1132-4207	Cintas PD fire extinguishers
10/28/2025	Cintas D51	\$	224.31	10-1132-4207	Cintas - fire extinguisher inspections
10/28/2025	Cintas D51	\$	194.25	40-4000-4250	Well #3 Annual Fire Extinguisher Service
10/28/2025	Cintas D51	\$	194.25	40-4000-4250	Well #7 Annual Fire Extinguisher Service
10/28/2025	Cintas D51	\$	356.64	40-4000-4250	Well #6 Annual Fire Extinguisher Service
10/28/2025	Cintas D51	\$	356.64	40-4000-4250	Well #5 Annual Fire Extinguisher Service
10/28/2025	Cintas D51	\$	471.06	40-4000-4250	Water Treatment Plant Fire Extinguisher Annual Service
11/26/2025	City-Market #0420	\$	34.97	10-1140-4233	Cookies for Turkey Day 5k event
11/18/2025	City-Market #0420	\$	47.01	10-1110-4227	Ham for fall All Staff
11/19/2025	City-Market #0420	\$	46.58	10-1110-4227	Items for TOF employee Thanksgiving breakfast
11/02/2025	Cloud Cover Music	\$	18.95	80-8000-4233	Cloud cover subscription
11/02/2025	Cloud Cover Music	\$	18.95	10-1125-4233	Cloud cover subscription
11/08/2025	Co Bldg Sup 051001 Bre	\$	78.26	10-1170-4205	Auto, chainsaw, wax shed sill plate wood preservative
11/03/2025	Co Bldg Sup 051001 Bre	\$	480.98	10-1132-4207	Historic Park cabin shoring
11/11/2025	Co Bldg Sup 051001 Bre	\$	85.16	10-1131-4403	Supply for FAP sign
11/12/2025	Co Driver Servi Emv	\$	18.66	10-1131-4227	CDL
11/19/2025	Co Govt Services	\$	31.44	10-1150-4250	Background Check for employee to be around children
11/14/2025	Co Govt Services	\$	31.44	10-1150-4250	Background Check for employee to be with campers
11/16/2025	Co Ltap	\$	50.00	10-1131-4227	Co LTAP class
11/19/2025	Co Ltap	\$	50.00	10-1131-4227	Class
11/20/2025	Co Ltap	\$	50.00	10-1131-4227	Road scholar class
11/13/2025	Co Motor Veh Serv Emv	\$	15.67	10-1133-4210	Vehicle title
10/28/2025	Cocpa.Org* 14097516-ld	\$	230.48	10-1114-4227	Biannual Ethics Training
11/18/2025	Colorado Analytical	\$	42.00	40-4000-4250	Waste Water Discharge Monthly Sample at S.W.T.P., November Compliance

11/20/2025	Colorado Cwp	\$	50.00	40-4000-4227	Treatment D Testing Application
11/24/2025	Column Public Notice	\$	25.96	10-1119-4265	Public Notice for Dec 4, 2025, PC Meeting
11/07/2025	Column Public Notice	\$	27.72	10-1119-4265	Public Notice for November 20, 2025, PC Meeting
10/30/2025	Comcast / Xfinity	\$	332.82	55-5500-4268	Life safety system communication connection through Comcast, payment 2.
10/30/2025	Comcast / Xfinity	\$	332.82	55-5500-4268	Life safety system communication connection through Comcast.
11/13/2025	Comcast / Xfinity	\$	732.37	80-8000-4203	VIC phones and internet
11/13/2025	Comcast / Xfinity	\$	736.34	90-9000-4203	Marina phones and internet
11/13/2025	Comcast / Xfinity	\$	3,119.14	10-1110-4203	Town Hall and town phones and internet
11/25/2025	Comcast Business	\$	1,165.05	90-9000-4203	Marina Ethernet
11/18/2025	Common Spirit Automtd Pmt	\$	707.00	10-1130-4250	Pre Emp Physicals & Drug Testing
11/24/2025	Comp Services	\$	150.00	10-1170-4210	Payment to US Ski and Snowboard Association for trail inspection and trail certification
11/15/2025	Costco Whse #650	\$	97.21	10-1110-4229	Thanksgiving All Staff Meeting; Mac and Cheese, Ham, Sweet Potatoes
11/13/2025	Crutchfield.Com	\$	64.86	90-9000-4205	Replacement speakers for rescue boat
11/07/2025	Curb Lv Taxi New Ca	\$	28.91	10-1117-4227	Taxi return to Las Vegas airport- UKG conference
11/07/2025	Curb Lv Taxi Ycs	\$	26.59	10-1114-4227	UKG Conference Airport Transportation
11/18/2025	Defense Mechanisms	\$	1,581.25	10-1121-4281	ERT
10/28/2025	Delta Air	\$	951.37	90-0090-1350	Round trip flights to AMI conference in February 2026
10/28/2025	Delta Air	\$	951.37	90-0090-1350	2026 AMI Conference Round Trip Flight
10/29/2025	Delta Air	\$	943.37	90-9000-4227	Airline tickets to Marina Conference
11/02/2025	Den Coffee Bean Tea	\$	8.03	10-1117-4227	Day of Travel food
11/08/2025	Den Public Parking	\$	175.00	10-1114-4227	Conference - Airport Parking
11/07/2025	Den Public Parking	\$	120.00	10-1117-4227	Parking at DIA for UKG conference
11/07/2025	Den Public Parking	\$	120.00	10-1114-4227	DIA Parking - UKG Conference
11/01/2025	Denver Life Magazine	\$	2,500.00	10-1118-4265	Full page ad in December issue of Denver Life
10/28/2025	Denver Mattress Llc	\$	2,560.00	55-5500-4270	10 twin mattress for employee housing units
11/20/2025	Denver Westword	\$	2,865.00	10-1118-4265	Email blast, digital and full page ad
11/05/2025	Denver Westword	\$	890.00	10-1118-4265	Dedicated email blast
11/02/2025	Dept Of Regulatory-Ttc	\$	66.00	10-1114-4210	CPA License Renewal
11/02/2025	Desert Cab	\$	28.29	10-1117-4227	Taxi from Las Vegas airport to Mandalay UKG conference
11/01/2025	Displays2go	\$	93.45	80-8000-4233	Wassail days voting box
10/29/2025	Displays2go	\$	717.59	80-8000-4233	Bulletin Board for outdoor displays
11/25/2025	Dnh*godaddy	\$	24.38	10-1118-4655	Domain renewal FRISCOCOLORADOMARINA.COM
11/17/2025	Dnh*godaddy	\$	60.95	10-1118-4655	Domain renewal FRISCORFP.COM
10/28/2025	Dnh*godaddy	\$	64.36	10-1118-4655	Domain renewal FRISCOGOLDRUSH.COM
11/27/2025	Dri*signs	\$	442.68	10-1160-4409	Tubing hill signage
11/13/2025	Drivepoint Cdl Academy	\$	275.00	10-1131-4227	CDL training
11/20/2025	Dry Box Inc - Surcharge	\$	154.50	90-9000-4250	Marine Shipping Container Monthly Rental for Service Dept Storage
11/12/2025	Dunkin #363668	\$	89.50	10-1160-4227	Dunkin donuts for rec dept leadership training
11/15/2025	Duo*.com	\$	180.00	10-1110-4702	Duo 2 factor for VPN
11/25/2025	Eddiebauer 4196	\$	160.10	90-0090-1350	Uniform pieces for 2026- after decoration- these will be received in 2026
11/14/2025	Einstein Bagel Bros 40	\$	55.17	10-1160-4227	Bagel's for rec dept leadership training
11/22/2025	Einsteins Catering #4016	\$	118.62	10-1110-4227	Coffee for Thanksgiving all staff
11/22/2025	Einsteins Catering #4016	\$	47.45	10-1110-4227	Coffee for Thanksgiving All Staff gathering
11/04/2025	Elevated Auto Glass	\$	653.79	10-1133-4205	Police Car Windshield
11/26/2025	Fedex	\$	23.04	10-1121-4202	Postage to ship to lab for case 2025-6294
11/20/2025	Fedex	\$	22.85	10-1121-4202	Lab kits
11/19/2025	Fedex	\$	14.75	10-1121-4202	Postage for case 2025-5917
11/12/2025	Fedex	\$	14.75	10-1121-4202	Pick up charge for 2025-5917
11/05/2025	Fedex	\$	21.64	10-1121-4202	Shipping for lab test on case 2025-5917
10/29/2025	Fedex	\$	14.75	10-1121-4202	Case 2025-5917 ship to lab
10/29/2025	Fedex	\$	13.64	10-1121-4202	Case 2025-5715 lab test
11/11/2025	Fedex395215485165	\$	10.95	55-5500-4268	Sending joint check for outstanding sub payments for 619 Granite Street.
11/19/2025	Fedex395486422309	\$	42.91	10-1160-4455	Overnight for carpet lift licensing
11/12/2025	Frisco Inn On Galena	\$	588.00	10-1118-4590	Media hosting
10/27/2025	Frisco Wash And Fold - Co	\$	1.00	10-1110-4233	TH Tablecloths laundry
10/27/2025	Frisco Wash And Fold - Co	\$	0.50	10-1110-4233	TH Tablecloths laundry
10/27/2025	Frisco Wash And Fold - Co	\$	11.00	10-1110-4233	TH Tablecloths laundry
10/28/2025	Fsp*cgfoa	\$	65.00	10-1114-4210	CGFOA dues
10/28/2025	Fsp*cgfoa	\$	30.00	10-1114-4227	CGFOA Water Training
11/24/2025	Galls	\$	141.99	10-1121-4282	ERT tactical pants
11/01/2025	Ge Appliances	\$	149.75	10-1121-4233	Water filters for PD refridgerator
11/01/2025	Google Ads9512978270	\$	267.57	10-1117-4265	Google Ads Recruitment ads
10/30/2025	Hacienda Real	\$	281.45	10-1134-4227	Good bye lunch
11/07/2025	Hacienda Real	\$	57.47	10-1111-4229	Lunch with Council member
11/13/2025	Hacienda Real	\$	174.95	10-1119-4210	Community Development Teambuilding Lunch
10/30/2025	Hampton Entertainment	\$	997.50	80-8000-4588	Second Payment for Photobooth animation for Turkey Day 5K
10/29/2025	Haywood Cafe	\$	85.20	10-1133-4227	Quarterly Employee Lunch
11/06/2025	Hd Supply Facilities	\$	1,049.46	10-1160-4477	Garbage bags
11/01/2025	Hd Supply Facilities	\$	877.94	10-1160-4477	Toilet tissues and soap for Nordic center and slope side
10/31/2025	Hd Supply Facilities	\$	79.67	10-1160-4477	Facial tissue paper
10/30/2025	Hd Supply Facilities	\$	100.42	10-1160-4477	Women supplies for women's restroom
11/06/2025	Hd Supply Facilities	\$	337.30	10-1170-4221	Bathroom supplies for Nordic Lodge
11/06/2025	Hd Supply Facilities	\$	524.73	10-1170-4221	Nordic bathroom supplies
10/30/2025	Hilton Hotels	\$	(2,774.25)	90-0090-1350	Hilton cred 90-9000-4227
10/29/2025	Hilton Hotels	\$	(455.63)	90-0090-1350	Hilton Cred - 90-9000-4227
11/17/2025	Homedepot.Com	\$	446.12	10-1125-4703	Cabinets for office remodel (note: this will be the same receipt as other Home Depot charges)
11/14/2025	Homedepot.Com	\$	228.00	10-1125-4703	Cabinets for office remodel (note: this will be the same receipt as other Home Depot charges)
11/13/2025	Hotel Frisco Colorado	\$	218.75	10-1118-4590	Media hosting
11/06/2025	Hotel Polaris Lodging	\$	(44.76)	80-8000-4227	Refund for Tax
11/06/2025	Hotel Polaris Lodging	\$	(44.76)	80-8000-4227	Gov con lodging.
11/03/2025	Identifx By Solera	\$	1,428.00	10-1133-4210	Subscription For Vehicle Database
11/11/2025	In *aloe Care Internation	\$	192.36	10-1170-4223	Aloe up sunscreen order for nordic
10/28/2025	In *amp Properly Cleaning	\$	1,400.00	10-1160-4477	Janitorial routine monthly cleaning
11/18/2025	In *amp Properly Cleaning	\$	1,300.00	10-1160-4477	Day Lodge cleaning oct
11/18/2025	In *amp Properly Cleaning	\$	185.00	10-1170-4477	Nordic cleaning oct
11/18/2025	In *amp Properly Cleaning	\$	2,160.00	10-1160-4477	Slopeside Cleaning
10/28/2025	In *amp Properly Cleaning	\$	370.00	10-1170-4477	Nordic Cleaning
11/10/2025	In *amp Properly Cleaning	\$	675.00	90-9000-4477	Final Bathhouse Restroom Cleaning for 2025
11/10/2025	In *amp Properly Cleaning	\$	652.00	90-9000-4477	Landing Janitorial Service for October
11/26/2025	In *colorado Runner	\$	500.00	10-1150-4265	Turkey Day 5k eblast with Colorado Runner

11/17/2025	In *neoteks, Inc	\$	390.00	10-1131-4271	Plow Ops monthly service
11/09/2025	In *rocky Mountain Recrea	\$	2,118.00	80-8000-4421	Memorial bench
11/01/2025	In *sepi Marketing	\$	1,899.00	10-1118-4265	Year round marketing in Tiger Run Resort guide
11/13/2025	In *singletrak Builders I	\$	6,675.00	10-1132-4207	Singletrak Historic park cabin shoring
11/05/2025	In *ski Kare Llc	\$	135.70	10-1170-4500	Wax irons and drill bits for ski service and rental prep
11/20/2025	In *tropical Threads, Llc	\$	42.00	10-1170-4270	Embroidery for staff vests
11/03/2025	Indust Health Serv Networ	\$	149.70	10-1130-4250	Randoms and pre-employment
10/29/2025	Infinity Certified Weldin	\$	68.93	10-1160-4208	2x4 steel tubing
11/07/2025	Interstateam	\$	586.84	10-1119-4233	Signage backing and fabrication materials for Dark Sky signage
11/12/2025	Jj Keller & Associates I	\$	142.13	10-1131-4403	Vehicle inspection sheets
11/14/2025	Jj Keller & Associates,	\$	(11.24)	10-1131-4403	Tax refund
11/01/2025	Joinhomebase.Com	\$	30.00	90-9000-4704	Home base employee scheduling app
10/30/2025	Joinhomebase.Com	\$	288.00	10-1150-4227	Scheduling Software for staff scheduling used across entire Rec Department
11/09/2025	Joinhomebase.Com	\$	30.00	10-1125-4210	Staff scheduling software monthly payment
11/17/2025	Kilgore Companies - Custo	\$	427.14	10-1131-4402	Class VI roadbase for patch work at FAP parking lot.
11/05/2025	Krystal Media	\$	61.00	10-1150-4265	Turkey Day 5k radio ads
11/24/2025	Lawson Products Inc	\$	141.53	10-1133-4233	Lawson Hardware for Shop Stock
10/30/2025	Legalshield	\$	(1,599.90)	10-0010-2425	LegalShield payment for September and October
10/29/2025	Legalshield	\$	1,599.90	10-0010-2425	LegalShield payment for September and October
10/29/2025	Legalshield	\$	1,599.90	10-0010-2425	LegalShield payment for September and October
10/29/2025	Levis.Com	\$	(29.85)	40-4000-4270	Annual Work Uniform Allowance, Sales Tax Credit
10/28/2025	Limblecmms.Com	\$	4,260.00	10-1132-4207	Limble subscription renewal
11/21/2025	Loveland Embassy Suite	\$	330.00	10-1114-4227	CGFOA conference lodging
11/21/2025	Loveland Embassy Suite	\$	330.00	10-1114-4227	CGFOA conference hotel
11/21/2025	Loveland Embassy Suite	\$	330.00	10-1114-4227	CGFOA Conference Lodging
11/26/2025	Lowes #03206	\$	33.90	10-1140-4233	Sand for bases for Events team wobble boards
11/06/2025	Lowes #03206	\$	71.88	10-1160-4201	Paint tape for terrain park signage
11/11/2025	Lowes #03206	\$	63.92	10-1130-4233	Assorted tools (electrical testing and hex key set) and some cleaning supplies.
11/07/2025	Lowes #03206	\$	97.72	10-1160-4411	Paint for terrain park features
11/05/2025	Lowes #03206	\$	74.95	10-1130-4233	Water
10/28/2025	Lowes #03206	\$	92.40	90-9000-4892	Lumber for shrink wrapping
11/14/2025	Lowes #03206	\$	71.92	80-8000-4585	Timers for Xmas
11/04/2025	Lowes #03206	\$	39.48	10-1131-4403	Main st snow removal signs hardware
11/24/2025	Lowes #03206	\$	119.00	10-1125-4207	Replacement oscillating multi tool, old one broke.
11/06/2025	Lowes #03206	\$	360.82	10-1125-4207	Wood supply and misc. hardware for the Prestrud porch and column restructuring
11/03/2025	Lowes #03206	\$	17.98	10-1125-4207	Hardware for Bill's Ranch building repair
11/03/2025	Lowes #03206	\$	447.94	10-1125-4207	Hardware and lumber for Bills building repairs
11/11/2025	Lowes #03206	\$	165.14	10-1133-4271	Shop Supplies
11/20/2025	Lowes #03206	\$	111.58	10-1121-4218	Range supplies
11/21/2025	Lowes #03206	\$	219.00	10-1170-4221	Utility cart for Nordic - trash, events, etc
11/18/2025	Lowes #03206	\$	221.63	10-1132-4207	Lowes - vic deicing supplies
10/30/2025	Lowes #03206	\$	3.98	10-1132-4207	Lowes - supplies
11/12/2025	Lowes #03206	\$	10.52	10-1160-4205	Tools
11/12/2025	Lowes #03206	\$	10.52	10-1170-4205	Tools
11/11/2025	Lowes #03206	\$	34.95	10-1160-4409	Cleaning products
11/24/2025	Lowes #03206	\$	192.90	10-1160-4201	Chain for slopeside driveway, signposts for snow signs
11/05/2025	Lowes #03206	\$	212.27	10-1160-4409	Paint and shop supplies
11/03/2025	Lowes #03206	\$	95.64	10-1160-4409	Mouse traps for barn and wire wheel for grinding
11/02/2025	Lowes #03206	\$	205.74	10-1160-4409	Rope tow supplies
11/25/2025	Lowes #03206	\$	134.94	10-1132-4207	Lowes - vic heat tape repairs
11/18/2025	Lowes #03206	\$	46.48	10-1132-4207	VIC heat tape repairs
11/05/2025	Lowes #03206	\$	29.88	10-1132-4207	Nordic center keys
11/05/2025	Lowes #03206	\$	719.54	10-1132-4207	Lowes slopeside hall holiday lights
11/04/2025	Lowes #03206	\$	61.40	10-1132-4207	Lowes CIRSA Marnia outlet repair
11/21/2025	Lowes #03206	\$	111.96	10-1125-4207	Tools and parts for custom furniture and building repairs
11/22/2025	Lowes #03206	\$	89.82	10-1125-4894	Tote bins for EDU programs
11/14/2025	Lowes #03206	\$	459.68	10-1125-4207	Tools and parts for building repairs and maintenance
11/14/2025	Lowes #03206	\$	30.96	10-1131-4403	Hardware for FAP sign
11/20/2025	Lsu Outer Range Brewin	\$	360.00	10-1110-4229	Managers Lunch
11/25/2025	Lts	\$	1,492.05	10-1130-4270	PW Employee Hats
11/03/2025	Man Place - Starbucks	\$	20.01	10-1117-4227	Meal UKG conference
11/03/2025	Mandalay - Citizens	\$	28.10	10-1117-4227	Meals UKG conference
11/03/2025	Matteos Ristorante Ital	\$	36.00	10-1117-4227	Meal UKG conference
11/07/2025	Mbay Front Desk	\$	1,180.18	10-1114-4227	Conference - Lodging
11/07/2025	Mbay Front Desk	\$	1,276.65	10-1117-4227	Hotel stay for UKG conference. Total is less deposit.
11/07/2025	Mbay Front Desk	\$	1,361.70	10-1114-4227	UKG Conference
11/12/2025	Meltwater News US Inc	\$	6,200.00	80-8000-4266	Media monitoring
11/09/2025	Microsoft-G123555816	\$	240.18	10-1110-4702	Microsoft Azure for Avertium Sentinel
11/17/2025	Mixtiles	\$	410.08	10-1160-4409	Photos for slopeside hall
11/07/2025	Mountain Dirty Motorsport	\$	19.24	10-1160-4411	Propane for waxing terrain park rails
11/11/2025	Mountain Lyon Cafe	\$	65.70	90-9000-4227	Breakfast for FBM Leadership Meeting
11/13/2025	Mt Princeton Hot Springs	\$	518.00	10-1118-4227	Hotel during Colorado Tourism Leadership Journey Experience One
11/15/2025	Murdochs Silverthorne	\$	1.38	10-1160-4201	Fasteners for fencing and signage
11/09/2025	Murdochs Silverthorne	\$	14.96	80-8000-4585	Supply for Xmas lights and truck
11/26/2025	Murdochs Silverthorne	\$	58.52	10-1131-4403	Delineators
11/09/2025	Murdochs Silverthorne	\$	51.96	10-1131-4403	Signs for loader
10/28/2025	Murdochs Silverthorne	\$	89.98	10-1131-4270	Work clothes
11/21/2025	Murdochs Silverthorne	\$	140.96	10-1170-4222	Chainsaw fuel
11/18/2025	Murdochs Silverthorne	\$	104.74	90-9000-4201	Snow Shovel and Snow Delineators
11/11/2025	Murdochs Silverthorne	\$	39.99	10-1160-4270	Knee pads
11/11/2025	Murdochs Silverthorne	\$	21.15	10-1160-4205	Epoxy and fasteners
11/04/2025	Murdochs Silverthorne	\$	27.38	10-1160-4205	Buckets
10/30/2025	Murdochs Silverthorne	\$	109.47	10-1160-4270	Pants and nee pads
11/05/2025	Murdochs Silverthorne	\$	218.70	10-1160-4201	Hardware for signs and fences
11/04/2025	Murdochs Silverthorne	\$	47.96	10-1160-4409	Inner tube for snowblower wheel
11/13/2025	Murdochs Silverthorne	\$	229.96	10-1131-4270	Work clothes
10/30/2025	Murdochs Silverthorne	\$	223.93	10-1132-4270	Murdochs clothing allowance.
11/22/2025	Murdochs Silverthorne	\$	219.97	10-1134-4270	Work clothes
10/28/2025	Murdochs Silverthorne	\$	250.96	10-1131-4270	work clothes
10/28/2025	Murdochs Silverthorne	\$	69.98	10-1131-4270	Work clothes

11/21/2025	Napa Auto & Truck Frisco	\$	48.78	10-1133-4205	Parts
11/24/2025	Napa Auto & Truck Frisco	\$	20.24	10-1160-4205	Coolant
11/24/2025	Napa Auto & Truck Frisco	\$	20.23	10-1170-4205	Coolant
11/17/2025	Napa Auto & Truck Frisco	\$	2.53	10-1160-4205	Gasket
11/04/2025	Napa Auto & Truck Frisco	\$	14.38	10-1160-4205	Funnels
11/16/2025	Nytimes Disc	\$	4.02	10-1115-4210	NY Times Subscription
11/03/2025	Openai *chatgpt Subscr	\$	600.00	10-1114-4210	Chat Gpt Subscription - 2 members
11/18/2025	Outdoor Prolink Inc.	\$	186.80	10-1131-4270	Work clothes
11/18/2025	P4 Services Inc.	\$	2,469.94	10-1160-4477	Slopeside Hall window cleaning
11/18/2025	P4 Services Inc.	\$	696.28	10-1160-4477	Day Lodge Window Cleaning
11/18/2025	P4 Services Inc.	\$	472.77	10-1170-4477	Window cleaning for Nordic Center
11/23/2025	Paypal	\$	463.35	10-1125-4894	Frisco Historic Park & Museum playing card illustrations for programming
11/24/2025	Pinnacol Assurance	\$	21,330.11	10-1110-4502	Monthly workers comp invoice
11/24/2025	Pos Portal	\$	540.49	10-1170-4221	New ethernet card reader for front desk to replace inoperable reader
11/10/2025	Py *buffalo Mountain Stor	\$	342.00	10-1125-4893	Exhibit storage unit
11/20/2025	Qdoba 2346	\$	21.51	10-1114-4227	CGFOA conference meal
11/18/2025	Qdoba 2346	\$	16.68	10-1114-4227	CGFOA conference meal
11/17/2025	Rainmaster	\$	621.60	80-8000-4585	Rainmaster I Central monthly service
11/20/2025	Rei #182 Dillon	\$	(173.91)	10-1134-4270	work clothes - return
11/20/2025	Rei #182 Dillon	\$	164.19	10-1134-4270	work clothes
11/07/2025	Rei #182 Dillon	\$	349.00	10-1131-4270	Work clothes
11/26/2025	Rocky Mountain Coffee Ro	\$	18.00	10-1118-4590	Gift card for media hosting
11/24/2025	Rocky Mountain Coffee Ro	\$	37.90	10-1118-4590	Coffee for media hosting
11/18/2025	Royce Industries Den	\$	570.96	10-1132-4207	PW wash bay soap
11/18/2025	Safeway #0836	\$	58.77	10-1110-4227	Supplies for employee all staff
11/19/2025	Safeway #0836	\$	26.49	10-1110-4229	Managers lunch seltzers & dessert
11/12/2025	Safeway #0836	\$	160.52	10-1110-4651	Wellness Committee Mocktail Event supplies
11/05/2025	Safeway #0836	\$	109.10	10-1110-4651	Supplies for mocktails
10/28/2025	Safeway #0836	\$	159.97	10-1118-4233	Town Talk Food Trays
10/27/2025	Safeway #0836	\$	7.99	10-1110-4233	Laundry detergent for TH tablecloths laundry
10/27/2025	Safeway #0836	\$	26.47	10-1111-4229	TC dinner 10.28.25 chips & dessert
10/30/2025	Safeway #0836	\$	76.57	10-1110-4227	THANKSGIVING FOR BREAKFAST ALL STAFF MEETING MEAL SUPPLIES
11/07/2025	Safeway #0836	\$	43.74	10-1118-4233	Wassail Days supplies for Town Hall Wassail
11/20/2025	Safeway #0836	\$	66.28	10-1110-4227	Dinner rolls for staff thanksgiving breakfast
11/04/2025	Safeway #0836	\$	142.38	10-1110-4227	Breakfast for Biometrics & New Employee Orientation
11/20/2025	Safeway #0836	\$	19.99	10-1119-4306	Sandwich platter for Planning Commission meeting on 11/20
11/19/2025	Safeway #0836	\$	46.67	10-1110-4227	Food for Thanksgiving for breakfast all staff meeting
11/17/2025	Safeway #0836	\$	11.99	10-1119-4306	Food for November 20, 2025, PC Meeting
11/06/2025	Safeway #0836	\$	38.35	10-1119-4306	Food for November 6, 2025, PC Meeting
11/17/2025	Safeway #0836	\$	60.20	10-1110-4227	Food for November All Staff meeting/breakfast.
11/16/2025	Safeway #0836	\$	39.04	10-1110-4227	All Staff Meeting Expense
11/19/2025	Safeway #0836	\$	43.21	10-1110-4227	Pies for the All Staff Thanksgiving for breakfast!
11/19/2025	Safeway #0836	\$	53.91	10-1110-4227	Thanksgiving for breakfast
11/11/2025	Safeway #0836	\$	14.97	10-1110-4227	Napkins for thanksgiving for breakfast
11/19/2025	Safeway #0836	\$	132.71	10-1110-4227	Thanksgiving for breakfast supplies
11/17/2025	Safeway #0836	\$	438.35	10-1170-4227	Orientation staff food for breakfast and lunch
11/06/2025	Safeway #0836	\$	510.70	10-1170-4227	Season pass party supplies nordic
11/19/2025	Safeway #0836	\$	37.44	10-1110-4227	Food for Breakfast for Thanksgiving
11/15/2025	Safeway #0836	\$	77.81	10-1110-4227	Food for Thanksgiving All Staff
11/21/2025	Safeway #0836	\$	28.56	10-1160-4227	Drinks for winter attendant training
11/12/2025	Safeway #0836	\$	15.87	10-1160-4227	Bubble water for rec dept leadership training
11/13/2025	Servpro	\$	350.00	10-1132-4207	ServPro - 113 granite inspection
11/24/2025	Showcase Art & Framing	\$	419.21	10-1110-4233	Town Hall lobby wall display
11/13/2025	Simple Tire	\$	2,724.72	10-1133-4205	Cop Car tires
11/19/2025	Sp Creationnetwork	\$	78.98	10-1160-4409	Plaza speaker bracket replacement
10/28/2025	Sp Frog Hollow Farm	\$	71.10	10-1118-4227	Condolence gift
11/24/2025	Sp Jht	\$	211.90	10-1121-4282	Ops Rain Jacket for ERT
11/06/2025	Sp Model Train Marke	\$	97.72	10-1125-4893	New engine for diorama
11/04/2025	Sp Sellgoodr	\$	635.00	10-1170-4223	Goodr sunglasses order for retail sales
11/18/2025	Sp Truwerk	\$	557.60	10-1170-4270	Jackets for staff uniforms, trail and groomers
11/25/2025	Spotify P3cc29808d	\$	18.41	90-9000-4704	Spotify- Nov 25
11/21/2025	Spotify Usa	\$	18.41	10-1160-4250	Spotify for PRA
11/18/2025	Spotify Usa	\$	6.50	10-1150-4210	Music Subscription for kids camp
11/18/2025	Spotify Usa	\$	6.49	10-1140-4210	Music subscription for Events
10/29/2025	Sq *alpha Security Soluti	\$	4,885.00	10-1160-4409	Day Lodge elevator project complete
10/29/2025	Sq *alpha Security Soluti	\$	3,788.08	10-1132-4207	Slopeside Hall camera equipment
11/24/2025	Sq *amich And Jenks, Inc	\$	150.00	10-1121-4250	Psych and polygraph for Tamesis
11/03/2025	Sq *dh Pace/Ankmar*svc138	\$	2,189.47	10-1132-4207	DH Pace washbay door repairs
11/10/2025	Sq *epic Print Pros	\$	5.00	90-9000-4221	Printed winter storage stickers for trailers
11/07/2025	Sq *epic Print Pros	\$	105.00	10-1118-4825	Window clings for world cup
10/29/2025	Sq *epic Print Pros	\$	76.05	10-1110-4010	HR Thanksgiving cards for staff
11/24/2025	Sq *epic Print Pros	\$	770.00	10-1140-4811	12 sips of wassail cards
11/13/2025	Sq *filter Press, Llc	\$	264.77	10-1125-4891	Book order for gift shop
11/10/2025	Sq *mountain Dweller Coff	\$	23.00	10-1134-4227	Coffee for PW shop
11/17/2025	Sq *mountain Dweller Coff	\$	80.00	10-1130-4233	Office coffee
11/03/2025	Sq *mountain Dweller Coff	\$	23.10	10-1160-4227	Breakfast for review
10/29/2025	Sq *mountain Dweller Coff	\$	42.90	10-1160-4227	Annual eval
11/24/2025	Sq *summit County Signs	\$	25.00	10-1130-4233	Nameplate
11/18/2025	Sq *summit County Signs	\$	25.00	10-1111-4229	Nameplate for Council Chambers
11/04/2025	Sq *summit County Signs	\$	50.00	10-1111-4229	Council nameplates
10/30/2025	Sq *summit County Signs	\$	112.00	10-1160-4270	Nametags
11/24/2025	Sq *summit County Signs	\$	126.00	10-1170-4270	Nametags for staff at nordic center
10/28/2025	Standout Stickers	\$	144.79	80-8000-4268	Free Frisco Stickers
11/12/2025	Stapls7668646488000001	\$	570.99	80-8000-4233	Toner for printer
11/07/2025	Starbucks Gates B Las	\$	18.53	10-1117-4227	Breakfast day of return travel-UKG conference
10/31/2025	Starbucks Store 05372	\$	23.68	10-1121-4233	Coffee for staff on Halloween night
11/14/2025	Stjernholm Chiropractic	\$	25.00	10-1130-4250	DOT Physical
11/14/2025	Stjernholm Chiropractic	\$	25.00	10-1134-4227	CDL physical
10/31/2025	Summit Chamber	\$	425.00	10-1118-4825	Additional tickets for COO breakfast
11/15/2025	Summit County Ace Hdwe	\$	51.74	10-1160-4201	Fasteners for signage and fencing

11/07/2025	Summit County Ace Hdwe	\$	79.90	10-1160-4205	Angle grinder grinding wheels
11/16/2025	Summit County Ace Hdwe	\$	93.14	10-1170-4205	Bridge maintenance, chipper maintenance, auto maintenance
11/18/2025	Summit County Ace Hdwe	\$	26.99	10-1133-4404	Snow shovel
11/18/2025	Summit County Ace Hdwe	\$	16.18	10-1160-4409	Cleaning products
11/11/2025	Summit County Ace Hdwe	\$	31.17	10-1160-4201	Shop supplies
11/18/2025	Summit Thai	\$	151.17	10-1119-4227	Annual SCHA.ComDev lunch meeting
11/01/2025	Summitcleaners	\$	147.11	10-1121-4270	October dry cleaning
11/10/2025	Supplyhouse.Com	\$	20.86	10-1132-4207	1M boiler repair
11/11/2025	Supplyhouse.Com	\$	301.80	10-1132-4207	1M boiler repair
11/10/2025	Swift Communications	\$	2,728.56	10-1118-4265	Town Talk and Halloween print ads and digital ads
11/10/2025	Swift Communications	\$	691.40	10-1125-4265	Mystery at the Museum print ads
11/10/2025	Swift Communications	\$	345.70	10-1119-4265	Pioneer Park Design Your Own Park print ads
11/20/2025	Symbolarts Llc	\$	480.00	10-1121-4270	Badges for officers
11/20/2025	Symbolarts Llc	\$	140.00	10-1121-4270	Badge for officer
11/24/2025	Tavern West	\$	120.00	10-1119-4306	Food for October 16, 2025 PC Meeting
11/05/2025	The Home Depot Pro	\$	1,578.49	10-1132-4207	Town bathroom supplies
10/31/2025	The J. P. Cooke, Company	\$	(1.95)	10-1121-4233	Refund for sales tax on 2026 pet tags
10/30/2025	The J. P. Cooke, Company	\$	90.90	10-1121-4233	2026 pet licenses
11/24/2025	The Webstaurant Store Inc	\$	142.84	80-8000-4588	Cups for Turkey Day 5K Races
11/07/2025	The Webstaurant Store Inc	\$	110.55	10-1110-4227	Chaffing dishes and heat for All Staff Thanksgiving
11/06/2025	Tinyurl.Com	\$	119.88	10-1117-4210	TinyURL for training and events
11/03/2025	Tlo Transunion	\$	118.55	10-1121-4210	October Police Data Base subscription
11/15/2025	Tmobile Postpaid Web	\$	70.00	10-1160-4203	Phone bill November
11/22/2025	Tmobile*auto Pay	\$	120.58	10-1110-4203	Personal cell phone stipend \$70, Pete owes TOF \$50.58
11/25/2025	Tools Up Llc Cornwell	\$	88.95	10-1133-4271	Torx Bits
11/26/2025	Trail Builder Magazine	\$	9.99	10-1170-4210	Trail Builder magazine subscription
10/30/2025	Tst* Butterhorn Bakery &	\$	55.88	10-1115-4227	Work anniversary lunch
11/18/2025	Tst* Butterhorn Bakery &	\$	95.19	10-1119-4210	Building Division.ComDev check in
11/20/2025	Tst* Mountain Dweller Cof	\$	8.63	10-1118-4227	Coffee meeting
11/15/2025	Tst* Mountain Dweller Cof	\$	138.00	10-1131-4227	Coffee for PW shop
11/27/2025	Tst* The Silver Crown	\$	50.00	10-1118-4590	Gift card for media hosting
11/15/2025	Tst* Vine Street Social	\$	46.00	10-1160-4227	Summer staff debrief outing
10/29/2025	Tst* Vine Street Social	\$	72.11	10-1150-4227	So Long gathering
11/26/2025	Tst*5th Ave Grill	\$	75.00	10-1118-4590	Gift card for media hosting
11/24/2025	Tst*5th Ave Grill	\$	100.00	10-1118-4590	Gift cards for media hosting
11/24/2025	Tst*bagalis	\$	100.00	10-1118-4590	Gift cards for media hosting
11/25/2025	Tst*bread & Salts	\$	50.00	10-1118-4590	Gift cards for media hosting
11/02/2025	Tst*hussongs Cantina -	\$	26.89	10-1117-4227	Meal UKG conference
10/31/2025	Tst*peppinos Pizza & Su	\$	193.18	10-1140-4227	Pizza for staff
10/31/2025	Tst*sunshine Cafe	\$	102.81	10-1131-4227	Goodbye Bfast
11/21/2025	Tst*thai Thaim - Lovela	\$	32.56	10-1114-4227	CGFOA conference lunch
11/08/2025	Uline	\$	254.58	10-1131-4403	Mirror for Rec path
11/21/2025	Usabluebook	\$	30.25	40-4000-4270	Additional Hearing Protection, Ear Plugs
11/08/2025	Usabluebook	\$	39.47	40-4000-4270	CIRSA required Danger Chlorine signage for water facilities
11/08/2025	Usabluebook	\$	28.38	40-4000-4270	CIRSA required Hearing Protection Required signage for water facilities
11/08/2025	Usabluebook	\$	56.76	40-4000-4270	CIRSA required Chlorine Gas Danger safety signage for water facilities
11/08/2025	Usabluebook	\$	30.25	40-4000-4270	Hearing Protection Earplugs
11/07/2025	Usabluebook	\$	622.11	40-4000-4201	Field pH probe, cleaning chemicals & cleaning cloth
11/17/2025	Usps Po 0733840210	\$	20.96	10-1119-4202	BOARD OF APPEALS HEARING APPELLANT NOTICE
10/28/2025	Usps Po 0733840210	\$	0.78	90-9000-4202	Mailed paycheck
11/05/2025	Vesta	\$	32.32	10-1110-4203	Cell phone bill for November
10/30/2025	Vistaprint	\$	(688.70)	10-1160-4223	Partially refunded hat order
10/30/2025	Vistaprint	\$	(873.00)	10-1160-4223	Partially refunded hat order
11/15/2025	Vrc Companies Llc	\$	132.56	10-1110-4233	VRC Shred 10.31.25
11/15/2025	Vzwrlls*apocc Visb	\$	270.45	40-4000-4203	Cell phones, hot spot, and water tank lines - water department
11/15/2025	Vzwrlls*apocc Visb	\$	1,050.69	10-1110-4203	Cell phones, ipad, and hot sports for town and public works
11/24/2025	Vzwrlls*bill Pay Vn	\$	70.00	10-1110-4203	Monthly cell phone stipend.
11/25/2025	Vzwrlls*bill Pay Vw	\$	70.00	10-1110-4203	Cell phone reimbursement
11/20/2025	Vzwrlls*bill Pay Vw	\$	35.00	10-1110-4203	Government cell phone stipend
11/06/2025	Wagner Equip Co Cr	\$	294.98	10-1133-4205	Supply parts
11/06/2025	Wagner Equip Co Cr	\$	38.73	10-1133-4205	Supply parts
11/15/2025	Wal-Mart #0986	\$	39.96	10-1131-4271	Bins for banner storage
11/07/2025	Wal-Mart #0986	\$	3.72	10-1110-4227	THANKSGIVING FOR ALL-STAFF MEETING SUPPLIES
11/19/2025	Wal-Mart #0986	\$	24.03	10-1130-4233	Office supplies
11/10/2025	Wal-Mart #0986	\$	1.18	80-8000-4233	Dustpan
10/29/2025	Wal-Mart #0986	\$	260.76	80-8000-4233	Halloween Candy, duster handle, kleenex, coffee
11/06/2025	Wal-Mart #0986	\$	46.66	40-4000-4201	S.W.T.P. Supplies; mouse traps, pencil sharpeners, dust cleaner for instruments
11/26/2025	Wal-Mart #0986	\$	22.88	10-1130-4233	Phone case for new phone
11/18/2025	Wal-Mart #0986	\$	200.00	10-1110-4651	MyFit completion giftcard
11/18/2025	Wal-Mart #0986	\$	128.36	55-5500-4270	Employee Housing Unit dishes, pots, silverware
10/30/2025	Wal-Mart #0986	\$	169.05	10-1140-4852	Candy for Halloween
11/09/2025	Wal-Mart #0986	\$	5.72	10-1170-4205	Automotive/chipper
11/08/2025	Wal-Mart #0986	\$	39.88	10-1170-4227	Coffee for shop
11/19/2025	Wal-Mart #0986	\$	78.71	10-1110-4227	Food and supplies for thanksgiving for breakfast
11/19/2025	Wal-Mart #0986	\$	35.03	10-1110-4227	Pies for thanksgiving for breakfast all staff mtg
11/25/2025	Wal-Mart #0986	\$	321.47	10-1160-4409	New tv for the yurt
11/12/2025	Wal-Mart #0986	\$	14.88	10-1131-4270	Gloves
11/24/2025	Wal-Mart #0986	\$	43.12	40-4000-4201	1 Gallon Drinking Water Jugs for home owners to drink during Hawn Drive water main repair
11/23/2025	Wal-Mart #0986	\$	19.88	40-4000-4201	1 Gallon Drinking Water for home owners to drink during Hawn Drive water main repair
11/19/2025	Wal-Mart #986	\$	7.44	10-1110-4227	Supplies for employee all staff
11/05/2025	Wal-Mart #986	\$	41.77	90-9000-4200	Office supplies for projects
11/12/2025	Wal-Mart #986	\$	17.40	10-1131-4271	Hardware for banners
11/24/2025	Wal-Mart #986	\$	11.46	90-9000-4200	Manilla folders to put all the gift certificates in for 2026 grant recipients
11/17/2025	Wal-Mart #986	\$	38.22	90-9000-4200	Laminating sheets for office work stations
11/14/2025	Wal-Mart #986	\$	19.46	10-1121-4233	Bankers boxes for evidence room
11/18/2025	Wal-Mart #986	\$	58.83	80-8000-4233	Wassail days supplies
11/20/2025	Wal-Mart #986	\$	33.58	10-1134-4233	Trailer lock for hitch
11/06/2025	Wal-Mart #986	\$	43.84	40-4000-4201	S.W.T.P. Supplies; pencils, paper towels, fuel additives for valve turner & vacuum trailer
11/26/2025	Wal-Mart #986	\$	9.04	10-1131-4403	Supply for Main st Xmas lights
11/04/2025	Wal-Mart #986	\$	112.73	10-1133-4271	Shop supplies

11/25/2025	Wal-Mart #986	\$	4.71	80-8000-4588	Turkey day 5k registration pens
10/31/2025	Wal-Mart #986	\$	5.64	10-1150-4606	Frames for trick or treat street business prizes
11/25/2025	Wal-Mart #986	\$	17.00	10-1170-4221	TV mount to fit new wall tv for nordic lodge
11/25/2025	Wal-Mart #986	\$	254.45	10-1170-4221	New TV for nordic lodge, office items for guest service, trivia prizes
11/26/2025	Wal-Mart #986	\$	58.69	10-1160-4409	Xmas cards and decor for fap and slopeside
11/26/2025	Wal-Mart #986	\$	64.98	10-1160-4270	Snowpants for fap attendant junior Zander
11/11/2025	Wal-Mart #986	\$	11.48	10-1160-4201	Zip ties for fencing and signage
11/03/2025	Wci*timberline Disp	\$	4,976.45	10-1131-4250	Main street trash and recycling
11/03/2025	Wci*timberline Disp	\$	1,136.35	10-1132-4411	Town wide trash and recycling dumpsters
11/03/2025	Wci*timberline Disp	\$	338.83	90-9000-4401	Nov trash
11/18/2025	West Marine #400	\$	81.68	90-9000-4205	Replacement parts for rescue boat
11/15/2025	West Marine #400	\$	394.00	90-9000-4205	Replacement gunnel guard for rescue boat
11/15/2025	West Marine #400	\$	77.69	90-9000-4201	Wood sealer and varnish
11/11/2025	Western States Fire Prote	\$	6,010.05	90-9000-4207	Island Grill Sprinkler and Hood Fire Suppression Repair
11/05/2025	Whole Resort Accessories	\$	343.46	10-1160-4223	Kids mittens and chapstick for retail sales
11/19/2025	Wholefdfs Fco #10470	\$	20.94	10-1110-4227	Gluten Free Pie for Thanksgiving All Staff gathering
11/19/2025	Wholefdfs Fco #10470	\$	34.91	10-1110-4229	Managers lunch salads
11/19/2025	Wholefdfs Fco #10470	\$	100.00	10-1110-4650	Restock of Peak Awards
11/10/2025	Wholefdfs Fco #10470	\$	109.89	10-1111-4229	TC dinner 11.11.25 dessert, and drinks
10/28/2025	Wholefdfs Fco #10470	\$	18.98	10-1111-4229	TC dinner 10.28.25 GF bread & vegan wrap
11/12/2025	Wholefdfs Fco #10470	\$	219.63	10-1160-4227	Lunch for adventure park staff training.
11/04/2025	Wholefdfs Fco #10470	\$	200.00	10-1110-4651	Myfit completion giftcard
11/04/2025	Wholefdfs Fco #10470	\$	44.16	10-1125-4227	Food and drink for the Museum employee end of summer staff meeting
11/19/2025	Wholefdfs Fco #10470	\$	23.59	10-1110-4227	Thanksgiving for breakfast supplies
11/21/2025	Wholefdfs Fco #10470	\$	150.98	10-1160-4227	Pizza for attendant training
11/18/2025	Wm.Com	\$	765.63	10-1160-4401	Lease for Trash and recycle dumpsters
11/23/2025	Wm.Com	\$	1,155.28	10-1132-4207	WM - PW dumpster
11/23/2025	Wm.Com	\$	347.58	10-1132-4207	WM - Mary ruth trash and recycling
11/18/2025	Wm.Com	\$	958.64	10-1132-4411	WM - 1M trash and recycling dumpsters
11/18/2025	Wm.Com	\$	346.40	10-1132-4411	WM - HP cans
11/18/2025	Wm.Com	\$	598.18	10-1132-4411	WM TH dumpster
11/18/2025	Wm.Com	\$	646.11	10-1132-4411	WM - CC dumpster
11/10/2025	Wood Product Signs	\$	664.60	10-1170-4201	New trail signs
11/21/2025	Www Costco Com	\$	294.41	10-1170-4225	Retail food and drink for sale in lodge
10/28/2025	Xcel Ez-Pay Fee Web	\$	8.98	10-1140-4401	Gas/Electricity - Special Events Power Pedestals
10/28/2025	Xcel Ez-Pay Fee Web	\$	0.54	90-9000-4401	Gas/Electricity - Marina Lift Station
10/28/2025	Xcel Ez-Pay Fee Web	\$	16.17	90-9000-4401	Gas/Electricity - Frisco Bay Marina
10/28/2025	Xcel Ez-Pay Fee Web	\$	2.44	10-1132-4401	Gas/Electricity - Employee Housing
10/28/2025	Xcel Ez-Pay Fee Web	\$	1.68	55-5500-4268	Gas/Electricity - Employee Housing
10/28/2025	Xcel Ez-Pay Fee Web	\$	4.23	10-1131-4401	Electricity - Street Lights
10/28/2025	Xcel Ez-Pay Fee Web	\$	0.31	90-9000-4401	Gas/Electric Frisco Bay Marina
10/28/2025	Xcel Ez-Pay Fee Web	\$	0.47	10-1132-4401	Gas/Electricity - Employee Housing
10/28/2025	Xcel Ez-Pay Fee Web	\$	4.58	10-1120-4401	Electricity - EV Charge Station Marina Road
10/28/2025	Xcel Ez-Pay Fee Web	\$	310.54	10-1131-4401	Electricity - Town Street Lights
10/28/2025	Xcel Ez-Pay Fee Web	\$	19.68	20-2000-5024	Gas/Electricity - Slopeside Hall
10/28/2025	Xcel Ez-Pay Fee Web	\$	7.28	10-1125-4401	Gas/Electric Frisco Historic Park & Museum
10/28/2025	Xcel Ez-Pay Fee Web	\$	51.23	10-1132-4401	Gas/Electricity - Town Buildings
10/28/2025	Xcel Ez-Pay Fee Web	\$	1.79	10-1132-4401	Gas/Electricity - Walter Byron Park Restrooms
10/28/2025	Xcel Ez-Pay Fee Web	\$	70.00	40-4000-4401	Gas/Electricity - Water Treatment Plant & Wells
10/28/2025	Xcel Ez-Pay Fee Web	\$	5.32	10-1120-4401	Electricity - EV Charge Station PW
10/28/2025	Xcel Ez-Pay Fee Web	\$	7.78	10-1131-4401	Electricity - N. 1st Ave. Street Lights
10/28/2025	Xcel Ez-Pay Fee Web	\$	24.02	90-9000-4401	Gas/Electric Frisco Bay Marina
10/28/2025	Xcel Ez-Pay Fee Web	\$	15.95	10-1120-4401	Gas/Electricity - EV Charging Station 99 S 3rd Ave
10/28/2025	Xcel Ez-Pay Web	\$	894.47	20-2000-5024	Gas/Electricity - Slopeside Hall
10/28/2025	Xcel Ez-Pay Web	\$	28.24	55-5500-4266	Gas/Electricity - Employee Housing
10/28/2025	Xcel Ez-Pay Web	\$	353.52	10-1131-4401	Electricity - N. 1st Ave. Street Lights
10/28/2025	Xcel Ez-Pay Web	\$	241.63	10-1120-4401	Electricity - EV Charge Station PW
10/28/2025	Xcel Ez-Pay Web	\$	76.20	55-5500-4268	Gas/Electricity - Employee Housing
10/28/2025	Xcel Ez-Pay Web	\$	24.75	90-9000-4401	Gas/Electricity - Marina Lift Station
10/28/2025	Xcel Ez-Pay Web	\$	734.86	90-9000-4401	Gas/Electricity - Frisco Bay Marina
10/28/2025	Xcel Ez-Pay Web	\$	192.23	10-1131-4401	Electricity - Street Lights
10/28/2025	Xcel Ez-Pay Web	\$	53.58	55-5500-4268	Gas/Electricity - Employee Housing
10/28/2025	Xcel Ez-Pay Web	\$	111.05	10-1132-4401	Gas/Electricity - Employee Housing
10/28/2025	Xcel Ez-Pay Web	\$	207.97	10-1120-4401	Electricity - EV Charge Station Marina Road
10/28/2025	Xcel Ez-Pay Web	\$	345.75	10-1132-4401	Gas/Electricity - Employee Housing
10/28/2025	Xcel Ez-Pay Web	\$	725.03	10-1120-4401	Gas/Electricity - EV Charging Station 99 S 3rd Ave
10/28/2025	Xcel Ez-Pay Web	\$	81.30	10-1132-4401	Gas/Electricity - Walter Byron Park Restrooms
10/28/2025	Xcel Ez-Pay Web	\$	1,092.00	90-9000-4401	Gas/Electric Frisco Bay Marina
10/28/2025	Xcel Ez-Pay Web	\$	42.91	55-5500-4266	Gas/Electricity - Employee Housing
10/28/2025	Xcel Ez-Pay Web	\$	1,018.25	80-8000-4401	Gas/Electricity - Old Town Hall/VIC
10/28/2025	Xcel Ez-Pay Web	\$	1,310.24	10-1132-4401	Gas/Electricity - Town Buildings
10/28/2025	Xcel Ez-Pay Web	\$	3,181.85	40-4000-4401	Gas/Electricity - Water Treatment Plant & Wells
10/28/2025	Xcel Ez-Pay Web	\$	14,115.38	10-1131-4401	Electricity - Town Street Lights
10/28/2025	Xcel Ez-Pay Web	\$	151.52	10-1132-4401	Gas/Electricity - Employee Housing
10/28/2025	Xcel Ez-Pay Web	\$	13.93	90-9000-4401	Gas/Electric Frisco Bay Marina
10/28/2025	Xcel Ez-Pay Web	\$	331.11	10-1125-4401	Gas/Electric Frisco Historic Park & Museum
10/28/2025	Xcel Ez-Pay Web	\$	21.25	10-1132-4401	Gas/Electricity - Employee Housing
10/28/2025	Xcel Ez-Pay Web	\$	408.01	10-1140-4401	Gas/Electricity - Special Events Power Pedestals
11/10/2025	Zoom.Com 888-799-9666	\$	100.00	10-1110-4703	ZOOM PAID ACCOUNT FOR TOWN STAFF
11/10/2025	Zoom.Com 888-799-9666	\$	10.00	10-1110-4703	ZOOM PAID ACCOUNT STORAGE FOR TOWN STAFF
11/06/2025	Zoro Tools Inc	\$	131.74	10-1133-4271	Tools



TO: Mayor and Town Council
FROM: Stacey Campbell, Town Clerk
RE: Resolution 26-01: A RESOLUTION DESIGNATING THE PUBLIC PLACES FOR THE POSTING OF NOTICES OF MEETINGS OF THE TOWN COUNCIL OF THE TOWN OF FRISCO, COLORADO, IN COMPLIANCE WITH COLORADO REVISED STATUTES SECTION 24-6-402
DATE: January 13, 2026

Summary & Background:

Colorado Open Meetings Law requires that all Town Council Meetings, "meetings at which the adoption of any proposed Town policy or other format action be held only after full and timely notice to the public", must be posted in a designated location, affirmed by Resolution. This differs from your Resolution 26-02 in that these are Council's Meeting Notices only. In years past, www.FriscoGov.com, the Town's governmental website, has been Town Council's designated place where meeting information is to be posted to the public. This designation by Resolution must take place at the beginning of each calendar year.

Analysis:

If a technical obstacle prevents the timely posting of such a notice on the Town's website, the notice shall be posted on the bulletin board located at Frisco Town Hall atrium at 1 Main Street, which atrium is open 24 hours each day.

Financial Impact:

Reducing reliance on publicizing meeting information in a print newspaper saves the Town from incurring expenditures that are no longer budgeted for.

Environmental Sustainability:

Paperless and digital noticing continues to contribute to Frisco's sustainability initiatives and priorities.

Alignment with Strategic Plan:

Continuing paperless and digital noticing falls under the Strategic Plan's Objective of **Providing Progress-Driven Quality Core Services**, including Environmental Stewardship, and engaging with the community effectively.

Staff Recommendation:

Staff recommends Council adopt this Resolution, unchanged from 2025, continuing with a now multiple years-long, modern and standard practice, of designating its government website of www.FriscoGov.com as the designated place for the community and its stakeholders to locate Town Council meeting information.

Reviews and Approvals:

Stacey Campbell, Town Clerk

Created -

Attachments:

None

**TOWN OF FRISCO
COUNTY OF SUMMIT
RESOLUTION 26-01**

**A RESOLUTION DESIGNATING THE PUBLIC PLACES FOR THE POSTING
OF NOTICES OF MEETINGS OF THE TOWN COUNCIL OF THE TOWN OF
FRISCO, COLORADO, IN COMPLIANCE WITH COLORADO REVISED
STATUTES SECTION 24-6-402**

WHEREAS, the Colorado Open Meetings Law requires that all meetings at which the adoption of any proposed Town policy or other formal action be held only after full and timely notice to the public; and

WHEREAS, Section 24-6-402(2)(c), C.R.S., requires the Town Council to designate a public place for posting notices of its meetings; and

WHEREAS, this designation must occur annually at the first Town Council meeting of each calendar year; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FRISCO, COLORADO THAT:

SECTION 1: Pursuant to Section 24-6-402 (2) (c) of the Colorado Revised Statutes, the Town Council designates the Town's governmental website - www.frisco.gov - as the location at which notices of meetings of the Town Council shall be posted. If a technical obstacle prevents the timely posting of such a notice on the Town's website, the notice shall be posted on the bulletin board located at Frisco Town Hall atrium at 1 Main Street, which atrium is open 24 hours each day.

SECTION 2: All such notices shall be posted at these designated places at least 24 hours prior to the holding of the respective meeting.

INTRODUCED, READ, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF FRISCO, COLORADO THIS 13TH DAY OF JANUARY, 2026.



TOWN OF FRISCO:

Andrew M. Held, Mayor Pro Tem

ATTEST:

Stacey Campbell, Town Clerk



TO: Mayor and Town Council
FROM: Stacey Campbell, Town Clerk
RE: Resolution 26-02: A RESOLUTION AFFIRMING THE TOWN CLERK'S DESIGNATION OF OFFICIAL PUBLICATIONS
DATE: January 13, 2026

Summary & Background:

Part of the responsibilities and authorities of the Town Clerk laid out in Frisco's Charter in [Article 14, Section 9](#), is to designate what the official publication is, for official advertising of the Town. These types of publications include but are not limited to, official Council actions such as when Council adopts an Ordinance on first reading. At the beginning of each year, Town Council is required to review a Resolution put forth by me as your Town Clerk, to affirm the designation.

As Town Clerk since December of 2022, I continue to find that the cost and deadline requirements of publication in a print newspaper, as well as the means by which the community is consuming information about municipal government communications, have all contributed for the continued need to designate www.FriscoGov.com as the Town's official publication.

Analysis:

Continuing to move away from costly and extensive deadline requirements and restrictions of print media allows the Town to govern more effectively, while maintaining transparency in its communication to the community. Continuing to meet the Frisco community where it consumes its information is key to the achieving the Town's Strategic Objectives. www.FriscoGov.com has long offered the Town its free, 24/7, unified location for all information and events for government meetings, events, departmental contact information. It's noteworthy that the Communications Department for the Town goes above and beyond with its communications to the community through various additional outreach channels. This Resolution, however, remains a legal requirement simply to designate a manner for official publications.

Financial Impact:

Submitting a Legal Notice and/or Advertisement to the newspaper is costly, so continuing to designate www.FriscoGov.com as the official publication of legal notices in the Town of Frisco only saves the Town from incurring expenditures that are no longer budgeted for.

Environmental Sustainability:

Paperless, digital noticing continues to contribute to Frisco's sustainability initiatives and priorities by reducing its reliance on print media.

Alignment with Strategic Plan:

Continuing paperless and digital noticing falls under the [Strategic Plan](#)'s Objective of Providing Progress-Driven Quality Core Services, including environmental stewardship, and engaging with the community effectively.

Staff Recommendation:

Staff recommends Council adopt this Resolution, again affirming the Town Clerk's designation of the official publication of the Town's noticing remain www.FriscoGov.com in line with its Strategic Plan priorities, standard/modern practices, and in accordance with Frisco's Home Rule Charter and Statute. For any notices that require additional posting in a newspaper by law, the Summit Daily News will continue to be utilized as the designated posting place in such situations.

Reviews and Approvals:

Stacey Campbell, Town Clerk

Created -

Attachments:

None

**TOWN OF FRISCO
COUNTY OF SUMMIT
RESOLUTION 26-02**

A RESOLUTION AFFIRMING THE TOWN CLERK'S DESIGNATION OF OFFICIAL PUBLICATIONS

WHEREAS, Section 14-9 of the Home Rule Charter of the Town of Frisco {the "Charter") provides that management and control of the designation of official publications to be used for the official advertising of the Town shall be vested in the Town Clerk, which designation shall be made annually and affirmed by resolution of the Town Council; and

WHEREAS, the Town Clerk has determined that the cost and deadline requirements of publication in local newspapers has created a need for the identification of alternative means of official publication of ordinances and/or notices of public hearing, including electronic media; and

WHEREAS, the Town Clerk, in accordance with Article 14, Section 9, Frisco H.R.C., officially designates the Frisco governmental website www.friscoqov.com as the official publication of legal notices in the Town of Frisco; and

WHEREAS, the Town Clerk, in accordance with Article 14, Section 9, Frisco H.R.C. for any legal notices that require a notice to be published in a newspaper of general circulation, the Summit Daily News is hereby designated as the Town's official publication. If publication deadlines or any other obstacle prevent the Town Clerk from being able to publish legal notices in the Summit Daily News, the Denver Post is hereby designated as the backup newspaper of general circulation and secondary official publication for the Town. If the backup official publication needs to be utilized, the Town Clerk will also post the notice hard copy in the atrium of Town Hall, located at 1 Main Street, open to the public 24 hours.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FRISCO, COLORADO THAT:

SECTION 1: The Town Clerk's designation of the Summit Daily News as its primary, and the Denver Post as secondary, as the official publications of the Town, when a newspaper notice is required by Statute, pursuant to Section 14-9 of the Charter is hereby affirmed.

SECTION 2: The Town Clerk's determination that ordinances and/or notices required by the Charter to be published in full in an official publication shall be published in full if posted on the Town's website, and shall be published by title only if published in a newspaper of general circulation, is hereby affirmed.

SECTION 3: This Resolution shall take effect immediately upon adoption.

INTRODUCED, READ, AND ADOPTED BY THE TOWN COUNCIL OF THE
TOWN OF FRISCO, COLORADO THIS 13TH DAY OF JANUARY, 2026.



TOWN OF FRISCO:

Andrew M. Held, Mayor Pro Tem

ATTEST:

Stacey Campbell, Town Clerk



TO: Mayor and Town Council
FROM: Linsey Joyce, Recreation Director
RE: Resolution 26-03: A RESOLUTION TO ESTABLISH A SPECIAL
EVENT PET POLICY TO DESIGNATE WHICH CURRENT YEAR
TOWN OF FRISCO SPECIAL EVENTS WILL PROHIBIT PETS WITHIN
EVENT VENUES
DATE: January 13, 2026

Summary & Background:

Frisco's special events are intended to enhance the quality of life of residents and visitors and to support a thriving economy throughout the Town. Each year the street closure resolution brings thoughtful consideration regarding how to maintain harmony between the economic vitality of Main Street and surrounding businesses and the community's desire for events on and around Main Street. The no pet event resolution honors the health and safety of event attendees and pets by determining which events are not appropriate for pets.

Analysis:

The street closure and no pet resolutions for 2026 reflect the best assumptions regarding a realistic 2026 events calendar. There may be additional events throughout the year, and staff will provide Town Council with updates regarding any proposed additions as they arise. The following are notable street closure updates:

The Concert in the Park series will continue with 10 concerts in 2026. The Rock the Dock summer kickoff concert will move to June 19th to coincide with Father's Day weekend. Staff are directing the Town's booking agent to continue to source local and national music acts and refocus on taking advantage of band routing to source higher quality musical acts. The closure of Main Street between 1st Avenue and 2nd Avenue for the Concert in the Park Series has proven to be a popular decision, which was first recommended by Chief Wickman due to safety concerns, and has clearly made these concerts more enjoyable, roomier, and safer.

The July 4th celebration will consist of one night of live music on Main Street. The July 4th closure will be on Main Street from Madison to 7th Avenues and 1st Ave from Main Street to Granite Street.

The Wassail Days lighting and fireworks on November 28, 2026, will include a brief closure on Granite Street from 2nd Avenue to 3rd Avenue. Summit Fire and EMS and now require this

street closure for approximately 15 minutes during the proximate fireworks display set off from the unpaved lot off Granite Street between 2nd and 3rd Avenues.

Financial Impact:

Events, including labor from different departments, are part of the approved 2026 budget.

Environmental Sustainability:

Events inherently use resources that might not otherwise be used and can create significant waste. Efforts to mitigate event impacts are consistently evaluated and improved. Frisco's own events and third-party events are required to show how they will reduce and divert waste, and the impact on open space and trails are consistently discussed when planning events and considering third party events. Therefore, special events also create an opportunity to talk about the Town's sustainability goals with attendees and can create new habits, which attendees may implement at home.

Alignment with Strategic Plan:

Frisco's events support vibrant culture, arts, and recreation; a thriving economy; a sustainable environment; and an inclusive community.

Staff Recommendation:

Staff recommend approval of Resolution 26-03 No Pet Event Designations and Resolution 26-04 Street Closures for 2026 Events.

Reviews and Approvals:

Stacey Campbell, Town Clerk
Diane McBride, Assistant Town Manager
Tom Fisher, Town Manager

Created/Initiated - 12/31/2025
Approved - 12/31/2025
Final Approval - 1/5/2026

Attachments:

1. Attachment 1 - Resolution 26-03 2026 Events No Pet Event Designations

**TOWN OF FRISCO
COUNTY OF SUMMIT
STATE OF COLORADO
RESOLUTION 26-03**

A RESOLUTION TO ESTABLISH A SPECIAL EVENT PET POLICY TO DESIGNATE WHICH 2026 TOWN OF FRISCO SPECIAL EVENTS WILL PROHIBIT PETS WITHIN EVENT VENUES.

WHEREAS, the Town Council wants to inform citizens and visitors, in the interest of their safety and the safety of their pets, which Town events do not allow pets; and

WHEREAS, the Town Council emphasizes that medical assistance dogs, per the Americans with Disabilities Act, assisting differently abled persons will be allowed at all Town special events, even those prohibiting pets; and

WHEREAS, the Town Council has directed the Police Department staff on which events will prohibit pets within the event venues; and

WHEREAS, the Police Department will enforce the event pet policies by issuing warnings, directing patrons with pets to leave the premises when pets are prohibited, and issuing citations;

NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FRISCO, COLORADO, THAT:

THE FOLLOWING 2026 TOWN SPECIAL EVENTS WILL **NOT** ALLOW PETS:

- **Frisco Nordic Center Races and Events** - Eat, Ski & Be Merry- January 31, 2026; Frisco Gold Rush- February 7, 2026; Frisco Freeze- February 14, 2026; and Frisco BrewSki- March 7, 2026
- **Mountain Goat Kids' Trail Running Series**- June 16, June 30, July 14, and July 28, 2026 (pets not allowed in the race, but allowed at the start and finish)
- **Frisco Triathlon** – July 10, 2026 (pets not allowed in the race, but allowed at the start and finish)
- **Run the Rockies Trail Race** – August 8, 2026 (pets not allowed in the race, but allowed at the start and finish)
- **Run the Rockies Road Race** – September 19, 2026 (pets not allowed in the race, but allowed at the start and finish)

At this time, all other 2026 Town of Frisco special events will allow pets on leashes if they are under control by an attending person at all times.

INTRODUCED, READ AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF FRISCO, COLORADO THIS 13TH DAY OF JANUARY 2026.

TOWN OF FRISCO:

Andrew M. Held, Mayor Pro Tem

ATTEST:

Stacey Campbell, Town Clerk



TO: Mayor and Town Council
FROM: Linsey Joyce, Recreation Director
RE: Resolution 26-04: A RESOLUTION ESTABLISHING STREET CLOSURES FOR CURRENT YEAR EVENTS
DATE: January 13, 2026

Summary & Background:

Frisco's special events are intended to enhance the quality of life of residents and visitors and to support a thriving economy throughout the Town. Each year the street closure resolution brings thoughtful consideration regarding how to maintain harmony between the economic vitality of Main Street and surrounding businesses and the community's desire for events on and around Main Street. The no pet event resolution honors the health and safety of event attendees and pets by determining which events are not appropriate for pets.

Analysis:

The street closure and no pet resolutions for 2026 reflect the best assumptions regarding a realistic 2026 events calendar. There may be additional events throughout the year, and staff will provide Town Council with updates regarding any proposed additions as they arise. The following are notable street closure updates:

The Concert in the Park series will continue with 10 concerts in 2026. The Rock the Dock summer kickoff concert will move to June 19th to coincide with Father's Day weekend. Staff are directing the Town's booking agent to continue to source local and national music acts and refocus on taking advantage of band routing to source higher quality musical acts. The closure of Main Street between 1st Avenue and 2nd Avenue for the Concert in the Park Series has proven to be a popular decision, which was first recommended by Chief Wickman due to safety concerns, and has clearly made these concerts more enjoyable, roomier, and safer.

The July 4th celebration will consist of one night of live music on Main Street. The July 4th closure will be on Main Street from Madison to 7th Avenues and 1st Ave from Main Street to Granite Street.

The Wassail Days lighting and fireworks on November 28, 2026, will include a brief closure on Granite Street from 2nd Avenue to 3rd Avenue. Summit Fire and EMS and now require this street closure for approximately 15 minutes during the proximate fireworks display set off from the unpaved lot off Granite Street between 2nd and 3rd Avenues.

Financial Impact:

Events, including labor from different departments, are part of the approved 2026 budget.

Environmental Sustainability:

Events inherently use resources that might not otherwise be used and can create significant waste. Efforts to mitigate event impacts are consistently evaluated and improved. Frisco's own events and third-party events are required to show how they will reduce and divert waste, and the impact on open space and trails are consistently discussed when planning events and considering third party events. Therefore, special events also create an opportunity to talk about the Town's sustainability goals with attendees and can create new habits, which attendees may implement at home.

Alignment with Strategic Plan:

Frisco's events support vibrant culture, arts, and recreation; a thriving economy; a sustainable environment; and an inclusive community.

Staff Recommendation:

Staff recommend approval of Resolution 26-03 No Pet Event Designations and Resolution 26-04 Street Closures for 2026 Events.

Reviews and Approvals:

Stacey Campbell, Town Clerk
Diane McBride, Assistant Town Manager
Tom Fisher, Town Manager

Created/Initiated - 12/31/2025
Approved - 12/31/2025
Final Approval - 1/5/2026

Attachments:

1. Attachment 1 - Resolution 26-04 2026 Special Event Street Closures

**TOWN OF FRISCO
COUNTY OF SUMMIT
STATE OF COLORADO
RESOLUTION 26-04**

A RESOLUTION ESTABLISHING STREET CLOSURES FOR 2026 EVENTS

WHEREAS, the Town Council wants to provide a venue for annual special events that provide quality experiences for residents and visitors and;

WHEREAS, the Town Council realizes the effectiveness and uniqueness of Main Street as a site for major special events and;

WHEREAS, the Town Council has approved the 2026 events budget which involves the closure of Main Street and surrounding streets and;

WHEREAS, the Public Works and Police Departments will work with the Town's special events staff to close streets, maintain safe detour routes, and manage traffic flow;

NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FRISCO, COLORADO, THAT:

These 2026 events will require the following closures of Main Street and surrounding avenues:

- Easter Egg Hunt – April 5, 2026: Main Street from Madison to 2nd Avenues
- Town Clean Up Day – May 30, 2026: Main Street from 1st to 2nd Avenues
- Concerts in the Park – June 25, July 2, July 9, July 16, July 23, July 30, August 6, August 13, August 20, August 27, 2026: Main Street from 1st to 2nd Avenues
- 4th of July Celebration – July 3, 2026: Main Street from Madison to 2nd and 1st Ave from Main Street to Granite Street. July 4, 2026: Main Street from Madison to 7th Avenues and 1st Ave from Main Street to Granite Street.
- Fall Fest – September 11-12, 2026: Main Street from 1st to 2nd Avenues
- Canine 4K – September 13, 2026: Main Street from Madison to 2nd Avenues
- Run the Rockies 10k and Half-Marathon Road Races– September 19, 2026: Main Street from Madison to 2nd Avenues
- Trick or Treat Street – October 31, 2026: Main Street from Madison to 7th Avenues
- Turkey Day 5k – November 26, 2026: 3rd Avenue from Granite to Teller Streets and from Granite Street to Granite Street Alley.

- Wassail Days Lighting and Fireworks - November 28, 2026: Main Street from 1st to 2nd Avenues; 2nd Avenue from Main to Granite Streets; and Granite Street from 2nd to 3rd Avenues

INTRODUCED, READ AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF FRISCO, COLORADO THIS 13TH DAY OF JANUARY 2026.

TOWN OF FRISCO:

Andrew M. Held, Mayor Pro Tem

ATTEST:

Stacey Campbell, Town Clerk



TO: Mayor and Town Council
FROM: Stacey Campbell, Town Clerk
RE: Resolution 26-05: A RESOLUTION DIRECTING THE TOWN CLERK OF THE TOWN OF FRISCO TO CONDUCT THE REGULAR MUNICIPAL ELECTION, SCHEDULED FOR ELECTION DATE, AS A MAIL BALLOT ELECTION
DATE: January 13, 2026

Summary & Background:

The conduct of municipalities to conduct our elections by mail ballot has existed since 1991. Colorado counties went to conducting automatic mail ballot elections in 2012 under Title 1, C.R.S. In Colorado, voters enjoy the franchise of a mail ballot being mailed to them, instead of having to show up in person to vote on a machine or paper ballot in person. Review of turnout data by the Colorado Secretary of State's Office has shown a significant increase of voter participation in mail ballot elections, versus traditional, in-person polling place elections.

Analysis:

This Resolution also allows Town Council to provide the Town Clerk with key points of direction in conducting the election in addition to mail ballots: hiring of election judges, public noticing, and general conduct of the election.

Financial Impact:

By preventing purchasing in-person voting equipment alone, the Town saves approximately \$10,000 per Election cycle by conducting elections by mail ballot.

Environmental Sustainability:

Elections undoubtedly have an impact on the environment, as paper ballots need to be printed and mailed. The Town Clerk and Election Judges, however, are committed to facilitating the election, keeping in mind goals to minimize negative impacts on the environment wherever possible. Digitizing Campaign Finance Forms for candidates is an example of how, in 2026, Frisco will lead the way among other municipalities in the County by providing a paperless option for this important legal requirement.

Alignment with Strategic Plan:

Woven throughout the Strategic Plan, are statements that expect administrative functions like

this Code Review to proceed accordingly, such as the Public Service Commitment to “Provide leadership, civility, efficiency, transparency, accountability, and fiscal responsibility to assure a thriving future for the Town of Frisco”, as well as the first Strategic Objective “Providing Progress-Driven Quality Core Services” that commits Staff and Council to “providing timely and innovative core services with efficiency, excellent customer service, and professionalism”.

Providing Frisco with a mail ballot election, in concert with Summit County Government and the neighboring communities of Blue River, Breckenridge, Dillon, Keystone, and Silverthorne; as well as maintaining compliance with our Charter, Code, and Statute to facilitate a fair, legal election absolutely aligns with Frisco Town Council's Strategic Plan.

Staff Recommendation:

Candidate nomination petitions were made available by Tuesday, January 6 at Town Hall.

Media releases have been made available to the public. The 2026 Election is proceeding as required. The Town Clerk recommends adoption of Resolution 26-05 so that I may continue my work to facilitate a free, fair, and legally compliant election on Tuesday, April 7, 2026 as required by Frisco's Home Rule Charter and Title 31, Article 10, of the Colorado Revised Statutes.

Reviews and Approvals:

Stacey Campbell, Town Clerk

Created -

Attachments:

1. Attachment 1 - Resolution 26-05 2026 Mail Ballot Election

**TOWN OF FRISCO
COUNTY OF SUMMIT
RESOLUTION 26-05**

A RESOLUTION DIRECTING THE TOWN CLERK OF THE TOWN OF FRISCO TO CONDUCT THE REGULAR MUNICIPAL ELECTION, SCHEDULED FOR APRIL 7, 2026, AS A MAIL BALLOT ELECTION

WHEREAS, the Town of Frisco, Colorado (the "Town") is a municipal corporation and political subdivision duly organized and existing under the Constitution and the laws of the State of Colorado and its home rule charter (the "Charter"); and

WHEREAS, the conduct of certain elections by mail ballot has been permissible in the State of Colorado since 1991; and

WHEREAS, pursuant to Section 1-13.5-1103 of the Colorado Revised Statutes, the Town Council is authorized to determine that certain elections may be conducted by mail ballot; and

WHEREAS, the Town Council of the Town of Frisco is desirous of engaging as many of the registered electors of the Town of Frisco as possible in the regularly scheduled municipal election of April 7, 2026; and

WHEREAS, the Town Council of the Town of Frisco believes that a mail ballot election will encourage voter participation.

NOW, THEREFORE, IT IS HEREBY RESOLVED AND ORDERED BY THE TOWN COUNCIL OF THE TOWN OF FRISCO, COLORADO THAT:

Section 1. Mail Ballot Election. The Town Clerk of the Town of Frisco is hereby authorized and directed to conduct the Regular Municipal Election of the Town of Frisco, Colorado, scheduled for April 7, 2026, as a mail ballot election pursuant to the "Mail Ballot Election Act" of the State of Colorado.

Section 2. Appointment of Election Judges. In accordance with Section 31-10-401 Colorado Revised Statutes, the Town Council may, by resolution, and hereby does delegate to the Town Clerk the authority and responsibility to appoint election judges as described in Colorado Revised Statutes.

Section 3. The Town Clerk of the Town of Frisco shall cause public notice of the municipal election to be given in accordance with Section 31-10-501, Colorado Revised Statutes.

Section 4. Necessary Actions. The officers of the Town are authorized to take all action necessary or appropriate to effectuate the provisions of this Resolution.

Section 5. Effective Date. This Resolution shall take effect upon adoption.

INTRODUCED, READ, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF FRISCO, COLORADO THIS 13TH DAY OF JANUARY, 2026.



TOWN OF FRISCO:

Andrew M. Held, Mayor Pro Tem

ATTEST:

Stacey Campbell, Town Clerk



TO: Mayor and Town Council
FROM: Katie Kent, Community Development Director
RE: Comprehensive Building Code Services Inc. Contract Renewal Approval
DATE: January 13, 2026

Summary & Background:

Before the Council is the contract renewal for Comprehensive Building Code Services ("CBCS"). In August 2024, the Town approved Resolution 24-31 entering a contract with CBCS for the Community Development Department's Building Division Administration, Management, Inspection, Plan Review and Permit Intake.

Analysis:

As noted in 2024, the Division had rarely been fully staffed in over eight years and staff acknowledged that this is a challenge across the industry. Specific to Frisco, complaints were received from homeowners and contractors regarding the length of time it took staff to review applications, issue permits, etc. Complaints were also received regarding frustration with the level of customer service provided by staff within the Division in reference to responses to emails, phone calls, and helpfulness. Since moving forward full-time with CBCS over a year ago, feedback reported to the Community Development Department from contractors and homeowners has been extremely positive on the customer service, response times, review times, etc. that CBCS performs. The current contract before Town Council allows for a term limit to be renewed for six (6) successive one year renewal terms unless, not less than 30 days prior to the end of the initial term, or any renewal term, the Contractor or Frisco provides written notice to terminate the agreement. All language within the contract has been approved by the Town Attorney.

Financial Impact:

The Town has a set monthly rate they pay CBCS which is included in the Town budget. This cost is offset by building, mechanical, and plumbing fees received. The contract before the Town does include an appropriate rate increase from 2025 which has been accounted for in the 2026 budget.

Environmental Sustainability:

N.A

Alignment with Strategic Plan:

The Town's Building Division is strongly associated with the strategic objective to provide Progress-Driven Quality Core Services including deliberately interacting with the community and communicating Town business. Additionally, goals for 2024 and beyond under Thriving Economy are specifically directed towards the Building Division's efficiency and level of customer service. Specifically stated as "2024 and Beyond Project Goals" include:

- Continue to expand, deepen, and improve community outreach efforts.
- Staff organization optimal for conditions.
- Continue to enhance and enforce the use of the online development review and building inspection program to provide better transparency and efficiency.
- Sound development and building regulation program that emphasizes equity, efficiency, and customer service.

By contracting out the Building Division services, these goals are being accomplished, and Quality Core Services have improved dramatically in the Building Division.

Staff Recommendation:

Staff recommends the Council approve the contract renewal for Comprehensive Building Code Services ("CBCS").

Reviews and Approvals:

Katie Kent, Community Development Director
Diane McBride, Assistant Town Manager
Tom Fisher, Town Manager

Created/Initiated - 1/8/2026
Approved - 1/8/2026
Final Approval - 1/8/2026

Attachments:

1. Attachment 1 - Revised CBCS 2026 Executed Contract with Attachments

CONTRACT FOR GOODS AND/OR SERVICES

THIS AGREEMENT ("Agreement"), made to be effective this 1st day of January 2026, between the Town of Frisco, a Colorado home rule municipal corporation, hereinafter referred to as "FRISCO" and Comprehensive Building Code Services (CBCS), a Limited Liability Company, as an independent contractor, hereinafter referred to as "CONTRACTOR," provides as follows:

RECITALS

- A.** FRISCO and the CONTRACTOR entered into that certain CONTRACT FOR GOODS AND/OR SERVICES, dated on or about August 27, 2024 (the "2024 Agreement"); and
- B.** FRISCO and the CONTRACTOR acknowledge that the 2024 Agreement expired on December 31, 2025, and that they desire to enter into this Agreement in order to continue the services provided by the CONTRACTOR to FRISCO.

ARTICLE I **SCOPE OF SERVICES**

Section 1.1 Services: CONTRACTOR agrees to perform the work, personal services and/or furnish the necessary equipment, supplies or materials in accordance with and/or as described in Attachment A hereto, hereinafter referred to as the "Project" or the "Scope of Services." Attachment A hereto is hereby incorporated by reference and made a part of this Agreement.

Section 1.2 FRISCO agrees to retain CONTRACTOR to complete the Scope of Services. CONTRACTOR shall commence work upon direction to proceed. Additional services beyond those listed in Attachment A, if requested, shall be provided only when authorized in writing by FRISCO and CBCS.

Section 1.3 Independent Contractor: CONTRACTOR shall at all times control the means and manner by which CONTRACTOR performs the work, subject to FRISCO's right to monitor, evaluate and improve such work. CONTRACTOR shall at all times be and act as an independent contractor and not as an employee of FRISCO.

Section 1.4 Warranty of Contractor: CONTRACTOR warrants that title to all services, materials and equipment covered and paid for under this Agreement will pass to FRISCO either by incorporation in the Project or upon the receipt of payment by CONTRACTOR, whichever occurs first, free and clear of all liens, claims, security interests or encumbrances; and that no services, materials or equipment paid for under this Agreement will have been acquired by CONTRACTOR, or by any other person performing services at the site or furnishing materials and equipment for the Project, subject to an agreement under which an interest therein or an encumbrance thereon is retained by the seller or otherwise imposed by CONTRACTOR or such other person.

ARTICLE II

ADMINISTRATION OF THIS AGREEMENT

Section 2.1 Project Performance: In consideration of the compensation provided for in this Agreement, CONTRACTOR agrees to perform or supply the Scope of Services, in accordance with generally accepted standards and practices of the industry, and warrants all materials incorporated in the Scope of Services to be free from defect of material or workmanship and conform strictly to the specifications, drawings of samples specified or furnished. This Section 2.1 shall survive any inspection, delivery, acceptance or payment by FRISCO. This warranty shall survive final acceptance of the work for a period of two (2) years, after which Contractor shall have no further warranty obligation.

Section 2.2 Oversight: All of the work associated with the Scope of Services shall be performed under the direction of Katie Kent, Community Development Director; it is expressly understood and agreed that some of the work may have commenced prior to the formal execution of this Agreement, in which event such work is incorporated into the Scope of Services and is deemed to have been and is authorized by this Agreement.

Section 2.3 Ownership and Use of Documents:

(a) Any documents prepared by CONTRACTOR, and copies thereof furnished to other parties are for use solely with respect to this Scope of Services. They are not to be used by any other contractor or subcontractor on other projects or for additions to this Project outside the scope of the work without the specific written consent of FRISCO. Other contractors and subcontractors are authorized to use and reproduce applicable portions of the documents prepared by the CONTRACTOR appropriate to and for use in the execution of their work under this Agreement. All copies made under this authorization shall bear the statutory copyright notice, if any, shown on the documents prepared by CONTRACTOR.

(b) CONTRACTOR, and any subcontractor or supplier or other person or organization performing or furnishing any work for the Project under a direct or indirect contract with FRISCO (i) shall not have or acquire any title to or ownership rights in any of any documents (or copies of documents) prepared in connection with the Project by a design professional and (ii) shall not reuse any of such documents or copies for extensions of the Project or any other project without written consent of FRISCO and the design professional and specific written verification or adaption by the design professional.

(c) Notwithstanding the provisions of Sections 2.3(a) and (b) above, FRISCO reserves the right to utilize any documents generated in connection with the Project by CONTRACTOR for other projects, provided that CONTRACTOR is not held liable for future project applications other than the Project described pursuant to this Agreement. FRISCO shall not convey any such documents generated by CONTRACTOR to a third party or use any such documents in a manner adverse to the CONTRACTOR.

Section 2.4 Insurance:

(a) CONTRACTOR agrees to procure and maintain, at its own cost, the following policy or policies of insurance sufficient to insure against all liability, claims,

demands, and other obligations assumed by CONTRACTOR under this Agreement or arising as a result of this Agreement. Such insurance shall be in addition to any other insurance requirements imposed by this Agreement or by law.

(b) Commercial General Liability insurance with minimum combined single limits of ONE MILLION DOLLARS (\$1,000,000) each occurrence and TWO MILLION DOLLARS (\$2,000,000) aggregate. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy shall name FRISCO, its employees and agents as additional insureds and shall include the following provisions: (i) severability of interest; (ii) waiver of subrogation; and (iii) cross liability endorsement.

(c) Workers' Compensation insurance to cover obligations imposed by applicable laws for any employee engaged in the performance of work under this Agreement, and Employers' Liability insurance with minimum limits of SIX HUNDRED THOUSAND DOLLARS (\$600,000) each accident, SIX HUNDRED THOUSAND DOLLARS (\$600,000) disease - policy limit, and SIX HUNDRED THOUSAND DOLLARS (\$600,000) disease - each employee. Evidence of qualified self-insured status may be substituted for the Workers' Compensation requirements of this Section 2.4(c).

(d) Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than ONE MILLION DOLLARS (\$1,000,000) each occurrence and ONE MILLION DOLLARS (\$1,000,000) aggregate with respect to each of CONTRACTOR's owned, hired and non-owned vehicles assigned to or used in performance of the services. The policy shall contain a severability of interests provision. If CONTRACTOR has no owned automobiles, the requirements of this Section 2.4(d) shall be met by each employee of CONTRACTOR providing services to FRISCO under this Agreement.

(e) The insurance policies required by Sections 2.4(a), (b) and (d) shall name FRISCO, its employees and agents as additional insureds. No additional insured endorsement to a policy shall contain any exclusion for bodily injury or property damage arising from completed operations.

(f) Every policy required under this Section 2.4 shall be primary insurance, and any insurance carried by FRISCO, its officers, or its employees, or carried by or provided through any insurance pool of FRISCO, shall be excess and not contributory insurance to that provided by CONTRACTOR. CONTRACTOR shall be solely responsible for any deductible losses under any policy required above. Any insurance policy required under this Agreement shall be written by a responsible company.

(g) Prior to commencement of this Agreement, CONTRACTOR shall provide FRISCO with a certificate of insurance completed by CONTRACTOR's insurer as evidence that policies providing the required coverage, conditions and minimum limits are in full force and effect. The certificate shall identify this Agreement and shall provide that the coverage afforded under the policies shall not be canceled, terminated or

materially changed until at least thirty (30) days' prior written notice has been given to FRISCO. The completed certificate of insurance shall be sent to:

Town of Frisco
P.O. Box 4100
Frisco, Colorado 80443
Attn: Katie Kent

(h) CONTRACTOR shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this Agreement by reason of CONTRACTOR's failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amount, duration or type. Failure on the part of CONTRACTOR to procure or maintain policies providing the required coverage, conditions and minimum limits shall constitute a material breach of contract upon which FRISCO may immediately terminate this Agreement, or at its discretion FRISCO may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by FRISCO shall be repaid by CONTRACTOR to FRISCO upon demand, or FRISCO may withhold the cost of the premiums from any monies due to CONTRACTOR from FRISCO.

(i) The parties hereto understand and agree that FRISCO is relying on, and does not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 *et seq.*, C.R.S., as from time to time amended, or otherwise available to FRISCO, its officers, or its employees.

Section 2.5 Indemnification:

(a) CONTRACTOR shall indemnify and hold harmless FRISCO and its agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from this Agreement, to the extent caused by the negligent acts or omissions of CONTRACTOR or its subcontractors in the performance of this Agreement, provided that any such claim, damage, loss or expense (1) is attributable to copyright infringement, bodily injury, sickness, disease or death, or to injury to or destruction of tangible property including the loss of use resulting therefrom, and (2) is caused by any negligent act or omission of CONTRACTOR, any subcontractor of CONTRACTOR, anyone directly employed by any of them. Such obligation shall not be construed to negate, abridge or otherwise reduce any other right or obligation of indemnity that would otherwise exist as to any person described in this Section 2.5(a). Notwithstanding the foregoing, Contractor shall have no duty to indemnify or hold harmless Frisco to the proportionate extent a claim is caused by the negligence or willful misconduct of Frisco or other indemnified parties.

(b) In any and all claims against FRISCO or any of its agents or employees by any employee of CONTRACTOR, any subcontractor of CONTRACTOR, anyone directly or indirectly employed by any of them or anyone for whose act any of them may be liable, the indemnification obligation under this Section 2.5 shall not be limited in any way by any limitation on the amount or type of damages, compensation or

benefits payable by or for CONTRACTOR or any subcontractor under worker's or workman's compensation actions, disability benefit acts or other employee benefit acts.

Section 2.6 Subcontractor: CONTRACTOR shall, as soon as practicable after the signing of this Agreement, notify FRISCO in writing for FRISCO's approval, of any subcontractors who may be involved in the Project and the general scope of work to be performed by each subcontractor.

Section 2.7 Termination of Agreement:

(a) The initial term of this Agreement is until December 31, 2026. Thereafter, the term of this agreement will be renewed for six (6) successive one year renewal terms unless, not less than 30 days prior to the end of the initial term or any renewal term, the CONTRACTOR or FRISCO provides written notice to the other party of its desire to terminate this Agreement, which notice shall cause this Agreement to terminate at the end of the then-current term or renewal term. The initial term of this Agreement together with any automatic renewal term of this Agreement is referred to herein as the "Term of this Agreement." Either FRISCO or CONTRACTOR may also terminate this Agreement for any or no reason upon thirty (30) days written notice to the other party. After termination, FRISCO shall pay CONTRACTOR for all work previously authorized and completed prior to the date of termination. If, however, CONTRACTOR has substantially or materially breached this Agreement, FRISCO shall have any remedy or right of set-off available at law and equity. If this Agreement is terminated for any reason other than cause prior to completion of the Scope of Services, any use of documents by FRISCO thereafter shall be at FRISCO's sole risk, unless otherwise consented to by CONTRACTOR.

(b) Nothing herein shall constitute a multiple fiscal year obligation pursuant to Colorado Constitution Article X, Section 20. Notwithstanding any other provision of this Agreement, FRISCO's obligations under this Agreement are subject to annual appropriation by the Town Council of FRISCO. Any failure of a Town Council annually to appropriate adequate monies to finance FRISCO's obligations under this Agreement shall terminate this Agreement at such time as such then-existing appropriations are to be depleted. Notice shall be given promptly to CONTRACTOR of any failure to appropriate such adequate monies.

Section 2.8 Binding Effect: FRISCO and CONTRACTOR each bind itself, its successors and assigns to the other party to this Agreement with respect to all rights and obligations under this Agreement. Neither FRISCO nor CONTRACTOR shall assign or transfer its interest in this Agreement without the written consent of the other.

Section 2.9 Notice and Communications: Any notice to the parties required under this Agreement shall be in writing, delivered to the person designated below for the parties at the indicated address unless otherwise designated in writing. Mailing by United States mail or hand-delivery, and electronic mail shall be utilized.

FRISCO:

Town of Frisco

P.O. Box 4100

Frisco, Colorado 80443

Attn: Katie Kent

Electronic mail: katiek@townoffrisco.com

CONTRACTOR:

Comprehensive Building Code Services,
LLC

P.O. Box 880

Eastlake, Colorado 80614

Attn: John C. Schumacher, Jr., CBO

Electronic mail: info@cbcscode.com

ARTICLE III

RESPONSIBILITIES OF FRISCO

Section 3.1 Project Materials: FRISCO shall make available data related to the Project, including design specifications, drawings and other necessary information. Data so furnished to CONTRACTOR shall be furnished at no cost and shall be returned to FRISCO at the earliest possible time.

Section 3.2 Access to Property and Records: FRISCO shall provide CONTRACTOR with access to public property as required and necessary to complete the contract. To the extent required by law, FRISCO and CONTRACTOR agree to make this Agreement and any related records available for public disclosure pursuant to any open records law, including, without limitation, the Colorado Open Records Act, C.R.S. §§ 24-72-101, *et seq.* CONTRACTOR agrees to hold FRISCO harmless from the disclosure of any records that FRISCO reasonably believes it is legally required to disclose.

Section 3.3 FRISCO's Representative: FRISCO shall designate, in writing, a representative who shall have authority to act for FRISCO with respect to the services to be rendered under this Agreement. Such person shall have complete authority to transmit instructions, receive information, interpret and define FRISCO's policies and decisions with respect to materials, equipment, elements and systems pertinent to CONTRACTOR's services.

Section 3.4 Verbal Agreement or Conversation: No verbal agreement or conversation with any officer, agent or employee of FRISCO, either before, during or after the execution of this Agreement, shall affect or modify any of the terms or obligations herein contained, nor shall such verbal agreement or conversation entitle CONTRACTOR to any additional payment whatsoever under the terms of this Agreement.

ARTICLE IV

COMPENSATION FOR SERVICES

Section 4.1 Compensation: CONTRACTOR shall be compensated for services as described in Attachment B hereto. Attachment B hereto is hereby incorporated by reference and made a part of this Agreement.

Section 4.2 Payment: FRISCO shall pay CONTRACTOR monies due under this Agreement within thirty (30) days after invoice date, provided such amounts are not in dispute or the subject of setoff.

ARTICLE V
MISCELLANEOUS

Section 5.1 Colorado Law: This Agreement is to be governed by the laws of the State of Colorado.

Section 5.2 Amendments; Change Orders: This Agreement may only be amended, supplemented or modified in a written document signed by both parties.

Section 5.3 Counterparts: This Agreement may be executed in two or more counterparts, using manual or facsimile signature, each of which shall be deemed an original and all of which together shall constitute one and the same document.

Section 5.4 No Third Party Benefit: This Agreement is between FRISCO and CONTRACTOR and no other person or organization shall be entitled to enforce any of its provisions or have any right under this Agreement.

IN WITNESS WHEREOF, the parties hereto have signed and executed this Agreement the day first written above.

FRISCO

By: _____

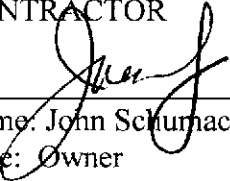
Name: Andrew M. Held

Title: Mayor Pro Tem

Attest:

Stacey Campbell, Town Clerk

CONTRACTOR

By:  _____ 1/7/26

Name: John Schumacher, Jr.

Title: Owner

ATTACHMENT A
SCOPE OF SERVICE – FULL SERVICE - TOWN OF FRISCO
JANUARY 7, 2026

Comprehensive Building Code Services, LLC (CBCS), shall provide building department administration, management, inspection, plan review, and permit intake and processing services in accordance with the specifications below.

CBCS shall provide full building department administration, management, plan review, inspection, and building, plumbing, and mechanical permit intake and processing services Monday through Friday, 8:00 a.m. through 4:30 p.m., excluding weekends (Saturday and Sunday) and holidays as observed by the Town of Frisco. Full service departmental administration shall include the performance of the duties and responsibilities of the positions of Chief Building Official, Plans Examiner, Building Inspector, and Permit Technician/Administrative Coordinator as outlined in the attached CBCS job descriptions. Administration, management, plan review, inspection and permit intake and processing duties and responsibilities necessary to ensure the full function and execution of the daily duties of the Town of Frisco building department shall include the following:

1. Participation of CBCS staff, at the request of the Community Development Director or designee, in-person or virtually, of up to an aggregate total of twelve (12) hours in staff or public meetings per month, during normal business hours, without additional compensation. Participation of CBCS staff, as requested by the Community Development Director or designee, in-person or virtually, in excess of an aggregate total of twelve (12) hours in staff or public meetings per month, during normal business hours, shall be compensated at the hourly and mobilization rates as prescribed for each staff member classification in ATTACHMENT B, COMPENSATION - FULL SERVICE – TOWN OF FRISCO, JANUARY 7, 2026, table titled CBCS STAFF HOURLY RATES AND MOBILIZATION FEES FOR EXCLUDED OR EXCESS SERVICES.
2. Participation of CBCS staff, at the request of the Community Development Director or designee, in-person or virtually, of up to an aggregate total of four (4) hours in staff or public meetings per month, outside normal business hours, without additional compensation. Participation of CBCS staff, as requested by the Community Development Director or designee, in-person or virtually, in excess of an aggregate total of four (4) hours in staff or public meetings per month, outside normal business hours, shall be compensated at the hourly and mobilization rates as prescribed for each staff member classification in ATTACHMENT B, COMPENSATION – FULL SERVICE – TOWN OF FRISCO, JANUARY 7, 2026 table titled CBCS STAFF HOURLY RATES AND MOBILIZATION FEES FOR EXCLUDED OR EXCESS SERVICES.
3. Performance by CBCS staff of building, plumbing, mechanical, and/or energy code related field inspections or on-site consultation meetings outside normal business hours, up to an aggregate total of eight (8) hours per month, including travel time, as pre-authorized by the Community Development Director or designee a minimum of twenty-four (24) hours in advance. Performance of building, plumbing, mechanical, and/or energy code related field inspections outside normal business hours by CBCS staff, as requested by the Community Development Director or designee, in excess of an aggregate total of eight (8) hours per month, including travel time, outside normal business hours, shall be compensated at the hourly and mobilization rates prescribed for each staff member classification in ATTACHMENT B, COMPENSATION – FULL SERVICE – TOWN OF FRISCO,

ATTACHMENT A
SCOPE OF SERVICE – FULL SERVICE - TOWN OF FRISCO
JANUARY 7, 2026
(Continued)

JANUARY 7, 2026 table titled CBCS STAFF HOURLY RATES AND MOBILIZATION FEES FOR EXCLUDED OR EXCESS SERVICES.

4. Response by CBCS staff to requests for emergency building services by the Frisco Police Department and/or Summit County Fire and EMS during normal business hours and outside normal business hours.
5. Formulation and/or revision by CBCS staff of building, plumbing and mechanical permit and/or plan review fee schedules, as requested by the Community Development Director or designee.
6. Implementation and administration by CBCS staff of permitting and/or plan review software provided by the Town, as requested by the Community Development Director or designee.

“EXCLUDED SERVICES” are services by CBCS staff to facilitate the adoption, amendment, or update of building, plumbing, mechanical, and energy codes adopted by the Town of Frisco. Services by CBCS staff to facilitate the adoption, amendment, or update of building, plumbing, mechanical, and energy codes shall be performed, only if requested, under a separate amendment or contract.

“EXCESS SERVICES” are those in excess of the time prescribed in items 1-3 above. CBCS staff hours in excess of the time allotted in items 1-3 shall be billed in accordance with the hourly and mobilization rates prescribed for each staff member classification in ATTACHMENT B, COMPENSATION - FULL SERVICE – TOWN OF FRISCO, JANUARY 7, 2026 table titled CBCS STAFF HOURLY RATES AND MOBILIZATION FEES FOR EXCLUDED OR EXCESS SERVICES.

Printed Name/Title of Town of Frisco authorized representative

Signature/Title of Town of Frisco authorized representative

Date

ATTACHMENT B
COMPENSATION – FULL SERVICE - TOWN OF FRISCO
JANUARY 7, 2026

The below fee schedule shall apply to services provided by Comprehensive Building Code Services, LLC, or “CBCS”, as outlined in ATTACHMENT A, SCOPE OF WORK – FULL SERVICE – TOWN OF FRISCO, JANUARY 7, 2026. Fees for building department services shall be as outlined in this document.

Fees for provision of services as detailed in ATTACHMENT A, SCOPE OF WORK – FULL SERVICE – TOWN OF FRISCO, JANUARY 7, 2026, shall be the sum of Four Hundred Forty-Nine Thousand Seven Hundred dollars (\$449,700.00) annually, paid in twelve equal monthly payments of Thirty-Seven Thousand Four Hundred Seventy-Five dollars (\$37,475.00). Payments may be prorated on a daily basis for the first and last months of the contract if a full month of services is not provided. CBCS shall provide an invoice for services on the first (1st) of each month following the month for which services have been provided. Fees for services provided in excess of those detailed in ATTACHMENT A, SCOPE OF WORK – FULL SERVICE, JANUARY 7, 2026, if any, shall be detailed and included on the invoice. Payments are due to CBCS on or before the thirtieth (30th) of each month proceeding the month for which services have been provided, and a monthly interest charge of two percent (2%) per month shall apply to all late payments.

Fees for services designated as “Excluded” or “Excess” in ATTACHMENT A, SCOPE OF WORK – FULL SERVICE – TOWN OF FRISCO, JANUARY 7, 2026, shall be calculated in accordance with the “CBCS STAFF HOURLY RATES AND MOBILIZATION FEES FOR EXCLUDED OR EXCESS SERVICES” fee table below.

For the purposes of determination and assessment of fees, “Normal Business Hours” shall be defined as Monday through Friday, 8:00 a.m. to 4:30 p.m. workdays on which the Town of Frisco is open for business. Hours outside of the “Normal Business Hours”, weekend days (Saturday and Sunday), and holidays as observed by the Town of Frisco shall be considered “Outside Normal Business Hours” for the purposes of determination and assessment of fees.

CBCS STAFF HOURLY RATES AND MOBILIZATION FEES FOR EXCLUDED OR EXCESS SERVICES:

Chief Building Official	
Normal Business Hours [‡]	\$180.00 per hour*
Outside Normal Business Hours [‡]	\$270.00 per hour*
Plans Examiner	
Normal Business Hours [‡]	\$140.00 per hour*
Outside Normal Business Hours [‡]	\$210.00 per hour*
Building Inspector	
Normal Business Hours [‡]	\$135.00 per hour*
Outside Normal Business Hours [‡]	\$197.50 per hour*
Permit Technician	
Normal Business Hours [‡]	\$90.00 per hour*
Outside Normal Business Hours [‡]	\$135.00 per hour*

ATTACHMENT B
COMPENSATION – FULL SERVICE - TOWN OF FRISCO
JANUARY 7, 2026
(Continued)

Outside Consultants

All Business Hours‡

Costs plus ten (10%) percent*

Mobilization Fee

\$110.00 per service event requiring travel by CBCS staff

**Hourly fees are assessed in thirty (30) minute increments, with partial increments rounded to the next thirty (30) minutes.*

Printed Name/Title of Town of Frisco authorized representative

Signature/Title of Town of Frisco authorized representative

Date



TO: Mayor and Town Council
FROM: Linsey Joyce, Recreation Director, Pete Swenson
RE: Iron Springs Trail Construction and Maintenance Right of Way License Agreement
DATE: January 13, 2026

Summary & Background:

Staff is seeking approval from Town Council on an agreement between the Town of Frisco and Summit County to construct and maintain trails in the “Iron Springs” land parcel between Highway 9 and the Recpath.

Chapter 5, page 38 of the 2019 Frisco Nordic Center Master Development Plan states: “Pending future environmental analysis under NEPA, the Nordic Center’s SUP Area will be expanded to include the area between Highway 9 and the Recreation Path; this connecting parcel will allow for the extension of the winter and summer trail networks.”

NEPA analysis is in progress as a Proposal for a Categorical Exclusion (CE) submitted to the United States Forest Service on November 3, 2025. The USFS will expand the Town’s SUP pending a signed Decision Memo and an agreement between the Town of Frisco and Summit County to construct and maintain the noted trails.

Analysis:

Both of the proposed trails build off two previously approved projects: the 2019 Phase 1 Trails CE and the 2021 Phase 2 Trails CE. The proposed trails improve trail connectivity, access to the FNC and expand upon the existing recreation opportunities. The proposed trails would occur on the National Forest System (NFS) within the existing and proposed SUP areas, and private lands owned by Colorado Open Lands. Specifically, the proposed trails would be located partially on the Iron Springs Open Space Deed of Conservation Easement Property, a private parcel owned by Colorado Open Lands. Summit County Open Space and Trails submitted a request to Colorado Open Lands for approval to construct the proposed trails. In January 2025, Colorado Open Lands determined that the proposed trail construction was consistent with the terms of the Conservation Easement and approved the request.

Iron Springs trail construction includes two trails:

- 1) The Ruby Nordic trail will add looped, winter connectivity to the High School and PRA via

the Recpath. The trail will be 1.4 miles (2.25km) in length and 18 feet wide. Ruby will be closed to all access outside of the winter Nordic season with buck and rail fencing at both ends. As the trail is partially on County land and accessed from the Recreation Path in winter, a trail pass is not required. The trail will be groomed on the current three day a week Recpath grooming schedule.

2) The Tin Box summer trail will connect the Perimeter Trail/PRA trail network with the High School and eastern Backyard trails. In winter, Tin Box will be drag groomed to provide looped, multisport connectivity between the Recpath and Backyard trails. Tin Box will be 1.3 miles in length, with a final summer tread of 24” and bench corridor of six feet to allow for winter drag grooming.

Pending support from Town Council, Town Staff will continue to plan for construction to begin in summer 2026, provided all agreements are completed.

Financial Impact:

Costs of construction for both trails are budgeted for in the 20-2000-5066 Trails Enhancements account and are estimated at \$36,633.65.

- Ruby Nordic trail costs include eight weeks of excavator rental at a cost of \$23,590
- Tin Box mini-excavator rental costs for a three-month rental will be \$9,043.65.
- Additional material costs such as seed and waddle are estimated at \$4,000.

Staff’s opinion is that construction and maintenance of the Tin Box and Ruby trails will not result in the need for additional staff hiring or equipment purchases.

Environmental Sustainability:

Trails will be constructed and maintained to meet USFS, Town and County environmental standards.

Alignment with Strategic Plan:

Construction of winter and summer trails accessible from the PRA and Backyard aligns with the Town’s Strategic plan: Vibrant Recreation by providing accessible, groomed, free winter multi-sport and Nordic trails and summer multi-sport trails, Sustainable Environment as trails will be constructed and maintained to meet Forest Service environmental regulations. Trail users/visitor net spend in the Town of Frisco will contribute to the goal of a Thriving Economy.

Staff Recommendation:

Staff recommends that Council support the Agreement that allows for TOF to construct and maintain the Tin Box and Ruby trails.

Reviews and Approvals:

Stacey Campbell, Town Clerk
Diane McBride, Assistant Town Manager
Tom Fisher, Town Manager

Created/Initiated - 12/31/2025
Approved - 1/7/2026
Final Approval - 1/7/2026

Attachments:

1. Attachment 1 - Iron Springs Trail Construction and Maintenance Right of Way License Agreement

IRON SPRINGS OPEN SPACE NATURAL SURFACE AND NORDIC SKI TRAIL LICENSE AGREEMENT

THIS IRON SPRINGS OPEN SPACE NATURAL SURFACE AND NORDIC SKI TRAIL LICENSE AGREEMENT (“**Agreement**”) is dated _____, 2025 and is between the BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO, a political subdivision (“**Licensor**” or “**County**”) and TOWN OF FRISCO, a Colorado municipal corporation (“**Licensee**” or “**Town**”). Licensor and Licensee are each a “**Party**” and are collectively the “**Parties**.”

Background

Licensor owns the subject property legally described as TR 5-77 Sec 31 Qtr 3, PART OF TRACT A IRON SPRINGS OPEN SPACE ALSO PART OF VACATED HWY 9 (Sch. No. 6517346) in Summit County, Colorado (“**Licensor’s Property**” or the “**Property**”) which is depicted in **Exhibit “A”** attached hereto, and incorporated herein by reference. Licensee wants to obtain a revocable license to construct and maintain a new natural surface trail, and to construct and maintain a Nordic ski trail on the Property. Licensor has agreed to grant Licensee a non-exclusive personal, fully revocable privilege to use Licensor’s Property in accordance with, and subject to, the terms, conditions and limitations in this Agreement.

Licensor will allow Licensee to construct and maintain a natural surface trail and to construct and maintain a Nordic ski trail on the Iron Springs Open Space from the paved Recpath along the Dillon Reservoir shoreline (vacated Highway 9 alignment) north and east of Highway 9, returning to the paved Recpath on United States Forest Service (“USFS”) property under Special Use Permit to Summit County, herein referred to as the “**Trails**” as shown on Exhibit “A”, and subject to the terms and conditions of this Agreement.

Agreement

The Parties agree as follows:

1. **Grant of License.** Licensor grants to the Licensee the personal privilege and permission to enter Licensor’s Property to construct and maintain the Trails.
2. **Access.** Licensee may access the Property from the County Commons Parking Lot or the underpass.
3. **Term.** This Agreement and the license granted to Licensee commences as of the date of this Agreement and continues until terminated in accordance with the terms of this Agreement.

4. **Permitting.** Licensee will be responsible for obtaining all required permits and approvals from the USFS and Licensors in accordance with applicable rules and regulations, and for providing proof of approvals to the Licensors.
5. **Licensors' Right to Review and Approve Work.** The Trails will be constructed according to the following standards: a natural surface trail no more than 18" in width and generally in the location as mutually agreed upon by the Parties as depicted in Exhibit A and a Nordic Ski Trail no more than 18' in width and generally in the location as mutually agreed upon by the Parties as depicted in Exhibit A. Licensors may approve, deny, or conditionally approve modification to the Trails in its sole and absolute discretion.
6. **Improvement Become Licensors' Property.** All improvements made to the Licensors' Property by Licensee will become the Licensors' property upon incorporation of such improvements into the existing trails and roads located on the Licensors' Property.
7. **Cost of Construction.** Licensee will assume all costs associated with construction of the Trails pursuant to this Agreement.
8. **Means of Trails Construction.** Licensors has the right to review and approve the means and methods to be used by Licensee to install the Trails upon Licensors' Property pursuant to this Agreement. The Trails may be built using machine or hand tools. The final tread of the natural surface trail shall not exceed 18 inches, and the final tread of the Nordic ski trail shall not exceed 18 feet. Construction methods and plans must be approved by the Summit County Engineering and Open Space and Trails departments.
9. **Removal of materials.** Licensee will remove any materials generated during construction of the Trails from Licensors' Property. This includes, but is not limited to, excess earthen materials, as well as branches, slash, stems, and stumps generated from tree removal.
10. **Maintenance.** Licensee shall maintain the Trails at all times. Licensee shall pay for or perform all required maintenance of the Trails at its sole expense pursuant to this Agreement. Maintenance of the natural surface trail will include drag grooming of the trail surface with a snowmobile with attachment, and machine grooming of the Nordic Ski track during the winter months. The Nordic ski track shall remain closed in the summer months and shall have adequate barriers and signs installed to prevent access.
11. **Licensors' Right to Require Closure of Trails(s).** Without terminating this Agreement Licensors, in its sole and absolute discretion, may close or require Licensee to temporarily close the Trails. Licensee will close the specified Trails within such reasonable period of time as Licensors may establish.
12. **Damage.** Should Licensee cause any damage to Licensors' Property or areas immediately adjacent to Licensors' Property during the exercise of the rights granted herein, Licensee

shall restore such damaged area(s) to a condition substantially similar to its original level and condition, as may reasonably be determined by Licensee.

13. **Future Uses on the Property.** Licensee acknowledges that the Licenser has sole discretion concerning the future development of Licenser's Property and the Trails may be abandoned with neither compensation nor guarantee of relocation at which point this Agreement will terminate.
14. **No Interest in Land.** This Agreement does not create an interest or estate in Licensee's favor in Licenser's Property. Licenser retains legal possession of the full boundaries of Licenser's Property and this Agreement merely grants Licensee the personal privilege to use Licenser's Property in strict compliance with the terms and conditions of this Agreement. This Agreement does not create an assignment coupled with an interest in favor of Licensee. Any time, money, or labor expended by Licensee will be at Licensee's own risk and peril.
15. **Conservation Easement in Full Effect.** Licenser's Property is managed under a Deed of Conservation Easement held by Colorado Open Lands (Rec. 720889), as amended (Rec. 1145256) (the "Conservation Easement"). Licensee will abide by all terms and conditions of the Conservation Easement. Written permission for construction of the Trails has been granted by Colorado Open Lands and is attached hereto as Exhibit "B" and incorporated herein by reference.
16. **Limited Scope of License.** The license granted to the Licensee by this Agreement is limited in scope to the construction, maintenance, use and repair of the Trails, which are subject to Licenser's approval. Licensee may not alter or change Licensee's use of Licenser's Property pursuant to this Agreement. Licensee shall take no action that limits or restricts operation of the trails on either side of the subject Trails including, but not limited to, closure of the adjacent trails without prior express written permission of the Licenser.
17. **Non-Transferability of License.** The license granted to Licensee by this Agreement is a mere personal privilege and is neither transferable nor assignable by Licensee. Any attempt by Licensee to assign or transfer the license is a nullity and of no force and effect whatsoever.
18. **Termination.** This Agreement and the license granted to Licensee by this Agreement will terminate sixty (60) days after written notification of termination is provided by the Licenser to Licensee. The sixty (60) day notice provision established by this Section is acknowledged by Licensee to be reasonable. Such notice may be given at any time by the Licenser in its sole and absolute discretion. Licensee will close and decommission the Trails from Licenser's Property within such reasonable period of time as Licenser may establish.
19. **Insurance.** Licensee will obtain and maintain at all times during the term of this Agreement, at Licensee's sole cost, general liability insurance, which may be self-

insurance through the Colorado Intergovernmental Risk Sharing Association, with combined single limits of coverage of not less than \$1,200,000.

20. **Indemnification.** Licensee will, to the extent permitted by law, if permitted at all under the Article X, Section 20, of the Colorado Constitutional, indemnify and defend Licensor from any claim, loss, or damage to any person or property (including attorneys' fees) that is caused by the Licensee's use of the Licensor's Property pursuant to this Agreement; provided, however, Licensee is not required to indemnify Licensor to the extent a claim, loss, or damage is caused by the negligence or other fault of Licensor. The indemnity obligation of this Section, if any, will survive the termination of this Agreement and be fully enforceable thereafter.
21. **Notices.** All notices required or permitted under this Agreement must be given by registered or certified mail, return receipt requested, postage prepaid, or by hand or commercial carrier delivery, or by telecopies, directed as follows:

If intended for Licensor, to:

Open Space and Trails Department
37 Peak One Drive, PO Box 5660
Frisco, CO 80443
Attn: Director
Phone: 970-668-4060
Email: openspace@summitcountnyco.gov

with a copy in each case (which will not constitute notice) to:

Board of County Commissioners
P.O. Box 68
Breckenridge, Colorado 80424
Attn: County Manager
Telephone number: (970)453-3404
Email: bocc@summitcountyco.gov

And to:

Jeff Huntley, Esq.
Summit County Attorney
P.O. Box 68
Breckenridge, Colorado 80424
Telephone number: (970)453-3407
Email: jeffrey.huntley@summitcountyco.gov

If intended for Licensee, to:

Town of Frisco
P.O. Box 2380
Breckenridge, Colorado 80424
Attn: Town Manager
Telephone number: (970) 668-9123

Any notice delivered by mail in accordance with this Section will be effective on the third business day after having been deposited in any post office or postal box regularly maintained by the United States Postal Service. Any notice delivered by telecopier in accordance with this Section will be effective upon receipt if concurrently with sending by telecopier receipt is confirmed orally by telephone and a copy of the notice is sent by certified mail, return receipt requested, on the same day to the intended recipient. Any notice delivered by hand or commercial carrier will be effective upon actual receipt. By notice given as provided above any Party may change the address to which future notices may be sent. E-mail is not a valid means of giving notice under this Agreement.

22. **Entire Agreement.** This Agreement constitutes the entire agreement and understanding between the Parties and supersedes any prior agreement or understanding relating to the subject matter of this Agreement.
23. **Modification.** This Agreement may be modified or amended only by a duly authorized written instrument executed by all of the Parties. Oral amendments to this Agreement are not permitted.
24. **Section Headings.** Section headings are inserted for convenience only and in no way limit or define the interpretation to be placed upon this Agreement.
25. **Governmental Immunity.** Each Party is relying on, and does not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, (Section 24-10-101, et seq., C.R.S.), as from time to time amended, or any other limitation, right, immunity or protection otherwise available to the Parties, their officers, agents, representatives, or employees.
26. **Applicable Law.** This Agreement is to be interpreted in all respects in accordance with the laws of the State of Colorado.
27. **Waiver.** The failure of any Party to exercise any of its rights under this Agreement is not a waiver of those rights. A Party waives only those rights specified in writing and signed by the Party waiving such rights.
28. **Severability.** If any provision of this Agreement is determined to be invalid, illegal or unenforceable the validity, legality and enforceability of the remaining provisions of this Agreement will not be affected or impaired.

29. **No Adverse Construction.** All Parties had the opportunity to participate in the drafting of this Agreement. This Agreement is not to be construed against any Party based upon authorship.
30. **Authority.** The individuals executing this Agreement on behalf of each of the Parties have all requisite powers and authority to cause the Party for whom they have signed to enter into this Agreement and to bind such Party to fully perform the obligations set forth in this Agreement.
31. **No Recording.** This Agreement **MAY NOT** be recorded in the real property records of the Clerk and Recorder of Summit County, Colorado.
32. **Annual Appropriation.** Nothing in this Agreement is intended or shall be deemed or construed as creating any multiple-fiscal year direct or indirect debt or financial obligation on the part of the Town within the meaning of Colorado Constitution Article X, Section 20 or any other constitutional or statutory provision. All financial obligations of the Town under this Agreement are subject to annual budgeting and appropriation by the Town Council of the Town of Frisco, in its sole and absolute discretion. Notwithstanding anything in this Agreement to the contrary, in the event of non-appropriation, this Agreement shall not be effective with respect to the financial obligation of the Town for which and appropriation is not provided, and shall terminate immediately upon the date on which a duly authorized appropriation of funds is no longer available with respect to such obligation.
33. **No Third-Party Beneficiaries.** It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the Town and the County and nothing contained in this Agreement shall give or allow any claim or right of action by any other person with respect to this Agreement.

BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO

By: _____
David Rossi, County Manager

STATE OF COLORADO)
)
County of Summit)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025
by David Rossi as Interim County Manager of Summit County, Colorado.

My commission expires _____, _____. Witness my hand and official seal.

Notary Public

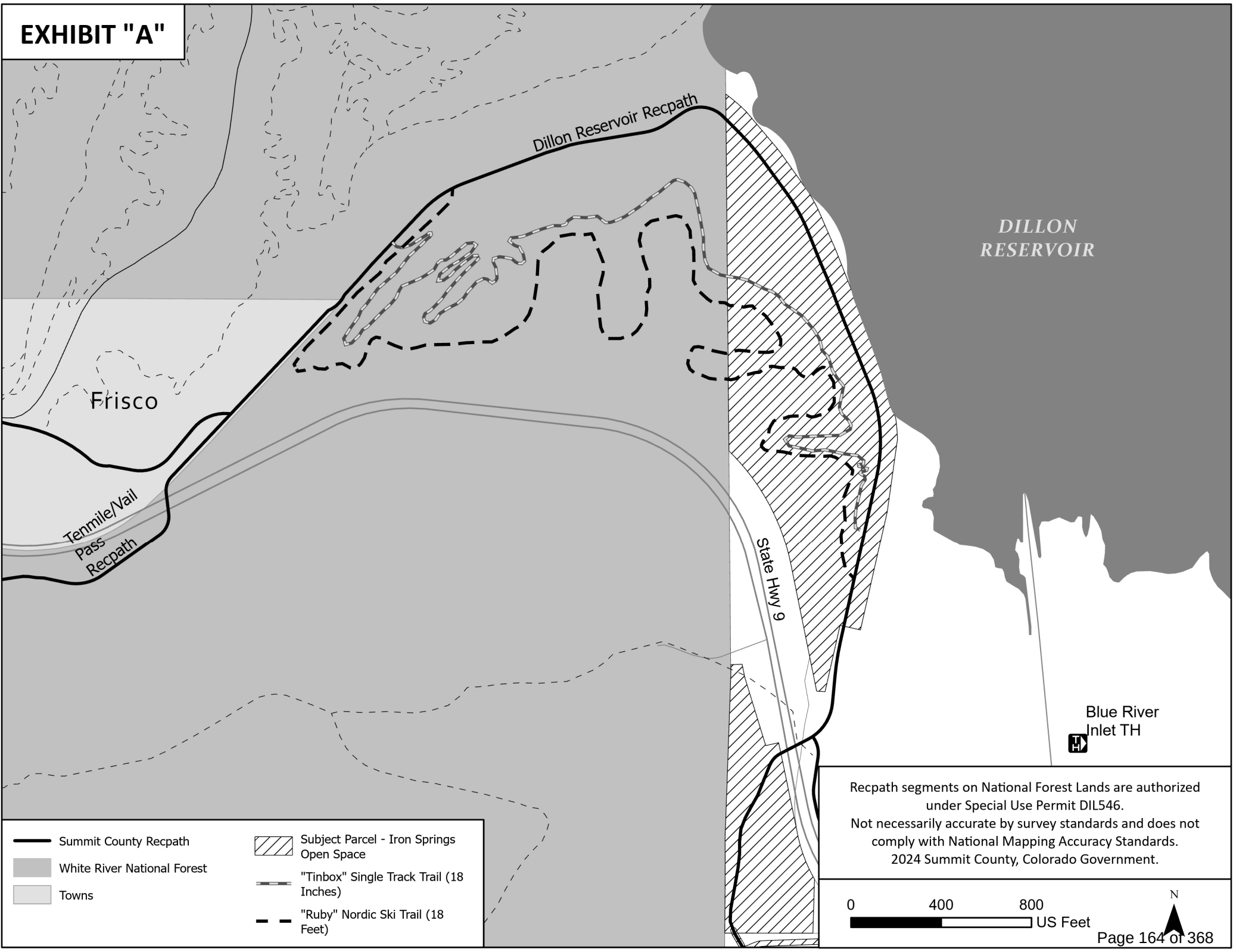
TOWN OF FRISCO, a Colorado municipal corporation

By: _____
Andrew M. Held, Mayor Pro Tem

ATTEST:

Stacey Campbell, Town Clerk

EXHIBIT "A"



Recpath segments on National Forest Lands are authorized under Special Use Permit DIL546.
Not necessarily accurate by survey standards and does not comply with National Mapping Accuracy Standards.
2024 Summit County, Colorado Government.

January 9, 2025

Summit County Open Space & Trails
Attn: Jordan Mead
37 Peak One Drive
Frisco, CO 80443

Dear Jordan,

The purpose of this letter is to respond to your request to construct two trails on the Iron Springs Open Space Deed of Conservation Easement Property.

The following sections of the Conservation Easement pertain to your request:

5. Prohibited Uses. Any activity on or use of the Property inconsistent with the purpose of this Easement is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

5.b. Fences. The construction or reconstruction of any fence, except to repair or replace existing fences, build new fences for purposes of reasonable and customary management to control public access, or to build new fences for separation of ownership and uses.

5.f. Paving and Road and Trail Construction. No portion of the Property shall be paved or otherwise covered with concrete, asphalt, or any other paving material except for portions of the Summit County recreational pathway as it exists or may be relocated on the Property, nor shall any road or trail be constructed without the advance written permission of Grantee. Grantee shall give such permission within a reasonable time, unless Grantee determines that the proposed paving or covering of the soil, or the location of any road or trail, will substantially diminish or impair the Conservation Values of the Property or is otherwise inconsistent with this Deed, and such permission shall not be unreasonably withheld.

5.j. Motorized Vehicles. Use of snowmobiles, all-terrain vehicles, motorcycles, or other motorized vehicles off of designated roads or trails, except for necessary property maintenance purposes performed by Grantor and its contractors, is prohibited.

We have reviewed the documentation you provided, including the plans, maps, and correspondence. Based on our review, we have determined that the proposed construction of the Winter Trail and Summer Trail is consistent with the Conservation Easement and can therefore be approved.

This determination is based on the following considerations:

Winter (Nordic) Trail: The trail, measuring 18 feet in width, will be strategically situated in areas requiring minimal modification, including limited grading, tree and vegetation removal, and drainage infrastructure. The trail surface will be reseeded to promote the natural revegetation of native grasses, ensuring a natural appearance and preventing erosion. The Winter Trail will be

closed to all users during the summer, with buck-and-rail fencing installed along areas overlapping the Summer Trail to restrict access. This fencing will remain in place for 8–10 years or until the trail is fully established. This trail will be machine-groomed in the winter for Nordic skiing, and this motorized vehicle use will be limited to the designated trail and its required maintenance.

Summer Trail: The trail will be 24 inches wide, also designed to minimize impact. The surface will consist of natural earthen material, initially cut to 36 inches in width but allowed to shrink to and maintained at 24 inches. The Summer Trail will remain open to winter users and may occasionally be groomed by snowmobile for multi-sport activities. This motorized vehicle use will be limited to the designated trail and its required maintenance.

Both trails are designed to follow in very similar paths to one another, clustering the overall disturbance, while largely avoiding the wetland area that occurs in the southeastern corner of the property. Therefore, the installation of these trails, the plans for revegetation post-construction, the continued maintenance, and the careful management of passive public recreation will have no significant impairment or interference with the scenic, open space, and natural condition Conservation Values of this Conservation Easement.

Please be advised that this approval is only for the construction of the two trails and fencing for which plans were provided and this letter does not preclude our responsibility or ability to enforce the terms of the easement.

Please don't hesitate to contact me if you have any questions regarding this proposal or other easement issues you would like to discuss.

Sincerely,



Chelsea Collins
Director of Stewardship
303-988-2373 x214
ccollins@coloradoopenlands.org



TO: Mayor and Town Council
FROM: Emma Heth, Planner II, Katie Kent, Community Development Director
RE: Pioneer Park Design Discussion
DATE: January 13, 2026

Summary & Background:

Summary:

The purpose of the work session before the Town Council is to provide an update on the recent public engagement performed for the Pioneer Park design process and provide Council two conceptual plans to discuss and provide direction to Staff and SCJ Alliance regarding how to move forward into a final design for the park.

At the January 13th work session, Staff and SCJ Alliance expect Council to:

- Listen to a project progress update, focused on community engagement results.
- Review the two conceptual plans being provided to Council for discussion and direction.
- Identify specific park features/designs requiring further refinement and prioritization.
- Establish direction for a final design of Pioneer Park. Council does not need to choose either Concept 1 or Concept 2; Staff and SCJ Alliance are looking for guidance on what features are supported and should be included in the final design. Discussion should include:
 1. Preferences on parking alignments being on-street or within the alley. Staff and SCJ Alliance would like to hear Council's direction regarding parking area(s) for the park.
 2. Court layouts. The options presented show two tennis courts or one tennis court plus a multi-use court. Staff and SCJ Alliance would like to hear Council's direction on the future court layouts.
 3. Wetlands and associated setback impacts. Council should provide feedback on how much disturbance of boardwalks and pathways the Town should allow on the property. Staff and SCJ Alliance would like to hear Council's direction on if the final design plan should include boardwalk(s) within the sensitive areas.
 4. Are there design features missing that the Council heard the public wanted and thinks should be added?
 5. Are there design features included on the concepts that Council does not think should be included?

The [Pioneer Park Redesign Project website](#) provides additional information on the project if the Town Council wants to review prior to the work session. The one-hour virtual open house held December 18th is posted on this website if the Council would like to watch.

SCJ Alliance will facilitate the discussion at the January 13th work session.

We anticipate the following 45-minute agenda:

1. Project Updates - 15 Minutes
2. Conceptual Plan Overview - 15 Minutes
3. Next Steps - 15 Minutes

Staff and SCJ Alliance request that, as a result of this work session, there is clear direction on a final design for the park to keep the project on track. Due to the grant funding, construction is required to be completed by August 2026 and so this project is on an expedited timeline.

Background:

In 2024, the Town of Frisco was awarded a Department of Local Affairs ("DOLA") Strong Communities Grant to support infrastructure for the 54-unit workforce housing project located at 602 Galena Street. A portion of this funding was allocated to Pioneer Park improvements.

Pioneer Park is located at the intersection of 6th Avenue and Galena Street and currently includes two public tennis courts but lacks other amenities such as restrooms, play features, signage or formal circulation. Pioneer Park is in close proximity to this new housing development, and with these 54 new units of housing being completed in 2026, the needs of Pioneer Park are expected to change.



In 2019, the Town Council adopted the Neighborhood Parks Master Plan to guide future investment in parks, open space, and recreational facilities. Pages from the Plan related to Pioneer Park have been included as Attachment B. The plan identified a need to revitalize Pioneer Park and proposed a conceptual vision for improvements. Community feedback gathered as part of the 2019 Neighborhood Parks Master Plan process identified the following

existing concerns with Pioneer Park:

- Lack of public visibility and signage
- Unclear status of tennis courts (public vs. private perception)
- General lack of maintenance and defined purpose

Feedback from the 2019 Neighborhood Parks Master Plan was considered as a starting point for the design in 2025. However, master plans are typically updated every 5-10 years, and given the evolving needs of the community and the new workforce housing development at 602 Galena Street, a new community engagement process was needed to update the findings from 2019.

In August 2025, Resolution 25-29 was approved to enter a contract with SCJ Alliance for the design of Pioneer Park. As stated in the August 2025 memo to Town Council, the primary goal of the project is to improve and revitalize Pioneer Park to better serve the entire community through additional uses, features for a variety of ages, restrooms and improved connectivity to Town. Other goals include:

- Serve residents of 602 Galena Street and other developments within the downtown core
- Improve drainage, infrastructure, and parking
- Add signage and wayfinding to connect to Main Street and beyond
- Provide educational/interpretive features
- Provide play features for children
- Evaluate a basketball court or sport court addition to the park
- Add restrooms
- Maintain and protect the existing wetlands
- Maintain and enhance the natural environment of the park
- Define winter uses and evaluate snow storage options for the site
- Evaluate tennis court usage and provide recommendations for future considerations

The Project Timeline is:

- Fall 2025: Conceptual design and community engagement
 - September 13:
 - Table and community engagement boards at the Historic Park during the League for Animals and People of the Summit ("LAPS") K9 4K and the Frisco Free Repair Fair.
 - September-October: Brainstorm Board
 - Interactive Brainstorm Board was posted at the park, updated with a Question of the Week.
 - October 14-November 16: Community Survey
 - Check out the [summary of survey results](#).
 - Read the [complete survey responses](#).

- October 20: Frisco Elementary Design Your Own Park workshop for STEM classes
- October 20, 3:00pm-6:00pm: Community Design Your Own Park workshop
 - Location: Frisco Town Hall, 1 Main Street *note – location was moved from the park to Town Hall due to weather the day of the event
 - Stations with prompts, stickers, sketch maps, and visuals!
 - Kid Zone available for junior park designers.
- December 15, 3:00pm-6:00pm: Community Open House (in-person)
 - Location: Frisco Town Hall, 1 Main Street
 - Review and provide input on conceptual design options.
- December 16: Conceptual Design Review with Frisco Elementary students
- December 18, 5:30pm-6:30pm: Community Open House (virtual)
 - Location: Online Zoom
 - Review and provide input on conceptual design options through digital storyboard, voting, and chat.
 - Digital storyboard and voting remained open online until 12:00pm on Friday, December 19.
- January 13, 2026: Town Council work session

- Winter 2026: Finalize Design Plan
- Winter/Spring 2026: Issue Request for Proposal (“RFP”) for construction
- Summer 2026: Construction of park improvements

Analysis:

A presentation will be provided by SCJ Alliance at the January 13th work session. Information to be presented can be reviewed in a narrative included as Attachment A, SCJ Alliance Narrative and Concepts. This includes:

- Overview of existing conditions
- Overview of public feedback
 1. How was public feedback received
 2. What are positives of how public feedback was received
 3. What are downfalls of how public feedback was received
- How did we get to the two conceptual plans presented on January 13th
 1. Four conceptual drawings were presented at open houses the week of December 15, 2025 based on a collection of information received from: stakeholder interviews, community engagement boards at town events, an online community survey, interactive brainstorm board, Frisco Elementary Design Your Own Park workshop, and Community Design Your Own Park workshop.
 2. Two conceptual drawings are being presented to Town Council based on feedback received from December 15th and 18th community open houses.
 - Council does not need to choose either Concept 1 or Concept 2; Staff and

SCJ Alliance are looking for guidance on what features are supported and should be included in the final design. Discussion should include:

- Preferences on parking alignments being on-street or within the alley. If Council supports more parking on-street, then additional cost and design may be needed to ensure grading and street improvements/modifications are performed correctly.
- Court layouts. The options presented show two tennis courts or one tennis court plus a multi-use court.
- Wetlands and associated setback impacts. Council should provide feedback on how much disturbance of boardwalks and pathways the Town should allow on the property.

Financial Impact:

In 2024, the Town of Frisco was awarded a DOLA Strong Communities Grant to support infrastructure for the 54-unit housing project located at 602 Galena Street. A portion of this funding is allocated to Pioneer Park improvements, with the remainder of the park improvements covered by Town capital improvement funds as a match to the grant funding. The total budget for design and construction for the project is \$1.65M. The total contract for design work with SCJ Alliance is \$150,040.87 and is well within budget for this project. The construction design process will include cost estimates to ensure that the final design is within the \$1.5M budgeted for construction for this project with the grant funding.

Environmental Sustainability:

SCJ's project approach includes "cultivating stewardship and pride" through the planning and design process. They recognize that the mature trees, lush understory, and natural character of Pioneer Park offer a unique opportunity to improve the park experience through interpretation, hands-on learning and sustainable design. Their team also consists of professionals experienced in stormwater management and water quality. A 10-foot setback to the delineated wetlands is honored on the plans, and the mature trees are preserved on-site.

Alignment with Strategic Plan:

The Town's vision is to be a "*welcoming mountain town that connects people with nature and supports opportunities for community well-being.*" This vision is directly tied to the planning of Pioneer Park with the goal of the plan being to improve and revitalize the Park to better serve the entire community through additional uses, features for a variety of ages, restrooms, and improved connectivity to Town. One of Council's strategic objectives is also to provide culture, arts, and recreation opportunities for the community as a whole.

Staff Recommendation:

Staff recommends Council:

- Listen to a project progress update focused on community engagement results.
- Review the two conceptual plans being provided to Council for discussion and direction.
- Identify specific park features/designs requiring further refinement and prioritization.
- Establish direction for a final design of Pioneer Park. Council does not need to choose either Concept 1 or Concept 2; Staff and SCJ Alliance are looking for guidance on what features are supported and should be included in the final design. Discussion should include:
 1. Preferences on parking alignments being on-street or within the alley. If Council supports more parking on-street, then additional cost and design may be needed to ensure grading and street improvements/modifications are performed correctly. Staff and SCJ Alliance would like to hear Council's direction regarding parking area(s) for the park.
 2. Court layouts. There are options presented with two tennis courts or one tennis court plus a multi-use court. Staff and SCJ Alliance would like to hear Council's direction on the future court layouts.
 3. Wetlands and associated setback impacts. Council should provide feedback on how much disturbance of boardwalks and pathways the Town should allow on the property. Staff and SCJ Alliance would like to hear Council's direction on if the final design plan should include boardwalk(s) within the sensitive areas.
 4. Are there design features missing that the Council heard the public wanted and thinks should be added?
 5. Are there design features included on the concepts that Council does not think should be included based on the public input?

Reviews and Approvals:

Katie Kent, Community Development Director
 Diane McBride, Assistant Town Manager
 Tom Fisher, Town Manager

Created/Initiated - 1/5/2026
 Approved - 1/7/2026
 Final Approval - 1/7/2026

Attachments:

1. Attachment 1 - SCJ Alliance Narrative and Concepts
2. Attachment 2 - Excerpt from Neighborhood Park Plan
3. Attachment 3 - Community Engagement Summaries+Appendices
4. Attachment 4 - Public Comment as of 12.24.25



ATTACHMENT A - SCJ ALLIANCE NARRATIVE AND CONCEPTS

Pioneer Park
Town of Frisco



SCJ ALLIANCE
CONSULTING SERVICES

Existing Conditions

Pioneer Park is a small neighborhood park (0.97 AC) near downtown Frisco, bordered by Galena Street and adjacent residences. The north portion of the site consists of alley ROW (0.33 AC) that can be used for park programming as well. The site is characterized by mature trees, wooded understory, and a quiet, natural setting with limited development. The park's primary amenity is a pair of outdoor tennis courts that generate most of the park's use, though the courts are aging and lack supporting amenities such as seating, practice features, and clear signage - which contributes to limited public awareness and confusion about access. The absence of winter-oriented amenities and use of the site for snow removal storage also contribute to perceptions of underuse and seasonal activity. Aside from the tennis courts, infrastructure is minimal. There is a porta-potty on site but otherwise the site lacks defined entrances, clear internal circulation and a formalized parking area. Wetlands currently receive stormwater runoff due to an undefined storm drainage strategy and swell with water during the spring contributing to the site's densely vegetated areas. Much of the site remains undeveloped and functions as passive open space which is valued by the community for its sense of solitude and natural character.

How Public Feedback Was Received

Public outreach for the Pioneer Park project was intentionally designed to engage a broad cross-section of the Frisco community using multiple, complementary engagement formats. Opportunities were offered both in person and virtually to maximize accessibility and gather input from residents with diverse interests, ages, and schedules. Public input was documented through written comments, dot voting, sketches, survey responses, and facilitated discussion, and stakeholder interviews were conducted with representatives from Town Council, the Frisco Historic Park and Museum, the Frisco Arts and Culture Council, and adjacent community groups/HOAs. Feedback from all engagement formats informed the development of four initial conceptual alternatives, which were subsequently refined to two concepts presented to Town Council for review and direction.

Public outreach and engagement activities included:

- In-person outreach at community events, including the L.A.P.S. K94K and the Frisco Free Repair Fair
- “Boots-on-the-ground” outreach by SCJ staff to nearby businesses and residences to share project information and upcoming engagement opportunities
- An interactive Brainstorm Board installed at Pioneer Park with rotating weekly questions
- A community-wide online survey available for over one month
- Design-Your-Own-Park workshops for Frisco Elementary students and the general public
- In-person and virtual community open houses featuring concept boards, voting, and live discussion
- Online storyboard and voting tools that remained open following the virtual open house

Positives of the Public Input Process:

- Engagement opportunities were offered both in person and online, increasing accessibility
- A wide age range was represented, including youth voices through school-based workshops
- Visual tools (concept boards, sketching, dot voting) helped participants understand tradeoffs and provide specific feedback
- Feedback was collected over an extended period, allowing ideas to evolve beyond a single meeting
- Multiple engagement formats reinforced recurring themes, including natural character, tennis courts, signage, circulation, and sensitivity to neighbors
- The process built on prior planning efforts, including the 2019 Neighborhood Parks Master Plan
- Public input directly informed revisions between early concepts and the two concepts presented to Council

Challenges and Limitations of the Public Input Process:

- While engagement reached a broad audience, a small but highly vocal group may have participated across multiple formats, potentially amplifying certain viewpoints relative to quieter or less visible voices
- Some feedback tools (e.g., dot voting, open comments) provided directional input but limited insight into underlying reasoning
- Survey results revealed competing priorities that were difficult to reconcile within site constraints and budget
- The transition from raw input to conceptual designs was not always intuitive to participants, contributing to perceptions of disconnect
- Conflicting opinions made it challenging to identify a single clear community consensus
- Later-stage feedback focused more on reacting to concepts than generating new ideas, limiting iterative refinement

Public engagement generated a high volume of rich, qualitative feedback that effectively conveyed community values, concerns, and lived experience, but did not always translate easily into numerical metrics. Similar ideas were often expressed using different language or levels of specificity, requiring interpretation and synthesis by the project team. While quantitative tools helped identify relative priorities, they did not fully capture the complexity, conditions, or tradeoffs behind individual viewpoints. As a result, summarized data can sometimes appear more definitive than the underlying feedback supports, and the necessary step of professional interpretation can be perceived as filtering or bias, even when conducted in good faith.

Synthesis of Public Input and Development of Concepts

To address these challenges, SCJ Alliance evaluated all engagement data collectively rather than relying on any single metric. Surveys and voting were used to understand relative priorities, while qualitative feedback informed recurring themes, underlying values, and conditions shaping community preferences. This information was translated into guiding principles and multiple conceptual alternatives that explored different ways to balance competing priorities within site constraints, environmental considerations, maintenance needs, and mountain climate realities. The design team and Town staff reviewed open house feedback, considered the broader community context and prior planning efforts, and refined and consolidated the concepts to ensure the design evolution remained grounded in public input. Early engagement informed the development of four initial concepts, which were refined based on feedback received during the December open houses, resulting in the two concept plans now being presented to Town Council.



Key Themes Informing the Two Concept Plans

Throughout the process, tennis courts emerged as one of the most complex and passionately discussed elements of the site. Approximately 40% of survey respondents expressed strong support for retaining both existing tennis courts, noting they are the only public tennis courts in Frisco. At the same time, approximately 60% of respondents expressed interest in exploring alternative uses for one or both courts to broaden park programming and serve a wider range of users. Input from local youth emphasized the desire for natural, exploratory play elements such as climbing features, tree houses, and hammock gardens. Community members also consistently expressed a desire not to duplicate amenities found at nearby Walter Byron Park, instead encouraging Pioneer Park to offer a complementary experience focused on nature, character, and passive recreation.

Both concepts respond to strong community consensus around environmental stewardship and neighborhood compatibility. Protecting existing wetlands and natural habitat was consistently identified as a top priority, with sensitivity to disturbance, boardwalk placement, and long-term ecological health guiding design decisions. Concerns from nearby residents regarding noise, overnight parking, circulation, and impacts to the quiet, natural character of the area were also carefully considered. Identification of the park as a public amenity was a common concern and is addressed with park signage in both concepts. The two concept plans presented to Town Council reflect different ways of balancing these inputs, testing how tennis, alternative recreation, nature-based play, passive park use, and environmental protection can coexist on the site while providing clear options and decision points to guide the final design direction.

Concept A: Key Components

- Two dedicated tennis courts and improved tennis amenities (shade structure between courts, new practice boards, and reservation board)
- Reclamation of existing alley for park space and naturalized vegetation
- Parking (7 head-in spaces max.) located along 6th Ave.
- Flexible gathering space with tensile fabric shade structure
- Discovery play nodes located along park paths
- Unique nature play structure
- Fitness station
- Passive park space with picnic tables & benches
- Boardwalk connections through wetland areas
- Year-round restroom building
-

Concept B: Key Components

- One dedicated tennis court with improved tennis amenities (access, fences, practice board, reservation board)
- Multi-use court area
- Parking (9 head-in spaces) adjacent to courts
- Flexible community gathering space with shade structure
- Centrally located nature playground and discover play area integrated within existing trees
- Clear pedestrian circulation with boardwalk connections
- Minimal impact to wetlands and existing vegetation
- Enhanced passive park area with benches
- Year-round restroom building

Concept Plan A

Concept A prioritizes the revitalization of the two existing tennis courts while reclaiming former parking areas for new play elements and shaded social spaces. By shifting seven parking spots to 6th Avenue, the park's interior is reclaimed as a pedestrian-focused environment that emphasizes both tennis and the existing vegetation. For convenience and safety, a new two-stall year-round restroom building, bike racks, and a drinking fountain are positioned near the primary entrance and the updated parking area.

New tennis improvements include a new slab and/or surfacing, fences and gates, 2 practice walls, a small shaded bench between courts and signage for sign-ups and court etiquette. A larger access gate is provided on the east side to allow maintenance access in the winter and a short fence with removable panels (or large gate) on the west side creates a welcoming access point to the courts (for gatherings), which could be opened during the tennis off-season.

A “sculptural” nature play structure and hammock garden serve as the park's creative centerpiece, offering an artful experience that feels distinct from other local playgrounds and contributes to the ‘forest’ aesthetic of the site. The main playground is complemented by a series of small Discover nodes along the park's paths. These nodes encourage exploratory play and are comprised of boulders, logs and other nature based tactile elements. Located nearby, a versatile fitness station accommodates visitors looking for low impact recreation in a natural setting. This area is supported by a flexible shade gathering structure designed to accommodate small groups and post-match tennis congregations while remaining intimate enough for quiet relaxation. Shade is provided by tensile shade fabric to allow removal in winter, but could be a permanent shade structure if desired. To ensure the park remains a good neighbor, the northern boundary will be restored with native trees and shrubs, creating a lush buffer for the adjacent properties.

Preservation is a cornerstone of this concept, utilizing a network of soft-surface paths and boardwalks to guide visitors through the existing habitat with minimal impact on the vegetation. These trails are enhanced by interpretive signage that shares the history of the site—including its past as the Town well—and explains the unique local ecosystem. This formal circulation allows for picnic amenities to be tucked among the mature trees without damaging the landscape. Locating play elements in this zone minimizes impact to existing vegetation and cultivates a landscape that complements nature play features.

Additional program elements include a single basketball hoop - which could be installed over one of the practice walls to accommodate alternative play - if desired by the community. Park signage identifies the park from the street and the addition of crosswalk murals enhances pedestrian circulation and park visibility. Ultimately, Concept A balances the community's desire for dedicated tennis facilities with a deep commitment to preserving the passive, natural beauty of the landscape.

Strengths and Weaknesses:

- Supports and enhances the existing tennis courts
- Preserves passive / natural space
- Accommodates younger visitors
- Generates a buffer for neighbors
- Enhances park visibility
- Provides shaded gathering
- Reclaims parking area for pedestrians
- Does not accommodate alternative recreation space
- Parking on 6th Ave a concern for neighbors and bike lane

Concept Plan B

Concept B re-imagines Pioneer Park as a versatile community hub by replacing one tennis court with a multi-use court and a central gathering space. This concept emphasizes flexible programming and a seamless flow between active recreation and the park's existing mature landscape.

The heart of this design is a covered shade structure situated to serve a wide range of visitors, from tennis players and parents supervising the playground to groups hosting outdoor classes or picnics. This gathering area features a sculptural element reflective of Frisco's heritage and capitalizes on mountain views to the southwest. Nearby, an improved internal parking area for 9 vehicles provides direct access to these primary amenities and a new two-stall restroom building, ensuring the site remains convenient, secure, and easy to maintain.

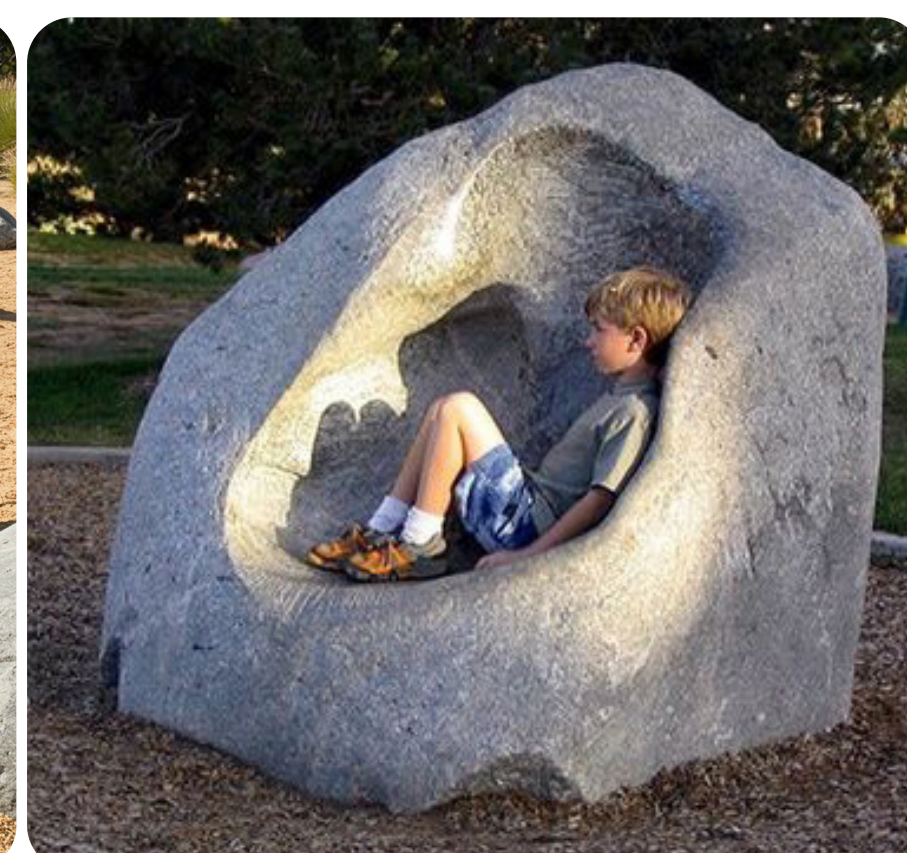
Recreational improvements are balanced with open-ended play. The remaining tennis court will be fully modernized with a reinforced slab, new fencing, and a practice wall. Adjacent to it, the new multi-use court is striped for half-court basketball, soccer, foursquare, and a maze. By leaving three sides of this court unfenced, the design invites creative uses like rollerblading, chalk activities, group fitness, or other park programming while encouraging movement across the site. To prevent stray balls, the multi-use space shares a protective fence only with the adjacent tennis court. The space will not accommodate nets such as badminton or pickleball but is intended to be a flexible surface for people to program in their own way (rollerblading, classes, etc.).

The play experience is further enhanced by a large nature playground featuring an iconic, sculptural element designed to complement the surrounding landscape. A hammock garden and discovery play node act as a transition between the active hardscape and the passive park zone, using natural features like logs and boulders which also stimulate creative, exploratory play.

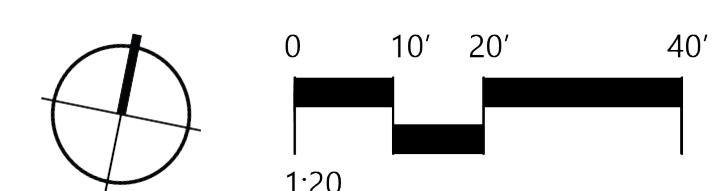
Clear pedestrian circulation is a hallmark of this concept, utilizing multiple access points while minimizing the impact on mature vegetation. Soft-surface paths and boardwalks guide visitors through the site, while a narrow dirt walking loop offers a light-touch approach to exploring the natural habitat. Finally, the park's identity is strengthened through comprehensive signage—covering everything from court etiquette to interpretive nature facts—and vibrant painted crosswalks or an intersection mural at Galena and 6th Street that serve to calm traffic and welcome the pedestrians.

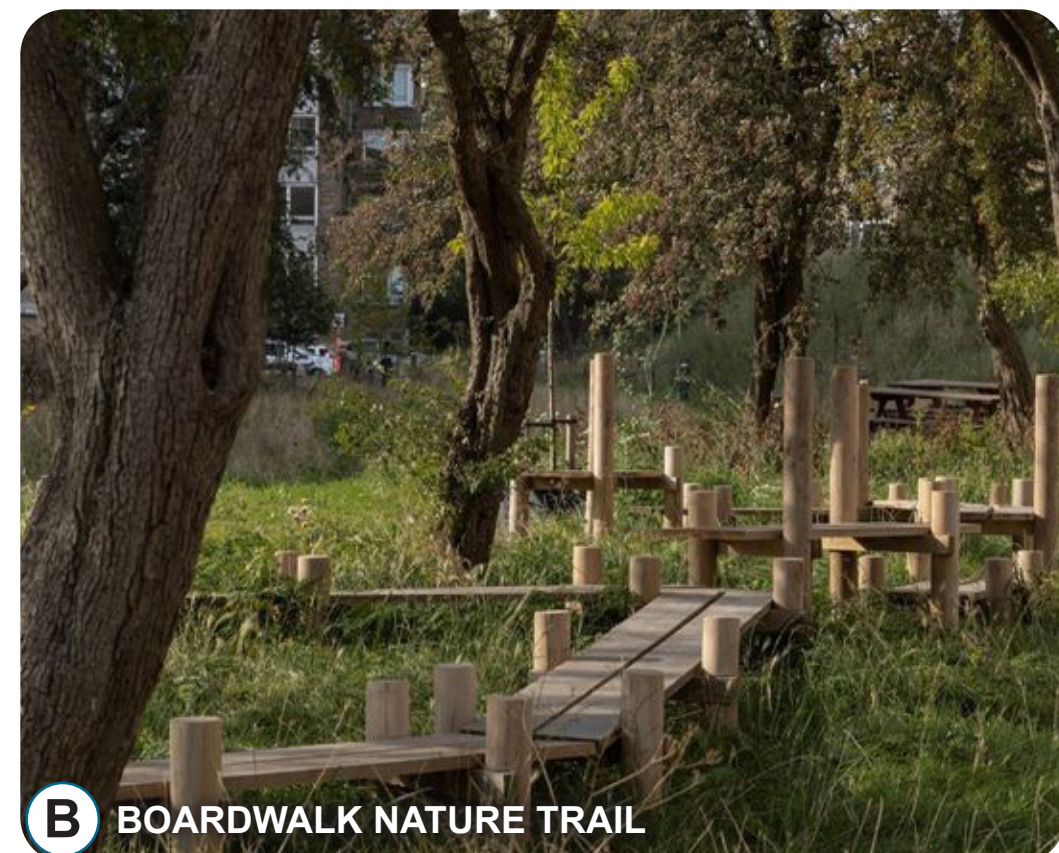
Strengths and Weaknesses:

- Minimizes impact to existing habitat and wetlands
- Diversity of active recreation opportunities
- Parking proximity to court spaces
- Versatility of hardscape areas for an array of users
- Restoration of passive park area
- Minimal fences contribute to sense of openness
- Playground integrated with existing trees
- Single tennis court will see increased demand
- Active recreation may be a concern to neighbors

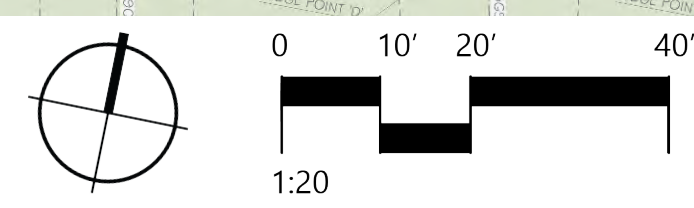


- I** IMPROVED TENNIS COURTS
- J** COURTYARD WITH SHADE SALE + SEAT WALL
- K** BIKE RACK + WASTE BINS
- L** PARK SIGNAGE
- M** EDIBLE NATIVE PLANT GARDEN
- N** RESTORATION PLANTING / BUFFER PLANTING





- I** IMPROVED TENNIS COURT
- J** SEATING, DRINKING FOUNTAIN, BIKE RACK, BINS
- K** PARK / INTERPRETIVE SIGNAGE
- L** RESTORATION PLANTING / BUFFER PLANTING



FRISCO NEIGHBORHOOD PARKS

PARK OPEN HOUSES | SURVEY RESULTS

77 TOTAL NUMBER OF ADULT ATTENDANTS

95 TOTAL ATTENDEES

18 TOTAL NUMBER OF KID ATTENDANTS

PIONEER PARK:



TENNIS COURTS

- Keep existing courts
- Improve maintenance
- Add benches outside of courts



NATURE PLAY

- Cleanup general understory for nature play features



IMPROVE OVERALL INFRASTRUCTURE

- Improve parking and drainage on Galena Alley
- Install new signage and site furniture consistent with other Town Parks



PRESERVATION

- Keep park quiet and natural looking
- Preserve mature trees
- Sense of solitude

ALSO REQUESTED:

- Improve practice board
- Upgrade bathrooms
- Better signage location to enter the park

WALTER BYRON PARK:



IMPROVE PLAYGROUND

- Popular park with many visitors
- Incorporate more adventure play



IMPROVE RESTROOM

- Improve for winter use
- Possibly combine with improved pavilion area



LAWN SPACE

- Keep existing lawn open to support multiple activities



ADDITIONAL GATHERING AREAS

- Improve gathering areas
- Picnic areas
- Areas adjacent to pond or river

ALSO REQUESTED:

- Improve overall lighting and visibility
- Better entry signage
- Nature overlook / boardwalk / interpretive signage

MEADOW CREEK PARK:



SAFETY

- Reconfigure parking and landscaping to improve visibility
- Add lighting along pathways
- Improve signage



IMPROVE POND

- Maintain multi-season use
- Overhead lighting
- Improve ice and amenities for ice skating and hockey
- Create nodes for fishing and ice skating access



IMPROVE PLAYGROUND

- Incorporate simple fitness features
- Add "big kid" swings



IMPROVE CONNECTIVITY

- Better connections to existing trails and transit center
- Potential boardwalks

ALSO REQUESTED:

- Improve gathering areas (benches; picnic tables)
- Enclosed Pavilion

OLD TOWN HALL PARK:



PLAZA SPACE

- More functional urban plaza space
- Extension of Main Street



IMPROVE AMENITIES

- Better lighting
- Outdoor fire pit
- Additional seating for individuals or groups



COMMUNITY INTERACTION

- Council ring / stage
- Incorporate the arts
- Used as outdoor classroom



INTERACTIVE PLAY

- Can be included with artwork
- Inviting for all ages

REQUESTED IN COMMUNITY CENTER PARK:

- Make more visible and inviting
- Establish community gardens
- Park to connect to adjacent Community Center

PIONEER PARK

NATURE RETREAT & RECREATION





ATTACHMENT C - COMMUNITY ENGAGEMENT SUMMARIES

Pioneer Park
Town of Frisco



SCJ ALLIANCE
CONSULTING SERVICES

8 Engagement Summary

LAPS K94K and Frisco Free Repair Fair - September 13th

SCJ Alliance and the Town of Frisco distributed flyers to people attending the LAPS 4K9K and Frisco Free Repair Fair in order to raise awareness for the project and future engagement opportunities. The design team displayed 2 comment boards, gathered contact information, and discussed the project with interested individuals. See Appendix A for comment board responses and email list.

A summary of the feedback received at the event includes:

- Dog programming was a high priority for people attending the event (it was a dog walk/run event)
- Some people recognized that the site was not appropriate place for a dog park once they saw the aerial of the site
- Awareness of the park as a public space is lacking
- People were generally interested in Nature Play elements and a playground
- Sense of discovery and nature play were better received than a traditional playground structure
- There was interest in a community garden or a desire to have program elements that encourage community working together
- Available parking in that area is a concern
- Having a bathroom was important to people
- There was minimal interest expressed to have a basketball court there
- There was minimal interest expressed to have tennis courts
- There was some interest for an ice rink



Boots on The Ground - October 3rd

SCJ Alliance distributed flyers to local businesses on Main Street and at homes near the park to raise awareness for upcoming engagement events, the input survey, and the park planning process in general. The intent was to engage local residents and staff that within the immediate vicinity and provide shop owners with flyers to hand out or post in their windows, etc. Community feedback was generally well received. Business owners and staff were happy to be consulted. Many people were unaware of Pioneer Park's location, or that it was a public space. Residents in the neighborhoods adjacent to Pioneer Park were interested to know that improvements were planned and many indicated that they used the park for its tennis facilities.

Flyers distributed:

- ± 75 South side of Main St.
- ± 60 North side of Main St.
- ± 125 Neighborhoods near park (6th Ave and Galena St.)



Brainstorm Board - September 27th to November 12th

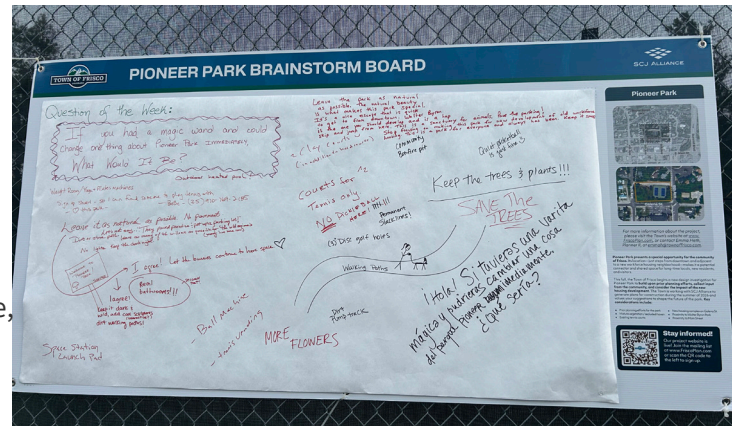
A brainstorm board was installed on the fence of the existing tennis courts in order to provide visitors the opportunity to comment on park improvements. Questions were updated each Tuesday to encourage continuous engagement and inspire new ways of thinking about the park. Questions were posted in both Spanish and English. See Appendix B for images of weekly boards.

Question of the week #1 (Sept. 27th - Oct. 7th):

“If you had a magic wand and could change one thing about Pioneer Park immediately, what would it be?”

Summary of responses include:

- Multiple comments to preserve the natural beauty and vegetation of the park
- Desire for bathrooms
- Walking paths and sculptures
- Generate ways to make tennis better (ball machine, partner bulletin board, tennis vending)
- Dirt pump track
- Comments against pickleball and also for having pickleball quiet
- Suggestion to pave the parking area
- Community bonfire area

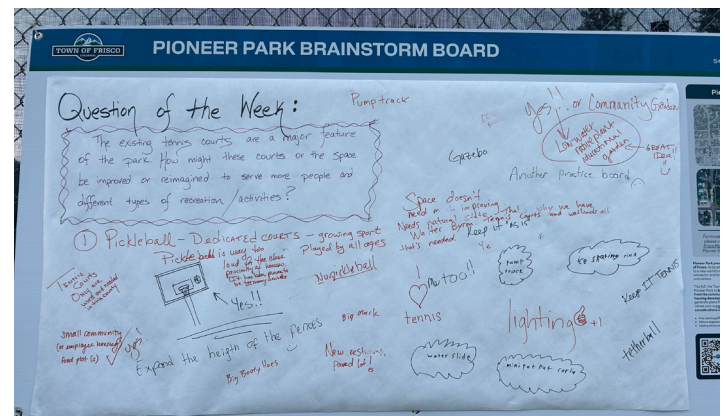


Question of the week #2 (Oct. 7th- Oct. 14th):

“The existing tennis courts are a major feature of the park. How might these courts or this space be improved or re-imagined to serve more people and different types of recreation/activities?”

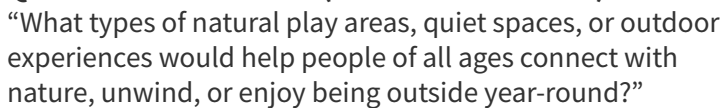
Summary of responses include:

- Desires for dedicated tennis court space
- Concerns over sharing tennis with pickleball
- Requests for amenities to support court space (new practice board, restrooms, lighting, taller fences, paved parking)
- Requests for a bicycle pump track
- Suggestions for community garden plots
- Miscellaneous ideas for additional programming (basketball court, putt putt course, ice rink, water slide, tether-ball)
- Walking paths and sculptures



“How could Pioneer Park become a welcoming place for everyone in the neighborhood including future residents of the new workforce housing nearby (at 602 Galena St) to gather, relax, and play together?”

- Comments that the park is already a quiet, welcoming space the way it is.
- Requests for a Frisco dog park
- Desires for improved covered seating areas (picnic tables and benches).
- Suggestions to preserve the courts as a space for tennis and not pickleball because it is the only public tennis court in the area
- Concerns about installing a new playground given the proximity to Walter Byron Park
- Comments about the preserving the sense of quiet sanctuary



- Comments to preserve the tennis courts
- Requests for a landscape that blends in with its natural setting (benches, natural playground, paths)
- Opinions both for and against including a water feature
- Suggestions to use the space as a community garden

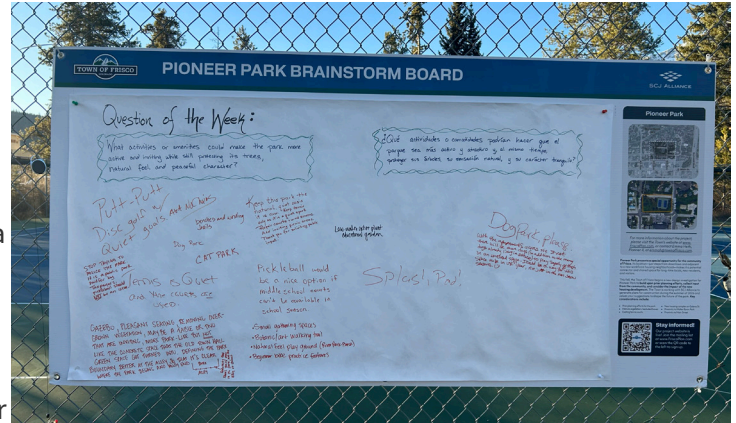


Question of the week #5 (Oct. 29th - Nov 5th):

“What activities or amenities could make the park more active and inviting while still protecting its trees, natural feel, and peaceful character?”

Summary of responses include:

- Comments for unique program elements like a splash pad, small ‘putt-putt’ disc golf course, and a low water native plant educational garden
- Requests for both pickleball and tennis
- Suggestions for more benches and winding paths with small gathering spaces
- A request for the space to be enclosed and used for dogs off leash
- A comment identifying the overgrown vegetation, the lack of recognizable boundaries, and the need for a hardscape space, as improvements that could be addressed to make the park more inviting

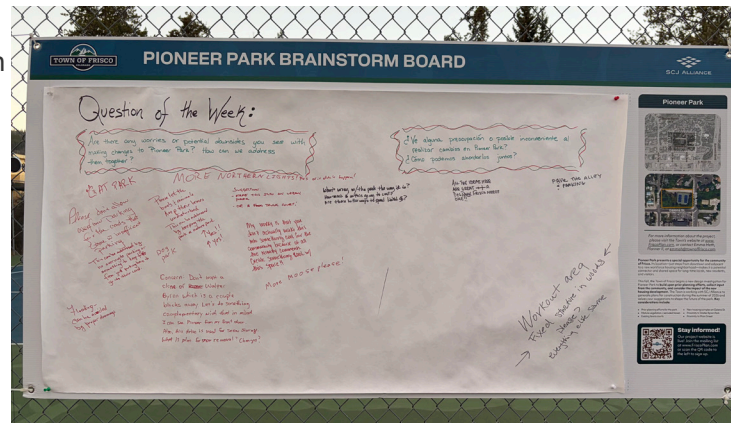


Question of the week #6 (Nov. 5th - Nov. 12th):

“Are there any worries or potential downsides you see with making changes to Pioneer Park? How can we address them together?”

Summary of responses include:

- Concern about the park being used as overflow parking for and a call to forbid overnight parking
- A comment about using proper drainage to reduce flooding
- Suggestion to make it an urban park with a food truck court
- Concern that community feedback from those living closest to the park may influence the level of improvements ultimately achieved
- Concern about the park being a clone of nearby Walter Byron Park and the need to compliment it instead
- Questions about the park being used for snow storage
- Calls to let the natural habitat remain as is
- A concern over available funding



Design Your Own Park Elementary Classes - October 20th

A design your own park session was held on October 20th at the Frisco Elementary school for 3 STEM classes. SCJ engaged the students by introducing the park project and explaining the various design constraints that would guide their ideas. These constraints included recognizing the presence of wetlands, understanding the overall size of the park, considering costs and long-term maintenance, and accounting for Frisco's unique climate and weather. Students also discussed who the potential users of the park might be, how nearby Walter Byron Park and its amenities could influence the new design, and the importance of respecting neighboring properties. Throughout the discussion, SCJ emphasized the need to identify and balance competing priorities to create a thoughtful and functional park design.

Following this introduction, SCJ guided students through an exploration of possible park elements using a vision board. Students participated in a "dot voting" activity, selecting images that best represented their design preferences. Based on these results, the classes discussed their collective priorities—what they valued most, what elements they might keep or change, and how individual preferences compared to group and community priorities. To conclude the exercise, students sketched their own park layouts reflecting their ideas and presented their concepts to SCJ, sharing their reasoning and creative visions before the session ended.

Project Understanding from the Students

Student questions mainly centered on the project's requirements, limitations, and overall timeline. Many were interested in understanding what criteria their designs needed to meet, what factors might constrain their ideas, and when key milestones, such as design selection and construction, were expected to occur. Key questions asked by students included:

- Has that always been a Frisco park? (Many students thought the park belonged to a nearby neighborhood)
- Do the Wetlands need to stay where they are? Can they be reduced or moved?
- Can the tennis courts go away or do they have to stay?
- What was at Pioneer Park before the tennis courts were installed?
- Don't they use Pioneer Park for snow storage in the winter? Do they have to be able to keep doing that?
- What is the budget for actually building the park? Where did the funding for building the Park come from?
- Will our ideas actually make it into the Park? What is the process for deciding on the final design?

Key Take-Aways and Priorities from the Dot Voting Exercise

During the classroom discussions following the dot voting, students explored their collective priorities and what aspects of the park should remain or change. Across all classes, there was strong support for adding permanent restrooms and a drinking fountain. While students acknowledged the nearby Walter Byron Park, many felt its restrooms were too far away and preferred not to use the existing porta-potty. Every group agreed on preserving the wetlands, emphasizing that "using" the natural features should be a key focus. Although ideas such as pump tracks, athletic fields, and dog parks were initially discussed, the classes ultimately concluded that these amenities would be better suited elsewhere, given the space constraints and sensitivity of the wetlands.

Many of the fifth graders were particularly interested in ways to engage with the park's natural beauty. They suggested benches with mountain views, winding pathways through the wetlands, interactive stations with tools or signs to help visitors learn about nature, and started advancing ideas of elevated walkways and tree houses with big swings. All classes expressed the importance of serving both the residents of the new Galena housing development and the broader Frisco community, while creating a park that felt distinct from Walter Byron. One fourth grader suggested adding a tree house, while another proposed a swing; when asked, the fourth graders unanimously said they would have chosen the tree house if it had appeared on the imagery boards and wanted the idea shared with the fifth graders, who also responded positively.

Overall, students envisioned a park that celebrated natural wonder and had a whimsical, magical atmosphere. With the exception of permanent restroom/water facilities, they wanted something different and unique from nearby parks. There were mixed opinions on the existing tennis courts but most of the kids in all three classes favored removing the courts as currently configured to allow for multi-use or alternative use. Kids who understood the origin of the park wanted to have some component of the park acknowledge the drilling of the first water well at the site.

Third Grade Students park designs generally Included:

- Restrooms & Water Fountains
- Natural areas with native gardens
- Outdoor Games
- Nature Play Areas
- Hammock Garden
- Repurposed Tennis Courts
- Basketball Court
- Benches
- Bike racks and Bike support
- Signage



Fourth Grade Students park designs generally Included:

- Restrooms & Water Fountains
- Natural areas with native gardens
- Active areas (Park core features, bike features)
- Outdoor Games
- Nature Play Areas
- Hammock Garden
- Repurposed Tennis Courts
- Basketball Court
- Picnic Areas / benches / Shaded area (including pavilions)
- Bike racks and Bike support
- Tree House and swings



Fifth Grade Students park designs generally Included:

- Restrooms & Water Fountains
- Natural areas with native gardens
- Active areas (Parkour features, bike features, zip-line, slack lines)
- Outdoor Games
- Nature Play Areas
- Hammock Garden
- Repurposed Tennis Courts
- Splash pads / water features (paying homage to the original well at Pioneer Park)
- Ice Skating
- Picnic Areas / benches / Shaded area (including pavilions)
- Bike racks and Bike support
- Tree House and swings

See Appendix C for images of the Dot Voting Board, Dot Tabulation, and images of their designs.

Design Your Own Park Meeting - October 20th

A Design Your Own Park open house event was held at the Town of Frisco Council Chambers on Monday October 20th, 2025 between 3pm and 6pm in order to hear ideas from the public and work with them to visualize program elements within the confines of the existing park. Approximately +35 members of the public attended / participated (26 signed in), plus 4 Town of Frisco staff and 2 SCJ staff. Attendees were primarily adults. Attendees were directed to a series of stations to solicit feedback and were also encouraged to ask questions or provide input to Town and SCJ staff. Opportunities for the public to learn about the park and provide feedback included:

1. A welcome station with sign in sheets, project information, survey information, and snacks
2. A table to gather written comment cards with imagery of the site on display (Site Panorama)
3. Existing park conditions consisting of a series of site analysis maps (Site Context, Existing Conditions, Wetlands/ Flood zones / boards , Circulation + Amenities, and Court Sizes)
4. A 'Design Your Own Park' station for sketching ideas onto site base-maps
5. Imagery Boards - dot voting boards identifying different attributes of potential park elements

Below is a general summary of the feedback received at the open house. See Appendix D for a compilation of meeting materials.

Comment Cards Summary:

- Keep and improve the tennis courts
- Keep the park natural with less formalized elements
- Comments for both traditional active park elements and non traditional elements for 7-12 year olds
- Requests for elements for older age groups and that the nearby Walter Byron Park already has play elements for children
- Investigate alternative activities (passive + active) for non-tennis playing people

Design Your Own Park Base-maps Summary:

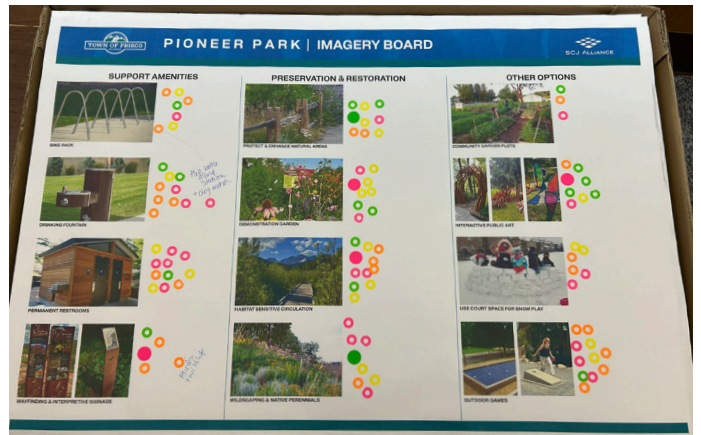
- Keep tennis courts as they are
- Maintain natural beauty and peaceful setting of the park by preserving natural screening / trees / under-story
- include a small play area among the trees
- Provide walking trails for improved circulation to areas not currently accessed
- Enhance the natural beauty of the site with plant material
- Considerations to install a barrier or climbing wall between court areas to minimize court noise to neighbors
- Possibilities to utilize the clearing on the southwest corner of the park
- Improve circulation access to the site
- Formalize parking near the tennis courts
- Inspiration to utilize the tree canopy for unique play, like zip-lines
- Desires to include pickleball striping on the tennis courts

Dot Voting Summary:

- General preference for site amenities such as water and restrooms, less people were interested in interpretive signage
- Attendees generally agreed that preservation and restoration of natural site elements is desirable but were split with how that might be implemented
- Gardens and winter use was not as popular as the preference to have alternative games areas and public art

elements

- Improving the court space for tennis and other sports was largely preferred and a dedicated basketball court space was well received among attendees
- A hammock garden and group picnic area were popular gathering elements
- Amphitheater space and a pavilion were less popular but still desirable
- Nature play areas were generally less popular among attendees but may be due to the fact that attendees were primarily adults
- Nature play and gathering spaces were the most desirable of the play elements presented



Online Community Survey - October 17th to November 16th

The Town of Frisco's Pioneer Park Community Survey received 398 total responses, including 330 complete and 68 partial, reflecting strong interest from residents across the community. A total of 158 respondents provided emails to stay informed about the project, demonstrating continued engagement in the planning process. Survey participants represented a broad cross-section of Frisco's neighborhoods, including River Pines, Peak One, Creekside, Mountainside, Marina Park, The Reserve, Meadow Creek, Bills Ranch, Hawn Drive, Main Street areas, Galena Street, 5th and 6th Avenue, and other nearby residential clusters. A small number of respondents also lived outside town but work in or frequently visit Frisco, showing the park's relevance to a wider group of community members.

The following sections summarize key findings from the survey, providing insight into how residents currently experience Pioneer Park, the types of improvements they value most, and their vision for how this neighborhood park can continue to serve the community in the future.

Key Takeaways

- Most respondents are familiar with Pioneer Park, with more than four out of five having visited it before.
- A large majority of respondents live within one mile of the park, indicating that most survey participants are nearby residents.
- Residents most strongly prefer an active recreation character for the park, with quieter nature elements as an important secondary priority.
- People believe Pioneer Park is or could be great due to features like tennis or other courts, shade and vegetation, picnic areas, and peaceful natural spaces.
- The main barriers to park use are amenities that do not match residents' preferred activities and concerns about the condition of existing facilities.
- Respondents want the park to better serve adults and intergenerational users, with moderate interest in amenities for seniors and fewer requests for youth-focused spaces.
- Improved tennis facilities, permanent restrooms, and multi-use court spaces are the top desired improvements among survey participants.
- Many respondents want to keep the tennis courts, with many preferring to improve both courts, and others are open to converting one for different uses.

Survey Responses:

Have you visited Pioneer Park before?

When asked if they had visited Pioneer Park before, 84.3% said yes. Another 12.1% selected that they had not visited Pioneer Park before, and 3.6% were not sure where it is located. It will be important to keep these responses in mind when reviewing the rest of the survey data, as the majority of survey respondents are quite familiar with Pioneer Park.

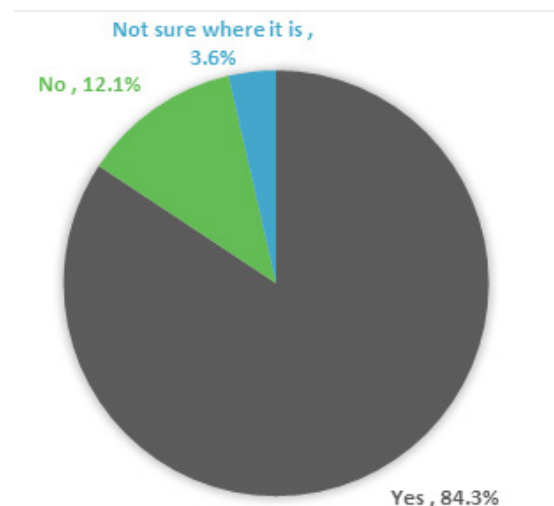


Figure 1. Have you visited Pioneer Park before?

How close do you live to Pioneer Park?

About half of the respondents live between $\frac{1}{4}$ and 1 mile away from Pioneer Park (50.2%). Another 32.5% live within $\frac{1}{4}$ mile from the park, and 16.7% live further than 1 mile. Only 0.6% or 2 respondents will be future residents nearby. Overall, 82.7% or 272 respondents live 1 mile or less from Pioneer Park.

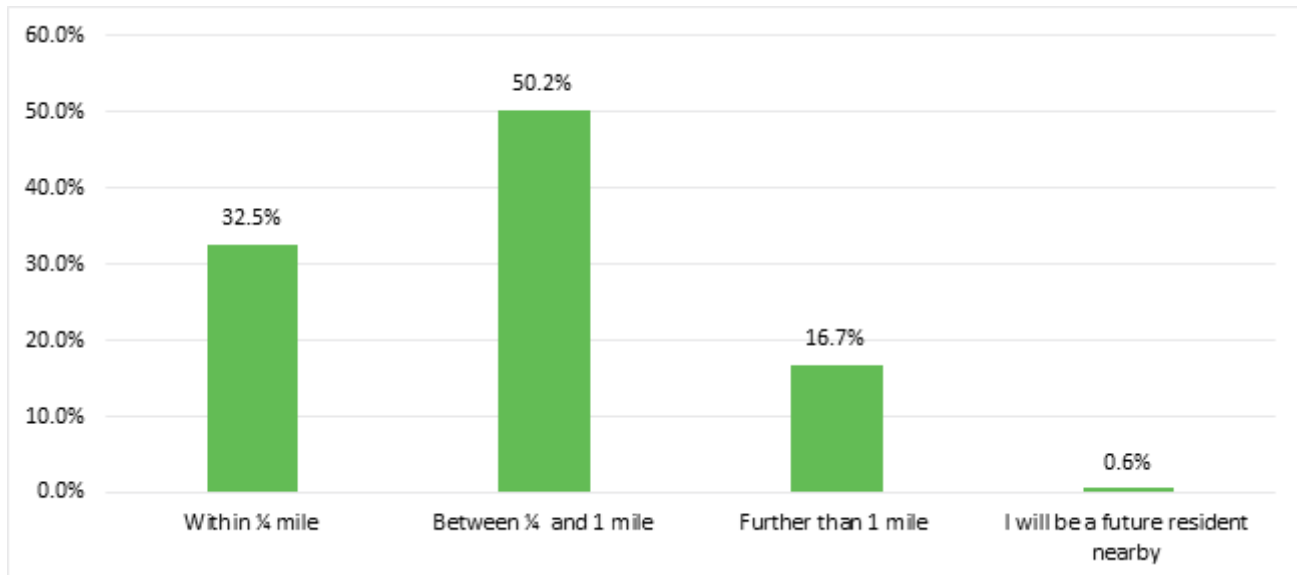


Figure 2. How close do you live to Pioneer Park?

What best describes the overall character you'd like for Pioneer Park? (Choose up to 2)

For the question “What best describes the overall character you'd like for Pioneer Park?”, the top two options selected were active recreation (Courts, fitness, movement) (73.6%), and quiet nature retreat (33.7%). The other two options were still popular with community gathering space receiving 27% of votes, and play space for children receiving 15.3%.

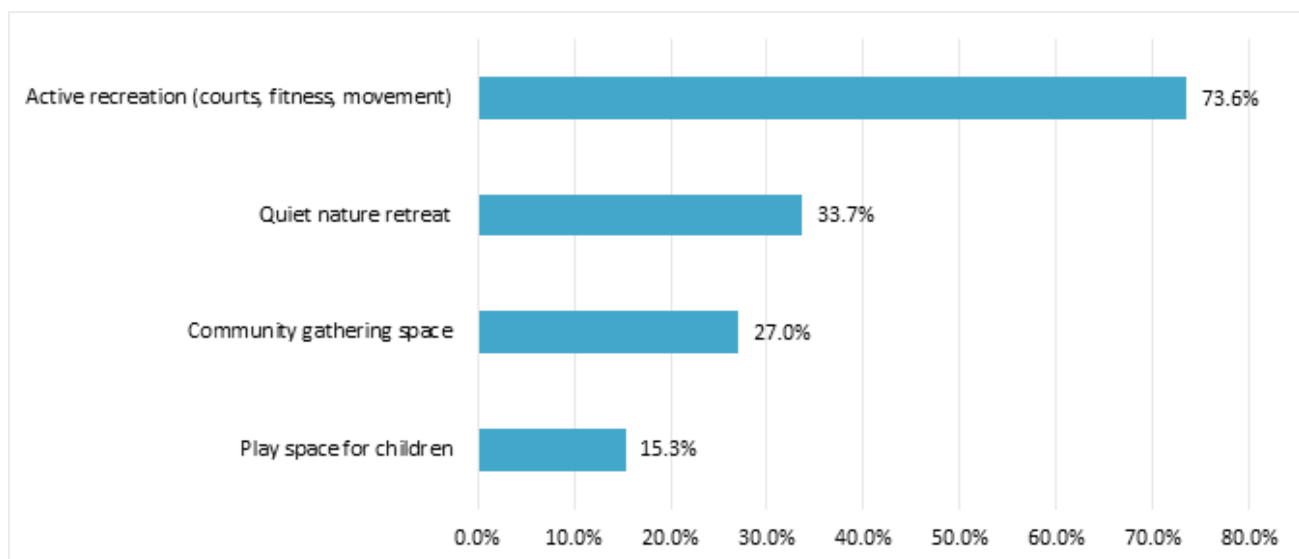


Figure 3. What best describes the overall character you'd like for Pioneer Park?

What makes Pioneer Park (or could make it) a great place to visit? (Choose up to 3)

Respondents were directed to choose up to three options for the question: “What makes Pioneer Park (or could make it) a great place to visit?”. The top answer, which is consistent with the previous question, is tennis or other courts, with 60.7% selecting it as one of their three answers. The option, ample shade and mature vegetation received 45.4% of respondents’ votes, and 39.3% selected picnic areas and seating. A sense of peace and nature also received a little over a third of the votes (36.5%), and 19.5% selected play opportunities for kids.

There were 63 write-in responses for this question, where many residents highlighted recreation amenities such as dog parks, tennis or pickleball courts, and basketball or multi-use sports areas as key features that would make Pioneer Park a great place to visit. Others recommended enhancements like community gardens, natural play areas, fitness spaces, restrooms, and year-round activity options. Several respondents also expressed interest in keeping the park as it is, reducing new development, or reconsidering its purpose given its proximity to Walter Byron Park.

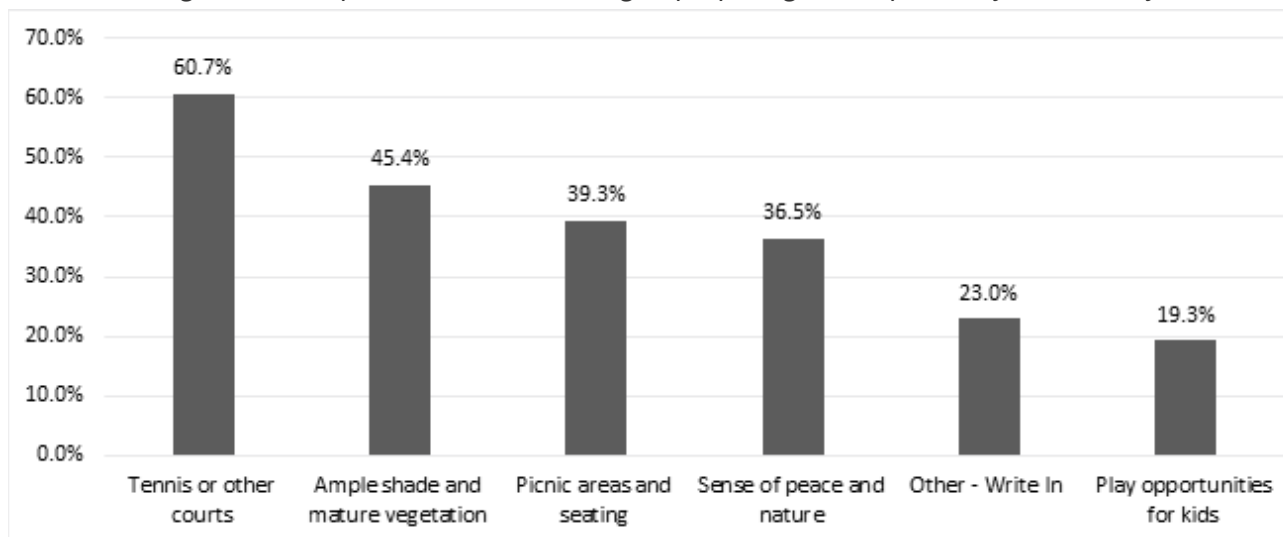


Figure 4. What makes Pioneer Park (or could make it) a great place to visit?

What keeps you from using Pioneer Park more often?

When asked the question “What keeps you from using Pioneer Park more often?” 43.4% selected that the amenities don’t match their preferred activities. A little more than a quarter of respondents selected that the amenities are in poor condition (26%). About 15% didn’t know it was a public park, 9.3% didn’t know it existed, and 6.6% said it’s far from their home. It should be noted that the question infers that people don’t use the park often. An option for people to indicate that they use the park frequently, or all the time, would have contributed to a better understanding of how the park is or is not used.

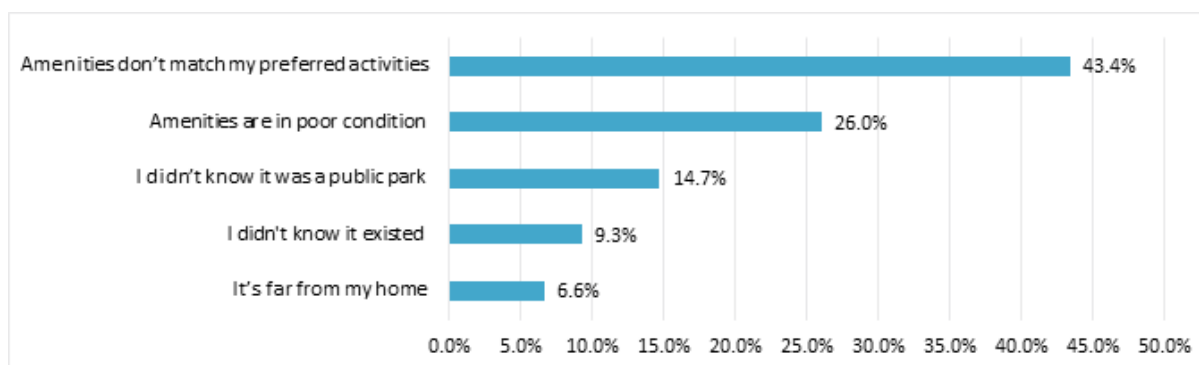


Figure 5. What keeps you from using Pioneer Park more often?

For what age groups would you like to see more or different facilities in the improved park?

More than half of the survey respondents would like to see more or different facilities in the improved park for adults (72.3%) and families/all ages together (intergenerational) (53.2%). 37.3% of respondents would like to see more or different facilities for seniors. More or different facilities for teens were selected by 16.6% of respondents, and 16.6% would like to see them for children (5-12), and 4.8% for toddlers (0-4).

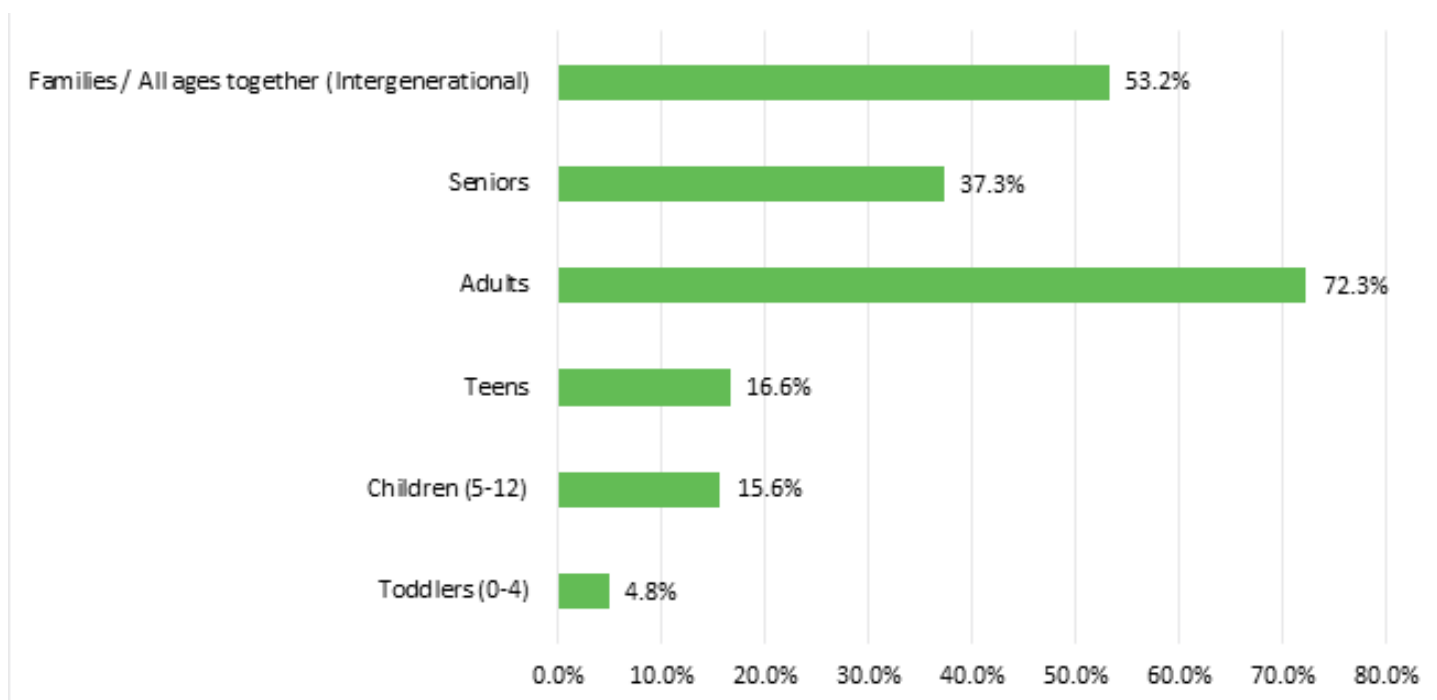


Figure 6. For what age groups would you like to see more or different facilities in the improved park?

What types of improvements would you most like to see? (Choose up to 3)

The top three responses to the question “What types of improvements would you most like to see?” were improved tennis facilities (33.1%), permanent year-round restroom facilities (31%), and court space for multi-use sports/activities (29.8%). More than 20% of respondents selected the options: clear walking/biking connections to the site, footpaths through natural areas, and improved picnic facilities.

There were 20 write-in responses, and many respondents expressed strong interest in recreation-focused improvements, especially pickleball courts, dog parks, and upgrades to the existing tennis facilities. Others suggested enhancements such as quiet natural areas, gardening or conservation spaces, improved landscaping, restrooms, and small amenities like bench swings or historic information. A notable group preferred to keep the park as it is, limit spending, or avoid major redevelopment, given the nearby amenities at Walter Byron Park. Please see Appendix E for complete write-in responses.

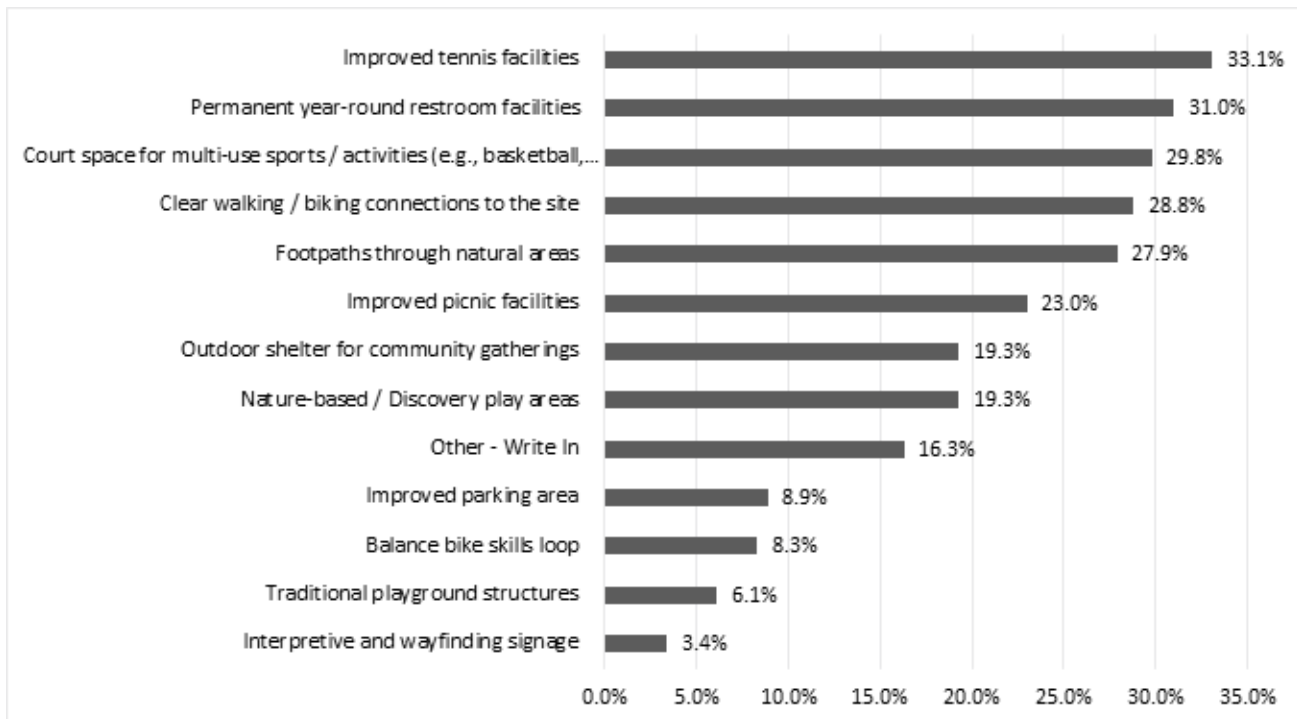


Figure 7. What types of improvements would you most like to see? (Choose up to 3)

The park current has two tennis courts. What would you prefer happen with the existing tennis courts?

Pioneer Park currently has two tennis courts. 40% of respondents would prefer to keep both and improve their condition, but 28.3% of respondents would prefer to keep one/convert one for other court uses. Another 20.3% would like to remove/relocate both and repurpose the space, and the last 11.4% would prefer to convert it for alternative court games.

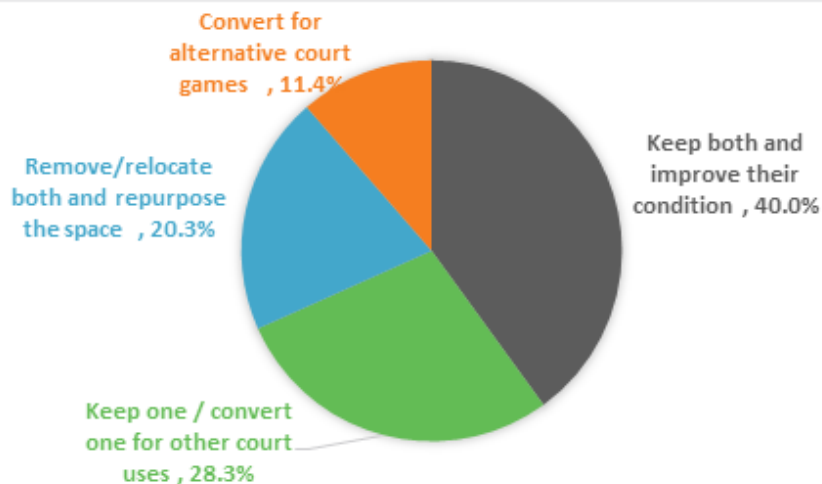


Figure 8. The park currently has two tennis courts. What would you prefer happen with the existing courts?

In response to the question, “Do you have any additional thoughts or ideas to help make Pioneer Park welcoming and a resource for the community?”, many write-in responses highlighted the value of Pioneer Park as a peaceful neighborhood green space, with strong appreciation for its mature trees and natural setting. Tennis court users were strong proponents of the continued use of the courts, whereas community-wide preferences varied. Several residents expressed interest in maintaining the park’s quiet character while introducing thoughtful enhancements such as clearer signage, improved pathways, modest seating, picnic areas, and well-maintained courts to help the space feel more inviting and accessible for visitors of all ages.

Other respondents offered ideas for expanding community use, including options like multi-use courts, pickleball or basketball space, a dog park, fitness equipment, or year-round features such as turf areas or winter activities. Additional suggestions included community gardens, nature play elements, small gathering or performance spaces, accessible design features, and improved amenities such as restrooms, bike racks, and reservation systems. A few residents also shared broader visions for how Pioneer Park might complement nearby parks, support local housing, or meet evolving community needs, illustrating a wide range of thoughtful perspectives on how the space could best serve Frisco.

Conclusion

Overall, the survey responses show that Pioneer Park is a valued neighborhood space, appreciated both for its recreational opportunities and for its natural character. Respondents expressed a wide range of ideas for thoughtful improvements that could enhance accessibility, comfort, and community use, while still preserving the qualities that make the park special. This input provides a strong foundation for shaping future design options that reflect the community’s priorities and ensure Pioneer Park remains a welcoming resource for Frisco.

Stakeholder Interviews - November 7th and November 13th

SCJ conducted stakeholder interviews with representatives from the Frisco Historic Park & Museum, the Frisco Arts & Cultural Council, Town Council, and the surrounding neighborhood. Stakeholders emphasized preserving the park’s natural character and habitat, while also acknowledging that the site currently contains Frisco’s only public tennis courts. Opinions varied on whether to retain the tennis courts, modify them to accommodate basketball or multi-court uses, or relocate them allowing the park to better serve a broader range of users. Sensitivity to adjacent residential neighborhoods, particularly regarding noise and parking, was a consistent concern.

Historically, the site functioned as a community water source and informal gathering place, fostering both connection and shared identity. There was strong consensus around celebrating Frisco’s character and culture through park improvements, with opportunities for storytelling and interpretive elements tied to the site’s natural features and cultural history. Common themes included honoring the park’s natural beauty and habitat, creating a distinctive space that primarily serves Frisco locals, and authentically expressing the community’s unique culture.

Community Open House (In-person) - December 15th

The Town of Frisco hosted an open house event at the Town of Frisco Council Chambers on Monday December 15th, 2025 (between 3pm and 6pm) in order collect feedback and hear comments on four proposed conceptual alternatives for Pioneer Park. The conceptual designs offered varying visions and different versions of program elements derived from comments received during the public outreach process. The objective was to allow members of the public to investigate the different layouts and program elements within each of the four concepts and then consider which elements (pieces) were the most appealing. Attendees were given 7 dots to distribute among the program elements (across all four concepts) that appealed to them most. Feedback received during the event has been evaluated for common themes and compatibility to finalize a concept that incorporates preferences and best meets the community's needs.

Approximately 40 members of the public attended / participated (4 signed in), along with Town of Frisco staff, Council Members and 2 SCJ staff. Attendees were primarily adults. Attendees were directed to a series of stations to solicit feedback and were also encouraged to ask questions or provide input to Town and SCJ staff. Opportunities for the public to learn about the park and provide feedback included:

1. A central table with sign in sheets, comment cards, and activities for kids
2. Presentation boards summarizing the project timeline, FAQs, site analysis, public outreach process and survey results
3. Concept layouts 1-4 and corresponding program element boards for dot voting on preferred program elements

Below is a general summary of the feedback received at the open house. See Appendix F for meeting material and public comments. See Appendix I for general project comments (collected via email or the Town's website.

Comment Cards Summary:

- People preferred to leave comments directly on the presentation boards.
- One attendee expressed appreciation for using the alley and boardwalks to expand park programming with interest for using the 1 tennis court for something else. Restrooms, pedestrian connections and dog pick up stations were also requested.

Concept 1 General Comments Summary From Presentation Boards:

- Comments to improve the tennis court layout (ability to remove leaves from surface, possibility of rotating the courts, improving primary entrance for tennis court queuing and ease of moving equipment)
- Preferences to keep 2 courts
- Concern that concepts showing the removal of 1 court does not accurately reflect public opinion
- Interest having parking along 6th Ave.

Concept 1 Program Voting Summary:

- Court Configuration - Replace / improve both tennis courts (31*)
*Note that 2 attendees were observed distributing most, or all, of their dots to this program element
- Community Gathering Space - Plaza space with seasonal shade element (0)
- Passive Park Zone - Tables and grills among existing trees (12)
- Discovery Play and Nature Play Nodes - Nature based play along park paths (7)
- Circulation and Park Access - Parking along 6th Ave with multiple pedestrian access points (10)
- Support Features and Infrastructure - large vegetated buffer along the north edge and wide gates (3)
- Stormwater Management Methods - utilize vegetated buffer on north and east (8)



Concept 2 General Comments Summary From Presentation Boards:

- Concerns about converting 1 tennis court to another use
- Interest in converting 1 tennis court to futsal, basketball, or multi-purpose space
- Suggestions of vegetation maintenance and closer location of restrooms for safety / security
- Suggestion to consider additional tennis courts elsewhere
- Support for the natural environment of the picnic area
- A suggestion to provide more separation between a multi-use court and tennis due to stray balls

Concept 2 Program Voting Summary:

- Court Configuration - Keep one tennis court and convert one to multi-use (16)
- Community Gathering Space - Soft-surface and simple shade structure gathering area (2)
- Passive Park Zone - Interpretive signage and naturalized seating area (5)
- Nature Playground and Discovery Play Area - Large play area for a range of ages, small discovery play (6)
- Circulation and Park Access - Parking adjacent to the courts, no access to wetland area (7)
- Support Features and Infrastructure - Year round restrooms and privacy fence (6)
- Stormwater Management Methods - small infiltration areas throughout site (5)

Concept 3 General Comments Summary From Presentation Boards:

- Concern about the elimination of 1 tennis court
- Comment about the site's proximity to Walter Byron Park with existing program elements
- Support for buffer planting along the north side of the site
- Concern about the location of the restroom building for security
- Advice for dealing with leaves on the courts

Concept 3 Program Voting Summary:

- Court Configuration - Keep one tennis court and convert one to multi-use and gathering space (14)
- Community Gathering Space - Patio space with shade structure (4)
- Passive Park Zone - Space for games or other amenities in naturalized area (0)
- Nature Playground and Discover Play Area - Medium sized playground with adjacent discovery play (5)
- Circulation and Park Access - Parking along 6th with pedestrian boardwalk loop (12)
- Support Features and Infrastructure - Year round restrooms with seating and amenities (2)
- Stormwater Management Methods - Bio-retention LID and sub grade drywell (4)



Concept 4 General Comments Summary From Presentation Boards:

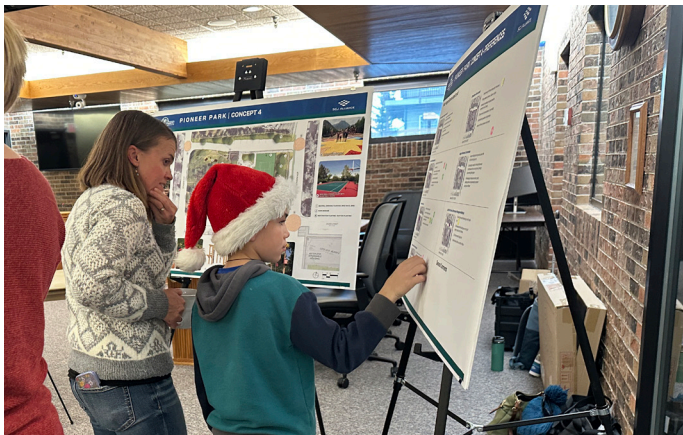
- Concern about sharing tennis court space with basketball hoops and that basketball could be noisy
- Comments advocating to keep 2 tennis courts

Concept 4 Program Voting Summary:

- Court Configuration - Single tennis court with basketball hoops (1)
- Community Gathering Space - Circular patio with trellis covering (3)
- Passive Park Zone - Nature nook with bird boxes and signage (7)
- Discovery Play / Nature Playground - Iconic play structure with adjacent shaded seating (8)
- Circulation and Park Access - Multiple pedestrian access points, continuous vehicular access (3)
- Support Features and Infrastructure - Large restroom building and patio access to court (0)
- Active Park Zone and Stormwater Management Methods - Fitness station and LID drainage (3)

Conclusions

There was ample interest in converting one of the existing tennis courts into other uses. On the otherhand, several people felt strongly about improving the (2) tennis courts and forgoing alternative program elements. Attendees generally agreed that a passive park space featuring existing trees and picnic tables is desirable. Community members also identified a network of paths and boardwalks as an important attribute for a design but some also cautioned about keeping it minimal. There was some support for nature play and discovery play areas on each layout but there was not a clear preference between the playground layouts. A preference for a type of community gathering space was not clear from the dot voting but generally hardscaped areas with a shade elements was preferred over informal soft-surface areas.



Elementary Classes Conceptual Design Input - December 16th

SCJ re-visited 3 STEM classes at Frisco Elementary school that contributed to the Design Your Park Event on October 20th. Students consisted of third, fourth and fifth graders many of which were excited to see how the community's input had been generated as conceptual designs. SCJ engaged the students by bringing the 4 conceptual design boards and invited each student to place four dots across any element on any board. Third graders used yellow, Fourth graders used Green, and Fifth graders used pink. After every student in each class had a chance to complete for voting, each class did a live poll of which overall concept they preferred.

Classes indicate they enjoyed seeing their ideas peppered throughout the concepts. A major theme across all three groups was the importance of integrating nature. Fourth and fifth-grade students engaged in thoughtful discussions that helped them understand the design process and the importance of considering community perspectives so that a park can be inclusive for many. Please see Appendix G- Concept Review (Frisco Elementary) for images of each class' dot voting.

Overall concept preference

- | | | | | |
|-------------------|---------------|----------------|---------------|----------------|
| • Third graders: | Concept 1-(0) | Concept 2-(6) | Concept 3-(3) | Concept 4-(5) |
| • Fourth graders: | Concept 1-(0) | Concept 2-(3) | Concept 3-(0) | Concept 4-(13) |
| • Fifth graders: | Concept 1-(0) | Concept 2-(10) | Concept 3-(6) | Concept 4-(3) |

Conclusion

Overall kids generally did not desire 2 tennis courts. Their interest in a single court was almost entirely about trying to maintain inclusivity for people who enjoy tennis. Their preferences included installing a bathroom, court space that wasn't just for tennis (basketball, futsal, hockey, four square, and gymnastics were specifically mentioned), and nature play area / natural spaces. Kids also inquired about tree house and swings, which they suggested during the Build Your Park Event.

Elementary Student Dot Voting



Open House (online) - December 18th

SCJ hosted a virtual meeting via Zoom on December 18th (5:30 to 6:30pm) to allow community members who were unable to attend the December 15th event the opportunity to comment on the conceptual plans. The meeting focused on presenting the outreach and design process and provided an explanation of the conceptual designs. The format of the meeting included a project presentation (25 min.) followed by an opportunity for attendees to ask questions. Four members of the public attended in addition to 5 project team members (2 Town of Frisco and 3 SCJ representatives)

SCJ Alliance presented the project's background, timeline, and current status and discussed the various public outreach efforts conducted since August, including community Brainstorm Boards, Design Your Own Park workshops, Elementary School engagement, and an online survey. The team then explained the four design concepts for Pioneer Park's renovation, which included options for tennis court usage, multi-use courts, community gathering spaces, and circulation. Attendees were then introduced to an online storyboard for attendees to provide input on program elements -both in form of general comment, and indicating their preferred 7 program elements from all 4 concepts. A video recording of the meeting is available on the Town's website (www.frisco.gov).

Summary of Meeting Discussion:

- Concerns included a perception that the outreach process did not accurately represent the desire for 2 tennis courts and that there is a perceived bias in the outreach process, particularly regarding special treatment given to elementary students.
SCJ explained that the outreach to children was meant to gather diverse perspectives and involve youth in civic processes. SCJ clarified that the public outreach process, which included surveys, stakeholder interviews, and outreach events, aimed to gather community input across many different avenues.
- The group discussed four Park design concepts and noted differences between them. The discussion included concerns about basketball and pickleball noise. A community member suggested using the existing volleyball court at Walter Byron for basketball instead of adding a new court, referencing survey results that showed 40% of respondents preferred keeping both tennis courts.
The group discussed the community's interest in different program elements and the perception of the park being private. SCJ noted that while 40% of survey respondents supported two tennis courts, 60% preferred alternative options.
- A community member raised concerns about how survey wording of question #7 might have influenced the results, because it included multiple program elements ("Court space for multi-use sport / activities e.g. basketball...") which may have attracted more votes. They suggested that different wording could have produced different outcomes.
SCJ explained that tennis was an isolated answer because it generally requires dedicated striping and nets that don't work as well with multi-use court space.
- The group discussed a proposed gathering space at Pioneer Park, with concerns about informal gatherings near adjacent homes and questions about the need for gathering space with Walter Byron Park nearby.
SCJ explained that the gathering space concept was based on historical significance and community input.
- The group discussed the 2019 Neighborhood Master Plan which includes preferences for the existing tennis courts to remain.
The Town explained that the current survey and outreach process allows the team to gather updated community feedback in order to reflect changing needs and preferences, and that Master Plans are typically updated every 5-10 years. The Town indicated that the original plan is being considered in the planning process and will be included as an exhibit for the town council meeting.
- The group discussed the process for presenting the conceptual designs to Town Council on January 13th.
The Town and SCJ confirmed that the meeting material would be available to the public prior to the Town Council Work Session a few days prior to the meeting. The project team also confirmed that citizens could make comments during the Town Council meeting.

Concept 1 Program Voting Summary:

- Court Configuration - Replace / improve both tennis courts (35)
- Community Gathering Space - Plaza space with seasonal shade element (34)
- Passive Park Zone - Tables and grills among existing trees (35)
- Discovery Play and Nature Play Nodes - Nature based play along park paths (34)
- Circulation and Park Access - Parking along 6th Ave with multiple pedestrian access points (32)
- Support Features and Infrastructure - large vegetated buffer along the north edge and wide gates (34)
- Stormwater Management Methods - utilize vegetated buffer on north and east (28)

Concept 2 Program Voting Summary:

- Court Configuration - Keep one tennis court and convert one to multi-use (2)
- Community Gathering Space - Soft-surface and simple shade structure gathering area (0)
- Passive Park Zone - Interpretive signage and naturalized seating area (0)
- Nature Playground and Discovery Play Area - Large play area for a range of ages, small discovery play (0)
- Circulation and Park Access - Parking adjacent to the courts, no access to wetland area (1)
- Support Features and Infrastructure - Year round restrooms and privacy fence (0)
- Stormwater Management Methods - small infiltration areas throughout site (1)

Concept 3 Program Voting Summary:

- Court Configuration - Keep one tennis court and convert one to multi-use and gathering space (0)
- Community Gathering Space - Patio space with shade structure (0)
- Passive Park Zone - Space for games or other amenities in naturalized area (0)
- Nature Playground and Discover Play Area - Medium sized playground with adjacent discovery play (0)
- Circulation and Park Access - Parking along 6th with pedestrian boardwalk loop (0)
- Support Features and Infrastructure - Year round restrooms with seating and amenities (1)
- Stormwater Management Methods - Bio-retention LID and sub grade drywell (1)

Concept 4 Program Voting Summary:

- Court Configuration - Single tennis court with basketball hoops (8)
- Community Gathering Space - Circular patio with trellis covering (10)
- Passive Park Zone - Nature nook with bird boxes and signage (11)
- Discovery Play / Nature Playground - Iconic play structure with adjacent shaded seating (9)
- Circulation and Park Access - Multiple pedestrian access points, continuous vehicular access (9)
- Support Features and Infrastructure - Large restroom building and patio access to court (8)
- Active Park Zone and Stormwater Management Methods - Fitness station and LID drainage (9)

See Appendix H for complete Program Element preferences and written comments.

General Comments Summary From Meeting Survey

- Comments in support of 2 tennis courts
- Comments about Pioneer Park having the only public tennis courts in Frisco and the detrimental impact eliminating 1 would have on the community
- Preferences to not include basketball at Pioneer Park
- Concern about developing too much at the park
- Interest in preserving exiting natural space
- Concern about parking on 6th Ave and traffic issues in the area due to 602 Galena and park improvements
- Concern about having additional playground areas at the expense of tennis courts despite the proximity to Walter Byron Park
- Skepticism that multi-use court space would be appropriate due to the need to share space
- Concern about biases for basketball and against 2 tennis courts in the Online Community Survey conducted October 17th to November 16th
- Excitement for improvements to the park
- Interest in having restrooms available on site
- Concern that a restroom building would expensive and ugly
- Interest in having a 3rd tennis court if space allows
- Comment about keeping unleashed dogs out of the area

Conclusion:

Meeting attendees were encouraged to indicate which of 7 program elements from all four concepts they preferred. Although only 4 community members attended the Online Open House, the survey received 46 responses, a majority of which supported 2 tennis courts to remain at Pioneer Park. Results show that a majority of people refrained from rating the program elements and submitted the default order for Concept 1 (two tennis court configuration). This indicates that the survey was primarily used to advocate for 2 courts, and provide general comments, rather than indicate which program elements are most desirable. Concept 4 received the second amount of votes but respondents typically did not provide written comments other than a concern for parking on 6th Ave.


Town of Frisco Pioneer Park

[Introduction](#)
[Project Information](#)
[Background](#)
[Community Engagement Process &...](#)
[Conceptual Design Options](#)



PIONEER PARK | CONCEPT 1-PROGRAM ELEMENTS



The following designs offer varying visions for a new park layout to serve a wide range of users, integrate with the existing habitat, and incorporate feedback from the public. As you investigate the different layouts and program elements in each of the four concepts please consider which elements appeal to you most so that the team can work to develop a preferred concept that satisfies the most visitors.

Concept 1

Concept 1, Program Elements

Concept 2

Concept 2, Program Elements

Concept 3

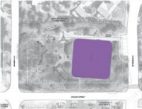
Concept 3, Program Elements

Concept 4

Concept 4, Program Elements

Which Program Elements Appeal to you?

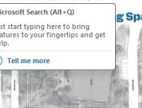
Court Configuration – Replace Both Tennis Courts



- Replace slab with post tensioned concrete
- Improve space between courts for user comfort and to avoid user conflict
- Replace tennis fencing, nets, and add practice wall
- Tennis court plaza space (outside of courts)
- Tennis court sign-up/reservation board
- Seating/benches with shade structure between courts

Estimate \$500,000 - \$600,000

Open Space



Microsoft Search (Alt+Q)
Just start typing here to bring features to your fingertips and get help.
[Tell me more](#)

- Place plaza with seasonal shade element (tensile fabric shade sail that can be removed in winter)
- Built-in seat wall
- Flexible space for additional site furnishings or small events

Estimate \$50,000 - \$75,000

Passive Park Zone



- Picnic tables and grills nestled among the existing trees
- Benches located along paths

Estimate \$10,000 - \$20,000

Discovery Play and Nature Play Nodes



- Nature based discovery play nodes along park paths to encourage intergenerational play and engagement (stumps, logs, mud, benches, games, etc.)
- Play hut located on the peninsula

Circulation & Park Access



- Main entry off N. 6th Ave with wide concrete walkway
- Park identity sign at 6th & Galena
- Formalize secondary access midblock on Galena
- Wetland boardwalks with bench and interpretive signage
- Soft surface paths (decomposed granite 24" to 48" wide)
- Head in parking on 6th Ave (6 parking spaces total – 1 ADA van)
- Crosswalk murals at 6th and Galena to highlight connections to park. Local artist collaboration

Estimate \$450,000 - \$550,000

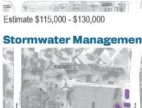
Support Features & Infrastructure



- Vegetated buffer along north edge to screen noise and activity
- Park restrooms – year-round access with drinking fountain/water bottle filler
- Site amenities: bike racks, trash and recycling containers
- Large fence opening at tennis courts to leave open in winter for non-tennis winter use or during the summer for misc. programming (movies in the park, fitness/dance classes, etc.)
- Visual barriers (low post and cable fence) and info signage to protect wetland areas

Estimate \$115,000 - \$130,000

Stormwater Management Methods



- Utilize landscape buffer on north and east sides for stormwater management
- Collect runoff from paved areas (courts, park entry promenade and plaza space) and direct to infiltration areas

Estimate \$25,000 - \$35,000

General Project Comments (Collected via email or Town website)

The project team received 13 comments from the public over the course of the project. Please see Appendix I for a record of comments collected via email or the Town's website.

General Comments Summary

- Desires to allow the natural setting of the park to remain and support with minimal improvements
- Interest in adding pickleball courts to the park
- Requests to minimize noise within the park
- Appreciation for free tennis courts for the public
- Concern about a loss of quaintness as Frisco is developed and a call to minimize changes to the park
- Offers to help with the planning of tennis court improvements
- Request for information about the Online Community Meeting
- Appreciation that 2 dedicated tennis courts are available for the public
- Concern about the noise of new program elements like basketball
- Concern about the preferences derived from the survey and an impression of biases in the questions
- Concern about the conclusions of the voting and an unclear process
- A request to review the gathered survey data
- Notification to nearby residents to participate in the Online Meeting survey

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Appendix A - K94K + Gear Repair Fair

Meeting Record

PIONEER PARK

Frisco, Colorado

Community Engagement Outreach #1 – LAPS K94K & Gear Repair

Schedule:

- Saturday, September 13, 2025
- LAPS K94K - Setup began at 7:30 AM. Engagement 8:00-11:00 AM
- Repair Fair – Setup began 11:15 AM. Engagement 11:30 AM-2 PM

Social Media Blasts in Advance: None

Effectiveness of Announcements: N/A

General Comments on Attendance K94K:

- Initial interactions were with other booth/table participants who were primarily residents outside of Frisco.
- Minimal booth interaction before the K94K race
- Tables/booths were not uniformly spread around the park with more "activity intense" tables being on the other side of the walkway. Greatest engagement occurred when 1 person remained at the table with the Brainstorm Boards and 1 person walked around other areas of the park, chatted with attendees and guided them to table.
- By 10:45am, most remaining attendees had either already engaged with staff or were from out of town. Began tear-down to move over to Frisco Adventure Park for Repair Fair
- Approximately 35 flyers were distributed across both events. An additional 6 people at the K94K race directly accessed the QR code without the flyer and 1 person at the Repair Fair.

General Comments on Attendance Repair Fair:

- Steady stream of community engagement with locals
- Had conversations with people who were volunteering at the Repair Fair and people who were attending the fair. Of the volunteers at the fair, most were Town employees from across different departments, and about half were Frisco residents. Most of the attendees were residents of Frisco or nearby areas.
- More people were aware of the park and some even lived close to it currently or previously.
- Repair Fair ended at 2pm



Brainstorm Board 1: If you had a magic wand and could change one thing about the Pioneer Park immediately, what would it be?

Brainstorm Board 2: How can we make Pioneer Park better serve the Frisco community?

- Signage – This was the first topic added to the board but multiple people commented in agreement. Multiple people indicated they were surprised to learn that Pioneer Park was a community park and not a private HOA.
- Dog Park/Dog-Related Space – These ideas were primarily posted by attendees of the K94K race. While this is a community amenity that they would really like to see, the respondents generally acknowledged that Pioneer Park was not the likely best suited space for a dog park given the size, location, and presence of wetlands.
- Gym, Rec Center, Pool – Similar to the requests for a dog park, community members acknowledged that while these are wish lists for Frisco community amenities, they may not be best suited for Pioneer Park.
- Greenhouses/Gardens - Community members indicated interest in community gardens from both the perspective of bringing purpose to an area as well as an initiative that brings the community together for common purpose/ownership of the space
- Restrooms – Several people indicated the importance of upgrading the current portable toilet with a permanent fixture. There were not strong opinions about summer only versus year-round facilities – most people indicated that it was dependent on the final design of Pioneer Park.
- Playground/nature play/discovery play – Community members were more excited about space for nature play than a formal playground. Most people acknowledged the close proximity of Walter Byron Park's traditional playground structure and the desire to keep Pioneer Park more natural feeling. Some individuals also expressed the importance of any developments being ADA accessible with nature/discovery play
- Formal sports – While most conversations were around maintaining the natural beauty of the park, there were requests to keep the tennis courts, add a basketball court, or tennis courts with a smaller footprint.
- Paths/Walkways - A more formal walkway through the existing park or a more established formal garden were discussed with some community members. Importance of clear connectivity throughout Frisco was also of importance.
- Ice Rink with Lights – A couple of conversations suggested adding an ice rink in the winter to activate the space year-round. They also suggested adding lights for evening use.
- More benches
- Covered multi-purpose field house

Comment Board #1



PIONEER PARK BRAINSTORM BOARD



Where is Pioneer Park?




For more information about the project, please visit the Town's website at www.frisco.tx.us, or contact Emma Heath, Planner II, at emmaheath@scjalliance.com.

Stay informed!



Our team will be holding a series of public meetings to gather input from the community. The Town is working with SCJ Alliance to develop a series of public meetings to gather input from the community. The Town is working with SCJ Alliance to develop a series of public meetings to gather input from the community.

If you had a magic wand and could change one thing about the Pioneer Park immediately, what would it be?

**asign added*

**Get rid of the trash cans in snow season. No one uses them and they get filled with ice.*

Activate!

*Pool **

Dog friendly area

Covered Multi-purpose field house

playground

benches

Walking path

YES!

Yes! Yes! Yes!

Gym/weights room mini Rec. center

THRU AN ORIENTAL GARDEN & TREES, FLOWERS, SHRUBS TREES, GAZING/MIRROR BALL

dog park

greenhouses

The logo for the Town of Frisco, Colorado, features a stylized mountain range and a sailboat within a circular emblem. Below the emblem, the text "TOWN OF FRISCO" is written in a bold, sans-serif font, with "COLORADO" in a smaller font underneath.

TOWN OF FRISCO
COLORADO

PUBLIC ENGAGEMENT PLAN - Appendix A

Pioneer Park

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PIONEER PARK BRAINSTORM BOARD

Question of the Week:

The existing tennis courts are a major feature of the park. How might these courts or the space be improved or reimagined to serve more people and different types of recreation/activities?

1) Pickleball - Dedicated courts - growing sport
Played by all ages

Pickleball is way too loud for the close proximity of houses. It has been given to be too many devices

Yes!!

Expand the height of the fences
Big booty does

Small community (or employee housing) food plot (s) ✓

Only are used and need in the canopy

Yes!! or Community Garden

Low-water native plant garden ← *BEST IDEA!!*

Another practice board

Space doesn't need to be improving that's why we have tennis courts and wetlands all over Byron. Keep it as is

Needs natural that's needed

Yes

Lighting +1

Mini Put Put course

water slide

ice skating rink

pump track

No too!!

tennis

Big muck

New restrooms, paved lot

Loop IT tennis

feather ball

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Question of the week #4

TOWN OF FRISCO **PIONEER PARK BRAINSTORM BOARD**

Question of the Week:
 What types of natural play areas, quiet spaces, or outdoor experiences would help people of all ages connect with nature, unwind, or enjoy being outside year-round?

DOG OFF LEASH
the perimeter of the park is the best place to sit.

Que tipos de áreas de juego naturales, espacios tranquilos o experiencias al aire libre ayudarían a personas de todas las edades a conectarse con la naturaleza, relajarse o disfrutar del aire libre durante todo el año?

*Creating borders
 Dirt, brick, fabric connecting*

*Please
 Save tennis courts.
 we use them
 we also love woods*

Natural landscape w/ flowers and plants to sit.

No water feature needed.

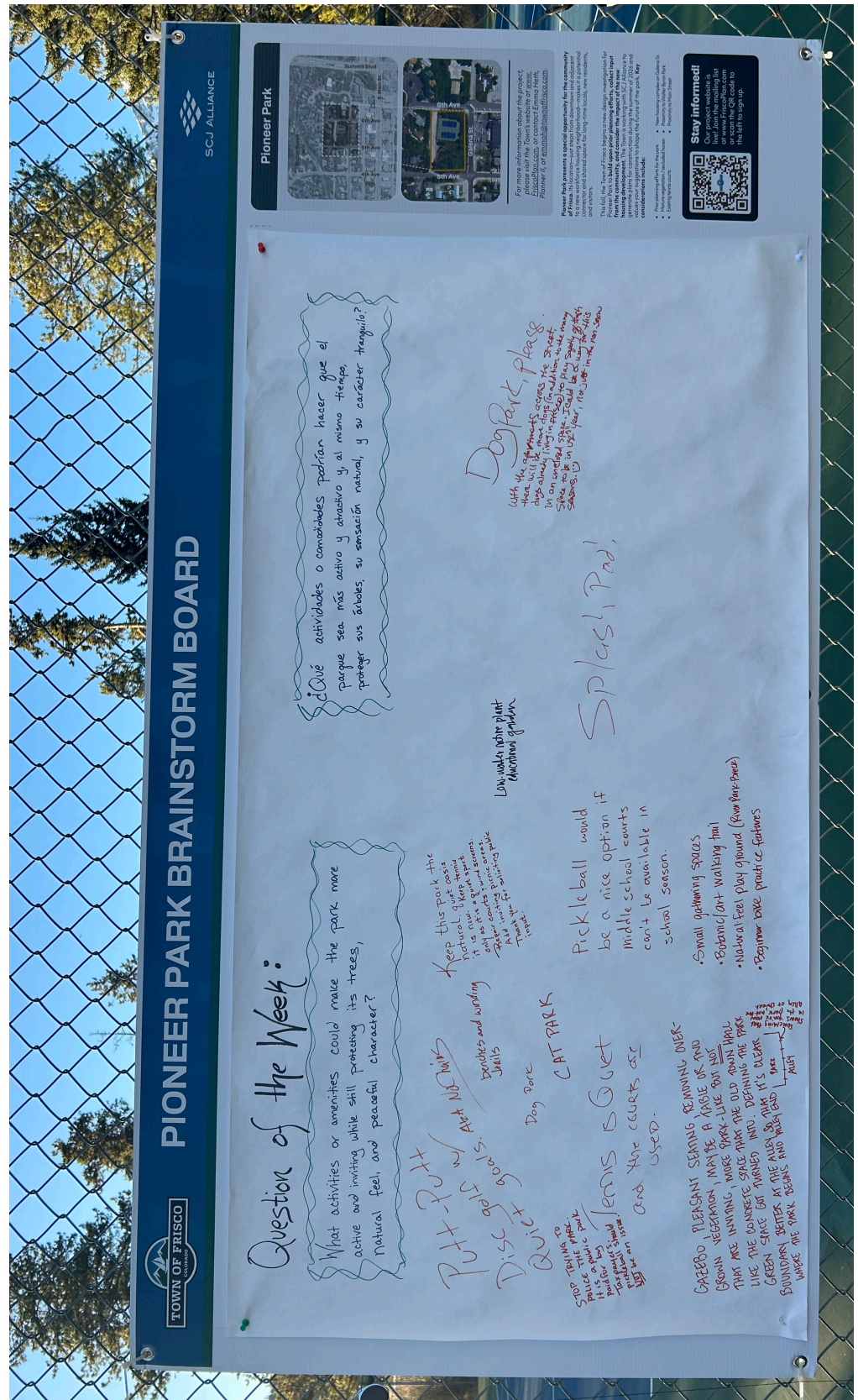
Please Keep the tennis courts.

A park that blends in with nature:

- Small water features
- Natural play ground
- walking paths w/ benches

*P.S. Please keep the tennis courts
 Thank you*

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Page 45

Appendix C - Design Your Own Park (Frisco Elementary)

Dot Tabulation

Highest priority/Interest	3 rd Grade	4 th Grade	5 th Grade		Totals
Push Bike Skills Track	4	4	5		13
Court Playground	1	4	0		5
Improved Courts (Tennis or multi-)	1	2	6		9
Basketball Court Space	7	2	1		10
Pavilion Shade Structure	0	5	1		6
Outdoor Classroom / Gathering Space	2	2	0		4
Group Picnic Area	0	0	0		0
Hammock Garden	10	15	9		34
Nature Play and Gathering Space	2	0	1		3
Nature Discovery Paths	4	1	6		11
Nature Themed Playground	3	15	12		30
Nature Play Loose Parts	0	0	2		2
Bike Rack	1	0	1		2
Drinking Fountain	6	8	5		19
Permanent Restrooms	4	8	9		21
Wayfinding and Interpretive Signage	0	1	1		2
Protect and Enhance Natural Areas	0	0	1		1
Demonstration Garden	5	0	0		5
Habitat Sensitive Circulation	1	1	1		3
Wildscaping & Native Perennials	1	0	0		1
Community Garden Plots	1	1	0		2
Interactive Public Art	3	1	2		6
Use Court Space for Snow Play	4	4	4		12
Outdoor Games	9	6	5		20
					5 th Grade Only
Tree House (Only 5 th Grade)			13		13
Tree Swings (Only 5 th Grade)			8		8



TOWN OF FRISCO
COMMUNITY

PIONEER PARK | IMAGERY BOARD

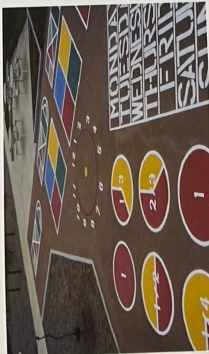


SCJ ALLIANCE

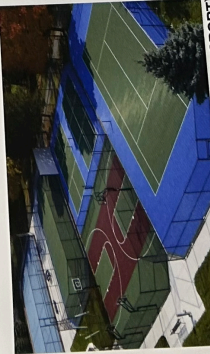
ACTIVE RECREATION



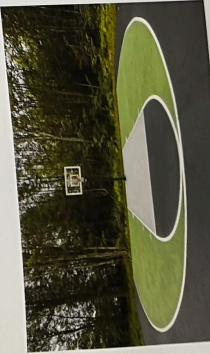
PUSH BIKE SKILLS TRACK



COURT PLAYGROUND



IMPROVED COURTS (TENNIS OR MULTI-SPORT)

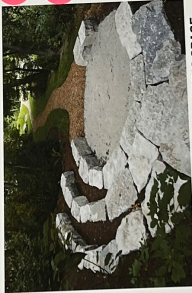


DEDICATED BASKETBALL COURT SPACE

COMMUNITY/GATHERING SPACE



PAVILION SHADE STRUCTURE



OUTDOOR CLASSROOM/GATHERING SPACE

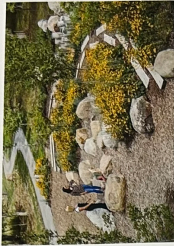


GROUP PICNIC AREA



HAMMOCK GARDEN

NATURE INTERACTION & PLAY



NATURE PLAY AND GATHERING SPACE



NATURE DISCOVERY PATHS



NATURE THEMED PLAYGROUND

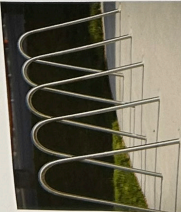


NATURE PLAY LOOSE PARTS



PIONEER PARK | IMAGERY BOARD

SUPPORT AMENITIES



BIKE RACK



DRINKING FOUNTAIN

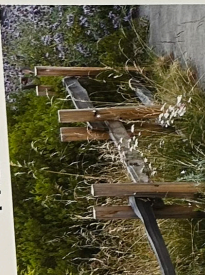


PERMANENT RESTROOMS



WAYFINDING & INTERPRETIVE SIGNAGE

PRESERVATION & RESTORATION



PROTECT & ENHANCE NATURAL AREAS



DEMONSTRATION GARDEN



HABITAT SENSITIVE CIRCULATION

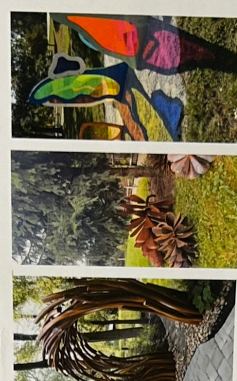


WILDSCAPING & NATIVE PERENNIALS

OTHER OPTIONS



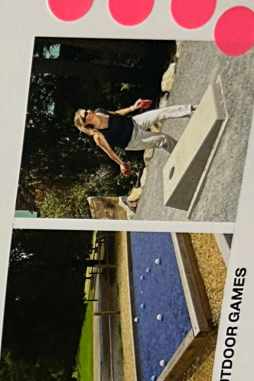
COMMUNITY GARDEN PLOTS



INTERACTIVE PUBLIC ART

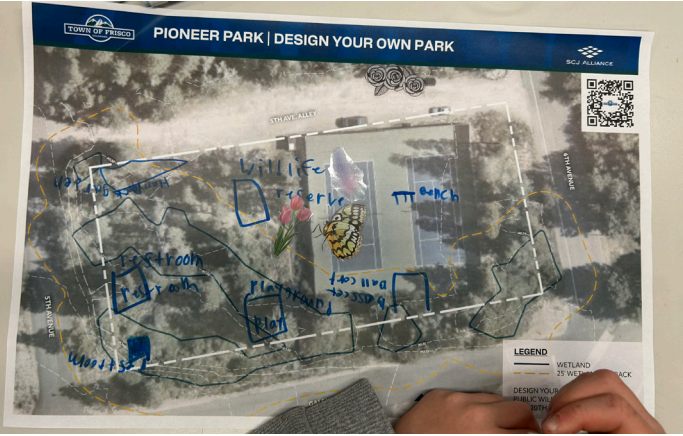
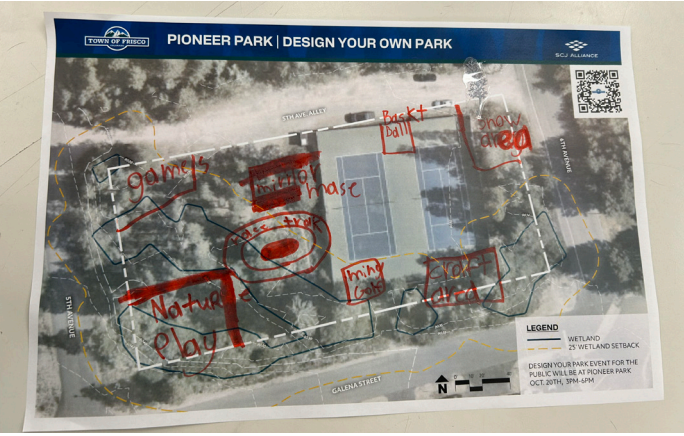
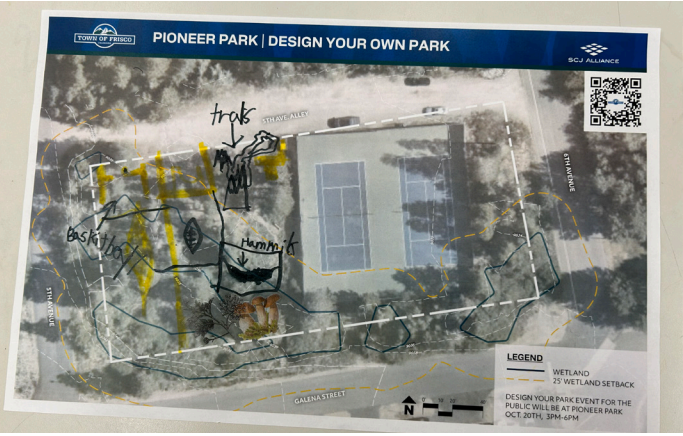
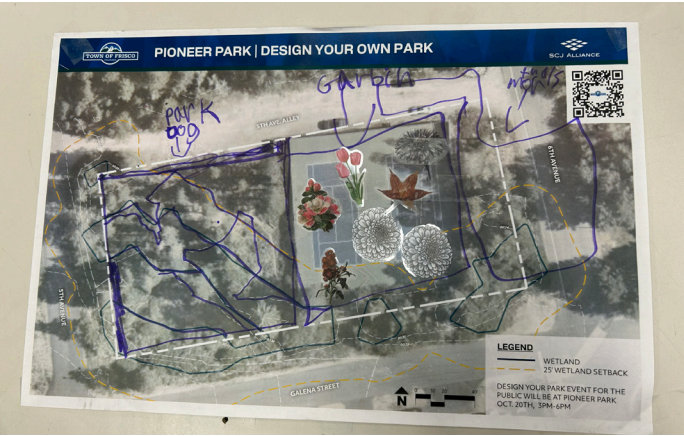
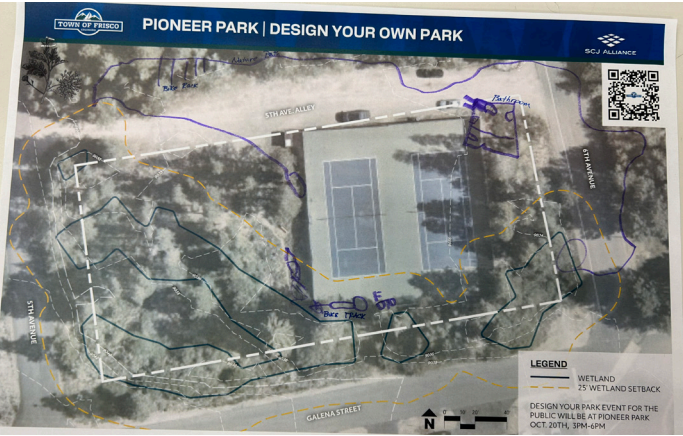


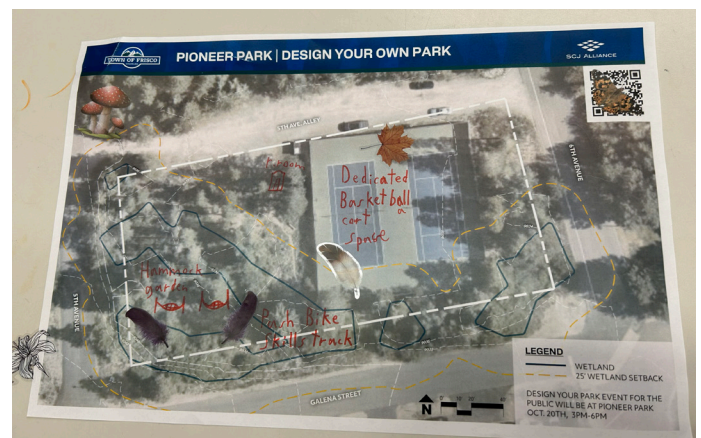
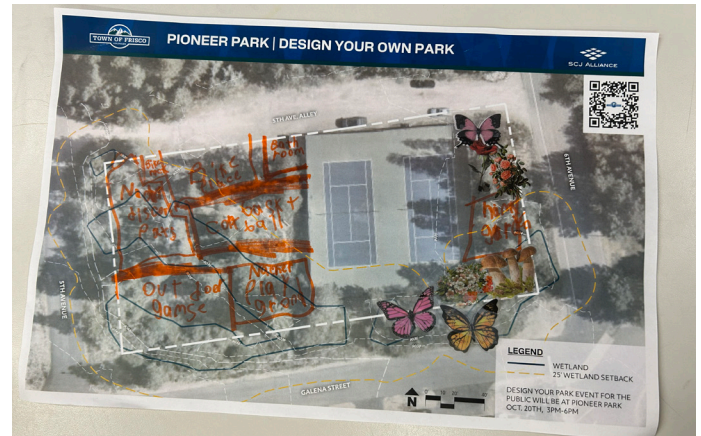
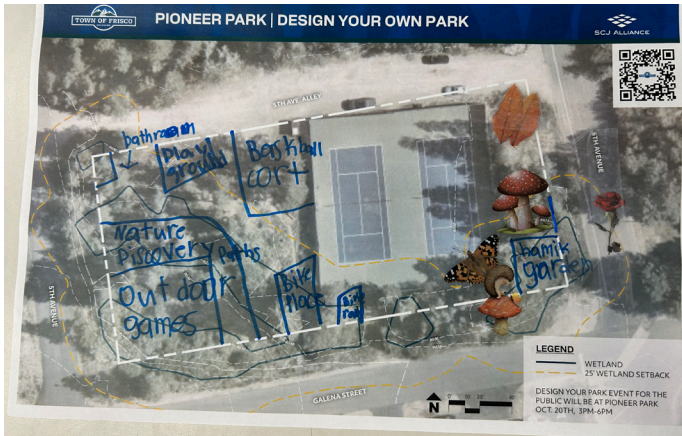
USE COURT SPACE FOR SNOW PLAY



OUTDOOR GAMES

Design Your Own Park Sketches:





PIONEER PARK | IMAGERY BOARD

ACTIVE RECREATION

PUSH BIKE SKILLS TRACK

COURT PLAYGROUND

IMPROVED COURTS (TENNIS OR MULTI-SPORT)

EDUCATED BASKETBALL COURT SPACE

COMMUNITY/GATHERING SPACE

PAVILION SHADE STRUCTURE

OUTDOOR CLASSROOM/ GATHERING SPACE

GROUP PICNIC AREA

HAMMOCK GARDEN

NATURE INTERACTION & PLAY

NATURE PLAY AND GATHERING SPACE

NATURE DISCOVERY PATHS

NATURE THEMED PLAYGROUND

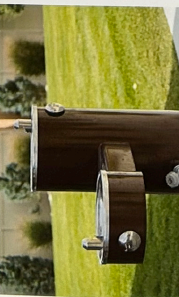
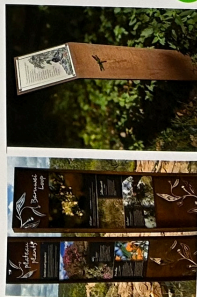
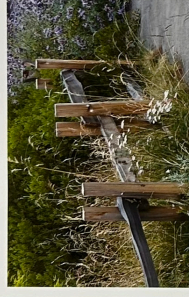
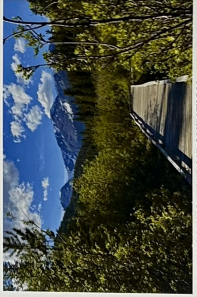
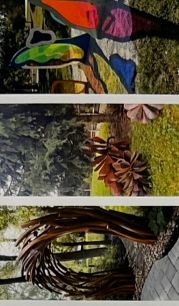
NATURE PLAY LOOSE PARTS



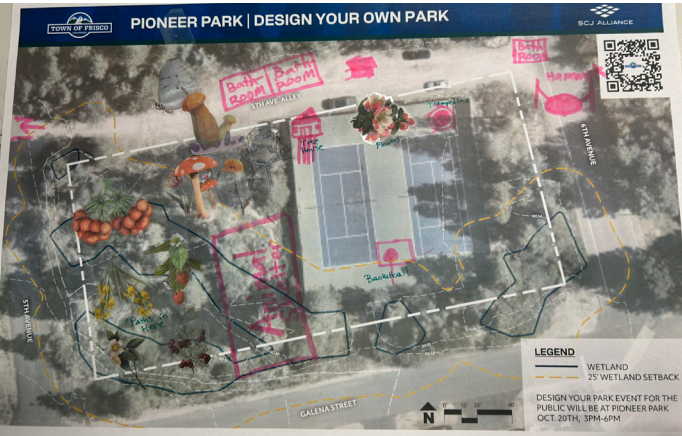
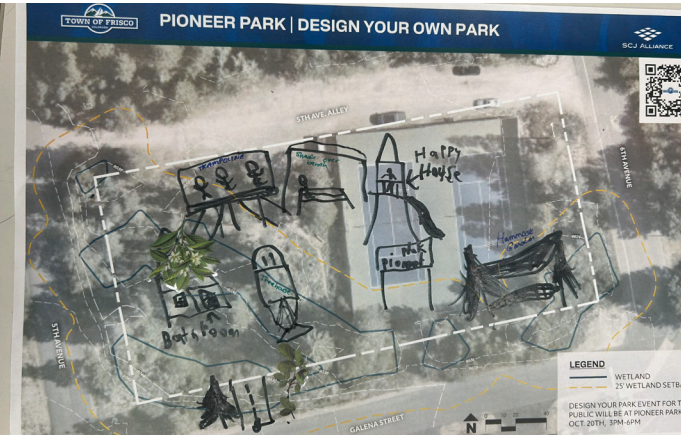
PIONEER PARK | IMAGERY BOARD

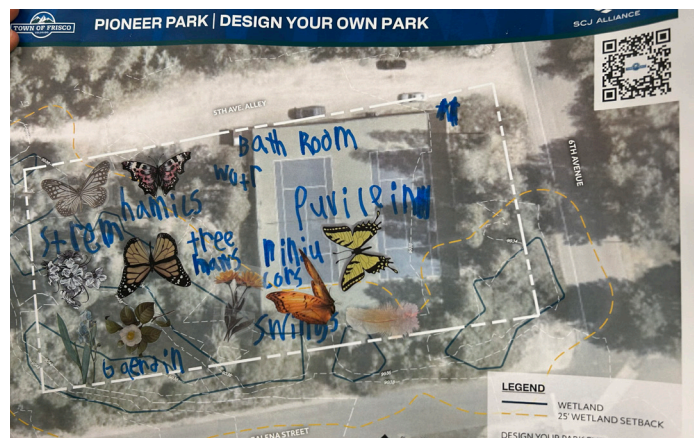
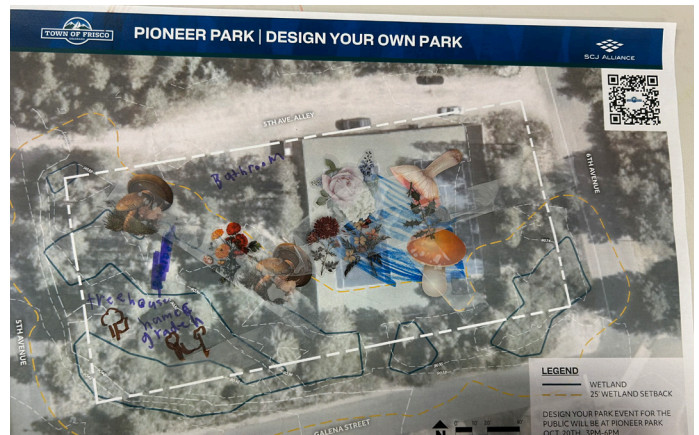


SCJ ALLIANCE

SUPPORT AMENITIES	PRESERVATION & RESTORATION	OTHER OPTIONS
 BIKE RACK  DRINKING FOUNTAIN  PERMANENT RESTROOMS  WAYFINDING & INTERPRETIVE SIGNAGE	 PROTECT & ENHANCE NATURAL AREAS  DEMONSTRATION GARDEN  HABITAT SENSITIVE CIRCULATION  WILDSCAPING & NATIVE PERENNIALS	 COMMUNITY GARDEN PLOTS  INTERACTIVE PUBLIC ART  USE COURT SPACE FOR SNOW PLAY  OUTDOOR GAMES

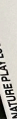
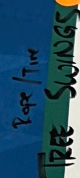
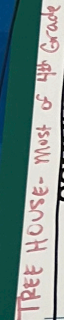
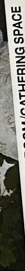
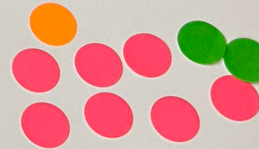
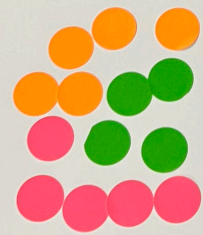
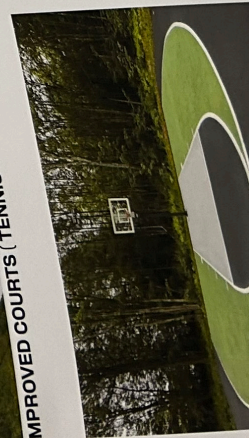
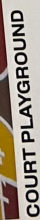
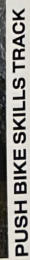
Design Your Own Park Sketches:





Dot Voting Board A:

ACTIVE RECREATION





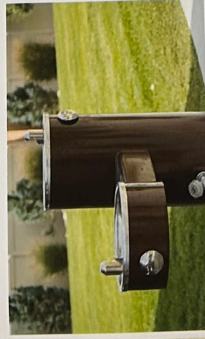
PIONEER PARK | IMAGERY BOARD



SUPPORT AMENITIES



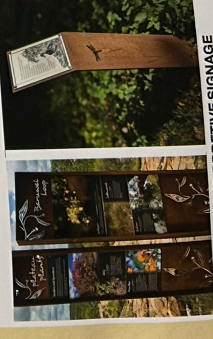
BIKE RACK



DRINKING FOUNTAIN

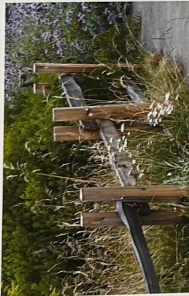


PERMANENT RESTROOMS



WAYFINDING & INTERPRETIVE SIGNAGE

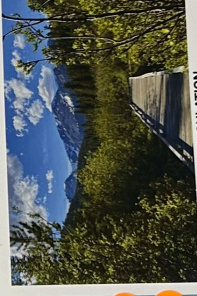
PRESERVATION & RESTORATION



PROTECT & ENHANCE NATURAL AREAS



DEMONSTRATION GARDEN



HABITAT SENSITIVE CIRCULATION

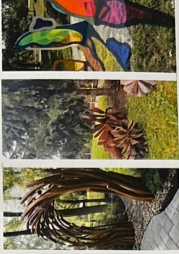


WILDSCAPING & NATIVE PERENNIALS

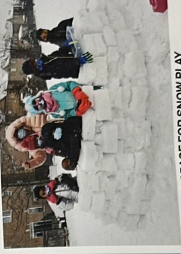
OTHER OPTIONS



COMMUNITY GARDEN PLOTS



INTERACTIVE PUBLIC ART



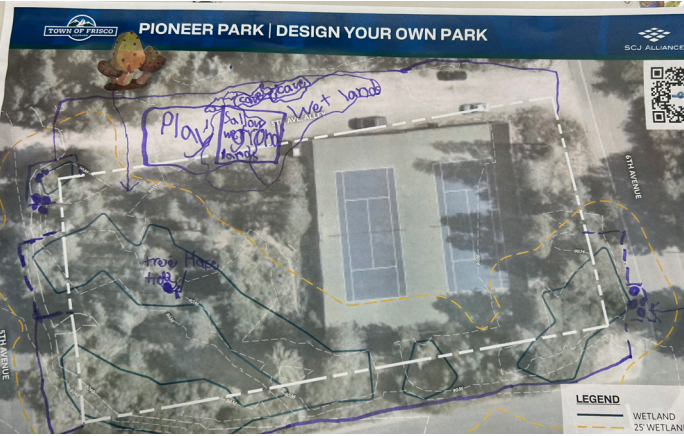
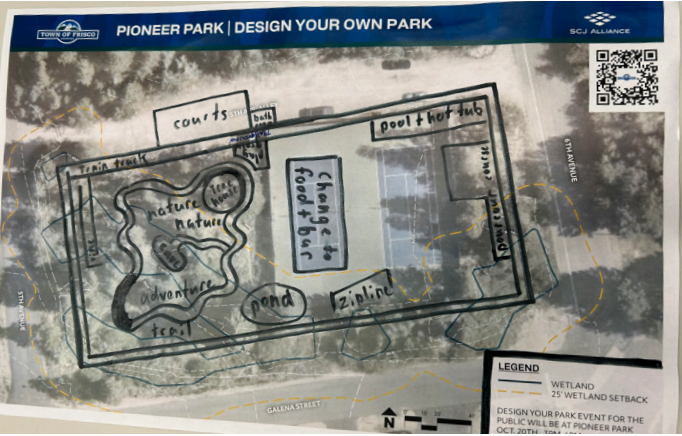
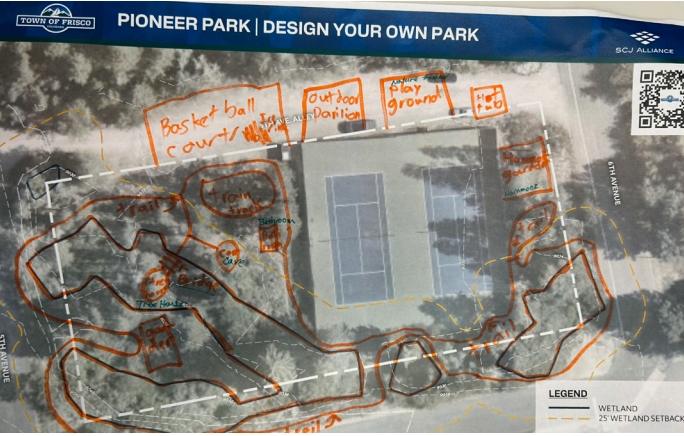
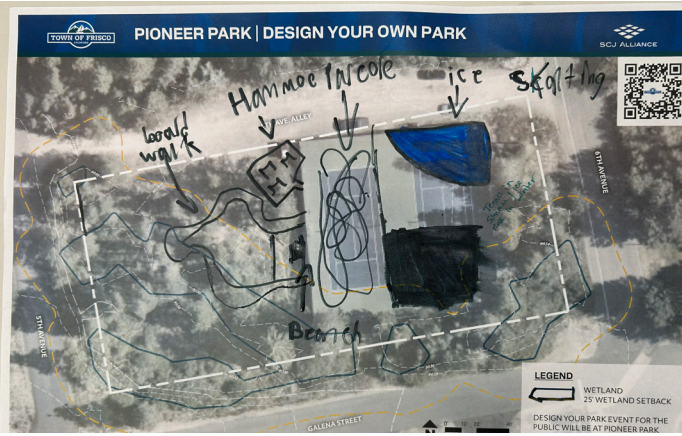
USE COURT SPACE FOR SNOW PLAY

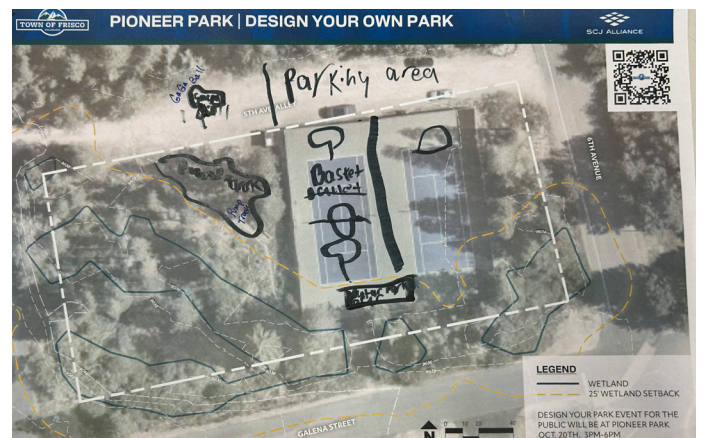


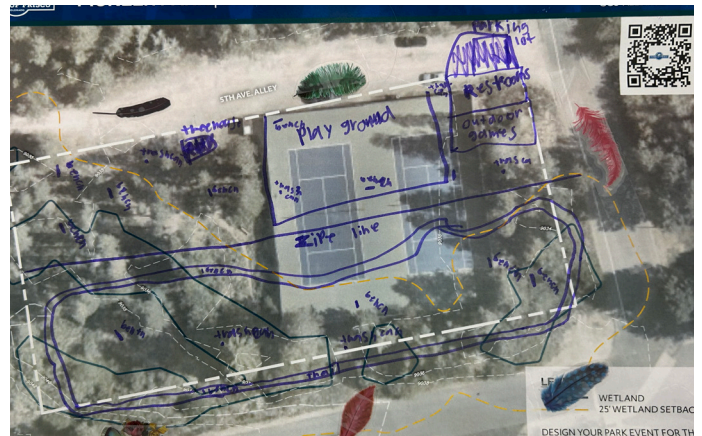
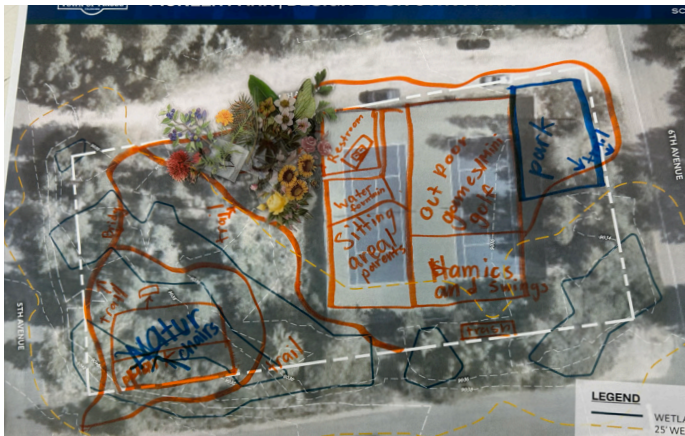
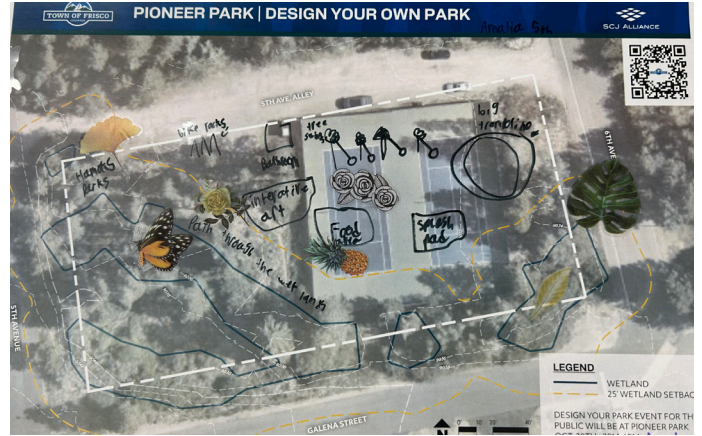
OUTDOOR GAMES

SLEDGING HILL

Design Your Own Park Sketches:







Appendix D - Design Your Own Park

Sign In Sheets

PIONEER PARK

For project updates please sign below:

Design Your Own Park Event

Date: 10/20/25
Time: 3:00pm

Name	Email	Phone
MAURA Altschuler	mauram@a	46
MARGO SABATINI	GALICIAST	
410-316-5544		
Blair Miller	BlairM@tao	
PAUL Arelsen	AXEPENN	
Zach Berge	Zackyou@	
Lynn Rys	lynnrys@	
Robt Lisa Dierkhams	Lisad623@y	
Chuck & Carolyn Lamm	carolynlamm	8
Keith Winters	Keith.D.Wi	
Barbara Young	Barbara.Young	
Sandi Beard	sbeard51@	8
baroldyke@yahoo.com	Brian K	3
Diane Schuler	hatmaker@	2
Myers & Clementine	mordeciahans	
Ben Myers	bmyers@lisc	3
Mary & Peter Massoletti	massoletti@	2229
Kristin Brownson	kristinbrownson	
Loli Resini	loli_resini	03
Beth Magnuson	magnuson331@	
Curt Magnuson	"	"



For project updates please sign below:

Design your own Pink Event

[illegible]

Imagery Boards - Dot Voting

PIONEER PARK | IMAGERY BOARD



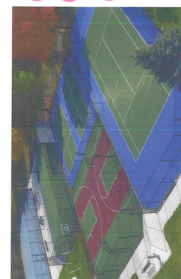
ACTIVE RECREATION



PUSH BIKE SKILLS TRACK



COURT PLAYGROUND



IMPROVED COURTS (TENNIS OR MULTI-SPORT)



DEDICATED BASKETBALL COURT SPACE

COMMUNITY/GATHERING SPACE



PAVILION SHADE STRUCTURE



OUTDOOR CLASSROOM/GATHERING SPACE



GROUP PICNIC AREA



HAMMOCK GARDEN

NATURE INTERACTION & PLAY



NATURE PLAY AND GATHERING SPACE



NATURE DISCOVERY PATHS



NATURE THEMED PLAYGROUND



NATURE PLAY LOOSE PARTS

10/20/25 Design your own Park Board

Imagery Boards - Dot Voting

PIONEER PARK | IMAGERY BOARD

SCJ ALLIANCE

SUPPORT AMENITIES



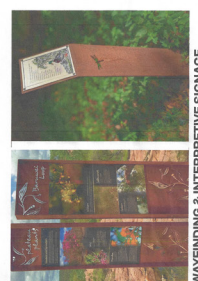
BIKE RACK



DRINKING FOUNTAIN



PERMANENT RESTROOMS



WAYFINDING & INTERPRETIVE SIGNAGE

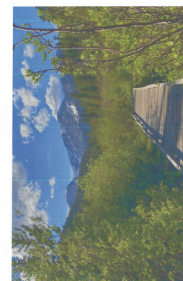
PRESERVATION & RESTORATION



PROTECT & ENHANCE NATURAL AREAS



DEMONSTRATION GARDEN



HABITAT SENSITIVE CIRCULATION

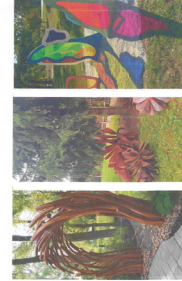


WILDCAPING & NATIVE PERENNIALS

OTHER OPTIONS



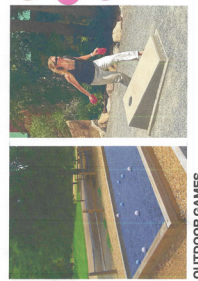
COMMUNITY GARDEN PLOTS



INTERACTIVE PUBLIC ART



USE COURT SPACE FOR SNOW PLAY



OUTDOOR GAMES

10/20/25. Design your own Park Event. scjwml

Comment Cards

Public written comment

1. Please do not cut down any trees.
2. Playground not needed; others at Walter Byron & Mainna.
3. Tennis courts get used a lot, they need to stay.

Not sure much if anything needs to be done

Also - The present courts are very well protected from wind. Keep that!

I love tennis, and other things too! The problem with sharing tennis courts w/ pickleball, is that pickleball players tend to take over and play for hours. Please improve →

the middle school courts and push pickleball there. There is almost unlimited parking :-

From a N 5th owner:

Please consider most of us do not play tennis and the peninsula is a fantastic place for that type of activity. Invest in a solution that is inclusive to the majority of residents and visitors and will be a value to those downtown. The access from main is so unique - make it usable.

Line existing court for pickleball + provide moveable nets

Keep the 2 tennis courts!!! and, the ability to park right outside the gate. I live 7 blocks away and use these courts often and I bring equipment that would be difficult to carry along distance if I could just park next to the gate (ball machine, ball hoppers for drills & kids to take lessons). There are no other courts in Frisco, and no others in all of Summit County that work as well. - Dan Hansen / axedznh@gmail.com

tennis courts need resurfacing improvement



TOWN OF FRISCO

COLORADO

PUBLIC ENGAGEMENT PLAN - Appendix D
Pioneer Park

Page 64

Keep tennis courts

- parking / they are building 54 units across the street
snow storage w/ limited parking

Meditation area?
no pavement for picnic area plz
gardens only, not removing current landscaping

→ Please no pavement / concrete
→ Keep Natural w/ natural elements
(no need for pavilion - great shade already)
→ Use signage to educate about birds?

7-12 yr old interests

Basketball
Batting cages?

small bldg for parties / gatherings?

Pickleball for kids w/ rarer equipment

Tree House
& Rope course.
8-12 year old kids.

to avoid balls end up in neighbor houses
we can extend fences
I have seen many tennis balls ending up in their backyard.

To avoid breaking windows

Soccer Field.
w/ A Basketball court.

"Big kid" park.

Frisco has great little kid playgrounds.



→ TENNIS ONLY! (this is one of
 the few places in the county
 pickleball-free w/o cost)
 → Improved + higher backboard
 → sign in?
 → Bounce ball yes
 → picnic tables / grills
 → keep trees + shrubs!!
 → BIRD SANCTUARY

~~then more~~ allow for other
 use. But also realize sound
 to neighbors is a concern.

~~Make~~ My daughters would
 like a Chik-fil-a ☺

- Please No Dog Park! Frisco has so few public spaces to walk & enjoy nature without stepping in poop. There are many "natural" paths in Frisco for dog owners to walk their dogs.
- Knock off Frisco's Plans for a dark sky! Perhaps a place to sit at night (w/ low lighting) for folks to watch the sky.
- Keep this park natural with wildflowers!

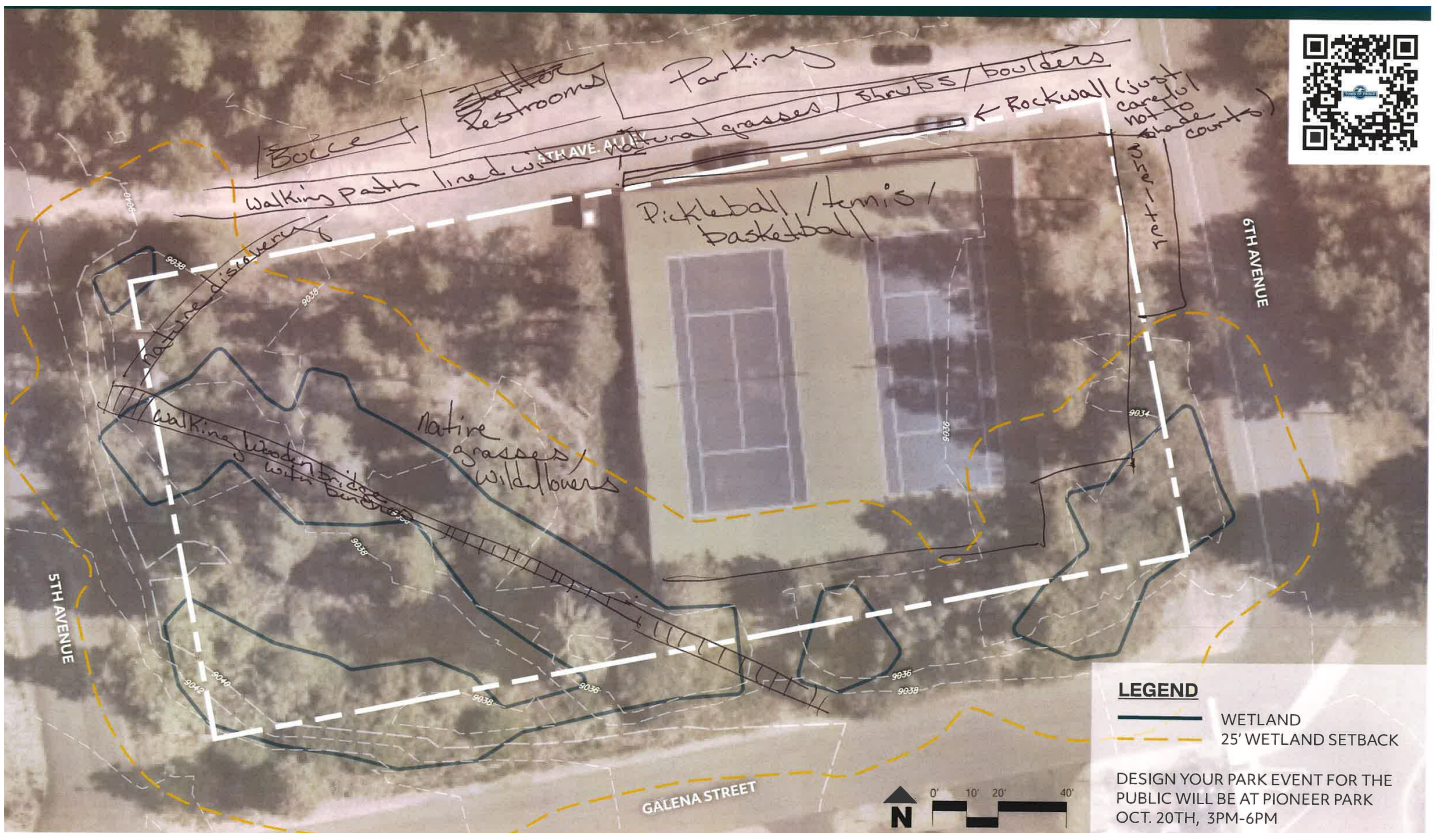
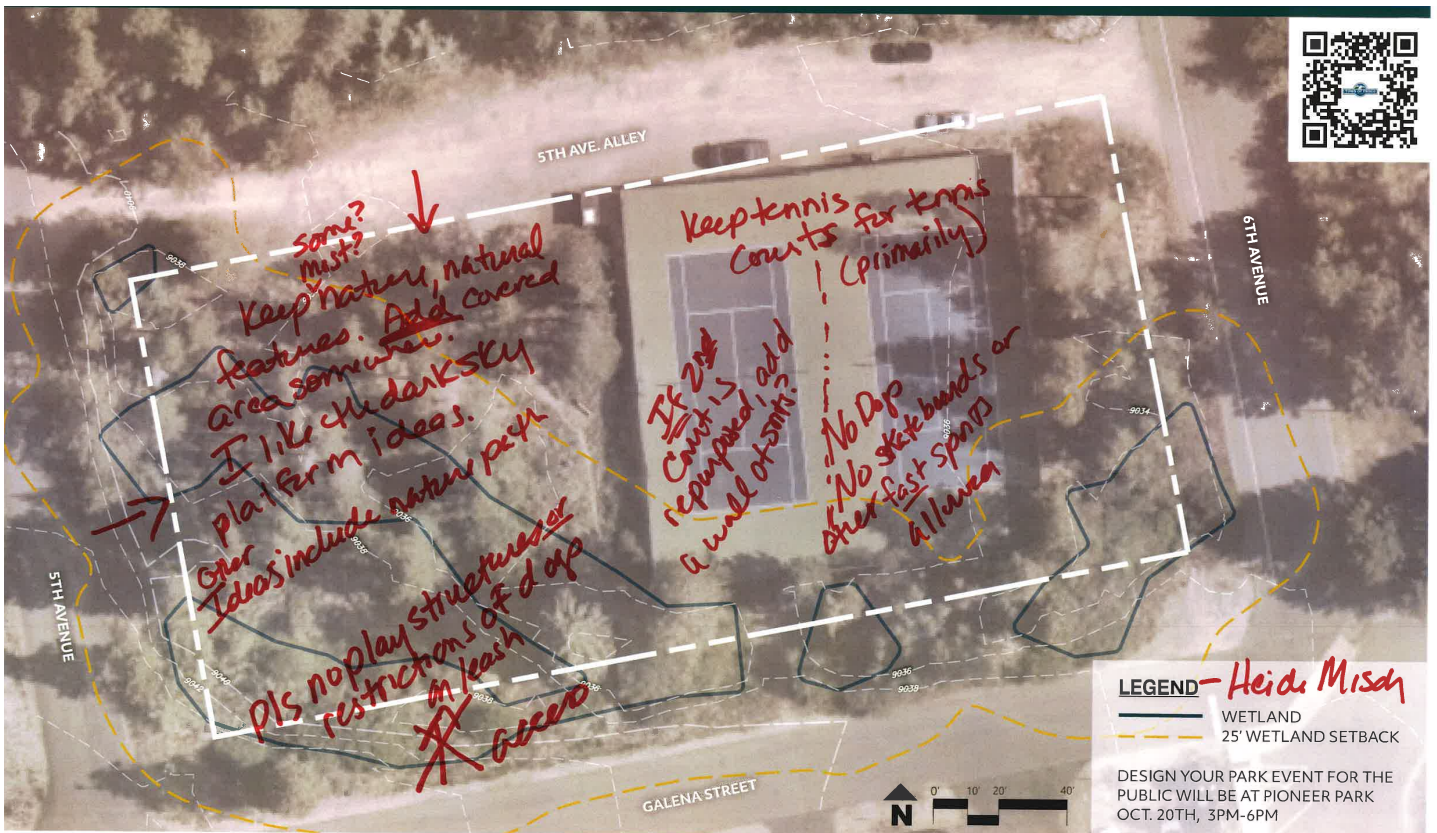
Please leave areas as natural
 as possible - no sod/grass
 This area is one of the last
 remaining natural areas for
 wildlife to find refuge (rabbits
 + foxes)

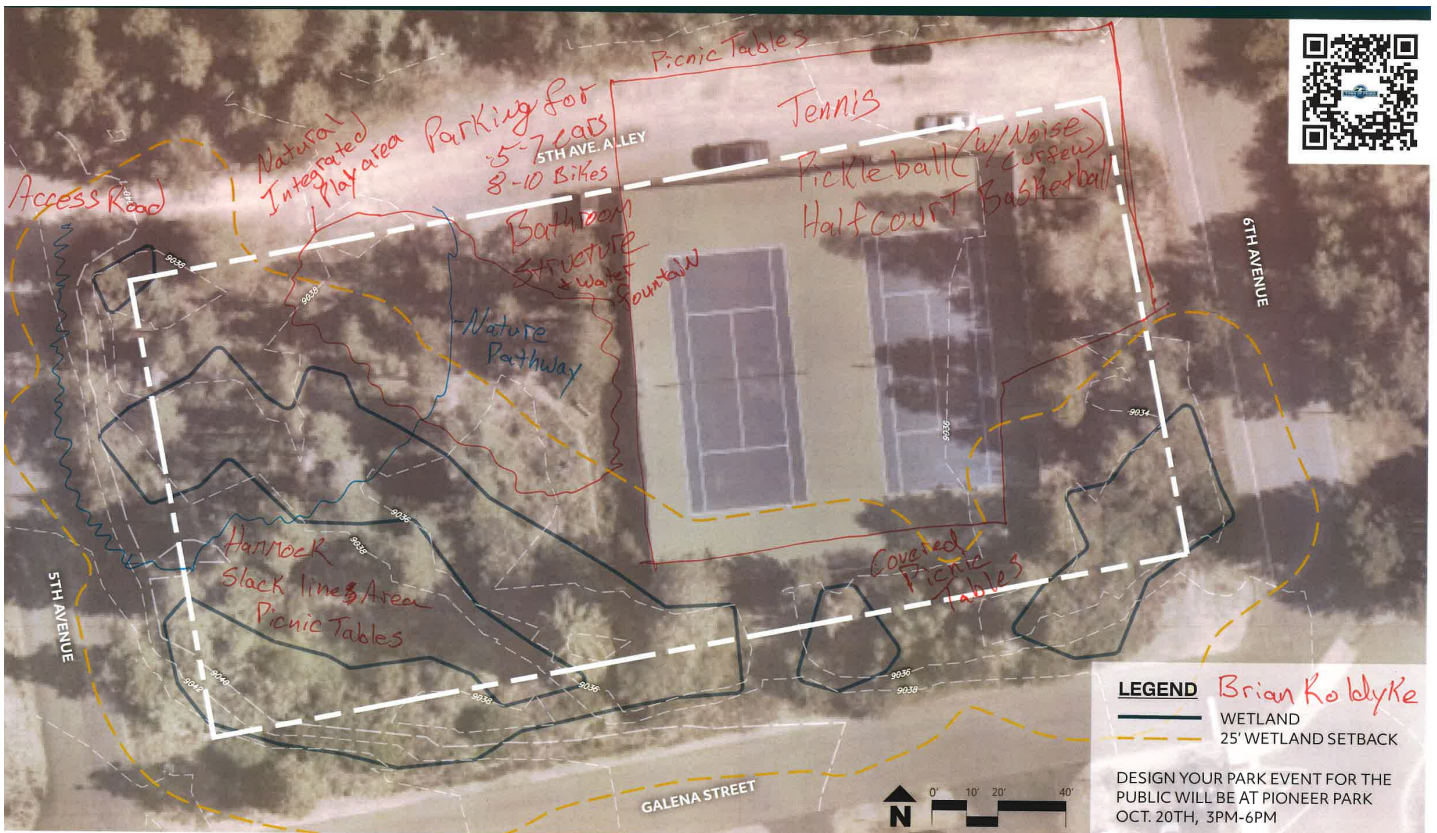


Design Your Own Park Plans

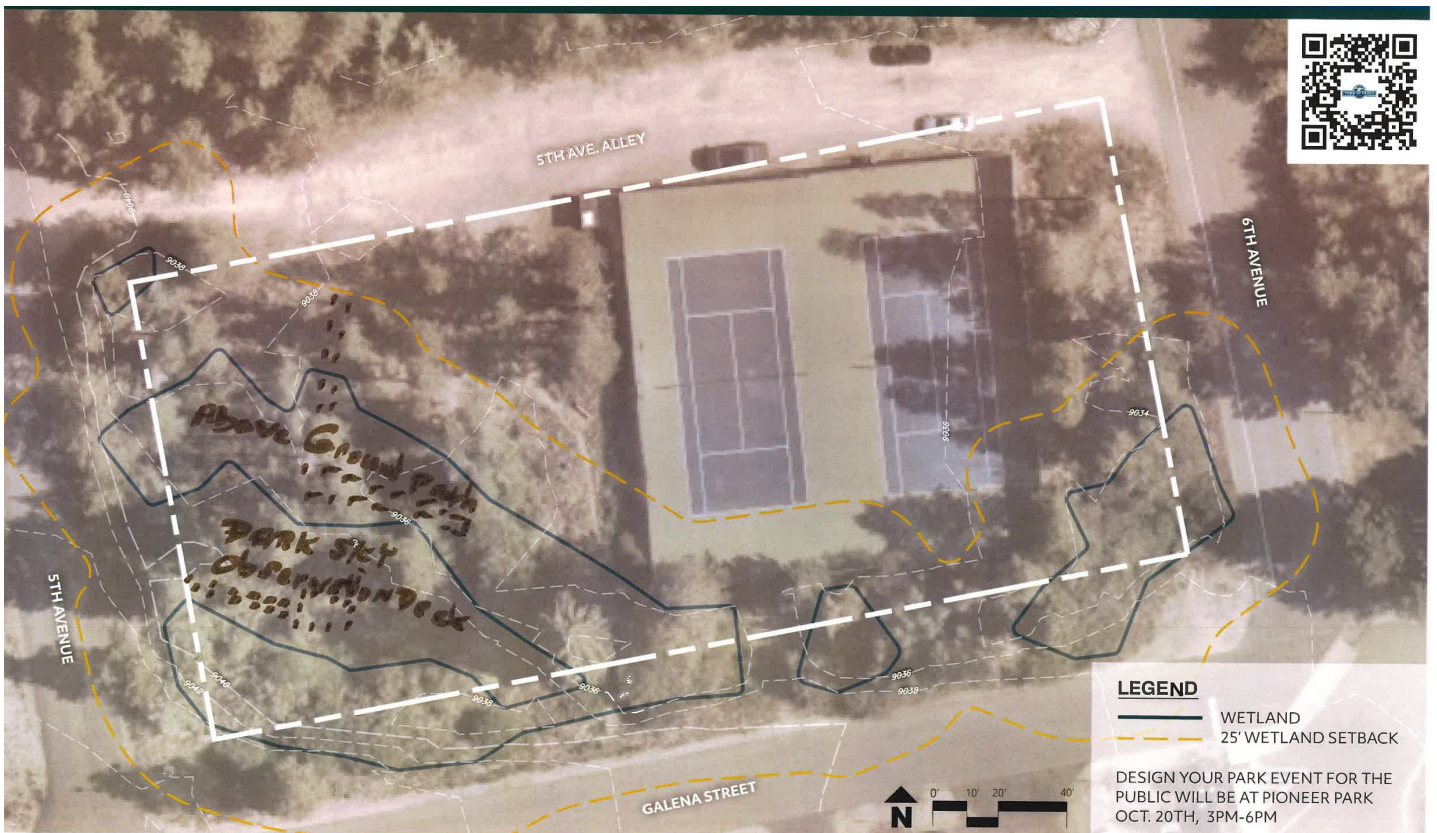
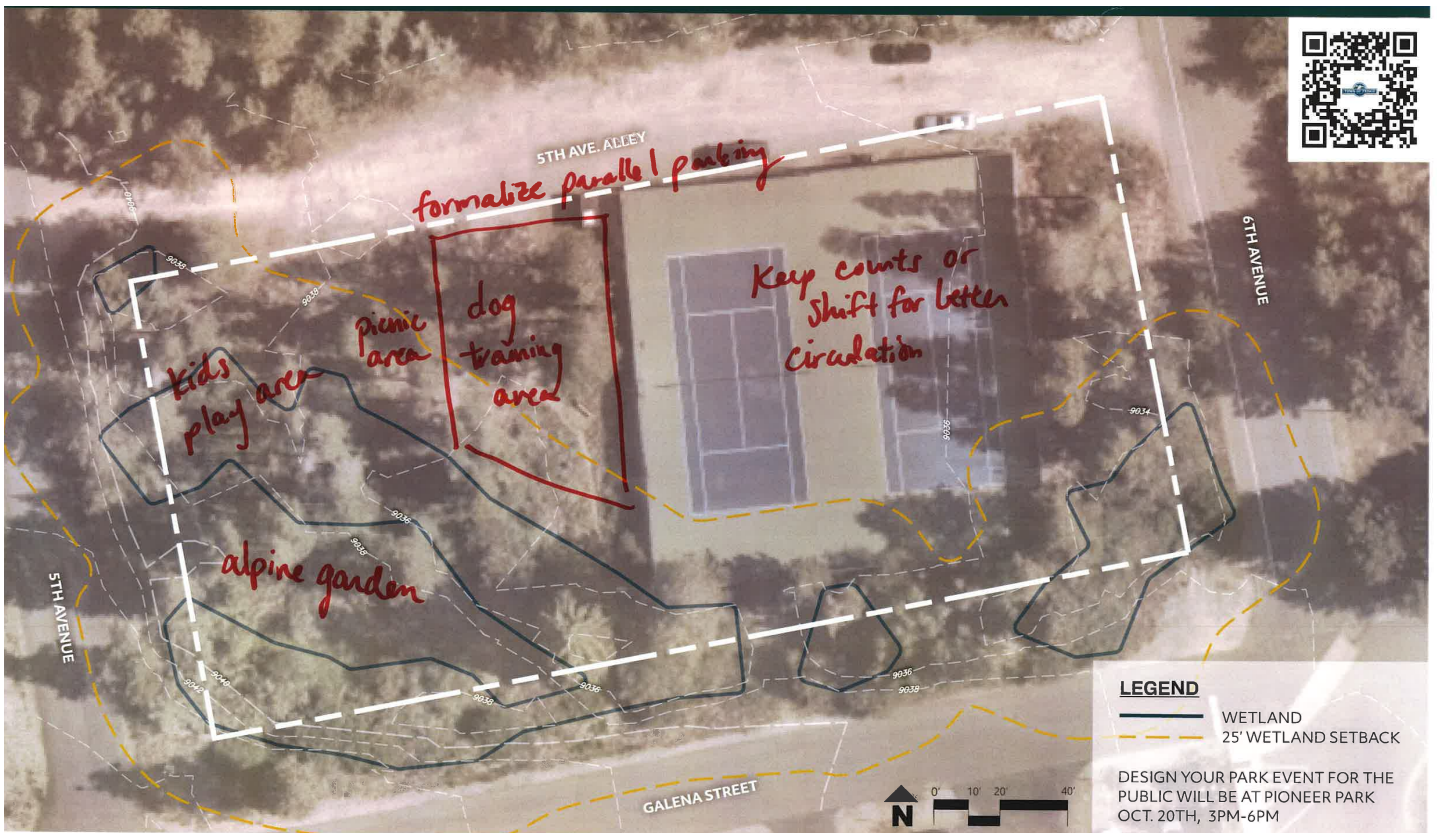
Sketches of potential park layouts by attendees

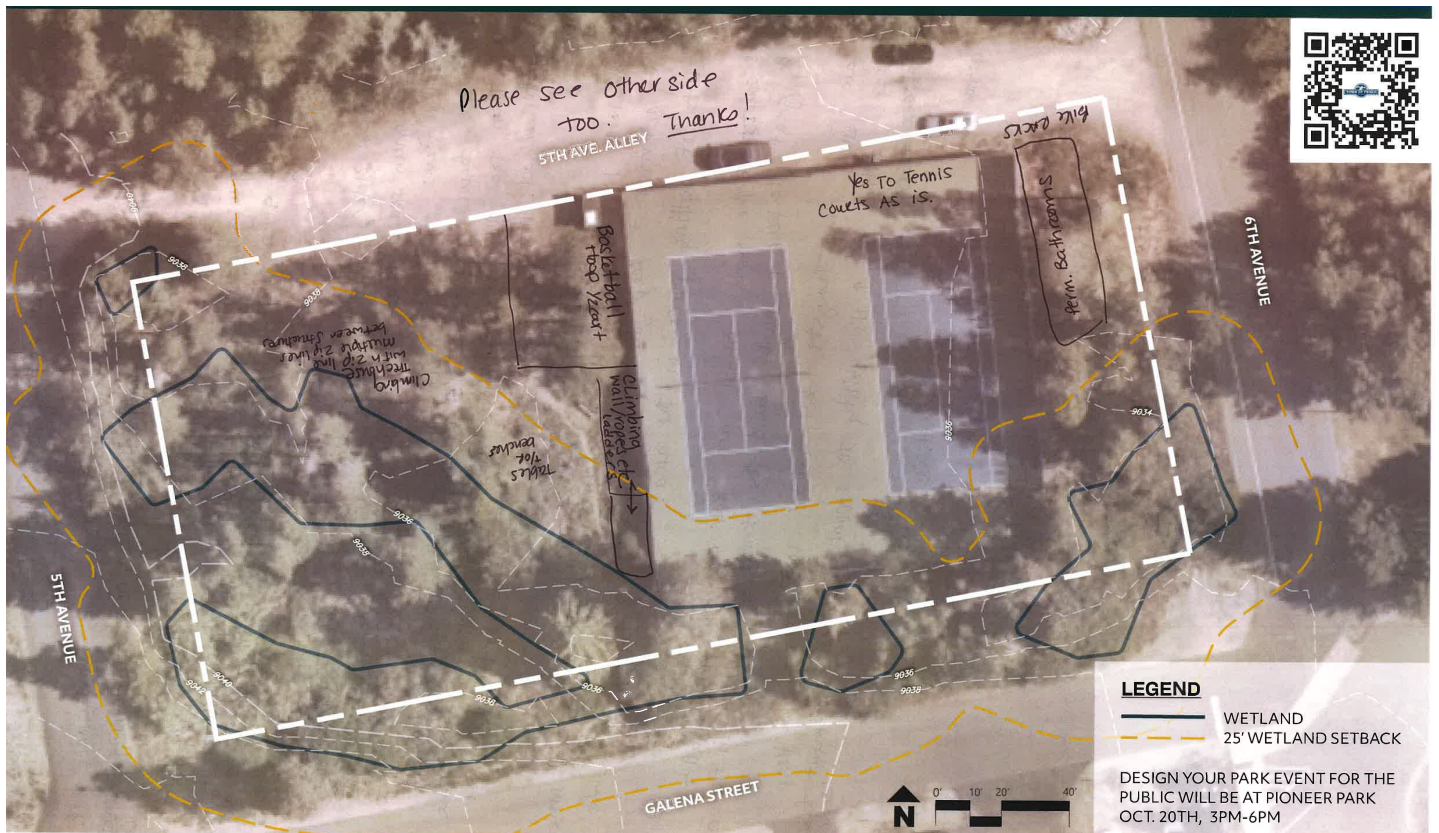


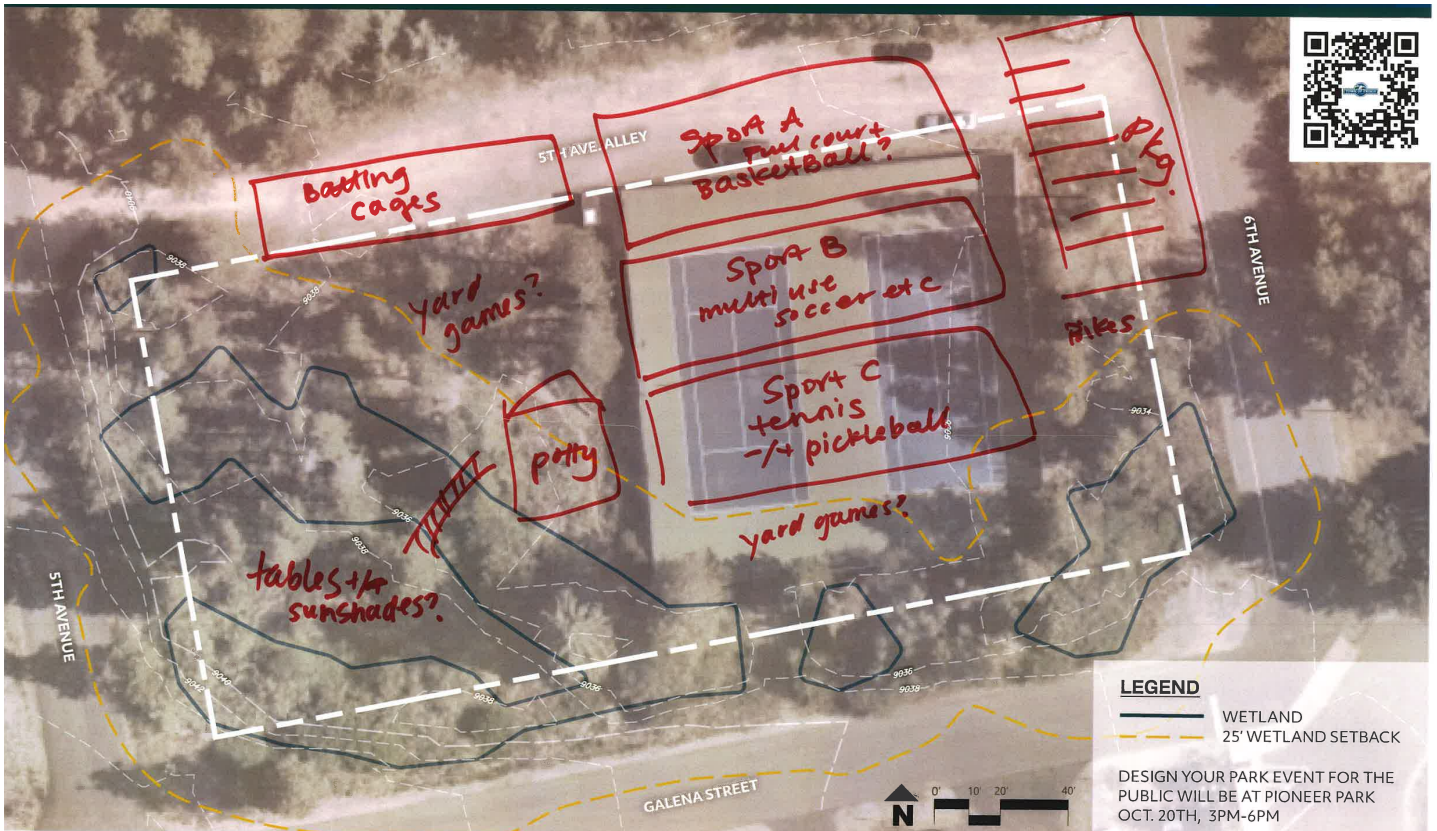








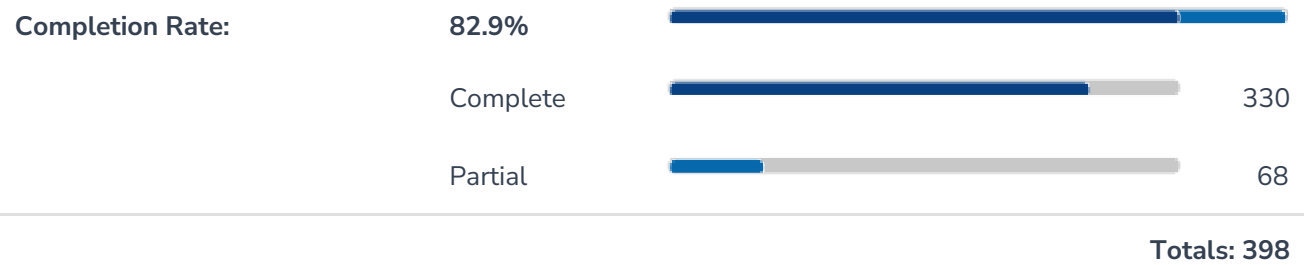




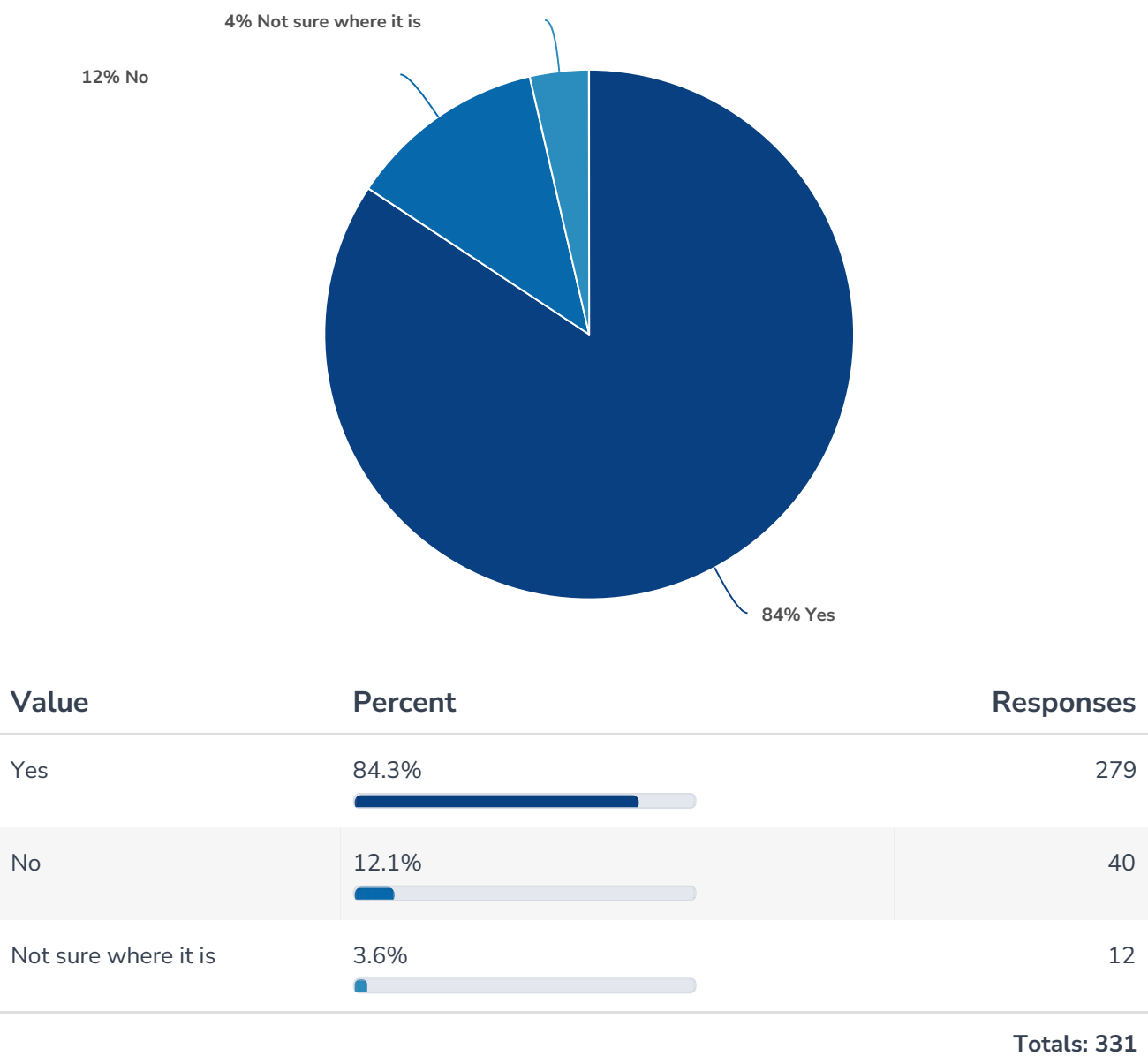
Appendix E - Survey Results

Report for Town of Frisco Pioneer Park Community Survey

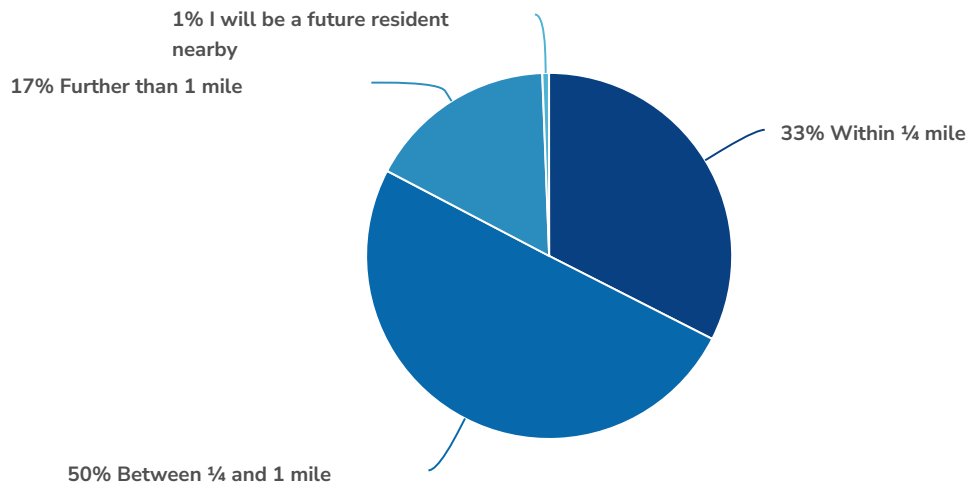
Response Counts



1. Have you visited Pioneer Park before?



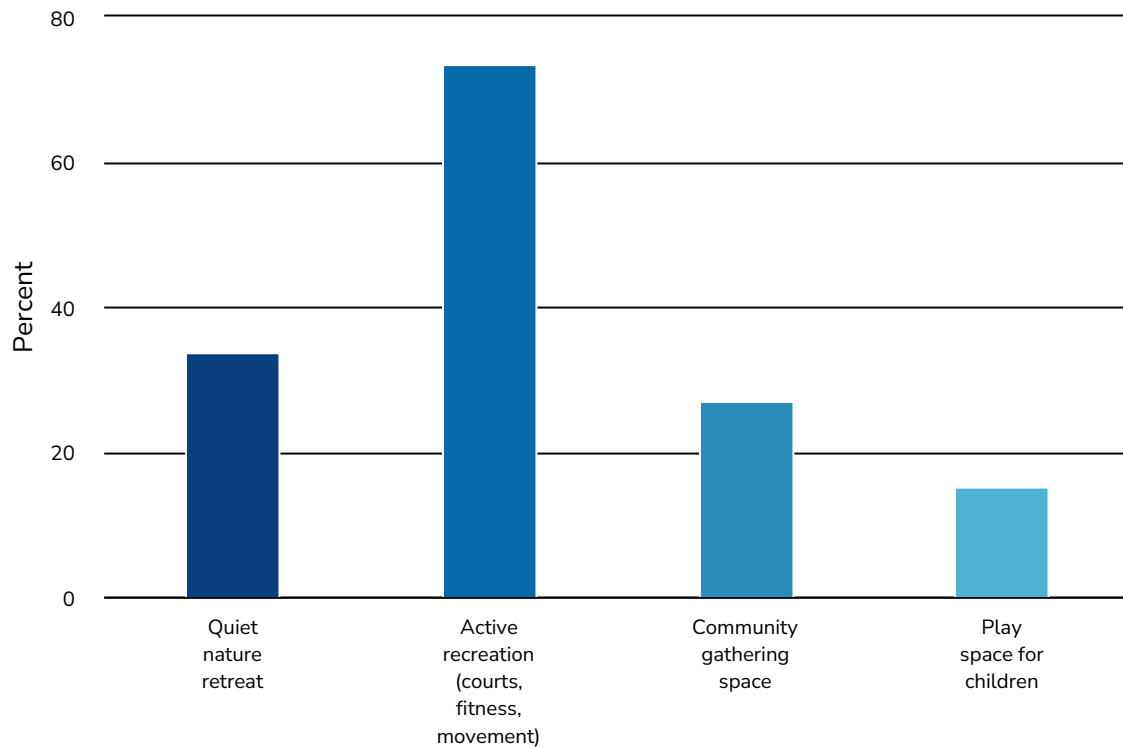
2. How close do you live to Pioneer Park?



Value	Percent	Responses
Within 1/4 mile	32.5%	107
Between 1/4 and 1 mile	50.2%	165
Further than 1 mile	16.7%	55
I will be a future resident nearby	0.6%	2

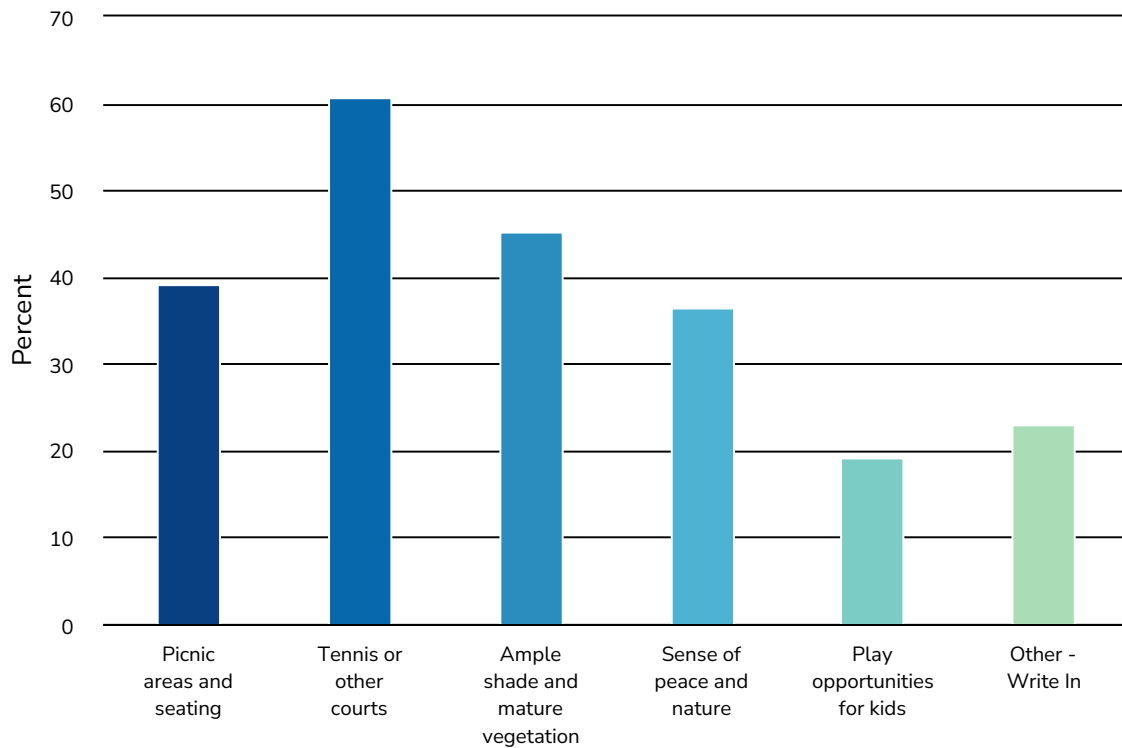
Totals: 329

3. What best describes the overall character you'd like for Pioneer Park?
(choose up to 2)



Value	Percent	Responses
Quiet nature retreat	33.7%	110
Active recreation (courts, fitness, movement)	73.6%	240
Community gathering space	27.0%	88
Play space for children	15.3%	50

4. What makes Pioneer Park (or could make it) a great place to visit?
(choose up to 3)



Value	Percent	Responses
Picnic areas and seating	39.3%	128
Tennis or other courts	60.7%	198
Ample shade and mature vegetation	45.4%	148
Sense of peace and nature	36.5%	119
Play opportunities for kids	19.3%	63
Other - Write In	23.0%	75

Question 4: What makes Pioneer Park (or could make it) a great place to visit?

Other - Write In Responses

Other - Write In	Count
A Chapel where local denominations can gather for services on their day of worship	1
A classic fountain	1
A dog park for off leash play	1
Basketball Court - at least half court- Frisco has zero basketball courts	1
Basketball Court multi-use with tennis courts	1
Basketball court	1
Basketball hoops	1
Climbing walls and things for older children	1
Community garden	1
Could make it a community garden for locals; a rotating sculpture garden; ice skating rink on the courts in winter; outdoor movie location	1
Create safe space for the blue hair residence.	1
Dog Run	1
Dog area	1
Dog park	1
Dog park	1
Dog park. Summit County and Frisco as well. Has a lot of dogs that live here. We don't have a place for dogs to go that is dedicated to them. There's enough room at the park to have a space for this as well as other activities. It doesn't need to be tennis courts, there's courts at the middle school and people can go there to play. A dog park Could have use your round. Unlike tennis courts or Pickleball.	1
Don't build on it!	1
Fenced in dog park	1
Fitness activities	1
Keep tennis...pickle ball is too noisy.	1
Totals	75

Question 4: Continued

Other - Write In	Count
Leave as it is. Perhaps add pickle ball & Porta potty for the summer	1
Live free Music where local musicians can provide enjoyment to the public	1
Lots of fast food restaurants so it fits in with what the council is turning Frisco into. Ten more McDonalds!	1
Mixed recreation, including basketball	1
More and improved tennis courts	1
Multi-use turf (soccer, tennis, etc)	1
NO pickleball, keep tennis courts!	1
Nature/garden park with paths, explore nature, connect to bike path,	1
Not tennis but other fun things - maybe a climbing wall?	1
Off leash dog park	1
Only tennis courts - no other.	1
Picketball Courts	1
Pickle Ball	1
Pickle ball	1
Pickleball	1
Pickleball (I know this is not intended use)	1
Pickleball Court	1
Pickleball and basketball courts	1
Pickleball courts	1
Pickleball!	1
Play area, fitness for grown ups, and a natural themed play area for kids. I.e. no equipment but maybe a mini bike track for little kids, balance logs, rock to climb, little climbing structures,etc	1
Restrooms	1
Totals	75

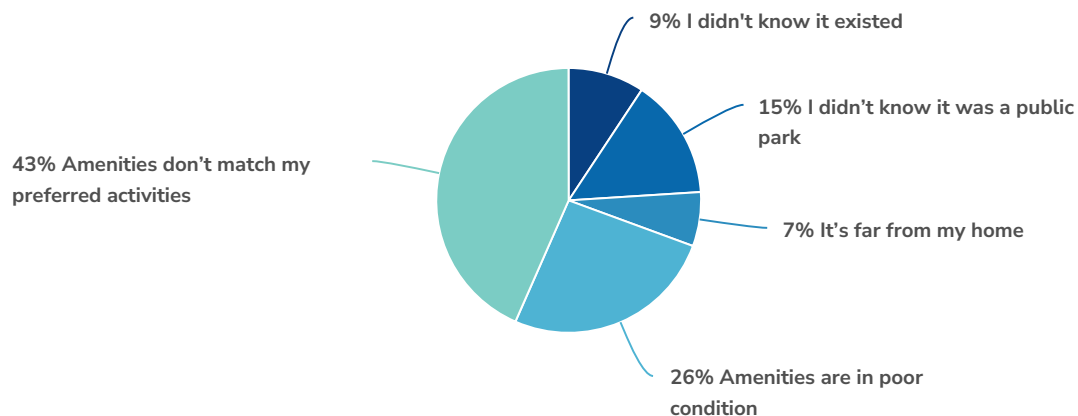
Question 4: Continued

Other - Write In	Count
Restrooms. With Byron Park nearby, additional facilities for children are not needed.	1
Returning it to nature	1
Safe, warm place for kids/teens to gather	1
Some of the only tennis courts in the county without pickleball.	1
Tennis	1
Tennis only; Picel	1
Tennis only; Pickleball is too close to homes with Colorado law on distance from homes with the noise it creates	1
Tennis!	1
Turf field for multi sports	1
Turn this into more affordable housing units. Walter Byron park is very close.	1
We'd love to see it as an official dog park. There are so many dogs in Frisco that need a safe place to play, and could do so safely on a turf surface. This would also be a great place for community members too meet up while their dogs play.	1
Why do we need it when Walter Byron Park is right across the creek within 2 blocks walk to cross the bridge at 4th street?	1
Year round opportunities	1
a place that could accomodate summer and winter activities	1
activities for older kids (basketball? batting cages? hockey? pickleball?) not another playground since Walter Byron is so close w good playground	1
basketball court	1
community needs more park and play space like pioneer park	1
fitness but not courts where you don't feel welcome	1
parking; backboard for tennis	1
pickleball	1
Totals	75

Question 4: Continued

Other - Write In	Count
play opportunities for people of all ages - not just kids. Adults need sober spaces to play in too!	1
redoing the tennis courts and adding lines on the court for pickleball	1
restrooms	1
skateboard park or community garden, ice rink in winter	1
the courts are used for tennis, my family plays there all summer. This summer we had to wait for courts.	1
the park is great if you removed the over growth. most things you've listed are at walter byron park 1 block away.	1
the potential for play areas for kids associated with affordable housing projects	1
there is too much trash collecting on galena side of the "park" in the ditch	1
would be nice to have some workout / rec center options.	1
Totals	75

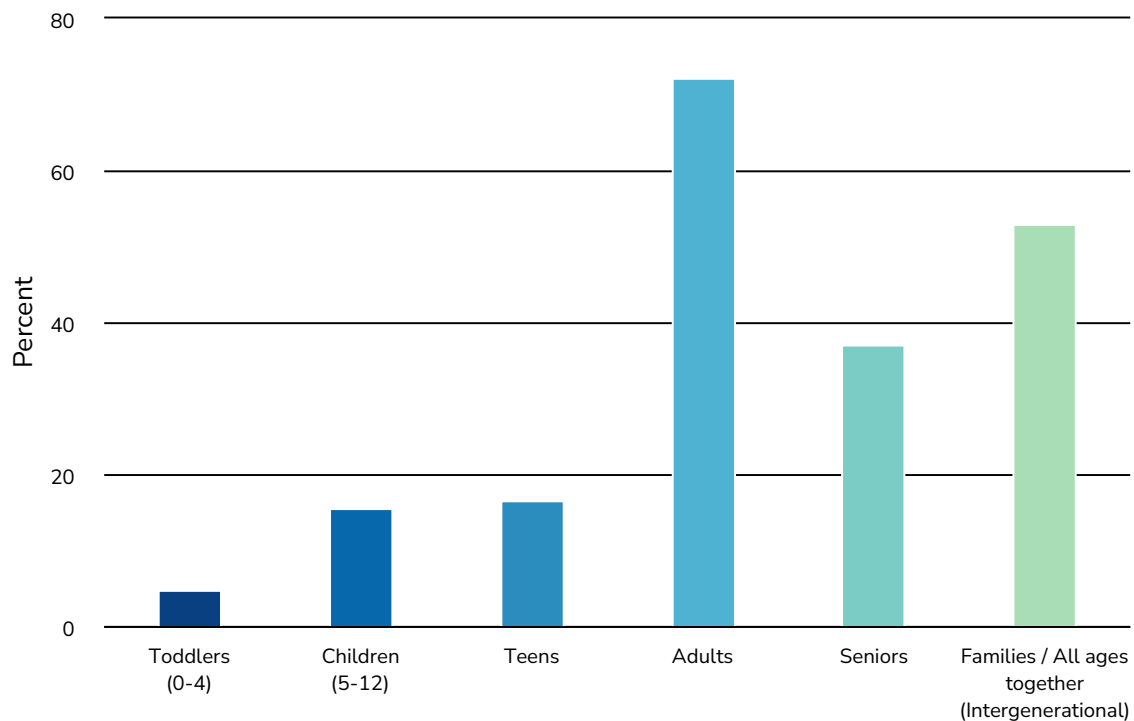
5. What keeps you from using Pioneer Park more often?



Value	Percent	Responses
I didn't know it existed	9.3%	24
I didn't know it was a public park	14.7%	38
It's far from my home	6.6%	17
Amenities are in poor condition	26.0%	67
Amenities don't match my preferred activities	43.4%	112

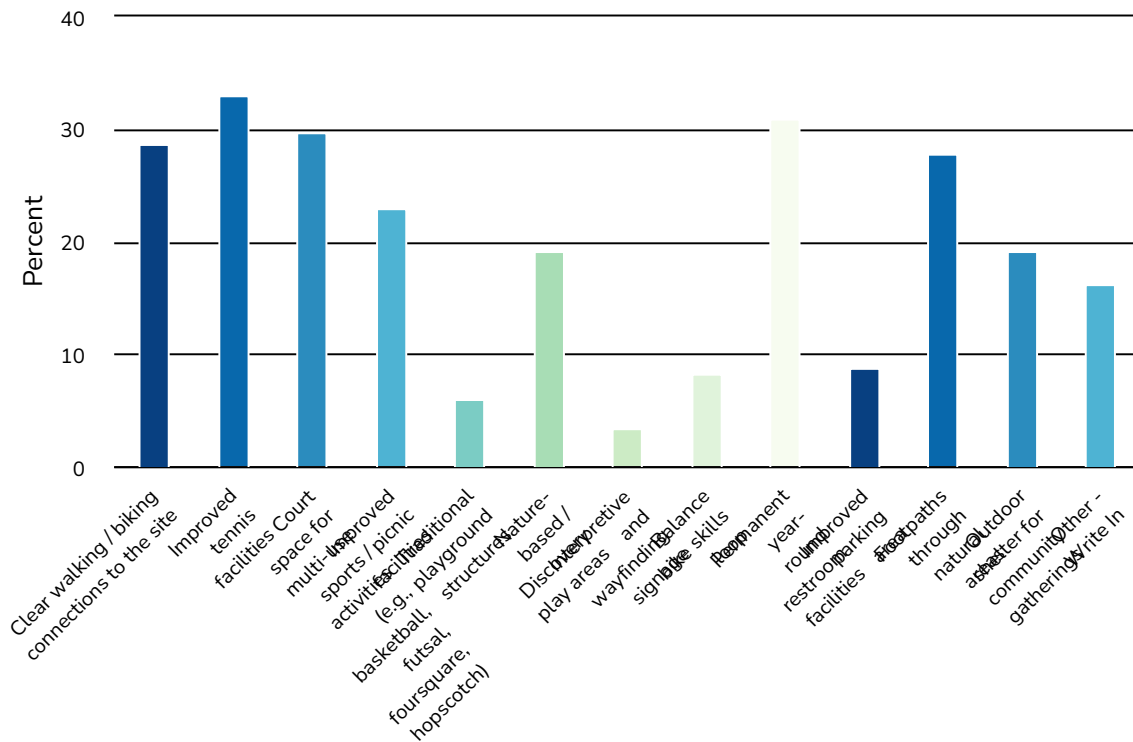
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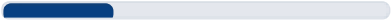
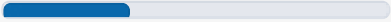
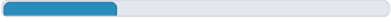
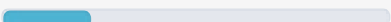
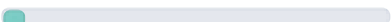
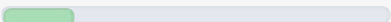
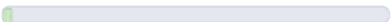
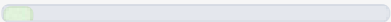
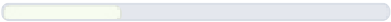
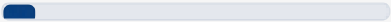
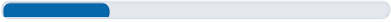
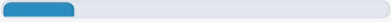
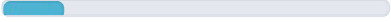
6. For what age groups would you like to see more or different facilities in the improved park? (Choose 2)



Value	Percent	Responses
Toddlers (0-4)	4.8% 	15
Children (5-12)	15.6% 	49
Teens	16.6% 	52
Adults	72.3% 	227
Seniors	37.3% 	117
Families / All ages together (Intergenerational)	53.2% 	167

7. What types of improvements would you most like to see? (choose up to 3)



Value	Percent	Responses
Clear walking / biking connections to the site	28.8% 	94
Improved tennis facilities	33.1% 	108
Court space for multi-use sports / activities (e.g., basketball, futsal, foursquare, hopscotch)	29.8% 	97
Improved picnic facilities	23.0% 	75
Traditional playground structures	6.1% 	20
Nature-based / Discovery play areas	19.3% 	63
Interpretive and wayfinding signage	3.4% 	11
Balance bike skills loop	8.3% 	27
Permanent year-round restroom facilities	31.0% 	101
Improved parking area	8.9% 	29
Footpaths through natural areas	27.9% 	91
Outdoor shelter for community gatherings	19.3% 	63
Other - Write In	16.3% 	53

Question 7: What types of improvements would you most like to see?

Other - Write In Responses

Other - Write In	Count
A fenced in dog park would be our preference. There is a beautiful playground right near there in Walter Byron Park, so that would be redundant.	1
A quiet place for wildlife and birds	1
Add pickleball courts to tennis courts.	1
Bulldoze the trees. Add a Burger King and a Dairy Queen. Create traffic problems! Ignore the residents' wishes. Hail, Frisco City Council!	1
Chapel with a stage for services and Frisco events	1
Clay tennis courts	1
Dog park	1
Fenced in dog area	1
Fenced in dog park	1
Historic Info — isn't there an historic well there? Who are the pioneers it's named for? Also, I'd like to see bench swings in a Frisco park.	1
I like it as is!	1
I would like to see some consideration to include an all season Pickleball court with sound mitigation	1
Improved Tennis Courts	1
Live free music from local musicians	1
Maintain quiet natural wooded park. A well treed park close to Main Street would be a wonderful natural oasis. There is plenty of play space and large group space already available at Walter Byron Park	1
Make it a gardening and conservation center	1
More housing, we have enough pocket parks in town and Walter Byron park is only a couple of blocks away!	1
Nicer landscaping	1
None - just don't spend \$	1
None. Do not spend anymore money	1
Totals	53

Question 7: Continued

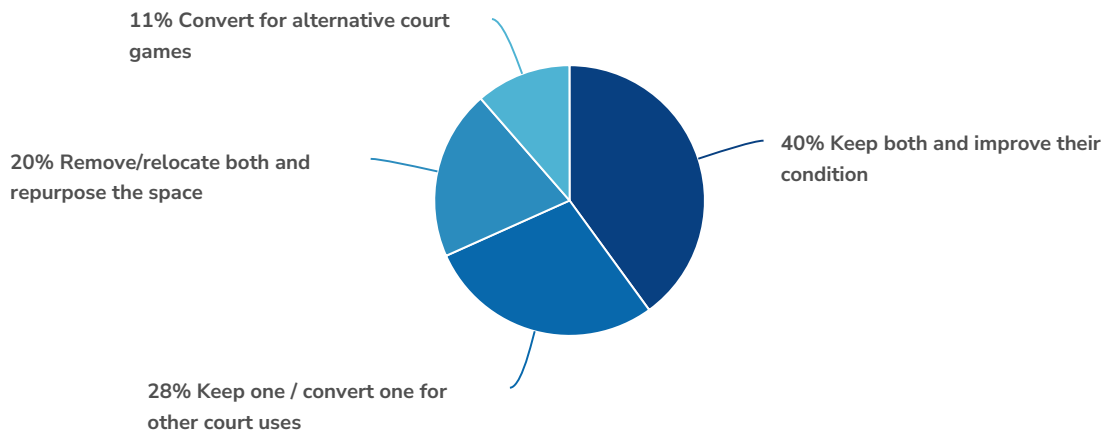
Other - Write In	Count
Off leash dog park	1
PICKLEBALL !!!!	1
Padel / Pickle ball	1
Pickle Ball Courts	1
Pickle ball	1
Pickle ball courts	1
Pickle ball option	1
Pickleball court	1
Pickleball courts	1
Pickleball courts	1
Pickleball courts so the tennis court could still be used, at least one tennis court	1
Please keep this park and the tennis courts peaceful. My patrons and I have been coming here for decades, and we love just the way it is.. also, pickleballers are already taking over Summit County. We like pickleball as well, just not in these courts.	1
Secure place for dogs to play	1
Spend the money on services such as snow plowing	1
Taking out trees affecting tennis courts, ie root problems, etc. Courts need brooms for sweeping and squeegees!	1
We love it as it is but it would be nice to have a permanent restroom structure in place of the port a potty (that location is great, by the way). Some minor improvements to the courts, restrooms, parking and picnic area would make it great!	1
additional courts - the two there get full very quickly	1
covered pickleball court!	1
just clean it up. it's a lovely neighborhood park and should not be redesigned because you are building workforce housing. we bought in this neighborhood for the tennis courts. all of my neighbors have been here for many years and we play tennis. that should mean more than tearing up our park because you are building new construction. please call me for additional	1

Question 7: Continued

Other - Write In	Count
leave it the way it is	1
no improvements necessary	1
pickleball	1
pickleball	1
raised deck walkways through forested areas w bench seating/some picnic areas; quiet, special, surprising	1

Other - Write In	Count
Dog park	3
Pickleball	3
pickleball courts	2
2 pickleball courts	1

8. The park currently has two tennis courts. What would you prefer happen with the existing tennis courts?



Value	Percent	Responses
Keep both and improve their condition	40.0%	126
Keep one / convert one for other court uses	28.3%	89
Remove/relocate both and repurpose the space	20.3%	64
Convert for alternative court games	11.4%	36

Totals: 315

Question 9: Do you have any additional thoughts or ideas to help make Pioneer Park welcoming and a resource for the community? Other - Write In Responses

ResponseID	Response
18	The park is great how it is. It's quiet and there doesn't need to be another park when Walter Byron Park is a 1/4 mile away.
20	With this being the only larger public park space in the downtown area, other than the historic park that has another purpose, this is a great opportunity to have a space that caters to the families that will be living in our workforce housing offerings. Public bathrooms are a must for mothers and young children.
23	My sense is that Walter Byron provides very nice in-town playground facilities, and that the tennis courts at the Middle School suffice for Tennis. I would like to see Pioneer Park as more of a natural, quiet area for picnicking under the trees, and enjoying a peaceful environment.
24	We look forward to an improved Pioneer Park. We live next to the tennis court. Please do not add nor convert to a pickleball court. We actively engaged town council back in 2020 when pickleball was allowed to remove it. It created a serious noise nuisance in nearby homes. Thank you.
27	Playground park for kids. Keep tennis courts
29	No, no, no pickle ball courts! With the new multi family housing being developed nearby, can some consideration be given so that it doesn't just become a convenient bathroom for dogs? A nature based quiet park would be preferred. We already have really nice active park with options for families and groups at Walter Byron down the street.
32	It's truly a hidden gem. I would advocate for tennis Pickleball/other court space use, and natural areas so that this could be a community amenity.
34	I think the town has done a great job of maintaining the courts. I also feel that because it's in such a quiet part of town it's able to keep its allure. I also feel that the homeowners near the park should have a big voice about possible changes to the park as they have the most to lose or gain.
35	pickle ball in summer and fall and ice skating/hokey in winter
36	Pickleball would be amazing
39	Although I am not a current dog owner, perhaps a safe place for dogs to play. I like this offers activities and space different from other town parks so keeping the courts is great.
40	Frisco currently does not have any fenced in dog parks, even though many locals and visitors have dogs. This is a big miss for a large community. A fenced in dog park could be used year-round. In addition, this is the perfect opportunity to introduce a few pickle ball courts, which have become much more popular amongst locals and visitors.

Question 9: Continued

- 41 Summit County has a VERY active pickleball community that I enjoy participating in. As Frisco resident who lives very close to Pioneer Park (I can see the tennis courts from my front door), I would LOVE another Pickleball court option in Frisco. Currently, only option in Frisco is Frisco MS which is not usable while school is in session. It doesn't have to be Pioneer. But if not there, I don't know where. It is in a neighborhood with other houses even closer than mine. I feel like tennis and pickleball are ok noise-wise. However, I would love to NOT have the hitting backboard for tennis (which makes a lot of noise) and would also prefer to avoid basketball (same issue) unless there could be noise mitigation. I do feel Pioneer is very under-used compared to Walter Byron.
- 43 The best thing about this park is it is a picket park. Besides playing tennis I like this park because it is close to town and it remains in its natural landscape. Not everything needs to be over developed. The wetlands here attract many animals from raccoons, rabbits, fox, bear, moose, squirrels, chipmunks and birds. This park is great because it is so quiet, let's keep it special. If it becomes overrun with people the animals will be pushed out, let not see this happen. Make the impact minimal.
- 44 Some kind of free reservation site like at rainbow park in silverthorne
- 47 these are our only free courts. people play tennis there. please please please do not remove them. walter byron parks meets many other needs listed in your survey. please don't take the tennis courts.
- 50 This wild-land area is special and doesn't need to be more developed than it is. It's a peaceful place to recreate especially for those who aren't drawn to Walter Byron or other like spaces.
- 58 Full disclosure, I am a tennis player. Myself and my friends adore these courts. I understand the majority of people play pickleball over tennis. I think that the frisco middle school courts provide ample parking and space to play pickleball, as the sport draws huge crowds. I would love to see those courts improved for the pickleball community. It also keeps the noise away from the local homeowners.
- 59 More signage so know how to reserve courts
- 64 Currently these old tennis courts are used less than half the year. Improving the space to support activity during more/colder months of the year will have the most positive impact on the local community.
- 65 one tennis court can be converted to 2 Pickleball courts. The only PB courts in Frisco are at middle school where there are restrictions for use while school is in session and the Summit PB Assocation has taken over on the weekend mornings.
- 66 Pickleball courts
- 70 Please keep the tennis courts!!!

Question 9: Continued

- | | |
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| 77 | Please keep both courts for tennis only. They both are used nearly constantly especially in the summer (it is hard to get a court)and even daily in the off season. I use Pioneer Park often (so i could not answer the question "why don't use it more often"). I love the peace and quiet it instills and love when families and small gatherings come and enjoy its natural feel. perhaps better signage to let others know it is there but for now it is a precious oasis in our world of "busyness". As for playground and other games- there is an abundance of opportunity at the incredible park a block away that offers lots (Walter Byron). I am unsure why we have to have more in pioneer park than already exists. Save our money! |
| 79 | It is a small area and could be improved in picnic area but not over-used for its size |
| 81 | Help us have more access to Pickleball courts |
| 82 | It would be wonderful to keep the trees and any natural features, and add in a dog park, with a turf field for local dogs to play, and neighbors to socialize. |
| 83 | Maybe a sign saying this is a community park. |
| 84 | Having some sort of signage might help people realize it was a public space. More clearly defined trails to the grills/seating would be nice. More variety in the space. We already have a newer play space at Walter Byron, so something more geared toward adults and/or geared toward shared space for adults and children together would be awesome. |
| 89 | Make it a year round usable space instead of snow storage. |
| 90 | Please please PLEASE don't remove the tennis! We use it all the time! |
| 92 | Covered area world be nice. |
| 93 | Pioneer park is the only thing I use in Frisco and ride my bike there to play with local friends. I do see Breckenridge resident using as well. |
| 97 | Yes, we've used the tennis courts at pioneer park for years and would live them to stay tennis courts. Summit County does not have a large number of outdoor tennis courts, and many of them have gone to pickle ball. |
| 98 | Frisco already has a skate park, multiple playgrounds for children, and pickle ball at the middle school. Keep the tennis courts or build more. Most times we go there to use them they're occupied and we have to wait. |
| 101 | I think making it a natural setting for picnics and relaxing is the way to go |
| 102 | The original town water supply is in the park. This should be highlighted. Additional court games inappropriate. Pickleball there was incompatible with the nature of the park. The park should emphasize the natural aspects, not play equipment and the like. |

Question 9: Continued

104	I think it would reasonable to keep one tennis court and covert one to something different. Currently it is a single use park.
107	Convert to pickleball - it is far more popular. I don't think I've ever seen anyone play tennis there.
109	Add pickleball lines to the tennis courts. We go to the park often and love to play tennis on the courts. Just want the pickleball option. Love the shade as well!
110	pickle ball court
111	It's one of the only places dedicated for public tennis in Summit County. The courts are used - especially since the other Summit County public courts have been taken over by pickleball.
112	Walter Byran Park us right around the corner from Pioneer Park, with a wonderful playground for younger children and families. I would like to see Pioneer Park more of a picnic area with the tennis courts remaining and a nature path with info to give a variety to the area. I am also concerned about parking for guests who will drive to use the park.
113	Signage! Important to keep the wetlands and amazing mature trees. Keep the natural feel and native plant palette. No sod. Incorporate history.
115	There are tennis and pickle ball courts at the middle school. I walk by pioneer park courts 3-5x a week and after 7 years I only have twice seen people on these courts. Plus they only can get used in non snow months. With a turf area surfaced dog park it could be used year round
116	would be great to have a workout circuit that has a mix of strength & cardio stations (leg press, chest press, body-weight bars). include equipment instructions or signage to guide users.
117	As a homeowner on N 5th I've seen how the park is used (good and bad) for many years. It can often turn into a car camping and loitering area, tucked away as it is. There seems to be a few passionate tennis players in the summer who are pretty territorial over the parking and courts in a way that is not community-centered. With Walter Byron right across the river and tennis being a very small and seasonal interest in the community I personally would like to see it be rethought as a quiet and welcoming space for all ages. It is easy access from main street and could easily be a meditation walking path surrounded by native landscaping, possibly with a (summer) water feature like the post office area. Benches could welcome people to sit and rest or reflect. In the winter it could still be usable, much like many parks. There could also be fun bike and walking connector trails and signs about how to get to Walter Byron. Perhaps it could be renamed and be a memorial park for some of our renowned former residents. Just a thought (and include memorial benches and features)!
118	Improve these courts for tennis and use the others at the middle school for pickleball only

Question 9: Continued

- 123 Did not know this was a public park. Would like to see signage and some landscaping to make it more recognizable and "Frisco". Great place to convert courts from 2 tennis to 4 pickleball...fastest growth sport in country.
- 126 We have loved the tennis courts over the years, and our guests still use them. We have aged past our tennis playing years, and seating would be a lovely addition to the area.
- 127 Pioneer Park is a small, special place tucked quietly into the heart of Frisco, a block from Main Street, surrounded by wetlands, wildflowers, and trees, with two modest tennis courts and a few picnic tables. It's not flashy, and that's exactly what makes it so special. If you want flashy go to Walter Byron Park less than 800 feet away. This park is a rare kind of space: a (pocket park) of quiet solitude where residents and downtown workers can take a quick break from the noise and bustle without needing to drive into the forest or plan a hike. It's a local gem that people find and fall in love with on their own and doesn't need to be advertised. I understand there's a conversation about how to make this park more "inclusive" or developed, especially with new workforce housing going in nearby. While accessibility and inclusivity are important goals, not all improvements are about building more. Sometimes, the best way to preserve access for all is to protect the peace and simplicity of a place. Pioneer Park doesn't need big signage, expanded parking, or overbuilt infrastructure. In fact, too much change would harm what makes it valuable, not just to people but to the wildlife that also calls it home. The wetlands, trees, and undisturbed ground are a haven for squirrels, foxes, rabbits, chipmunks, moose, and even the occasional bear. This delicate ecosystem won't survive heavy foot traffic, artificial boardwalks, or noise. That said, there are a few small, thoughtful upgrades that could help without altering the park's essence: • Paving the dirt parking lot to reduce runoff and make access more stable. • Adding a simple gazebo or shelter near the existing picnic tables to offer cover from rain while keeping the structure modest and natural-looking. • Adding permanent restrooms, rather than just having the porta potty that is currently there. • Keeping any enhancements low profile, using natural materials and signage that blends into the environment — or omitting signs entirely to preserve the feeling of discovery. The best thing we can do is leave Pioneer Park largely alone — let people find it the way it's always been found: by walking, exploring, or hearing about it from a neighbor. That's part of its magic. If too many people are directed there or if it's developed like a tourist destination, we lose what makes it special for both the community and the wildlife. Help me keep this a pocket of peace, quiet, modest, and wild. A park for those who need it most, exactly the way it is.
- 129 Frisco could use a gym or mini rec-center. Uncovered tennis courts are useless for 6 months up here.
- 130 I don't mind that they are tennis courts, but I think they should have multiple use with basketball courts as well. Except for the middle school, there are zero basketball hoops in Frisco.
- 131 I think the playground at Walter Byron is wonderful, and we use it often. It seems like the tennis courts might be a better fit there, and that Pioneer Park would be better as a natural space. We look for wildflowers there, but it's hard to access.

Question 9: Continued

132	Little kids parks we have covered well. Big kids need options (Adventure park is great but far for kids to be allowed to ride to alone). Basketball, batting cages (coin op? loaner bats/helmets? Would this need to be manned?) Is there a town indoor space neighbors could congregate at for board games or receptions that is free/cheap to rent? i.e. "new moms meet and greet" event or book club or knitting club? Can residents in town who dont have a large enough home to host or who live with roommates rent or reserve a common indoor space affordably to connect with other community members (like just the small bldgs put at Trent park or summit sky parks?) Something like a small year round Bldg (unless old senior center meets this need?) with different activities (bball, pickleball, tennis) around it. I think the tennis is underutilized but is that bc no one knows its for public use? or would loaner raquets/balls increase use? (I assume this is not enough space for a Frisco Rec Center or pool but we would really want both of those - maybe on peninsula?) Is there a need for a small fitness space (not full rec center) just for yoga or cardio or whatever most desired is? What fitness still exists in Frisco other than CrossFit?
133	Keep the 2 courts!!! Keep it possible to park close to the gate for unloading equipment i use for kids (ball machines, large numbers of practice balls). These courts are very useful in their present form, please don't make them less useful.
134	Helping build a space to keep young adults & older kids active. Keep and preserve the tennis community. We have enough pickle ball courts. Consider climbing structures, ladders/rings, basketball courts. Maybe a zip line/tree park in the area of wetlands preserving trees. Also I would NOT suggest paving the parking and keeping the "road" and parking as dirt. I would worry about excessive run off and drainage issues if paved. Winter park ideas to have ice skating/ ice hockey area with led string lights overhead. Maybe small igloo fort and ice slides. Could also be a spot where the ice sculptures and maybe wassail days could be incorporated.
136	Have online sign up For courts
138	Soccer court/turf. Rope course Tree house Climbing area for older kids 8and up
143	Eliminate the pass thru from 5th to 6th to provide more space for courts and constrain the parking. Walter Bryon parking rarely exceeds 5 cars as everyone walks or bikes
152	I'm more concerned about snow removal for all of Frisco. In recent years snow plowing has been late or not at all on some streets (Lupine Ln) Use town funds instead to get enough plows out there!
153	dogs must be leashed; dog poop must be picked up. a place where people dont get jumped on by others' dogs
156	Turf field for multi field sports for one of the courts
158	I love that it's peaceful semi- secluded place to have lunch, read a book, or just relax at.

Question 9: Continued

- 160 This is one of (if not THE ONLY free public court in summit not impacted by pickleball demand. I have friend that drive from all over the county to play here because their courts are monopolized by pickleball. Please don't take away these courts! It would be nice to have a taller, larger backboard and maybe a fence to prevent balls from the backboard going into backyards (it always feels awkward walking into peoples yard to fetch our balls
- 161 we used to use the tennis courts a lot and loved when you had kids' lessons there but now it seems like a group of people have taken over and we feel like it's not as drop-in as it used to be. Basketball would be fantastic!
- 162 So glad you are doing this! Would love to see a basketball option — doesn't need to be full sized, but a place to shoot and play small games would be a welcome addition. Also love to see pickleball. May want to consider flex court space that could accommodate different user groups. Would also be great to have a nice place to sit and relax and observe nature.
- 166 Make Pioneer Park more affordable housing units. We have enough pocket parks in town. We do not have enough housing. Walter Byron Park has plenty of room and is only two blocks away!
- 167 The town tennis courts are awesome. Please improve them with either concrete ones (will last a long time, 50 plus years) or clay courts which will be amazing addition to the town courts. Add a picnic area with a small kids area, maybe a rock climbing wall, basketball courts or a play structure.
- 168 I am an avid tennis player, and I am frankly surprised by how many more reside in the surrounding area. The courts are busier than many think. We need to keep and improve upon this amenity as we are losing court space to pickleball or only pay-to-play facilities. Tennis is one of the best cross training activities for winter sports.
- 170 I would love to see this space provide opportunities for children who have outgrown traditional playgrounds, say, ages 9-15, move and stay active. A sport court, basketball court, or soccer surface would be an amazing addition to Frisco!
- 181 It should not duplicate Walter Biron Park
- 184 You have to keep tge tennis courts!!! Its the only place to play in frisco!! We LOVE it!!!
- 185 Resurface the courts. Thanks
- 186 Maybe make one a pickleball court? I had knee replacements so couldn't use them this summer but was looking forward to playing tennis next summer and love the convenience of these courts.
- 190 there are playgrounds not very far from there, I don't think we need more of those. I don't play tennis very often, but I think it is nice that we offer that. I'm not sure if they use the courts for pickleball, but that would be a popular use for it also.

Question 9: Continued

191	Sell it to McDonalds! Obey the city council!
194	We need a basketball court. It'll have way more usage than tennis or pickle.
198	This needs to be a quiet space for local senior/blue hairs to pray and worship god.
200	It's a tiny park. Repurpose tennis court and pickle ball uses to the middle school. No recreational activities are needed. A contemplative and total gardening area is good enough.
208	I would like to suggest we turn the space into a quiet, serene park with a place to observe wildlife, read a book or have a picnic. Nearby Walter Byron park already provides a shelter, dog play area, children's playground and restrooms. It would be a compliment to Walter Byron to have a low key quiet park with simple gardens to attract hummingbirds and butterflies. We recently had the author of Bicycling with Butterflies talk at the CMC about how important the planting of milkweed is. This would be a great opportunity to remove the old, hardly used tennis courts and replace it with a quiet park. This park is very close to homes and full time residences so the addition of pickle ball or other sports field will cause a lot of noise and controversy. Lets keep it simple, natural and quiet. Thank you.
210	This is a ridiculous survey and very selfishly driven by Frisco government
212	Use the space for other development. Walter Byron Park is with 1/4 mile of this proposal for land use.
215	Covered picnic/ gathering area
216	Also add pickleball lines, refresh courts, add basketball.
218	Safely cameras.
222	I have loved the wildflowers there and I think a wildflower space in town would be amazing.
224	Since Walter Byron is close by (with playground, gathering space, nature, etc.) I think continuing with courts here makes sense and could appeal to many ages. Frisco does not have other public courts that I'm aware of. It could be improved with picnicking space, multi use courts and overall aesthetic appeal. It seems like most people don't know about pioneer park, or think it might be part of an HOA. Making it more inviting and promoting it more to residents and visitors, perhaps by offering events or use to Frisco fun club/kids camps, could help drive usage.
227	Create an organized program for Pickleball

Question 9: Continued

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|-----|---|
| 228 | Please see links regarding Littleton's traffic playground for people to learn and practice their biking skills and Tulsa's gathering place park which hosts spaces for every age!
https://www.rmpbs.org/blogs/outdoors/littleton-traffic-playground-bikes
https://www.gatheringplace.org/ |
| 229 | Please don't get rid of our town's only tennis court. But we'd love to see the multi-court use on one of them. |
| 233 | I love the park and would be sad to not be able to play tennis here |
| 235 | Please avoid the urge to over develop the site. |
| 236 | I am active tennis player. Pioneer park is one of the only places we can play tennis in the entire town of Frisco. Breckenridge, Dillon, Silverthorne and Keystone all have tennis facilities in their community. If you get rid of these 2 courts, Frisco will have NONE. Please do not remove them |
| 240 | Keep the tennis courts. There are very few available around the area and we need to keep the ones we have. Maybe add basketball hoop or pickle ball nets to one of the courts so one can be multi-use. |
| 241 | We use these courts all time. |
| 242 | It's hidden behind alot of overgrowth. Clean it up. |
| 243 | Pioneer Park tennis courts are a rarity with pickeball courts being available at the school across 9. |
| 244 | Thank you A Water fountain to refill my bottle would be nice |
| 245 | Please keep the tennis courts because we love playing on them and there aren't many options in Summit County. |
| 247 | This is a lovely place that attracts children who bike over to play tennis and adults who schedule tennis matches with friends. The picnic table is a great respite after play. It reflects the unique atmosphere of Frisco and helps to make it different than the other towns nearby. It seems like an oasis in the desert away from traffic and noise and allows for a relaxed atmosphere. It is safe and us a great adventure for the youth to cycle over and improve their game on the backboard, to meet others, and play tennis. |
| 249 | Leave it. No play area, we have those nearby. Dogs must be on leash, licensed and have all excrement picked up by owners. |
| 250 | I would love to see improved, head-in parking along 6th Ave. Close off the alley to traffic and make that part of the park. have a fenced in area on the alley part for dogs to run and play. There is no other dog park in Frisco and I hate to see people bring their dogs to the elementary school. |

Question 9: Continued

- | | |
|-----|---|
| 254 | Keep it natural, low key and add an interpretive sign re: the original Town's water spring and where the Spring House used to be located with wayfinding to the museum. |
| 259 | Would love to see BOTH tennis courts remain as the middle school courts have been taken over by pickle ballers who are unwilling to share :) We use this space OFTEN for additional practice for our Special Olympics tennis athletes. |
| 262 | Hi! I live in Frisco and during the warmer months use the tennis courts multiple times a week. Right now, Breck and keystone (paid courts) have a real monopoly on tennis and getting rid of these courts would only further that and make the (growing sport) inaccessible. The middle school and silverthorne is too often crowded or used for pickleball. So this plays a unique role in the tennis ecosystem. If you want to talk to people in tennis world, I'd be happy to talk more or connect you to others. Oh and one more thing. If the vision is to make it grassier and do other things, I think Walter Byron already has that covered. Honestly it's better for a community to have fewer public spaces as long as they're not overcrowded which wb never is. |
| 273 | I think Pickleball or biking are better uses for families to use. I don't get a sense of nature in that spot and there's the other park nearby. And I didn't know that Park existed for public use for a long time. |
| 274 | There are no convenient pickleball courts in Frisco. Make the tennis courts dual use. |
| 275 | Putting my soccer coach hat on, it would be wonderful to have a space to practice and play soccer (and other sports) that isn't dependent on natural grass in the early spring or late fall. It could even incorporate a small, boxed-in sport element — like a futsal court. Between Walter Byron and Frisco Elementary, it feels like we're already well covered with playgrounds. |
| 276 | Local musicians need a place |
| 277 | Tennis is the healthiest sport and it's amazing having public facilities in-town. Please don't remove the courts!! |
| 278 | The Pioneer Park tennis courts are such a great free resource for tennis players in the area. It's wonderful to not have to pay court fees at Keystone or Breck tennis centers. This is one of our favorite after-work activities in the summer and fall. We would love to see upgraded tennis courts and keep the pickleball lines away! Thank you for your consideration. |
| 280 | If you want other court or play options, make them in addition to the two tennis courts. Don't take away the two that exist, as they are well used other than in winter. |

Question 9: Continued

- 285 Pioneer Park is great just the way it is ... and has been. I suppose, if the town had deep pockets, you could find ways to spend money on Pioneer Park, but given the town of Frisco is short on \$, why not spend the \$1M on finally finishing the Frisco Historical Park? Get rid of the eyesore and underutilized 1st & Main bldg, move the Excelsior cabin over and still have a couple more footprints for other historical buildings that otherwise will be targets for the developers wrecking ball?
- 288 Please do not allow pickle ball there. It is too noisy and they have so many courts in the county
- 292 The park is too small to have very much activity, especially with Walter Byron Park being so close by. The area would be best served by having walking paths with benches between the streets.
- 295 keep the tennis courts and build around it. additional seating, shade, and playspace would be amazing. i also found that the undefined parking area led to people crowding cars around the entrance to the tennis courts.
- 296 The tennis courts at Pioneer Park are, in my opinion as a resident, the most valuable community asset in the Frisco parks portfolio. I'd love to see them resurfaced and spruced up. It would be DEVASTATING to lose these two courts in town. They are an essential recreation facility.
- 300 There is demand for tennis, pickle ball and basketball. If it is a multi-use courts, the size matters so that everyone can play the game they'd like. Sharing the courts is essential.
- 303 Improve parking. Be sure to leave mature trees & greenspace. Close proximity to Walter Byron park - it has playground structures, so don't duplicate here. Leave 1 tennis court, repurpose other to pickleball. Nice to have restroom facilities. Also be nice to have covered shelter for picnics/gatherings.
- 306 I had no idea that this was a public park. I thought it belonged to an HOA. It is super close to Walter Byron, but it has the tennis courts, which Walter Byron doesn't, so I would improve those and maybe adapt one for pickle ball and/or basketball.
- 310 pickleball and multi use courts. Needs better family items (tables, shelters, bathrooms)
- 311 I live in town, and have two children. If there are anything that kids could utilize (basketball court, bounce back etc).
- 312 I walk by those tennis courts all The time and never knew they were public. Whatever you do signage is a must.
- 313 Question 5 answers are too restrictive and one must be chosen to move forward in the surveyy. None of the options match my desired answer
- 317 Paint and allow tennis courts to easily accommodate pickleball as well as tennis.

Question 9: Continued

- | | |
|-----|--|
| 320 | Please don't get rid of our tennis courts! We use them all the time! |
| 321 | Excellent & abundant parking if you go early. Great pickle ball courts & shade |
| 323 | Keep both courts. This a highly appreciated and frequently used feature that is used by the community. We have other parks nearby (like Walter Byron) that offer amenities for other uses |
| 324 | Fisco needs a small re center. There is already Byron park and the Marina that offer park and playgrounds. If people want to enjoy nature, we have the peninsula and the woods South of the rec path. Both those areas should remain un-built. |
| 325 | Try to keep Frisco as natural as possible. Overbuilding can ruin our closeness to serenity and nature. Colorado is a beautiful State, we should honor nature and stay as close to her as possible. |
| 326 | I think a classic fountain with benches would be nice |
| 327 | Use limited funds to make long-term improvements like parking and sidewalks, preserving the park's original nature. The founders had the right idea. |
| 331 | I was disappointed that there was no mention of the option of a pickle ball court to be considered |
| 332 | Town of Frisco tennis courts are an amenity that should be preserved. |
| 338 | specific to the tennis courts: please add a sitting area outside the courts by the entrance so that folks waiting for a court have a place to "wait in line" rather than standing by the door or sitting in their cars. Improved restroom facility with water filling station would also be appreciated! |
| 339 | We use the tennis all summer and love it. |
| 340 | I think very delineating where the alley ends and the park begins would help. clearing up shrubbery. Making the space more inviting. Making it obvious that it's a public park. |
| 342 | Please keep the trees and the nature based spot. |
| 346 | Given that the workforce housing apartments at 602 Galena Street does not offer sufficient parking for all of its residents (1 parking spot per 1 bedroom) I recommend adding street parking to help out our workforce folks!!!! |
| 350 | Lighting, foot path & restroom added to the courts I use would be super. |
| 352 | Would like to see the tennis courts also be marked for pickleball. |
| 354 | I use the tennis courts all summer and hope you continue with tennis only and not pickle ball as there are several courts for pickle ball around the county currently. |

Question 9: Continued

355	N/A
357	Convert courts for use as both tennis and pickleball courts. Shuffle courts could be located on outer sides of courts. Benches outside of courts. Places to lock bikes while playing.
360	It is so nice and peaceful already, and alot of us locals would absolutely love to keep it this way.
362	Promote it, make it welcoming,
366	Beautiful Walter Byron Park is just steps away, so a different type of park makes sense. We live in an incredible natural environment, so keep it nature focused with simple improvements. Hate to say remove tennis facility, but it would maximize use of the space year round if they were gone. Don't pave more of our paradise please.
367	Please consider leaving one tennis court and converting the other to 2 pickleball courts. Probably could also add basketball hoops
371	question 5 is incredible biased. why is there no option for N/A or Nothing? you can't even skip this question. please disregard all responses to this leading, biased question. all of our neighbors have noticed and it is so disappointing!
373	There are a lot of playground parks and areas for small children around so this park should be a place that adults like to use. All ages can play tennis but courts are hard to find. Please keep them.
375	We have Walter Byron park very close by, so I wouldn't make it the same focus. Great kids play areas already there.
377	Frisco is a dog friendly community. It would be nice to have a dog park in a natural setting where friends could gather and let their dogs be off leash. A lot of tourists bring their dogs into town, as well.
378	Stop spending and collecting money. That includes county or state money
381	The park needs to be regulated by community rules and regulations and not intitled neighbors that think the park is a private park for them to dictate what activities can and can't happen at the park.
385	I love the feeling of solitude in this park and visit it for meditation. Please keep that vibe! We have Walter Byron so close, in my opinion, this park should be more adult focused.
387	Improve landscaping in a portion of the park to make it more inviting, especially where picnic tables are located if they are maintained.

Question 9: Continued

390	This should be a park that focuses on adults. Walter Byron is practically next door and there are plenty of play areas for kids. I love kids and all, but a quieter area for adults would be amazing.
392	It is a critical for the tennis playing public in Frisco, which is vast.
398	Could make it a community garden for locals; a rotating sculpture garden; ice skating rink on the courts in winter; outdoor movie location. Thank you!
402	I think this is a great opportunity to look at "beyond ADA" accessibility features that can serve all ages. From young children in nature play areas to adults. I'd love for the town to think about design that includes people with different abilities and sensory needs.
403	Make it more inviting and inclusive and clean it up
405	No not really.
406	Keep tennis alive in Frisco !
407	If you decide to remove the tennis courts, I would like to see them replaced one for one elsewhere in town. With the courts, I believe there is an opp for a raised deck walkway through the forested areas for a meandering path, seating, tables, for a quiet and interesting respite - and for easy access
408	Sign up for tennis courts to avoid one person using courts for three to four hours.
409	Easier access for people to drive and walk to.

Appendix F - Community Open House (In-person)

Concept 1



Which Program Elements Appeal to you?

Section 10 – Education – Replace Both Tennis Courts

- Replace slab with post tensioned concrete
- Improve space between courts for user comfort and to avoid user conflict
- Replace tennis fencing, nets, and add practice wall
- Tennis court plaza space (outside of courts)
- Tennis court sign-up/preservation board
- Section/benches with shade structure between courts



Estimate \$500,000 - \$600,000

Community Gathering Space

- Plaza space with seasonal shade element (tensile fabric shade sail that can be removed in winter)
- Built-in seat wall
- Flexible space for additional site furnishings or small events



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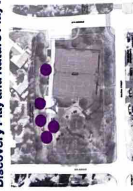
Passive Park Zone

- Picnic tables and grills nestled among the existing trees
- Benches located along paths



Discovery Play and Nature Play Nodes

- Nature based discover play nodes along park paths to encourage intergenerational play and engagement (stumps, logs, mud, benches, games, etc.)
- Play hut located on the peninsula



General Comments

58. I like the
- very low

Waiting for my
question to be
asked
I am
talking to
myself
and
my
partner

Basal Frisco
Growth: only place
is the only place
I know of to
plant w/o competing
w/ other plants

As far as I know
these are the only
public tennis courts
in Frisco. Beth
should remain

① split up = to divide
at long pull of time
but lasts much longer

② non plus = disagree
now relating to a law

③ cut 2nd half
all changed after
the 11
there is a change
to reconstruction

④ split up = to divide
at long pull of time
but lasts much longer

⑤ non plus = disagree
now relating to a law

⑥ cut 2nd half
all changed after
the 11
there is a change
to reconstruction

I like a combo
of Concepts 1+2.

1. 2 terms (outer side)
inner side better
motion also
2. 2 terms (inner side)
outer side better

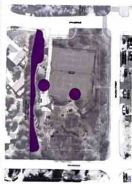
Justus Niesmann
Best to keep the
people out of the
wetlands (even on
cultivation & Park Access

I love you
 with heart
 counts. ♡
 Thank you

MOST OF
your data
says that
Rth. Court
Put 75%
of your
designs that
only 1.
has already
Feeds
Priced

Support Features & Infrastructure

- Vegetated buffer along north edge to screen noise and activity
- Park restrooms – year-round access with drinking fountain/ water bottle filler
- Site amenities: bike racks, trash and recycling containers
- Large fence opening at tennis courts to leave open in winter for non-fennis winter use or during the summer for mascot programming (moves in the park, fitness classes, etc.)
- Visual barriers (low post and cable fence) and info signage to protect wetland areas



Estimate \$115,000 - \$130,000

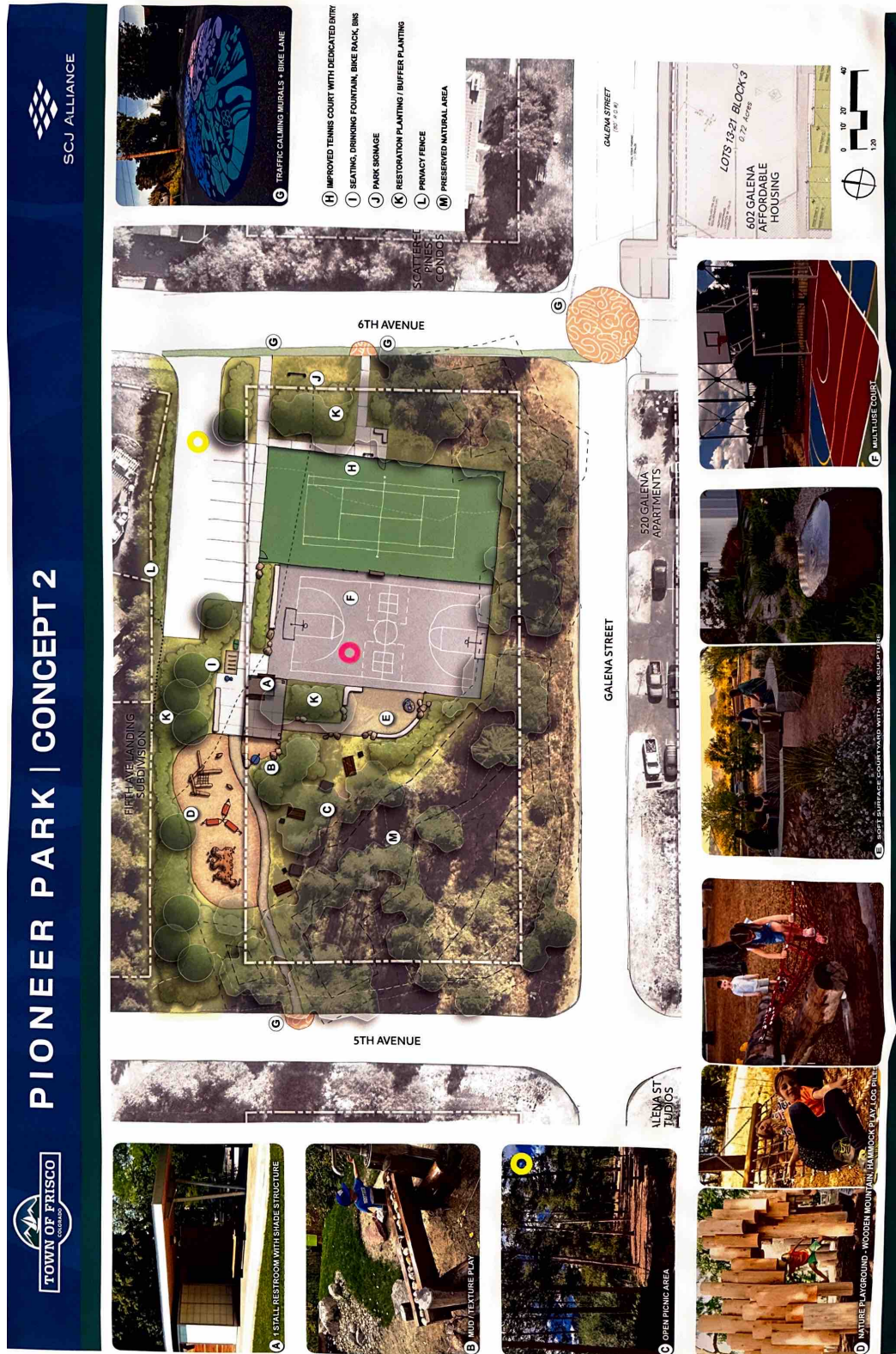
Stormwater Management Methods

- Utilize landscape buffer on north and east sides for stormwater management
- Collect runoff from paved areas (courts, park entry promenade and plaza space) and direct to infiltration swale



Estimate \$25,000 - \$35,000

Concept 2



Concept 2 - Dot Voting Board



TOWN OF FRISCO
COLORADO

PUBLIC ENGAGEMENT PLAN - Appendix F

Pioneer Park

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PIONEER PARK | CONCEPT 2 - PREFERENCES

SCJ ALLIANCE

Don't keep both tennis courts!

Which Program Element do you like?

Court Configuration - Keep One Tennis Court to Multi-Use

Estimate \$200,000 - \$250,000

- Position to take advantage of mountain view
- Connect to multi-sport court for use as gathering, walking, resting related to court play
- Soft surface (decomposed granite) courtyard with seat walls and bollards
- Small water feature inspired by site's history as Town well

Support Features & Infrastructure

Estimate \$75,000 - \$150,000

- Sidewalks - year round access with one unisex restroom
- Extended shed roof provides shaded seating
- Seat wall, drinking fountain, bike rack and waste bins centrally located
- Open access to multi-use court on west side and north side allow the court to be used for other community events and encourage winter use
- Screening fence along northern park boundary

Passive Park Zone

Estimate \$15,000 - \$30,000

- Picnic tables & grills
- Naturalized seating areas
- Interpretive signage corresponds with wetland area

Community Gathering Space

Estimate \$500,000 - \$550,000

- Large play area, features for a broad range of ages
- Play elements made of natural materials and provide a sculptural aesthetic
- Hammock garden for wide range of users
- Discovery play area for water, mud, and other natural materials to inspire creative nature-based engagement
- Water play element, water pump, water chute (near gathering area and in reference to the historic spring)

Stormwater Management Methods

Estimate \$25,000 - \$35,000

- LID techniques - incorporate small infiltration areas throughout site
- Bio-retention / rain gardens collect runoff from court spaces
- Investigate permeable paving alternatives for parking area

Nature Playground + Discovery Play Area

Estimate \$300,000 - \$350,000

General Comments

Concept 3





DON'T
 LOSE
 A TENNIS
 COURT

A TENNIS COURT

- A TENNIS COURT



A TENNIS COURT



A TENNIS COURT

- A TENNIS COURT



100

- 100



100



100

- 100



-





-



-





-



TOWN OF FRISCO
COLORADO

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Concept 4 - Dot Voting Board

PIONEER PARK | CONCEPT 4- PREFERENCES

SCU ALLIANCE

Which Program Elements Appeal to you?

Court Configuration - Single Tennis Court



- Replace surface with new post-tension slab and rotate layout slightly to align with adjacent roads
- New basketball hoops (2) without strapping, varying heights
- Replace all tennis fencing, install new nets, reservation system and practice wall
- Double gate access to courtyard for maintenance or other events

I HATE TO
LOSE OUR
TENNIS COURT

Community Gathering Space



- Large gathering space framed by walls on southwest side
- Circular bench seating
- Integrate art and storytelling into paving and seating elements (i.e. animal tracks, patterns)
- Space for movable furniture, park games, etc.
- Ample space and seating for small community workshops, classes, and gatherings

I HATE TO
LOSE OUR
TENNIS COURT

Passive Park Zone



- Naturalized area for picnic tables and grills
- Nature nook and nature viewing area on peninsula
- Bird boxes or bug boxes mounted on posts, artistic expression and bird habitat
- Interpretive signage corresponds with on site habitat

I HATE TO
LOSE OUR
TENNIS COURT

Discovery Play / Nature Playground



- Iconic nature play structure, play hammock, integrated with existing trees
- Play elements made of natural materials to blend with existing vegetation
- Connected to shaded seating area / trails and fitness area to accommodate adults supervising playground
- Playground border constructed with stumps and logs as additional play elements

I HATE TO
LOSE OUR
TENNIS COURT

Circulation & Park Access



- Parallel parking on 6th Ave and along alley (8 total spaces)
- Primary pedestrian entrance at Calera - mid block
- New paved path allowing for diagonal pedestrian connection from 6th Calera
- Bike lane must to improve pedestrian / bicycle visibility
- Boardwalks through wetlands in limited locations
- Access from 5th Ave to peninsula or onto park path

Support Features & Infrastructure



- Restroom building with drinking fountain and water bottle filler (4 stalls at storage room)
- Existing paved area and new paved court to leave open for water uses and other community events. Gate to sign with community gathering space
- Park landscaping to include aspen understory gardens, pollinator gardens and native perennials to complement existing native wetlands

Active Park Zone & Stormwater Management Methods



- Fitness structure, natural materials single unit with multiple uses
- Utilize landscape buffer and parking area on north side of property to collect runoff for infiltration
- LID techniques spread throughout site
- Bioswale basin collects runoff for infiltration

General Comments

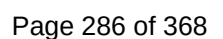
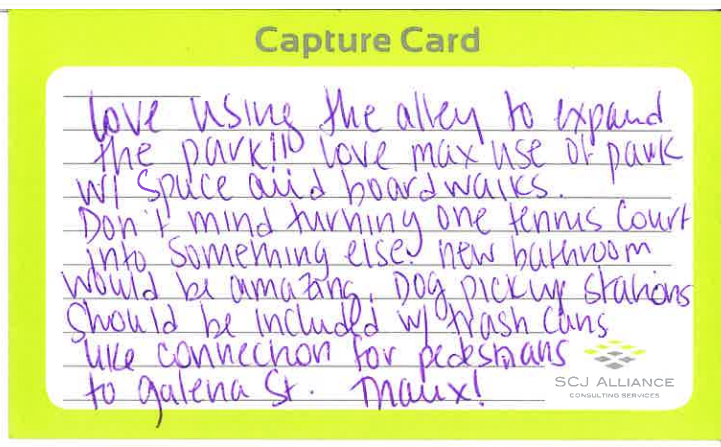
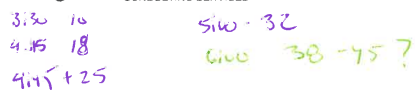


- Keep both tennis courts!

Keep both tennis courts!

For project updates please sign below:

Date: 12/15
Time: 3:30-6:00

[illegible]

Appendix G - Concept Review (Frisco Elementary)

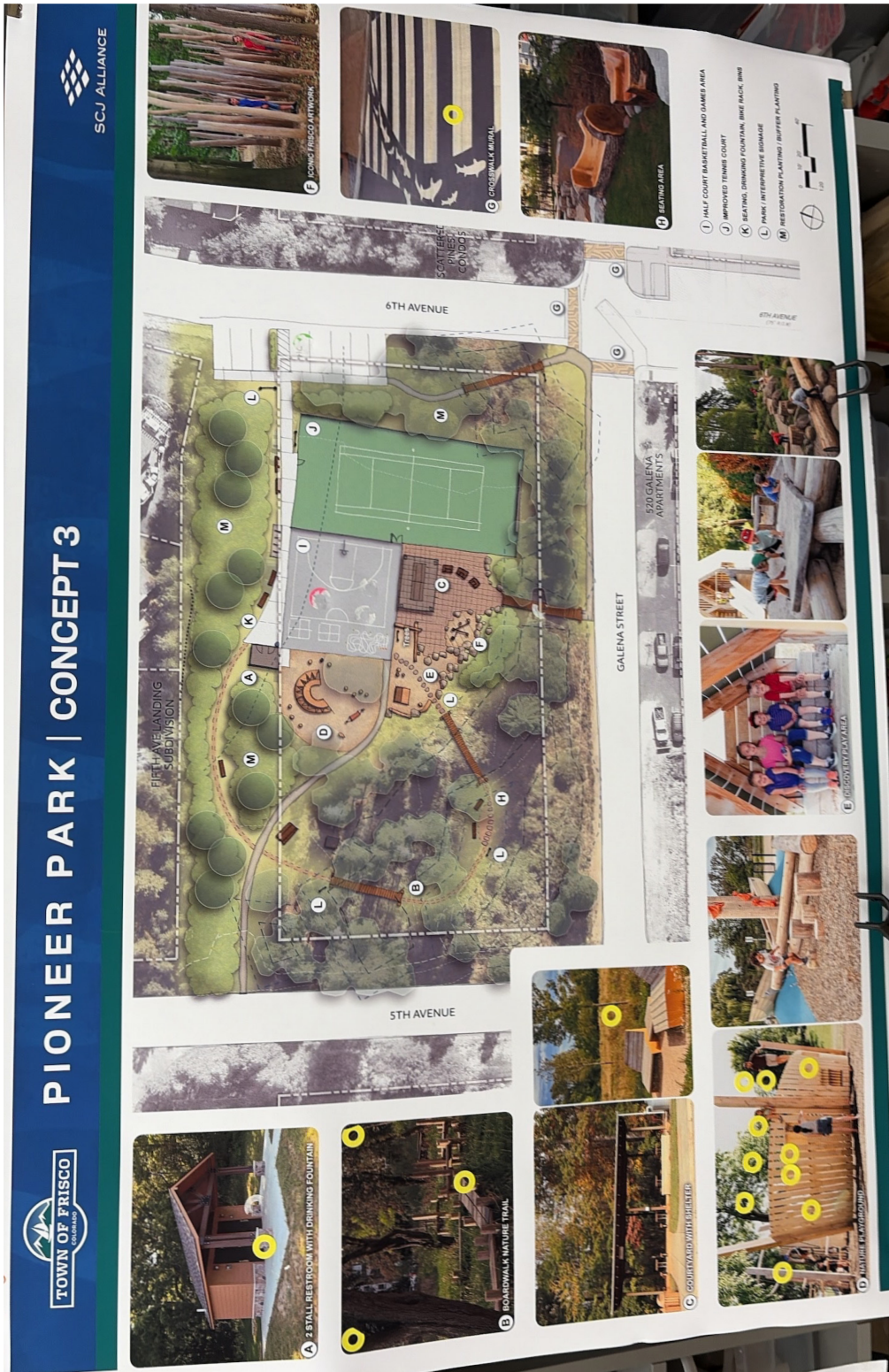
Dot Voting - Third Graders Concept 1 (yellow dots)



Dot Voting - Third Graders Concept 2 (yellow dots)



Dot Voting - Third Graders Concept 3 (yellow dots)



Dot Voting - Third Graders Concept 4 (yellow dots)



[illegible]

TOWN OF FRISCO
COLORADO

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Dot Voting - Fourth Graders Concept 4 (green dots)



Dot Voting - Fifth Graders Concept 1 (pink dots)



Dot Voting - Fifth Graders Concept 2 (pink dots)



Dot Voting - Fifth Graders Concept 3 (pink dots)



[illegible]

Appendix H - Community Open House (Virtual)

Story Map



Town of Frisco Pioneer Park

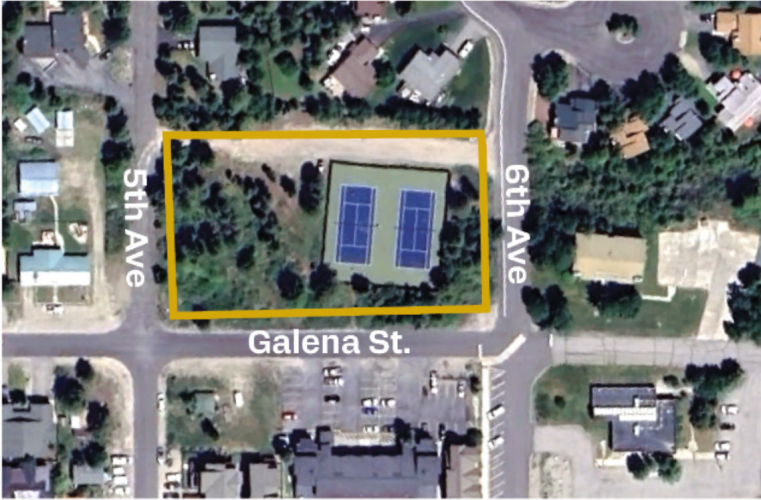
Introduction

Project Information

Background

Community Engagement Process &...

Conceptual Design Options



Introduction

This interactive storyboard is designed to complement the Pioneer Park Virtual Open House (held on December 18th, 2026) and provide attendees an opportunity to indicate their preferences for program elements in a similar manner to the In-Person Open House (held on December 15, 2025).

Please visit the [Project Website](#) for the project information and a summary of the public outreach process.



Town of Frisco Pioneer Park

Introduction

Project Information

Background

Community Engagement Process &...

Conceptual Design Options



Background

Background On Pioneer Park Redesign

In 2019, the Town adopted the Neighborhood Parks Master Plan to guide future investment in parks, open space, and recreational facilities. The plan identified a need to revitalize Pioneer Park and proposed a conceptual vision for improvements.

Community feedback gathered as part of the 2019 Neighborhood Parks Master Plan process identified the following existing concerns and desired improvements for Pioneer Park:

- Lack of public visibility and signage
- Unclear status of tennis courts (public vs. private perception)
- General lack of maintenance and defined purpose
- Retention of tennis courts and expansion of tennis-related amenities
- Enhancement of natural areas while maintaining a sense of solitude
- Addition of restrooms and improved stormwater/drainage infrastructure
- Improved parking and pedestrian access
- Signage and wayfinding
- Defined winter uses and snow storage strategy
- Preservation of mature trees and natural character

The Neighborhood Parks Master Plan included a conceptual plan for Pioneer Park. However, this concept could not account for the workforce housing now being built at Galena Street. The needs of Pioneer Park are also anticipated to be different today than they were in 2019, and has since been supplemented by additional feedback from the community, including interest in other amenities.



Story Map, continued

Community Engagement Process & Timeline

The project began in September 2025 with public engagement and currently is in the conceptual design phase. The Town plans to recommend a preferred conceptual design in mid-January at which time SCJ will begin developing construction documents. A contractor will be selected in the spring with construction planned for the spring/summer of 2026.

Timeline Events:

- Neighborhood Parks Masterplan 2019
- Project Awarded to SCJ 8/2025
- Commence Public Engagement 9/2025
- RFP for Pioneer Park 6/2025
- Project Kickoff 9/2025
- Community Open House Dec. 15th+18th (WE ARE HERE)
- Project Visioning Survey Oct.-Nov.
- Design Your Own Park Workshop Oct. 20th
- Community Brainstorm Boards Sept.-Oct.
- Boots on the Ground Outreach Sept.
- L.A.P.S K94K & Frisco Free Repair Fair Sept. 13th
- Town Council Work Session 1/13/26
- Design Development 12/2025 - 2/2026
- Construction Documents + Bidding 2/2026 - 5/2026
- Construction of Park Improvements Summer 2026

TOWN OF FRISCO

PIONEER PARK | CONCEPT 1

SCJ ALLIANCE

PHOTO KEY:

- A** RENTAL RESTROOM WITH DRINKING FOUNTAIN
- B** NATURALIZED PICNIC + GRILL AREA
- C** BOARDWALK
- D** DISCOVERY PLAY: ROCKS ALONG PATH
- E** DISCOVERY PLAY: ROCKS ALONG PATH
- F** BOARDWALK
- G** FOREST SEATING
- H** PLAY HUT
- I** IMPROVED TENNIS COURTS
- J** COURTYARD WITH SHADE SALE + SEAT WALL
- K** BIKE RACK + WASTE BINS
- L** PARKING STORAGE
- M** EDIBLE NATIVE PLANT GARDEN
- N** RESTORATION PLANTING / BUFFER PLANTING

Map Labels: FIFTH AVENUE LANDING SUBDIVISION, 5TH AVENUE, GALENA STREET, 520 GALENA APARTMENTS, 6TH AVENUE, SCATTERED PINES CONDOS, GALENA ST. TUDIOS

Additional Photos:

- A** RENTAL RESTROOM WITH DRINKING FOUNTAIN
- B** NATURALIZED PICNIC + GRILL AREA
- C** BOARDWALK
- D** DISCOVERY PLAY: ROCKS ALONG PATH
- E** DISCOVERY PLAY: ROCKS ALONG PATH
- F** BOARDWALK
- G** FOREST SEATING
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- L** PARKING STORAGE
- M** EDIBLE NATIVE PLANT GARDEN
- N** RESTORATION PLANTING / BUFFER PLANTING

Scale: 0' 10' 20'

Map Title: LOT 13.21, BLOCK 3
602 GALENA AFFORDABLE HOUSING

Story Map, continued

Concept 1

Concept 1, Program Elements

Concept 2

Concept 2, Program Elements

Concept 3

Concept 3, Program Elements

Concept 4

Concept 4, Program Elements

Microsoft Search (Alt+Q)

Just start typing here to bring features to your fingertips and get help.

Tell me more

g Space

Plaza space with seasonal shade element (tensile fabric shade sail that can be removed in winter)

Built-in seat wall

Flexible space for additional site furnishings or small events

Passive Park Zone

Picnic tables and grills nestled among the existing trees

Benches located along paths

Discovery Play and Nature Play Nodes

Nature based discover play nodes along park paths to encourage intergenerational play and engagement (stumps, logs, mud, benches, games, etc.)

Play hut located on the peninsula

Estimate \$500,000 - \$600,000

Estimate \$50,000 - \$75,000

Estimate \$10,000 - \$20,000

Estimate \$80,000 - \$100,000

Circulation & Park Access

Main entry off N. 6th Ave with wide concrete walkway

Park identity sign at 6th & Galena

Formalize secondary access midblock on Galena

Welland boardwalks with bench and interpretive signage

Soft surface paths (decomposed granite 24" to 48" wide)

Head-in parking on 6th Ave (6 parking spaces total - 1 ADA van)

Crosswalk murals at 6th and Galena to highlight connections to park. Local artist collaboration

Support Features & Infrastructure

Vegetated buffer along north edge to screen noise and activity

Park restrooms - year-round access with drinking fountain/water bottle filler

Site amenities: bike racks, trash and recycling containers

Large fence opening at tennis courts to leave open in winter for non-tennis winter use or during the summer for misc. programming (movies in the park, fitness/dance classes, etc.)

Visual barriers (low post and cable fence) and info signage to protect wetland areas

Stormwater Management Methods

Utilize landscape buffer on north and east sides for stormwater management

Collect runoff from paved areas (courts, park entry promenade and plaza space) and direct to infiltration areas

Estimate \$450,000 - \$550,000

Estimate \$115,000 - \$130,000

Estimate \$25,000 - \$35,000

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Conceptual Design Options

TOWN OF FRISCO

PIONEER PARK | CONCEPT 1-PROGRAM ELEMENTS

SCJ ALLIANCE

Which Program Elements Appeal to you?

Concept 1

Concept 1, Program Elements

Concept 2

Concept 2, Program Elements

Concept 3

Concept 3, Program Elements

Concept 4

Concept 4, Program Elements

Microsoft Search (Alt+Q)

Just start typing here to bring features to your fingertips and get help.

Tell me more

A 1 STALL RESTROOM WITH SHADE STRUCTURE

B BIPOC FEATURE PLAZA

C OPEN PICNIC AREA

D NATURE PLAYGROUND: HIDDEN MOUND, TUNNEL, ROCKY TAPPED PATH

E BOAT SURFACE COURTYARD WITH WALK SCULPTURE

F MULTILEVEL COURT

Estimate \$500,000 - \$600,000

Estimate \$50,000 - \$75,000

Estimate \$10,000 - \$20,000

Estimate \$80,000 - \$100,000

Circulation & Park Access

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TOWN OF FRISCO

PIONEER PARK | CONCEPT 2

SCJ ALLIANCE

Which Program Elements Appeal to you?

TOWN OF FRISCO

COLORADO

PUBLIC ENGAGEMENT PLAN - Appendix H

Pioneer Park

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TOWN OF FRISCO
COLORADO

Concept 1
Concept 1, Program Elements
Concept 2
Concept 2, Program Elements
Concept 3
Concept 3, Program Elements
Concept 4
Concept 4, Program Elements


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```
graph TD; C1[Concept 1] --- C1E[Concept 1, Program Elements]; C1E --- C2[Concept 2]; C2 --- C2E[Concept 2, Program Elements]; C2E --- C3[Concept 3]; C3 --- C3E[Concept 3, Program Elements]; C3E --- C4[Concept 4]; C4 --- C4E[Concept 4, Program Elements];
```

Concept 1

Concept 1, Program Elements

Concept 2

Concept 2, Program Elements

Concept 3

Concept 3, Program Elements

Concept 4

Concept 4, Program Elements

PUBLIC ENGAGEMENT PLAN - Appendix H
Pioneer Park **Page 130**

TOWN OF FRISCO
COLORADO

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graph TD; C1[Concept 1] --- P1[Concept 1, Program Elements]; C2[Concept 2] --- P2[Concept 2, Program Elements]; C3[Concept 3] --- P3[Concept 3, Program Elements]; C4[Concept 4] --- P4[Concept 4, Program Elements];
```

The diagram illustrates a hierarchical structure with four levels. Each level is represented by a blue-bordered box containing a concept name, followed by a white box containing its corresponding program elements. The third level, "Concept 3, Program Elements", is highlighted with a red border.

- Level 1: Concept 1 (blue border) → Concept 1, Program Elements (white)
- Level 2: Concept 2 (blue border) → Concept 2, Program Elements (white)
- Level 3: Concept 3 (blue border) → Concept 3, Program Elements (white, highlighted with a red border)
- Level 4: Concept 4 (blue border) → Concept 4, Program Elements (white)

```
graph TD; C1[Concept 1] --- E1[Concept 1, Program Elements]; E1 --- L1[ ]; L1 --- C2[Concept 2]; C2 --- E2[Concept 2, Program Elements]; E2 --- L2[ ]; L2 --- C3[Concept 3]; C3 --- E3[Concept 3, Program Elements]; E3 --- L3[ ]; L3 --- C4[Concept 4]; C4 --- E4[Concept 4, Program Elements];
```

Concept 1

Concept 1, Program Elements

Concept 2

Concept 2, Program Elements

Concept 3

Concept 3, Program Elements

Concept 4

Concept 4, Program Elements

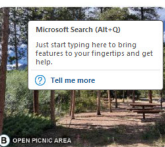


PIONEER PARK | CONCEPT 4





A EXTERNAL RESTROOMS WITH DRINKING FOUNTAIN



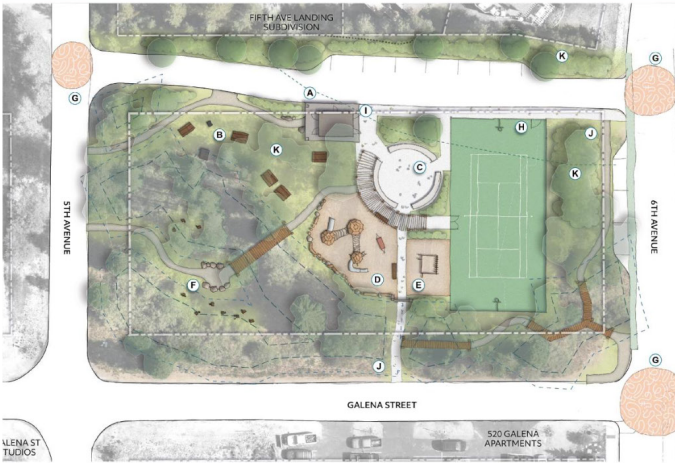
B OPEN PICNIC AREA



C GATHERING SPACE WITH SEATING, SHADE STRUCTURE AND INTEGRATED ARTWORK, INTERPRETIVE PANELS



D NATURE BASED PLAYGROUND



5TH AVENUE **6TH AVENUE**

GALENA STREET

520 GALENA APARTMENTS



G SCATTERED TREES AND SHRUBS

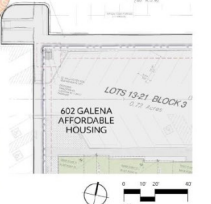


H NEW SINGLE TENNIS COURT WITH BASKETBALL HOOPS

I SEATING, DRINKING FOUNTAIN, BIKE RACK, BINS

J PARK SIGNAGE

K RESTORATION PLANTING / BUFFER PLANTING



GALENA STREET
10' x 100'

LOTS 13-21 BLOCK 3
0.71 Acres

602 GALENA AFFORDABLE HOUSING

Scale: 0' 10' 20' 40'

 Town of Frisco Pioneer Park

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[Conceptual Design Options](#)

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graph TD; C1[Concept 1] --- E1[Concept 1, Program Elements]; C2[Concept 2] --- E2[Concept 2, Program Elements]; C3[Concept 3] --- E3[Concept 3, Program Elements]; C4[Concept 4] --- E4[Concept 4, Program Elements];
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Concept 1

Concept 1, Program Elements

Concept 2

Concept 2, Program Elements

Concept 3

Concept 3, Program Elements

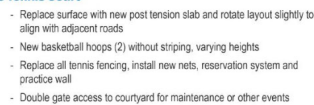
Concept 4

Concept 4, Program Elements



SCJ ALLIANCE

Court Configuration – Single Tennis Court



- Large gathering space framed by trellis on southwest side
- Circular bench seating
- Integrate art and storytelling into paving and seating elements (i.e. animal tracks, patterns)
- Space for movable, furniture, park games, etc.
- Ample space and seating for small community workshops, classes, and gatherings

- Naturalized area for picnic tables and grills
- Nature nook and nature viewing area on peninsula
- Bird boxes or bug boxes mounted on posts: artistic expression and bird habitat
- Interpretive signage corresponds with on site habitat

- Iconic nature play structure, play hammock, integrated with existing trees
- Play elements made of natural materials to blend with existing vegetation
- Connection to shaded seating area / trellis and fitness area to accommodate adults supervising playground
- Playground border constructed with stumps and logs as additional play elements

- Parallel parking on 6th Ave and along alley (8 total spaces)
- Primary pedestrian entrance at Galena - mid block
- Intersection mural allowing for diagonal pedestrian connection from 602 Galena
- Bike lane mural to improve pedestrian / bicycle visibility
- Boardwalks through wetlands in limited locations
- Access from 5th Ave to peninsula or onto park path

- Restroom building with drinking fountain and water bottle filler (4 stalls & storage room)
- Extra wide gate on west side of tennis court to leave open for winter uses and other community events. Gate to align with community gathering space
- Park landscaping to include aspen understory gardens, pollinator gardens and native perennials to complement existing native wildflowers

- Fitness structure, natural materials single unit with multiple uses
- Utilize landscape buffer and parking area on north side of property to collect run-off for infiltration
- LID techniques spread throughout site
- Bioretention basin collects court runoff for infiltration

Please indicate your preferred 7 program elements from all four boards. Drag the program element to indicate your top 7

Concept 1: Replace / Improve Both Tennis Courts
Concept 1: Community Gathering Space
Concept 1: Passive Park Zone
Concept 1: Discover Play & Nature Play Nodes
Concept 1: Circulation & Park Access
Concept 1: Support Features & Infrastructure
Concept 1: Stormwater Management Methods
Concept 2: Keep One Tennis Court & Convert One to Multi-Use
Concept 2: Community Gathering Space
Concept 2: Passive Park Zone
Concept 2: Nature Playground & Discovery Play Areas
Concept 2: Circulation & Park Access
Concept 2: Support Features & Infrastructure
Concept 2: Stormwater Management Methods
Concept 3: Keep One Tennis Court & Convert One to Multi-Use & Gathering Space
Concept 3: Community Gathering Space

☒ Concept 2: Community Gathering Space

☐ Concept 2: Passive Park Zone

☐ Concept 2: Nature Playground & Discovery Play Areas

☐ Concept 2: Circulation & Park Access

☐ Concept 2: Support Features & Infrastructure

☐ Concept 2: Stormwater Management Methods

☐ Concept 3: Keep One Tennis Court & Convert One to Multi-Use & Gathering Space

☐ Concept 3: Community Gathering Space

☐ Concept 3: Passive Park Zone

☐ Concept 3: Nature Playground & Discovery Play Area

☐ Concept 3: Circulation & Park Access

☐ Concept 3: Support Features & Infrastructure

☐ Concept 3: Stormwater Management Methods

☐ Concept 4: Single Tennis Court

☐ Concept 4: Community Gathering Space

☐ Concept 4: Passive Park Zone

☐ Concept 4: Discovery Play / Nature Playground

☐ Concept 4: Circulation & Park Access

☐ Concept 4: Support Features & Infrastructure

☐ Concept 4: Active Park Zone & Stormwater

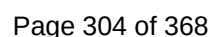
- ☒ Concept 3: Circulation & Park Access
- ☐ Concept 3: Support Features & Infrastructure
- ☐ Concept 3: Stormwater Management Methods
- ☐ Concept 4: Single Tennis Court
- ☐ Concept 4: Community Gathering Space
- ☐ Concept 4: Passive Park Zone
- ☐ Concept 4: Discovery Play / Nature Playground
- ☐ Concept 4: Circulation & Park Access
- ☐ Concept 4: Support Features & Infrastructure
- ☐ Concept 4: Active Park Zone & Stormwater Management Methods

Reset

Are there any general comments that you would like to share with the project team?

If you would like to stay informed of project updates please enter your email address below.

Thank you for taking the time to contribute to the re-design of Pioneer Park!

Submit

Story Map Program Preferences

Are there any general comments that you would like to share with the project team?	Email addresses	Which Program Elements Appeal to you?
I look forward to park improvements. As a homeowner directly across the tennis park, I really like the Concept 1 layout preserving more of the natural elements of the park while honoring our active tennis community. If basketball court is important to our young community then please consider replacing volleyball court at the Walter Byron Park instead, where young people already gather.	mary@si	x Concept_1:_Replace_/_Improve_Bo,Concept_1:_Community_Gathering_,Concept_1:_Passive_Park_Zone,Concept_1:_Discover_Play_&_Natu,Concept_1:_Circulation_&_Park_A,Concept_1:_Support_Features_&_I,Concept_1:_Stormwater_Managemen,
No basket ball. The tennis courts are highly successfull and used daily.		x Concept_1:_Replace_/_Improve_Bo,Concept_1:_Community_Gathering_,Concept_1:_Passive_Park_Zone,Concept_1:_Discover_Play_&_Natu,Concept_1:_Circulation_&_Park_A,Concept_4:_Passive_Park_Zone,Concept_1:_Support_Features_&_I
Excited to improve this neighborhood park. I am a tennis player so in favor of keeping 2 courts as I have indicated.	cbrands	x Concept_1:_Replace_/_Improve_Bo,Concept_1:_Community_Gathering_,Concept_1:_Passive_Park_Zone,Concept_1:_Discover_Play_&_Natu,Concept_1:_Circulation_&_Park_A,Concept_1:_Support_Features_&_I,Concept_1:_Stormwater_Management,
Please do not put parking on 6th or Galena. This area will already be stressed by the increased traffic and parking needs by the housing project. Access to parking via both 5th and 6th would help to alleviate the single intersection of 6th and Galena.	debbie.m	x Concept_4:_Circulation_&_Park_A,Concept_4:_Community_Gathering_,Concept_1:_Discover_Play_&_Natu,Concept_4:_Discovery_Play_/_Nat,Concept_1:_Community_Gathering_,Concept_1:_Passive_Park_Zone,Concept_4:_Active_Park_Zone_&_S
I am extremely disappointed to hear about the outreach to the elementary school community; I really feel those biased the results. Those parents were invited to answer the surveys and attend open houses like the rest of us. Why did they get an opportunity for extra input? You need to carefully evaluate what the entire COMMUNITY wants, it seems you are getting biased results from families with young children. THIS DRAGGING SYSTEM DOES NOT WORK. MY VOTE IS #1 Keep 2 tennis courts (I have seen the courts getting LOTS of use) #2 Passive Park Zone Concept 1 is the best, but there are too many built elements. The plaza and seat wall will be wasteful impermeable surfaces. Play hut is unnecessary.	mordeca	x
I am very interested in Concept 1. All aspects are most attractive to me.		x Concept_1:_Community_Gathering_,Concept_1:_Discover_Play_&_Natu,Concept_1:_Passive_Park_Zone,Concept_1:_Replace_/_Improve_Bo,Concept_1:_Circulation_&_Park_A,Concept_1:_Support_Features_&_I,Concept_1:_Stormwater_Managemen,
I would like to vote for Concept 1. I like it all the best. Thank you		x Concept_1:_Replace_/_Improve_Bo,Concept_1:_Community_Gathering_,Concept_1:_Passive_Park_Zone,Concept_1:_Discover_Play_&_Natu,Concept_1:_Circulation_&_Park_A,Concept_1:_Support_Features_&_I,Concept_1:_Stormwater_Managemen,
As a Scattered Pines condo owner, anything that can be done to mitigate anticipated parking and traffic issues along 6th and Galena, due to the new housing project, would be greatly appreciated.	Apyle13	x Concept_4:_Single_Tennis_Court,Concept_4:_Community_Gathering_,Concept_4:_Passive_Park_Zone,Concept_4:_Support_Features_&_I,Concept_4:_Active_Park_Zone_&_S,Concept_4:_Discovery_Play_/_Nat,Concept_4:_Circulation_&_Park_A,
Please keep both tennis courts. There are so few public courts and are used most days weather permitting. There is plenty of space for an additional sport court but it is not an option. There are plenty of trails and other playgrounds for the children already. Please keep our adults in your vision.	Sbeard5	x Concept_1:_Replace_/_Improve_Bo,Concept_1:_Passive_Park_Zone,Concept_1:_Circulation_&_Park_A,Concept_1:_Discover_Play_&_Natu,Concept_1:_Stormwater_Managemen,Concept_1:_Community_Gathering_,Concept_1:_Support_Features_&_I
		x
Love having the two tennis courts and think we need more of them		x Concept_1:_Replace_/_Improve_Bo,Concept_1:_Community_Gathering_,Concept_1:_Passive_Park_Zone,Concept_1:_Discover_Play_&_Natu,Concept_1:_Circulation_&_Park_A,Concept_1:_Support_Features_&_I,Concept_1:_Stormwater_Managemen
	jmrolfsc	x Concept_4:_Passive_Park_Zone,Concept_4:_Community_Gathering_,Concept_4:_Circulation_&_Park_A,Concept_4:_Discovery_Play_/_Nat,Concept_4:_Support_Features_&_I,Concept_4:_Single_Tennis_Court,Concept_4:_Active_Park_Zone_&_S

Story Map Program Preferences, continued

Keep both tennis courts	Jklbark@x	Concept_1:_Replace_/_Improve_Bo,Concept_1:_Community_Gathering_,Concept_1:_Passive_Park_Zone,Concept_1:_Discover_Play_&_Natu,Concept_1:_Circulation_&_Park_A,Concept_1:_Support_Features_&_I,Concept_1:_Stormwater_Managemen,Concept
	x	Concept_1:_Replace_/_Improve_Bo,Concept_1:_Community_Gathering_,Concept_1:_Passive_Park_Zone,Concept_1:_Discover_Play_&_Natu,Concept_1:_Circulation_&_Park_A,Concept_1:_Support_Features_&_I,Concept_1:_Stormwater_Managemen,
	x	Concept_1:_Replace_/_Improve_Bo,Concept_1:_Community_Gathering_,Concept_1:_Passive_Park_Zone,Concept_1:_Discover_Play_&_Natu,Concept_1:_Circulation_&_Park_A,Concept_1:_Support_Features_&_I,Concept_1:_Stormwater_Managemen,
	x	Concept_1:_Replace_/_Improve_Bo,Concept_1:_Community_Gathering_,Concept_1:_Passive_Park_Zone,Concept_1:_Discover_Play_&_Natu,Concept_1:_Circulation_&_Park_A,Concept_1:_Support_Features_&_I,Concept_1:_Stormwater_Managemen,Concept
	x	Concept_1:_Replace_/_Improve_Bo,Concept_1:_Discover_Play_&_Natu,Concept_1:_Passive_Park_Zone,Concept_1:_Community_Gathering_,Concept_1:_Circulation_&_Park_A,Concept_1:_Support_Features_&_I,Concept_1:_Stormwater_Managemen,
	x	Concept_4:_Support_Features_&_I,Concept_4:_Single_Tennis_Court,Concept_4:_Community_Gathering_,Concept_4:_Passive_Park_Zone,Concept_4:_Discover_Play_/_Nat,Concept_4:_Circulation_&_Park_A,Concept_4:_Active_Park_Zone_&_S
Why are there so many options for basketball when only 11 pct (1 in 10!) survey respondents said they even wanted 'BB and other sport courts'???? That is a VERY biased question. What if the tennis court option said tennis and other sports? This entire process was biased and run by people who don't even live in the county. How disappointing.. Frisco.	margiehcx	Concept_1:_Replace_/_Improve_Bo,Concept_1:_Stormwater_Managemen,Concept_2:_Stormwater_Managemen,Concept_3:_Support_Features_&_I,Concept_2:_Circulation_&_Park_A,Concept_3:_Stormwater_Managemen,Concept_1:_Support_Features_&_I,Concept_
Please don't get rid of the tennis courts! I've been playing on those courts since I was 5 years old!!	rdstone8x	Concept_1:_Replace_/_Improve_Bo,Concept_1:_Support_Features_&_I,Concept_1:_Community_Gathering_,Concept_1:_Passive_Park_Zone,Concept_1:_Stormwater_Managemen,Concept_2:_Keep_One_Tennis_Cour,Concept_1:_Discover_Play_&_Natu,Concept_
	x	
i do not want tennis courts removed, nor do i think we need basketball court there...basketball would be very loud plus its a lot of space used vs number of users. Perhaps an alternative would be to put hoops in Walter Byron park instead of a volley ball court (which ive seen used only once in 4 years) Polling Elementary school students is fine but they are not the ones (generally) living near the park to make the most use of it. Play space is available a block away at Walter Byron. Multi use pads will cause friction and confusion amongst visitors as to who has right, how long can the court be used etc. Tennis courts are difficult to find around frisco (unless you drive over to school) Overall, concept 1 seems to be the least controversial and maps to the original masterplan from 2019. Side note, this is a confusing process to mix and match items from different concepts that may not meld well.	Bryrandax	Concept_1:_Replace_/_Improve_Bo,Concept_1:_Community_Gathering_,Concept_1:_Passive_Park_Zone,Concept_1:_Discover_Play_&_Natu,Concept_1:_Circulation_&_Park_A,Concept_1:_Support_Features_&_I,Concept_1:_Stormwater_Managemen,
	x	Concept_4:_Passive_Park_Zone,Concept_1:_Replace_/_Improve_Bo,Concept_1:_Community_Gathering_,Concept_1:_Passive_Park_Zone,Concept_1:_Discover_Play_&_Natu,Concept_1:_Circulation_&_Park_A,Concept_1:_Support_Features_&_I
	x	Concept_4:_Active_Park_Zone_&_S,Concept_1:_Replace_/_Improve_Bo,Concept_1:_Community_Gathering_,Concept_1:_Passive_Park_Zone,Concept_1:_Discover_Play_&_Natu,Concept_1:_Circulation_&_Park_A,Concept_1:_Support_Features_&_I
	x	Concept_1:_Replace_/_Improve_Bo,Concept_1:_Community_Gathering_,Concept_1:_Passive_Park_Zone,Concept_1:_Discover_Play_&_Natu,Concept_1:_Circulation_&_Park_A,Concept_1:_Support_Features_&_I,Concept_1:_Stormwater_Managemen,
Keep the 2 tennis courts please!	x	
	x	Concept_4:_Single_Tennis_Court,Concept_4:_Community_Gathering_,Concept_4:_Active_Park_Zone_&_S,Concept_4:_Passive_Park_Zone,Concept_4:_Support_Features_&_I,Concept_4:_Circulation_&_Park_A,Concept_4:_Discover_Play_/_Nat,

Story Map Voting, continued

Both tennis courts are frequently used so to lose one court would devastate the tennis community who have relied on these courts.	hjeanette	x	
		x	Concept_4: Passive_Park_Zone,Concept_4: Circulation_& Park_A,Concept_4: Support_Features_& I,Concept_4: Active_Park_Zone_& S,Concept_4: Discovery_Play_/_Nat,Concept_4: Single_Tennis_Court,Concept_4: Community_Gathering_
Priority should be to keep both tennis courts. They have long been used by the tennis community and the only true tennis options for Frisco.	jimandjnx	x	Concept_1: Replace_/_Improve_Bo,Concept_1: Passive_Park_Zone,Concept_1: Discover_Play_& Natu,Concept_1: Community_Gathering_,Concept_1: Circulation_& Park_A,Concept_1: Support_Features_& I,Concept_1: Stormwater_Managemen,
Please do not replace the tennis courts!	Bernhard	x	Concept_1: Replace_/_Improve_Bo,Concept_1: Community_Gathering_,Concept_1: Passive_Park_Zone,Concept_1: Discover_Play_& Natu,Concept_1: Circulation_& Park_A,Concept_1: Support_Features_& I,Concept_1: Stormwater_Managemen,Concept
		x	Concept_4: Passive_Park_Zone,Concept_1: Replace_/_Improve_Bo,Concept_1: Community_Gathering_,Concept_1: Passive_Park_Zone,Concept_1: Discover_Play_& Natu,Concept_1: Circulation_& Park_A,Concept_1: Support_Features_& I,
		x	Concept_4: Community_Gathering_,Concept_1: Replace_/_Improve_Bo,Concept_1: Community_Gathering_,Concept_1: Passive_Park_Zone,Concept_1: Discover_Play_& Natu,Concept_1: Circulation_& Park_A,Concept_1: Support_Features_& I,
		x	Concept_4: Discovery_Play_/_Nat,Concept_4: Circulation_& Park_A,Concept_4: Passive_Park_Zone,Concept_4: Community_Gathering_,Concept_4: Support_Features_& I,Concept_4: Active_Park_Zone_& S,Concept_4: Single_Tennis_Court,
		x	Concept_4: Active_Park_Zone_& S,Concept_4: Support_Features_& I,Concept_4: Circulation_& Park_A,Concept_4: Discover_Play_/_Nat,Concept_4: Passive_Park_Zone,Concept_4: Community_Gathering_,Concept_4: Single_Tennis_Court,
		x	Concept_1: Replace_/_Improve_Bo,Concept_1: Community_Gathering_,Concept_1: Passive_Park_Zone,Concept_1: Discover_Play_& Natu,Concept_1: Circulation_& Park_A,Concept_1: Support_Features_& I,Concept_1: Stormwater_Managemen,
Keep both tennis courts form sure!!		x	
		x	Concept_4: Community_Gathering_,Concept_4: Single_Tennis_Court,Concept_4: Passive_Park_Zone,Concept_4: Discover_Play_/_Nat,Concept_4: Circulation_& Park_A,Concept_4: Support_Features_& I,Concept_4: Active_Park_Zone_& S,
Save tennis in Frisco! Healthiest sport in the world and us locals just want some courts where we can play		x	Concept_1: Replace_/_Improve_Bo,Concept_1: Community_Gathering_,Concept_1: Passive_Park_Zone,Concept_1: Discover_Play_& Natu,Concept_1: Circulation_& Park_A,Concept_1: Support_Features_& I,Concept_1: Stormwater_Managemen,
My wife and I are tennis players, and really appreciate having access to tennis courts in our neighborhood. We are strong advocates for keeping both tennis courts, and replacing/improving them as shown in Concept 1. I also like keeping the rest of the park area with more the more "natural" aspects as shown in Concept 1, along with the larger buffer strip next the adjacent 6th Avenue neighborhood to the North. Nice restrooms are certainly a necessary amenity as well.	paulsale	x	Concept_1: Replace_/_Improve_Bo,Concept_1: Support_Features_& I,Concept_1: Passive_Park_Zone,Concept_1: Discover_Play_& Natu,Concept_1: Community_Gathering_,Concept_1: Circulation_& Park_A,Concept_1: Stormwater_Managemen,
Don't spend any money - give it back to us.	sdwcanc	x	Concept_1: Passive_Park_Zone,Concept_1: Community_Gathering_,Concept_1: Discover_Play_& Natu,Concept_1: Circulation_& Park_A,Concept_1: Replace_/_Improve_Bo,Concept_1: Support_Features_& I,Concept_1: Stormwater_Managemen,
Please do not destroy Frisco tennis ! We need both courts! Add a third multi purpose court if you feel it's necessary.	dmccrere	x	Concept_1: Replace_/_Improve_Bo,Concept_1: Support_Features_& I,Concept_1: Stormwater_Managemen,Concept_1: Community_Gathering_,Concept_1: Passive_Park_Zone,Concept_1: Circulation_& Park_A,Concept_2: Community_Gathering_
Why are you doing this at all? Restrooms are going to become an ugly expensive anchor.	mgbgoi	x	Concept_1: Discover_Play_& Natu,Concept_1: Passive_Park_Zone,Concept_1: Circulation_& Park_A,Concept_1: Replace_/_Improve_Bo,Concept_1: Community_Gathering_,Concept_1: Support_Features_& I,Concept_1: Stormwater_Managemen,
Please retain and resurface both tennis courts. Add a 3rd multipurpose court if necessary. Thank you	robertam	x	Concept_1: Replace_/_Improve_Bo,Concept_1: Support_Features_& I,Concept_1: Community_Gathering_,Concept_1: Stormwater_Managemen,Concept_1: Passive_Park_Zone,Concept_1: Discover_Play_& Natu,Concept_1: Circulation_& Park_A,Concept

Story Map Voting, continued

Keep the tennis courts!!! They are the best courts in the county and are used constantly in the summer. Basketball will be too loud for the neighboring residences. There are 3 playgrounds within a half mile radius, no need for a fourth instead of the courts.	khubert6	x	Concept_1:_Replace_/_Improve_Bo,Concept_1:_Community_Gathering_,Concept_1:_Passive_Park_Zone,Concept_1:_Discover_Play_&_Natu,Concept_1:_Circulation_&_Park_A,Concept_1:_Support_Features_&_I,Concept_1:_Stormwater_Managemen,
Signs to keep unleashed dogs out. Police it to give tickets for unscenced or unleashed dogs		x	Concept_1:_Discover_Play_&_Natu,Concept_2:_Keep_One_Tennis_Cour,Concept_1:_Circulation_&_Park_A,Concept_1:_Passive_Park_Zone,Concept_1:_Community_Gathering_,Concept_1:_Support_Features_&_I,Concept_1:_Replace_/_Improve_Bo,
		x	Concept_1:_Replace_/_Improve_Bo,Concept_1:_Community_Gathering_,Concept_1:_Discover_Play_&_Natu,Concept_1:_Passive_Park_Zone,Concept_1:_Circulation_&_Park_A,Concept_1:_Support_Features_&_I,Concept_1:_Stormwater_Managemen
Keep the existing two tennis courts. There are no other all tennis courts available in Frisco. The middle school courts are with from pickleball nets and lines.		x	
I like Concept 1. Our friends prefer meet at Pioneer park as it's in the center of Summit county and is the best kept tennis courts. Plus our group often like to go out for brunch or lunch in downtown Frisco.	Fmslee@x	x	Concept_1:_Replace_/_Improve_Bo,Concept_1:_Community_Gathering_,Concept_1:_Passive_Park_Zone,Concept_1:_Discover_Play_&_Natu,Concept_1:_Circulation_&_Park_A,Concept_1:_Support_Features_&_I,Concept_1:_Stormwater_Managemen,

Appendix I - General Project Comments (Collected via email or Town website)

General Project Comments

updated 12/22/25

Item #	Date	Name	Comment
1	10/7/2025	Justin N	My wife and I have our private practice (Mountain-River Naturopathic Clinic) at Main Street just a block away from PioneerPark and love going there for lunch breaks. Thank you for doing updates while leaving the huge semi old-growth trees there. We love the secluded and forested feel of that park!
2			Please do not expand paved features (I think there was mention of added pickle-ball courts) into the forested part of the park. The tennis courts are rarely used when we see them, so better signage might help that. If there is a big push for pickleball, maybe one of the tennis courts could be converted to pickleball? Forest trails with wood chips and landscaping with native plants might be more of what I would ask for. Thank you again for doing updates to this park, and listening to community voices!
3	10/7/2025	Preside	Also, I see Frisco is calling for community input for Pioneer Park. Any chance they would repurpose one tennis court into 4 pickleball courts? Or 2 pickleball courts. There would still be a dedicated tennis court. I realize noise was an issue when we first got kicked off those courts but they make good sound barriers now! Let me know. Thanks you two and hoping you are having a beautiful Fall! The weather has been fantastic!
4	10/13/25	Carolyn	Please leave it as natural as possible. No noisy sports and no lights.
5	10/17/2025	Daphne	Hello, I'm writing to request that you leave Pioneer park alone! We already have employee housing being built nearby, and so few spaces left in which the public can recreate as it is! Currently long term rentals are being left vacant, because of the increase in government sponsored employee housing. WE DON'T need any more, especially at the tax payer's expense, when available housing is already going unused. The town of Frisco is an amazing place, we need to keep open spaces and public parks for ALL residents to use!
6	10/17/2025	Daphne	Hello Emma, I have tried to go to the survey, but am not having much luck. I am writing to request that Pioneer Park remain the same. I am not sure what the goal for the park is, but I believe the park needs to remain a park, for everyone's use. How cool is it that anyone can use the tennis courts free of charge, sit and enjoy the nearby wetlands, flowers and wildlife that wander through? We certainly do NOT need anymore work force housing, and/or overly manicured/phony/contrived/ cement covered parks. Frisco is quirky and unique. I believe visitors and residents LIKE it that way. The rapidly changing feel of the town is already too much. There is already a Vail, a Breckenridge, and an Aspen. Why don't we try to remain different? People come and visit and love the quaintness, and originality! It's not like we are losing business due to having TOO many parks and recreation sites. What actually makes Frisco less competitive, are the high sales taxes and lodging taxes. NO MORE. Keep the town welcoming!!!!!! Thank you!
7	10/28/2025	Jim Mali	Hi Emma, I have volunteered to do the research / legwork in talking with vendors and analyzing options for the refurbishment of the Mountain Side tennis court amenity. I have learned quite a lot about tennis court construction and modern options to repair / refurbish tennis courts in our high alpine environment. I'd like to offer the benefit of my newly acquired knowledge and experience to you for the Pioneer Park project, if you feel it would be helpful. If so, feel free to reach out to me via email or my mobile phone: 720.289.6714. Thanks, I'd enjoy being involved with this project if it would be beneficial. All the best,
8	12/15/2025	Leanne	Hi Emma - I left you a voicemail indicating my interest in helping you with the Frisco Park planning. We are part time residents with a condo at Cobblestone and I love Pickleball and would be happy to help create some activities during the warmer months. Let me know how I can be helpful. Thanks,
9	12/15/2025	Megan Z	Hi Emma, I'll be out of town when you are offering the open house regarding Pioneer Park of Frisco on Galena. Unfortunately, the link in the original email isn't working for me to sign up for the zoom link/password. Could you please send the link when you have it so I may zoom on Dec 18 at 530pm. ? Thank You,
10	12/16/2025	Judy Mo	As a longtime tennis player in Summit County I urge you to preserve the two courts in the park. The county has few courts that have remained dedicated tennis only courts; many have been converted to pickleball courts either for joint use or through painting lines with colors of paint that make it difficult to play tennis only. The two courts in question have remained "tennis only" and are so appreciated by tennis players in Frisco and also in the county. Please keep them as they are.

General Project Comments, continued

- 11 12/16/2025 Margie I Hello Emma, We are following up on our conversation at the Pioneer Park meeting last night. Thank you for agreeing to send us the data collected in this process- quantitative, comments, dots, etc.... We have carefully reviewed the data on the website, paired it with things shared at the meeting, and we still find it to be incongruent with the options displayed and the apparent direction of this project. For example, it is not clear how you went from:
- 40% of survey respondents who voted to keep both tennis courts to 75% of your proposed design boards that only show one court
 - 11.4 % of survey respondents who said the court should be converted for alternative court sports to the 50% alternative court elements represented in the design options
 - 6-19% of respondents who wanted "play facilities" to the 75% of play facilities in the design alternatives- which seemingly preclude the current 2 court design, disregarding the 40% who voted for 2 tennis courts and apparently ignoring the fact that there are large, very nice play facilities at the elementary school and at Walter Byron park, a block away. Last night, the first thing we heard from one of the designers was "well, I've heard people don't use the courts" Where is that documented? We were also told that the design alternatives represented menus to choose from but 75% of the designs displayed features that occupy space currently used by the 2 courts. When we asked for the data last night, we were told it was on the website but the data on the website is above and it clearly does not support the design alternatives presented. We did, however, see a reference on the website to guidance from the Neighborhood Master Plan which specifically lists "retention of tennis courts and expansion of tennis-related amenities". We were also very disappointed to see bias in the remainder of the public input processes. Were the people who took the survey aware of the fact that you would be collecting additional dot data, which apparently overrides the survey, at the 2 interactive sessions? We missed the first interactive session because it was abruptly moved at the last minute. If we had attended to place our dots, would our opinions have counted twice? And if we had attended both interactive sessions, would our views have carried 3x the weight of those who only took the survey, earnestly believing that their opinion had been fully registered? According to your process, the answer is yes and that was not disclosed to those who took the survey in good faith. We also learned last night that the "needs" of the new workforce housing unit were weighing heavily in this decision. How is it that you have already determined what would be of interest to them when they do not even live here yet? It was suggested last night by one of the designers that the new residents would prefer basketball. Is there any data to support that comment? Furthermore, and as mentioned last night, the survey was biased. One of the questions asked was "why people don't use the park more". Incredibly, there was no option for "I do use the park frequently" or even N/A. And the question could not be skipped. So, to be able to register their views, you required your survey respondents to choose 3 items from a list of options that did not represent their opinion at all. When we asked the designer about that last night, her response was that that data would not be used. If so, why was the question asked and which data from your survey WAS intended to be used? When we inquired about the process that will be used to make sense of these varied inputs, we were told by one of the designers that it would be "subjective". While quantitative data is sometimes used in combination with other inputs for a qualitative decision, to create transparency and trust, the process and weighting of varied factors should be explained. It was not. To summarize, we have:
1. A biased survey
 2. Design alternatives that do not represent the survey data collected
 3. Plans which are contrary to the Neighborhood Master Plan
 4. A biased series of input collection points
 5. Designers who could not explain the process by which all of these varied inputs would be used
 6. And "hearsay" which apparently has guided decisions but is either not documented or has simply not been made available to the full time homeowners who are the backbone of this community. We do plan to analyze the data and to be present at the Thursday meeting and at the council discussion. Please exclude any personal identifying data. We simply need the survey responses, neighborhood, comments from the multiple forums, final photos of the dot processes, and any other views that have not been documented and are influencing this project. We will also be sharing this with the many neighbors who have a very vested interest in this development and will be disappointed to hear how this has progressed. Much Appreciated,

General Project Comments, continued

- 12 12/18/2025 Mary W: Dear River Pines Homeowners, Final public voting for the Pioneer Park Design ends tomorrow, Dec 19 at Noon (MT). Apologies for last minute notice, but I just found this out myself this evening. If you care about what happens to our Pioneer Park, then please take few minutes to study the 4 concept designs and submit your vote. Emma from TOF and Margaret, the landscape architect, are copied here, so if you have any questions, then please feel free to copy all or reach out. Pioneer Park - currently tucked between 5th and 6th Ave will become the Green Space for the new 54-unit Galena Workforce housing. Town has been soliciting inputs from community, and this is the last public input before Town Council work session on Jan 13. Final design development Jan - March 2026
- Construction begins summer 2026. Town of Frisco Pioneer Park Project Information and Conceptual Program Elements <https://storymaps.arcgis.com/stories/b7fafa1740b54376a68add9947f1dc15> Scroll down to view the 4-concept layout and each element explanation. When you see this section asking, "Which Program Elements Appeal to you?", click on the top box to activate all 28 choices. Prioritize to top 7 elements by moving up/down each box. You can mix/match elements from all concepts and rank them. Concept 1. Improve existing two tennis courts, small picnic areas, benches. Concept 2. Gathering space. Replace one tennis court with a multi-court, i.e. basketball court, add more parking, more parking. Concept 3. More Gathering space. Replace one tennis court with a smaller multi-court, multi-gathering spaces, more parking. Concept 4. Most Gathering space. Keep one tennis court, rest are picnic, nature and gathering space. FYI, I voted for Concept 1 to preserve the most natural use of the park and keep the two tennis courts.
- 13 12/22/2025 Carolyn Hi neighbors, I was just casually looking up the noise level from outdoor basketball on a hard surface and I am glad I did. Basketball alone without people noise is between 80-90 decibels. The legal limit for noise in a residential neighborhood is 50-55. One more reason to have just tennis courts and not basketball. I will be passing this along to the town planners. We have to be persistent on our demand for a "quiet" Pioneer Park! Happy Holidays!

From: [Carolyn Lamar](#)
To: [Mary Waldman](#)
Cc: [scott haerbig](#); [Steve Wilson](#); [paulsale77@gmail.com](#); [Mike Gould](#); [Amy Koldyke](#); [Brian Koldyke](#); [teemio@aol.com](#); [Eileen Mioduski](#); [Ksusha Shambarger](#); [Randi Martinsen](#); [cbrandsale@aol.com](#); [Lin Bode](#); [Prager, Daniel](#); [Mark Barron](#); [Dave Bacon](#); [Bonnie Bacon](#); [Chuck Lamar](#); [drowland@ceiconstructors.com](#); [jrowland24@hotmail.com](#); [Pat River Pines Neighbor Sutherlin](#); [Barb Haerbig](#); [Dan 300 6th River Pines McAuliffe](#); [Steve@architecturewestllc.com](#); [Lee Kading](#); [Sandra Bruns](#); [ELLEN POMERANTZ](#); [benandautumn@gmail.com](#); [Natalie Sollo](#); [Mark Waldman](#); [Paul Rakowski](#); [Heather Cell](#); [Margaret Loperfido](#); [Heth, Emma](#)
Subject: Re: Pioneer Park Redesign Public Vote Ends Friday 12/19 @ Noon!
Date: Monday, December 22, 2025 12:25:00 PM
Attachments: [IMG_2666.png](#)

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Hi neighbors, I was just casually looking up the noise level from outdoor basketball on a hard surface and I am glad I did. Basketball alone without people noise is between 80-90 decibels. The legal limit for noise in a residential neighborhood is 50-55. One more reason to have just tennis courts and not basketball. I will be passing this along to the town planners. We have to be persistent on our demand for a "quiet" Pioneer Park!
Happy Holidays! Carolyn and Chuck

On Thu, Dec 18, 2025 at 7:38 PM Mary Waldman <mary@summitrentals.com> wrote:

Dear River Pines Homeowners,

Final public voting for the Pioneer Park Design ends tomorrow, Dec 19 at Noon (MT).

Apologies for last minute notice, but I just found this out myself this evening. If you care about what happens to our Pioneer Park, then please take few minutes to study the 4 concept designs and submit your vote.

Emma from TOF and Margaret, the landscape architect, are copied here, so if you have any questions, then please feel free to copy all or reach out.

Pioneer Park - currently tucked between 5th and 6th Ave will become the Green Space for the new 54-unit Galena Workforce housing. Town has been soliciting inputs from community, and this is the last public input before Town Council work session on Jan 13.

Final design development Jan - March 2026
Construction begins summer 2026

Town of Frisco Pioneer Park Project Information and Conceptual Program Elements

From: [Family Zetik](#)
To: [Heth, Emma](#)
Subject: Re: Virtual mtg Dec 18 pioneer park
Date: Friday, December 19, 2025 4:16:34 PM
Attachments: [image001.png](#)

You don't often get email from dfzetikjr@hotmail.com. [Learn why this is important](#)

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Thank you, Emma for the virtual meeting last night. It was super to see the options for the plans. I would vote option one with the tennis courts & the A-C models.

Thank you all for your time.

Best,
Megan Zetik

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Heth, Emma <emmah@townoffrisco.com>
Sent: Monday, December 15, 2025 2:33:25 PM
To: Family Zetik <dfzetikjr@hotmail.com>
Subject: RE: Virtual mtg Dec 18 pioneer park

Hello Megan,
The Zoom link will be available at [FriscoPlan.com](#) just before the meeting on December 18. We look forward to having you there!
Best,
Emma

Emma Heth ([she/her](#)) | **Planner II | Community Development**



Email: EmmaH@TownofFrisco.com
Office: 970-668-4581

From: Family Zetik <dfzetikjr@hotmail.com>
Sent: Saturday, December 13, 2025 4:33 AM

Re: Fw: Follow up from the Pioneer Park meeting

From Marjorie Hook <margiehook@gmail.com>
Date Fri 12/19/2025 9:00 AM
To Kent, Katie <katiek@townoffrisco.com>
Cc bryrandall@mac.com <bryrandall@mac.com>; Fisher, Tom <TomF@townoffrisco.com>; Heth, Emma <emmah@townoffrisco.com>

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Hello Katie- Thank you for your response but neither you nor anyone else on the staff have answered my questions. What I read in your email above is to hold my questions until after the decision has been made. Absolutely not. I am preparing a letter to the Town Council on behalf of neighbors and need my questions answered before that. I do recognize that next week is a holiday and can't help but wonder if the timing of this was intentional to limit opportunities for public input and review. I, however, AM available.

If I don't not get responses, I will be very clear in my letter to the Council that you have ignored this request. I will also be writing into the Summit Daily and the State of Colorado who is providing the funding as I am certain it was not offered to support a biased, backdoor process.

I just left you a voice mail. I can be available today or any day next week.

Thank you,
Marjorie

On Wed, Dec 17, 2025 at 5:03 PM Kent, Katie <katiek@townoffrisco.com> wrote:

Hi Marjorie,
Thank you for providing the information and feedback in the email below. I know Margaret and Patrick, our consultant team, are putting together the information you have requested and will be in touch. As you are aware, and noted, we are still taking public input, including tomorrow evening, and so have not moved forward on deciding what concept(s) for the park will be presented to the Council but based on what we have received, we will be ensuring that they are receiving all data and information, including your individual email you sent dated December 16th.

We are happy to discuss more with you after we get through the public meeting tomorrow, and the holidays (due to upcoming staff time off) if you would like. Please feel free to reach out but I'd request we meet after we know what we are going to present to Council as you may not have concerns at that point in time.
Thank you,
Katie

Katie Kent | Community Development Director

Mailing- PO Box 4100, Frisco, CO 80443
Physical- 1 Main Street, Frisco, CO 80443
Email- [KatieK@Townoffrisco.com](mailto:katiek@townoffrisco.com)
Phone- 970-668-9130
FriscoGov.com
Townoffrisco.com

From: Marjorie Hook <margiehook@gmail.com>
Sent: Tuesday, December 16, 2025 2:32 PM
To: Heth, Emma <emmah@townoffrisco.com>; Brian Randall <bryrandall@mac.com>
Cc: Fisher, Tom <TomF@townoffrisco.com>
Subject: Follow up from the Pioneer Park meeting

You don't often get email from margiehook@gmail.com. [Learn why this is important](#)

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Report Suspicious

Hello Emma,

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For example, it is not clear how you went from:
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Last night, the first thing we heard from one of the designers was "well, I've heard people don't use the courts" Where is that documented? We were also told that the design alternatives represented menus to choose from but 75% of the designs displayed features that occupy space currently used by the 2 courts. When we asked for the data last night, we were told it was on the website but the data on the website is above and it clearly does not support the design alternatives presented. We did, however, see a reference on the website to guidance from the Neighborhood Master Plan which specifically lists "retention of tennis courts and expansion of tennis-related amenities".

We were also very disappointed to see bias in the remainder of the public input processes. Were the people who took the survey aware of the fact that you would be collecting additional dot data, which apparently overrides the survey, at the 2 interactive sessions? We missed the first interactive session because it was abruptly moved at the last minute. If we had attended to place our dots, would our opinions have counted twice? And if we had attended both interactive sessions, would our views have carried 3x the weight of those who only took the survey, earnestly believing that their opinion had been fully registered? According to your process, the answer is yes and that was not disclosed to those who took the survey in good faith.

We also learned last night that the "needs" of the new workforce housing unit were weighing heavily in this decision. How is it that you have already determined what would be of interest to them when they do not even live here yet? It was suggested last night by one of the designers that the new residents would prefer basketball. Is there any data to support that comment?

Furthermore, and as mentioned last night, the survey was biased. One of the questions asked was "why people don't use the park more". Incredibly, there was no option for "I do use the park frequently" or even N/A. And the question could not be skipped. So, to be able to register their views, you required your survey respondents to choose 3 items from a list of options that did not represent their opinion at all. When we asked the designer about that last night, her response was that that data would not be used. If so, why was the question asked and which data from your survey WAS intended to be used?

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- To summarize, we have:
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 2. Design alternatives that do not represent the survey data collected
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 4. A biased series of input collection points
 5. Designers who could not explain the process by which all of these varied inputs would be used

6. And "hearsay" which apparently has guided decisions but is either not documented or has simply not been made available to the full time homeowners who are the backbone of this community.

We do plan to analyze the data and to be present at the Thursday meeting and at the council discussion. Please exclude any personal identifying data . We simply need the survey responses, neighborhood, comments from the multiple forums, final photos of the dot processes, and any other views that have not been documented and are influencing this project.

We will also be sharing this with the many neighbors who have a very vested interest in this development and will be disappointed to hear how this has progressed.

Much Appreciated,
Margie Hook and Brian Randall

We also learned last night that the "needs" of the new workforce housing unit were weighing heavily in this decision. How is it that you have already determined what would be of interest to them when they do not even live here yet? It was suggested last night by one of the designers that the new residents would prefer basketball. Is there any data to support that comment?

Furthermore, and as mentioned last night, the survey was biased. One of the questions asked was "why people don't use the park more". Incredibly, there was no option for "I do use the park frequently" or even N/A. And the question could not be skipped. So, to be able to register their views, you required your survey respondents to choose 3 items from a list of options that did not represent their opinion at all. When we asked the designer about that last night, her response was that that data would not be used. If so, why was the question asked and which data from your survey WAS intended to be used?

When we inquired about the process that will be used to make sense of these varied inputs, we were told by one of the designers that it would be "subjective". While quantitative data is sometimes used in combination with other inputs for a qualitative decision, to create transparency and trust, the process and weighting of varied factors should be explained. It was not.

To summarize, we have:

1. A biased survey
2. Design alternatives that do not represent the survey data collected
3. Plans which are contrary to the Neighborhood Master Plan
4. A biased series of input collection points
5. Designers who could not explain the process by which all of these varied inputs would be used
6. And "hearsay" which apparently has guided decisions but is either not documented or has simply not been made available to the full time homeowners who are the backbone of this community.

We do plan to analyze the data and to be present at the Thursday meeting and at the council discussion. Please exclude any personal identifying data. We simply need the survey responses, neighborhood, comments from the multiple forums, final photos of the dot processes, and any other views that have not been documented and are influencing this project.

We will also be sharing this with the many neighbors who have a very vested interest in this development and will be disappointed to hear how this has progressed.

Much Appreciated,
Margie Hook and Brian Randall

From: [Leanne Fesenmeyer](#)
To: [Heth, Emma](#)
Subject: Message delivered from friscogov.com user
Date: Monday, December 15, 2025 10:27:41 AM

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to-email

emmah@townoffrisco.com

to-name

Emma Heth

Your Name

Leanne Fesenmeyer

Your Email Address

leannefes@icloud.com

Message

Hi Emma - I left you a voicemail indicating my interest in helping you with the Frisco Park planning.

We are part time residents with a condo at Cobblestone and I love Pickleball and would be ahhp to help create some activities during the warmer months.

Let me know how I can be helpful.

Thanks, Leanne

From: [Judy Morgan](#)
To: [Heth, Emma](#)
Subject: Message delivered from friscogov.com user
Date: Monday, December 15, 2025 7:30:04 PM

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to-email

emmah@townoffrisco.com

to-name

Emma Heth

Your Name

Judy Morgan

Your Email Address

morgancolo@gmail.com

Message

As a longtime tennis player in Summit County I urge you to preserve the two courts in the park. The county has few courts that have remained dedicated tennis only courts; many have been converted to pickleball courts either for joint use or through painting lines with colors of paint that make it difficult to play tennis only. The two courts in question have remained "tennis only" and are so appreciated by tennis players in Frisco and also in the county. Please keep them as they are.

From: [Dana Livingston](#)
To: [Heth, Emma](#)
Subject: Pioneer Park Open Houses
Date: Saturday, December 13, 2025 6:12:32 AM

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Hi Emma,

We will be traveling over the holidays and unable to attend the park open houses and feedback opportunities. Please accept this email to register our desire to see pickleball courts at the park.

Thank you,

Murray and Dana Hills

From: [Jim Hesse](#)
To: [Heth, Emma](#)
Subject: Pioneer Park Open Houses
Date: Saturday, December 13, 2025 10:18:45 PM

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Hi Emma,

My wife and I are tennis and pickleball players residing in Frisco since 2002. We usually play Tennis at the Breck Rec Center but occasionally at Pioneer and pickleball at the middle school. I think the park is perfect the way it is with some minor changes: repair cracks, resurface, and restroom(if feasible).

With the neighborhoods so close, additional parking would need to be found. If memory serves me, neighbors complained about pickleball noise and had some type of noise ordinance enforced eliminating pickleball play. The Pioneer expansion would create a new traffic pattern depending on paving and road changes.

We support improved recreational opportunities in Frisco. Is nonresidential land available for additional tennis/pickleball courts or basketball? Any thought of a golf, driving range, 9 hole course, par 3 course. Outdoor music/drama venue? Thanks for listening.

Best,

Jim & Iva Hesse
109 windflower
Frisco, Co

Sent from my iPad

From: [Jim Malmgren](#)
To: [Heth, Emma](#)
Subject: Message delivered from friscogov.com user
Date: Tuesday, October 28, 2025 9:13:37 AM

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to-email

emmah@townoffrisco.com

to-name

Emma Heth

Your Name

Jim Malmgren

Your Email Address

jimmalmgren@gmail.com

Message

Hi Emma, I have volunteered to do the research / legwork in talking with vendors and analyzing options for the refurbishment of the Mountain Side tennis court amenity. I have learned quite a lot about tennis court construction and modern options to repair / refurbish tennis courts in our high alpine environment. I'd like to offer the benefit of my newly acquired knowledge and experience to you for the Pioneer Park project, if you feel it would be helpful. If so, feel free to reach out to me via email or my mobile phone: 720.289.6714.

Thanks, I'd enjoy being involved with this project if it would be beneficial.

All the best,

Jim

From: [Dunie Richter](#)
To: [Heth, Emma](#)
Subject: Build Your Own Park Media Release
Date: Friday, October 17, 2025 1:32:01 PM

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Hello Emma

I have tried to go to the survey, but am not having much luck. I am writing to request that Pioneer Park remain the same. I am not sure what the goal for the park is, but I believe the park needs to remain a park, for everyone's use. How cool is it that anyone can use the tennis courts free of charge, sit and enjoy the nearby wetlands, flowers and wildlife that wander through? We certainly do NOT need anymore work force housing, and/or overly manicured/phony/contrived/cement covered parks. Frisco is quirky and unique.

I believe visitors and residents LIKE it that way. The rapidly changing feel of the town is already too much. There is already a Vail, a Breckenridge, and an Aspen. Why don't we try to remain different? People come and visit and love the quaintness, and originality! It's not like we are losing business due to having TOO many parks and recreation sites. What actually makes Frisco less competitive, are the high sales taxes and lodging taxes. NO MORE. Keep the town welcoming!!!!

Thank you!

Daphne Richter

[Yahoo Mail: Search, Organize, Conquer](#)

From: [Sean Stover](#)
To: [Heth, Emma](#)
Subject: Pioneer Park
Date: Wednesday, October 8, 2025 8:58:16 AM

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Hi Emma,

I'm reading with interest about the process of developing pioneer park. I think there would be tremendous interest in including dedicated pickleball courts in the plans.

Pickleball is a rapidly growing sport Nationally and in the county. It is enjoyed by people of all ages and demographics.

If I can help with information or putting you in contact with the Summit County Pickleball Association, please let me know!

Sean

Sean Stover
303-249-8214

From: [Justin Nearpass-Pollack](#)
To: [Heth, Emma](#)
Subject: Message delivered from friscogov.com user
Date: Tuesday, October 7, 2025 11:45:21 AM

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to-email

emmah@townoffrisco.com

to-name

Emma Heth

Your Name

Justin Nearpass-Pollack

Your Email Address

docjpollack@gmail.com

Message

My wife and I have our private practice (Mountain-River Naturopathic Clinic) at Main Street just a block away from Pioneer Park and love going there for lunch breaks. Thank you for doing updates while leaving the huge semi old-growth trees there. We love the secluded and forested feel of that park! Please do not expand paved features (I think there was mention of added pickle-ball courts) into the forested part of the park. The tennis courts are rarely used when we see them, so better signage might help that. If there is a big push for picklball, maybe one of the tennis courts could be converted to pickleball? "Forest trails" with wood chips and landscaping with native plants might be more of what I would ask for.

Thank you again for doing updates to this park, and listening to community voices!

From: [McBride, Diane](#)
To: [Heth, Emma](#)
Cc: [Kent, Katie](#); [Joyce, Linsey](#)
Subject: Re: Pioneer park
Date: Wednesday, October 8, 2025 8:27:40 AM
Attachments: [image001.png](#)

Thanks Emma.
Lori Miller
(970) 418-0490

On Oct 8, 2025, at 7:17 AM, Heth, Emma <emmah@townoffrisco.com> wrote:

Thanks Diane! I will pass this along. Who is the president of the pickleball club?

Emma Heth ([she/her](#)) | **Planner II | Community Development**
<[image001.png](#)>

Email: EmmaH@TownofFrisco.com
Office: 970-668-4581

From: McBride, Diane <DianeM@townoffrisco.com>
Sent: Tuesday, October 7, 2025 10:46 PM
To: Heth, Emma <emmah@townoffrisco.com>
Cc: Kent, Katie <katiek@townoffrisco.com>; Joyce, Linsey <LinseyJ@townoffrisco.com>
Subject: Pioneer park

Emma,
Linsey and I received this feedback from the president of the pickleball club regarding public input for pioneer park. Can you please share with the consultants? Thank you!
Diane

Also, I see Frisco is calling for community input for Pioneer Park. Any chance they would repurpose one tennis court into 4 pickleball courts? Or 2 pickleball courts. There would still be a dedicated tennis court.

I realize noise was an issue when we first got kicked off those courts but they make good sound barriers now!

**Let me know. Thanks you two and hoping you are having a beautiful Fall!
The weather has been fantastic!**



TO: Mayor and Town Council
FROM: Leslie Edwards, Finance Director
RE: Resolution 26-06: AUTHORIZING THE ADOPTION OF THE TOWN OF FRISCO FINANCIAL POLICIES
DATE: January 13, 2026

Summary & Background:

In February 2023, the Town Council adopted the Town’s first comprehensive financial policy, consolidating existing formal and informal policies, including those for investment, budgeting, and cash handling. This policy has since been updated annually with minor adjustments. Comprehensive financial policies ensure a strategic, long-term approach to financial management. Key benefits include:

- **Stability and Continuity:** Written policies promote consistent financial management practices.
- **Clear Strategic Direction:** Policies define how resources will be managed to best serve the community.
- **Defined Boundaries:** Policies set limits on staff actions while allowing for innovation.
- **Better Bond Ratings:** Strong policies can reduce borrowing costs.
- **Long-term Perspective:** Many policies encourage strategic, long-term thinking.
- **Risk Management:** Policies help mitigate financial risks and ensure accountability.
- **Grant Compliance:** Many grants require documented financial policies covering areas like cash management, audits, and procurement.
- **Fraud Prevention:** Well-documented policies help protect the Town from theft and misappropriation.

Analysis:

Staff routinely reviews the Town’s Financial Policies to ensure they remain effective, resolve inconsistencies, and reflect both strong internal controls and practical operational needs. The proposed updates reflect this ongoing effort to maintain clarity, consistency, and compliance with applicable guidance.

The proposed changes to the prior version of the Town’s Financial Policies are summarized below:

Purchasing Card Policy:

a. Meals – The website address for the U.S. General Services Administration (GSA) was added to provide clear guidance for determining applicable per diem meal rates.

b. Mileage – A section was added to the policy to clarify reimbursement for the use of an employee's personal vehicle while traveling on Town business, with reimbursement rates tied to the Internal Revenue Service (IRS) standard mileage guidelines and reference to the website with most current information is included.

Financial Impact:

Implementing comprehensive financial policies is expected to strengthen the Town's financial health and protect its assets. There is no direct cost associated with the adoption of the recommended changes.

Environmental Sustainability:

The proposed policy updates have minimal direct environmental impact, yet support clear and consistent guidance for employee travel on Town business while remaining adaptable to future sustainability initiatives.

Alignment with Strategic Plan:

These policies align with the Town's goals of delivering quality core services while safeguarding assets in a manner consistent with Town priorities.

Staff Recommendation:

Staff recommends that the Town Council approve Resolution 26-06 to formally adopt the updated financial policy document at the January 13, 2026 Town Council meeting.

Reviews and Approvals:

Leslie Edwards, Finance Director
Diane McBride, Assistant Town Manager
Tom Fisher, Town Manager

Created/Initiated - 1/7/2026
Approved - 1/8/2026
Final Approval - 1/8/2026

Attachments:

1. Attachment 1 - Resolution 26-06 Financial Policies
2. Attachment 2 - 2026 Financial Policies

**TOWN OF FRISCO
COUNTY OF SUMMIT
STATE OF COLORADO
RESOLUTION NO. 26-06**

**A RESOLUTION APPROVING THE UPDATED FINANCIAL POLICIES OF THE TOWN OF
FRISCO**

WHEREAS, it is best practice for Financial Policies to be reviews and acknowledge by Town Council on a systematic basis; and

WHEREAS, the Government Finance Officers' Association (GFOA) states that "financial policies are central to a strategic, long-term approach to financial management."; and

WHEREAS, it is recommended as the best practice to have financial policies in place to provide guidance and structure; and

WHEREAS, the attached policies replace any prior financial policies of the Town of Frisco.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FRISCO, COLORADO:

Section 1. That the Town of Frisco Financial Policies are hereby acknowledged by the Town Council of the Town of Frisco.

PASSED AND ADOPTED THIS 13th DAY OF January, 2026.

TOWN OF FRISCO, COLORADO

Frederick J. Ihnken, Mayor

ATTEST:

Stacey Campbell, Town Clerk



Financial Policies

The Town of Frisco (“the Town”) is a Colorado home rule municipality operating under its Town Charter. The town government operates under the council-manager form of government. Policymaking and legislative authority are vested in the Town Council, which consists of a mayor plus a six-member council. The Town Council is responsible for, among other things, passing ordinances, adopting the budget, and hiring the Town Manager. The Town Manager is responsible for carrying out the policies and ordinances of the Town Council and for overseeing day-to-day operations.

The purpose of these policies is to help frame resource allocation decisions and establish objectives, standards, and internal controls for the funds of the Town. The financial policies have been adopted and used to frame major policy initiatives. This policy was endorsed and adopted by Frisco’s Town Council and is effective as of the ~~8th day of April, 2025~~ 13th day of January, 2026 and replaces any previous versions.

The following policies are included:

Section

Section 1 - Financial Management Overview
Section 2 - General Financial Policy
Section 3 - Budget Policy
Section 4 - Debt Policy
Section 5 - Cash Handling Policy
Section 6 - Investment Policy
Section 7 - Fund Balance Policy
Section 8 - Capital Improvement Program Policy
Section 9 - Revenue Policy
Section 10 - Expenditure Policy
Section 11 - Grants Policy
Section 12 - Procurement Policy
Section 13 - Purchasing Card Policy

Several source documents provide the financial policies for the Town. The State Constitution and the Town Charter provide the basic legal requirements and timelines for policies; while Town Council approves ordinances and resolutions that provide more specific direction that responds to the needs of the Town.

Section 1 – Financial Management Overview

The following financial policies establish the framework for the Town’s overall fiscal planning and management. It is the intent of the Town that these policies demonstrate to residents, the credit rating industry, municipal bond investors, auditors, and the State that the Town is committed to sound financial management and fiscal integrity.

The goals of the Town’s financial policies are:

- I. To support sustainable municipal services
- II. To have a capital improvement program that identifies the financial resources needed to adequately maintain and enhance the public’s assets over their useful life
- III. To provide cost-effective services to citizens and visitors
- IV. To provide financial and other service information to enable citizens to assess the costs and results of town services

- V. To follow prudent and professional financial management practices to assure the Town of Frisco community that our Town government is well managed and annual spending plans are sound financial plans given the available resources

Detailed Town department policies provide more specific direction on how to achieve identified goals and are the basis for consistent actions that move the community and organization toward sound financial management decisions. If the material in this document does not answer a specific question, please contact the Finance Department.

Section 2 – General Financial Policy

I. Fund Accounting

A fund is a separate, self-balancing set of accounts used to account for resources that are segregated for specific purposes in accordance with special regulations, restrictions, or limitations.

The separation of the Town's activities into funds allows the Town to maintain the appropriate (required) controls over expenditures for each activity and to report on specific activities to interested citizens.

Fund Types: Town of Frisco funds are classified into four (4) fund types. These fund types, and the purpose of each are:

- a. General Fund – To account for the administrative, police protection, parks, recreation, community development, infrastructure, and technology functions of the Town. Principal sources of revenue consist of sales taxes, property taxes, franchise fees, licenses and permits, grants, charges for services, intergovernmental revenue, interest earnings, and operating transfers from other funds. Major expenditures are for personnel costs, materials and supplies, purchased services, capital outlay, and transfers to other funds.
- b. Special Revenue Funds – To account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes other than debt service or capital projects. One or more specific restricted or committed revenues should comprise a substantial portion of the fund's resources but may also include other restricted, committed, and assigned resources. The Town's special revenue funds include the Historic Preservation Fund, Conservation Trust Fund, Open Space Fund, Housing Fund, Nicotine Tax Fund, and Lodging Tax Fund.
- c. Capital Projects Fund – To account for and report financial resources that are restricted, committed, or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other capital assets. Outflows financed by proprietary funds and assets held in trust are excluded. Sources of revenue include transfers from other funds, Real Estate Investment Fees (REIF), and interest earnings.
- d. Enterprise Funds – To account for operations that are financed and operated in a manner similar to private business enterprises, where the intent of the governing body is that the costs (expenses including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user determination of revenues earned, expenses incurred, and/or net income as appropriate for capital maintenance, public policy, management control, accountability, or other purposes. The Town's Water Fund and the Marina Fund are classified as Enterprise Funds, as their expenses are paid for by user fees.
- e. Internal Service Funds - The Town utilizes the Insurance Reserve Fund as an internal service funds. The purpose is to handle operational expenses associated with the Town's self-funded health insurance plan. The fund charges employer paid premiums to each department that covers these expenses. The goal is to charge each department a similar amount each year so as to avoid budgeting for large variable expenses on the department level.

II. Accounting and Auditing Policies

The Town maintains a system for financial monitoring, control and reporting for all operations, funds and agencies in

order to provide effective means to ensure that overall Town goals and objectives are met and to instill confidence in the Town's partners and investors that the Town is well-managed and fiscally sound.

The Town maintains its accounting records and reports on its financial condition and results of operations in accordance with state and federal law and regulations and generally accepted accounting principles in the United States (GAAP), which are set by the Governmental Accounting Standards Board (GASB) and the Financial Accounting Standards Board (FASB).

Annually, an independent firm of certified public accountants performs a financial and compliance audit of the Town's financial statements. Their opinions are included in the Town's Annual Comprehensive Financial Report (ACFR).

III. Basis of Accounting and Reporting Focus

Basis of Accounting – This term refers to when revenues, and expenses/expenditures (and the related assets and liabilities) are recognized in the accounts and reported in the financial statements. Specifically, it relates to the timing of the measurements made. The following are the basis of accounting available for use by the Town:

- a. **Cash Basis** – Transactions are recognized only when cash is received or disbursed.
- b. **Accrual Basis** – Transactions are recognized when the economic event occurs, regardless of whether or not cash is received or paid. Proprietary funds, which encompass the enterprise funds, use the accrual basis of accounting. These funds have an income measurement/capital maintenance focus. The accrual basis of accounting is used by private enterprises as well.
- c. **Modified Accrual Basis** – Expenditure transactions are recognized when incurred. Revenues are recognized when they are both measurable and available to finance the expenditures of the current period. Governmental funds, including general, special revenue, debt service, and capital projects, use the modified accrual basis of accounting. For a revenue to be recognized in a governmental fund, it must be "measurable" (the amount must be known or be reasonably estimated), and it must be "available" to finance the expenditures of the same fiscal period for which the revenue is recorded. "Available," in this case, means collectible in the current period or soon enough thereafter to be used to pay liabilities of the current period. For purposes of consistency, that time-frame shall be ~~thirty (30) days for all sales tax transactions or within sixty (60) days for all other transactions.~~

Reporting Focus (Budget vs. GAAP) – This concept is used to refer to the way transactions are recorded and reported for compliance with Colorado Budget Law as opposed to financial statement presentation in conformance with GAAP.

- a. **Budget Basis** – The Town's monthly statement of revenues and expenditures are reported during the fiscal year on what is informally called a "budget basis." The Town's transactions are recorded throughout the year in accordance with the financial statement requirements as set forth within the Colorado Revised Statutes. By recording the transactions in general compliance with this law, the revenues and expenditures can be more easily monitored on a monthly basis to ensure compliance with the legal requirements as set forth within the Colorado Revised Statutes. While the annual budgets for the proprietary (enterprise) funds are prepared using the modified accrual basis of accounting, when preparing the annual financial statements for the enterprise funds we convert to the full accrual basis meaning that revenues and expenses are recognized when they are earned and incurred.
- b. **GAAP** – At the end of the fiscal year, adjustments are made to present the financial information in a format that is comparable to that used by other local government units around the country. The standards for this reporting are referred to as "generally accepted accounting principles" (or GAAP basis). The adjustments to convert the Town's financial records from "budget basis" to "GAAP basis" are made to ensure that the Town's financial statements are fairly and consistently presented in conformance with GAAP.

IV. Internal Control Structure

The Town maintains an internal control structure consisting of the following three elements:

- a. Control Environment – An overall attitude and awareness of actions as they influence the Town.
- b. Accounting System – An effective accounting system that results in identification and recording of all valid transactions, description on a timely basis of the type of transaction in sufficient detail to permit proper classification of the transaction for reporting purposes, recording of the transaction in the correct time period, and proper presentation of all transactions and related disclosures in the financial statements.
- c. Control Procedures – Proper authorization of transactions and activities, adequate segregation of duties, adequate documentation and records, adequate safeguards regarding access and use of assets and records, and independent checks on performance.

Funds are categorized by standard GAAP functional classifications. The development of new funds, departments, programs, and accounts shall be approved by the Finance Department.

Each fund in the Town's budget will have an introductory statement of purpose which shall consist of the intent of the fund, sources of revenue and restricted revenues, if any, and required reserves.

V. Financial Monitoring

The Finance Director is charged with the primary responsibility for monitoring the fiscal implementation of the approved budget. In addition, the Finance Department will work closely with other departments to apprise them of their financial status and of any potential issues that may affect their budgets. The Finance Department may review fiscal issues affecting any part of the Town organization. This activity supports the monitoring role and focuses on the protection of Town assets and the legal, efficient, and effective use of Town resources. The Finance Department will provide various reports on a monthly basis to Town Council, the Town Manager and Department Directors in order to provide direction and guidance on the Town's financial condition. These reports shall contain information to allow users to compare actual financial results to budget, assess changes in fund balances; assist with evaluating efficiency and effectiveness; and determine compliance with laws, rules, and regulations.

Individual departments are responsible for monitoring and managing their resources to ensure that the legal and administrative appropriation to the department is not overspent and that all expenditures and uses of Town resources are in conformity with Town, state, and federal ordinances, statutes, policies, and regulations.

- a. Legal Appropriation – The objective of budgetary controls is to ensure compliance with legal provisions in the annual appropriated budget approved by the Town Council. Expenditures may not legally exceed appropriations at the Fund level. The Town Council is required to adopt a final budget by no later than thirty (30) days prior to the beginning of the fiscal year. This annual budget serves as the foundation for the Town of Frisco's financial planning and control. The budget is prepared by fund, function, and department. Department Directors may transfer resources within a department. Transfers between departments require the Town Manager or Finance Director's approval while transfers between funds must be approved by Town Council. Adjustments to the budget may be conducted during the fiscal year after Town Council review and approval via ordinance. Primary responsibility for fiscal analysis of the budget to actual cash flows and overall fiscal standing rests with the operating departments.
- b. Revenues – Each department is responsible for monitoring revenues that are collected as a result of programs administered. If a significant change in the estimate for the current or future fiscal year's results, the department must contact the Finance Department to advise of the change.

VI. Audit

The Charter and Code of the Town of Frisco, State of Colorado statutes, and federal laws and regulations will be

followed wherever they apply to the financial activities of the Town. The source of historical financial information about the Town will be the central accounting system as operated and maintained by the Finance Department. The source of all current and future budget information, including spending plans, revenues, and expenditures, is the annual budget document.

- a. External Audit – In accordance with Town Charter §3-160, an annual external audit will be performed by an independent public accounting firm with the subsequent issuance of a financial report and opinion.
- b. Single Audit –The Town contracts with an external firm to conduct a single audit on an annual basis when required.

Section 3 – Budget Policy

I. Overview

The annual budget is an operational plan that provides the Mayor and Town Council with the financial information necessary to guide resource allocation to accomplish the goals and objectives of the Town. The budget details how municipal services will be provided. The budget, along with the annual appropriation ordinance and any supplemental appropriations, provide the basis for the control of expenditures and set the financial guidelines for the Town. The basic legal requirements and budget process are defined by the State Constitution and Town Charter.

II. Budget Philosophy

Town staff are responsible for preparing, monitoring, and reporting on the Town's annual budget. This function is fulfilled in compliance with the Home Rule Charter and direction of the Council. The Town is committed to developing a sound financial plan for the operations and capital improvements that meet the Town's Strategic Plan goals. The Town provides a wide variety of services to residents and visitors. It is the responsibility of the Town Council to adopt a budget to manage the available resources to best meet the service needs for the overall good of the community. To achieve this, the Town:

- a. Utilizes conservative growth and revenue forecasts
- b. Prepares plans for operations and capital improvements
- c. Allows staff to manage the operating and capital budgets, with Town Council approving the allocations for both
- d. Adopts financial policies
- e. Establishes budgets for all funds based on adopted policies
- f. Appropriates the budget in accordance with the Town Charter and State Constitution
- g. Develops a budget that minimizes adverse impacts to the community

III. General Budgeting Policies

- a. The Town's fiscal year is January 1 through December 31 and the Town legally appropriates its budget on an annual basis.
- b. The Town will present a balanced budget to Council; the Town will pay for all current expenditures with current revenues and appropriated fund balances and present and administer a balanced budget.
- c. Staff will identify programs to increase efficiency in order to provide long- term cost savings to the Town.

- d. Town staff will view investments in people and resources as long-term to encourage productivity for today and the future.
- e. Town staff will explore ways to share staff, training resources, equipment, and supplies in order to utilize current resources in a more efficient manner.
- f. The budget will provide adequate maintenance and orderly replacement of capital plant and equipment. Each year the Staff will prepare the annual budget using Council direction and goals as set forth in the Town's Comprehensive Plan, Town Council Strategic Plan, and other plans as they become adopted.

IV. Budget Preparation Policies

- a. The Finance Director shall be responsible for preparing a budget schedule in order to present the proposed budget to Council by the first regular Council meeting in September, as required by Town Charter.
- b. The Town Manager shall review details of each department/fund proposed budget for efficiency and compliance with Council direction.
- c. Town Council shall review all new full time position requests and requested expenditures from each department and fund for approval.
- d. The budget document shall be prepared based on guidelines identified by the Government Finance Officers Association (GFOA), beginning with an introduction to the budget and followed by more detailed information presented by fund and department.
- e. The budget process shall encourage full participation of the public and ensure opportunities for public hearings and community participation.
- f. To provide the community additional opportunities for input regarding the proposed budget, open public hearings shall be held at regularly scheduled Town Council meetings and work sessions as required by the Town's Home Rule Charter.
- g. The Town shall adopt the budget in accordance with State, Home Rule Charter and other requirements and certify the mill levy to the County by the required date.
- h. Groups requesting grants from the Town shall provide a copy of their approved 501(c)3 status, in addition to other information requested, as determined by Town Staff and Council. Council will approve specific grants for qualified applicants.
- i. The Town shall maintain an accounting system to monitor the budget throughout the year. This system shall provide reports and inquiry access to be used by Staff.
- j. The Finance Department will prepare monthly reports for Council which will include information comparing actual to budgeted expenditures.
- k. The Mayor or Town Manager may approve expenditures in excess of the approved budget in the case of an emergency such as a natural disaster, accident or unforeseen event. If possible, the Mayor and Council will be notified of major incidents before emergency expenditures are approved.
- l. Town staff may present requests to amend the approved budget throughout the year. Departments may expend amended amounts after Town Council approval and before adoption of the supplemental appropriation

ordinance.

V. Budget Preparation Process

The Town of Frisco's Charter (Article VIII) requires that "The proposed budget shall provide a financial plan for all Town funds and activities for at least the next fiscal year..." and that "the total of the proposed expenditures and provisions for contingencies in the adopted budget shall not exceed the total of estimated revenues." The initial planning stage of budget preparation involves evaluating the outside forces that affect funding decisions: national, state, and local economic conditions; federal and state mandates; political environment; social environment; community concerns and outside agency collaboration opportunities. Town Council provides general direction for preparation of the operating and capital budgets, particularly through adopted plans, policies, and ongoing input. Additionally, the process includes discussions regarding long-range financial planning and five-year capital expenditure projections for all operating funds. The Town Manager, Department Directors, and the Finance Department assume the major role of preparing both the preliminary budget and the long-range financial plan. Budget policies, like all financial policies, are adhered to and provide the framework for the process. Detailed documentation for revenues, personnel expenditures, and operating expenditures are prepared by the Department Directors based on the line-item budgeting method. The Town Manager then formulates a draft budget proposal, which is presented to Council in September. Shortly thereafter, a work session is held to discuss this upcoming budget.

Per Home Rule Charter, Council is responsible for review and adoption of the budget by ordinance. The Town encourages community participation at all work sessions and the public hearing by publishing notices. The final budget document is available on the Town's website (www.frisco.gov) and at Town Hall.

The budgeting process is continuous throughout the entire year. Once the document has been approved, each department is responsible for monitoring activity. The Town's accounting software and financial policies and procedures provide reporting on expenditures of funds. Additionally, Council is required to approve large purchases and contracts associated with budget implementation in accordance with the Town's purchasing procedures, which are included in the Procurement Policy section of this document.

It should also be noted that the Home Rule Charter authorizes the increase or reduction of budgeted amounts through the appropriations process. After adoption of the budget ordinance, the Town may make the following changes: a) transfer appropriated money between funds; b) approve supplemental appropriations to the extent of revenues in excess of those estimated in the budget; c) approve emergency appropriations; and d) reduce appropriations for which originally estimated revenues are insufficient.

Section 4 – Debt Policy

I. Overview

The Town recognizes the primary purpose of facilities is to support provision of services to its residents. The Town must balance debt financing and "pay-as-you-go" methods to meet the capital needs of the community. The Town realizes failure to meet the demands of growth may inhibit its continued economic viability but also realizes too much debt has detrimental effects. Historically, the Town's total bonded indebtedness as a percentage of total general obligation debt limits has been minimal.

The Town uses lease purchase financing for several purposes, which include the acquisition of real property and the replacement of equipment. Lease purchases decrease the impact of the cost to a department by spreading the costs over several years and are subject to annual appropriation by Town Council.

Long-term debt is a liability that places a future contractual or other obligation against future revenues of the Town. The Town of Frisco has established the following debt policies:

- a. The Town will confine long-term borrowing to capital improvements or projects that cannot be

financed from current revenues.

- b. The Town will not use long term-debt for current or annual operations.
- c. The Town will maintain good communications with bond rating agencies regarding its financial condition, following a policy of full disclosure on every financial report and bond prospectus. The Town will maintain a strong bond rating that is consistent with other Town goals.
- d. The Town will review its legal debt limitation established by the State and Town Charter at least annually. Debt limits will be included in the statistical section of the Town's Annual Comprehensive Financial Report. Any decisions will take into consideration current market rates and future cash flows.

II. Security and Exchange Commission (SEC) Rule 15c2-12 "Municipal Securities Disclosure" Requirements

As a means reasonably designed to prevent fraudulent, deceptive, or manipulative acts or practices, it shall be unlawful for any participating underwriter (broker, dealer, or municipal securities dealer) to act as an underwriter in a primary offering of municipal securities with an aggregate principal amount of \$1 million or more unless the participating underwriter complies with SEC Rule 15c2-12 requirements or is exempted from the provisions of the Rule.

The Town is committed to providing timely and consistent dissemination of financial information with SEC regulatory requirements. It is imperative that disclosure be accomplished in a timely fashion in accordance SEC required SEC Rule 15c2-12 compliance and the Town's Disclosure Dissemination Agent Agreement (DDAA).

This disclosure policy confirms the Town's commitment to fair disclosure. Its goal is to develop and maintain guidelines for presenting related financial reports and events to interested third parties, financial institutions, and the general public.

This policy covers all Town employees and elected officials of the Town. It covers disclosure documents filed with the SEC, statements made in the Town's ACFR, and any unaudited interim reports.

The Town's primary spokesperson related to Audited Financial Statements, other financial reports, and events is the Finance Director. The Mayor, Town Manager, and Town Attorney are designated alternative spokespersons and will be fully apprised of Town's financial developments. Others within the Town or its agencies may, from time to time, be designated by the Finance Director as spokespersons on behalf of the Town and respond to specific inquiries.

The Town or its designated agent must provide continuing disclosure documents and related information to the Municipal Securities Rulemaking Board's EMMA (a regulator) website at <http://dataport.emma.msrb.org>.

Section 5 – Cash Handling Policy

I. Overview

The purpose of this policy is to assist all Town departments by defining and communicating what is an acceptable level of control for cash-handling operations and to provide rules and guidance. Due to the decentralized nature of revenue collection within the Town, procedures may vary from location to location.

The objectives of this policy are to set forth minimum standards to ensure clear and consistent practice within the Town for the handling of cash and for limiting not only the Town's losses but also the Town's involvement in investigations of losses of funds. This policy will serve to standardize a sound system of cash controls within the Town as well as to provide guidance to departments on cash handler procedures and accountability. Compliance with this

policy will allow the Town to prevent or detect losses related to cash handling and to minimize losses.

Specifically, this policy is designed to avoid the following types of circumstances:

- a. A loss of funds
- b. An inability to detect missing funds
- c. Detection of missing funds when recovery is no longer possible
- d. An inability to determine who is responsible for a loss or losses
- e. An inability to investigate losses

II. Responsibilities

Cash received by the Town should be guarded carefully. Each employee, from a front-line cash handler to a department director, is expected to demonstrate due diligence in protecting the assets of the Town. A clear responsibility lies with management to install and maintain a cash-handling control system that will prevent, detect, or deter fraud.

a. Department Directors Have the Responsibility To:

- i. Ensure the safeguarding of Town funds.
- ii. Ensure that procedures in place in their departments comply with this policy.
- iii. In the event of a loss, assure appropriate reporting to the Finance Department for adjusting the general ledger, as well as the Human Resources Department and Police Department regarding a potential fraud or theft investigation.
- iv. The Finance Department will set forth general cash handling procedures to be followed for all Town departments. Department Directors may have more restrictive policies but will not have less restrictive policies as set forth from the Finance Department.

b. Cash Handlers Have the Responsibility To:

- i. Use diligence in handling Town assets to that reasonable protection is provided to those assets at all times.
- ii. Report to their departmental management, or to the Finance Department, any instance which, in the cash handler's judgement, could be deemed to be a serious failure to give proper care to cash, securities, or other valuables whether or not such failure has resulted in a loss.
- iii. Report to their departmental management, or to the Finance Department, any instance when a Town employee has knowledge or suspicion of defalcation or dishonest act by another Town employee.
- iv. Departments collecting cash receipts, whether in cash or other forms of payment, must turn in such funds to the Finance Department on a daily basis together with records required to verify accuracy of such collections. If this cannot be accomplished, cash handlers must report to the departmental management and the Finance Department if there is a reason this cannot be accomplished, with the reason and date the deposit can be made, then store the cash in a safe and locked location.

c. Finance Department Has the Responsibility To:

- i. Conduct whatever investigations or cash control reviews are necessary.
- ii. Coordinate and collaborate with Frisco Police Department and/or Human Resources when appropriate.
- iii. Upon request, assist departments with developing controls and providing periodic training and onsite audit to mitigate the potential effects of exceptions or deviations from this policy.

III. Definitions

- a. Cash Handling - As used in this policy statement, describes the receiving, transmitting, safeguarding, and depositing of all funds of any type received by the Town.
- b. Cash Handler - As used in this policy statement, denotes any employee whose job description includes responsibility for receiving, transmitting, safeguarding, and/or depositing Town funds of any type.
- c. Cash Over/Short - A cash handler is short when an unintentional collection error is made, i.e., does not obtain physical custody of money or a change-making error. A cash handler is over when too much money is collected, and the excess cannot immediately be returned to the customer.
- d. Loss of Town Money - Results when a cash handler obtains physical custody of money and then, due to negligence, an act of God (such as fire or flood), or theft cannot deposit that money with the Town. Leaving Town money unattended and not properly safeguarded is an example of a cash handler's negligence that could result in a loss.
- e. Dual Control – Describes processes in which individuals have responsibility for funds. The underlying theory is that the two individuals can vouch for each other's actions. Theft is less likely in operations with dual control since it would require the complicity of two individuals.
- f. Single Control - Occurs when an individual is solely responsible for funds. Since only one person has access to the funds, that one individual can be held accountable in the event of a loss.

If funds are under single control, they must not be accessible to others. Therefore, if a safe accessed by multiple cash handlers is used for overnight storage of funds under single control, those funds must be secured separately within the safe. This ensures that individuals with access to the safe do not also have access to the single-controlled funds.

- g. Segregation of Duties - Ensures that no single person handles a transaction from beginning to end. If possible, the following four basic functional categories should be performed by different people within a cash-handling operation:
 - i. Recording of transactions
 - ii. Approval or end of day review of transactions
 - iii. Depositing of funds
 - iv. Reconciliation or monitoring to ensure compliance with control procedures

If one person does perform two or more of these functions, there is no independent check for mistakes, and errors and /or irregularities are very likely to go undiscovered for long periods. If it's not practical to maintain

strict segregation of duties due to limited staff size, then add other control measures. Additional control measures could include rotation of duties among personnel and stricter supervision to include special spot-checking of a cash handler's work.

IV. Control Standards

- a. Procedures should be in place which will ensure that all payments received are processed and that any payment may be traced from initial receipt to final disposition. Each cash-handling operation shall include the following controls, as appropriate:
 - i. Maintain strict control over all receipts.
 - ii. Use revenue reports, either manual or computer-generated, for all intakes of money, in order to provide a comparison against funds collected.
 - iii. Maintain strict control over access to funds. Never leave cash or checks unsecured.
 - iv. Place a restrictive endorsement on checks at the time of receipt.
 - v. Use change funds for making change only. No checks of any type may be substituted for cash, except when appropriately authorized based on Town policy. The only exception to this policy is for Town of Frisco checks issued to replenish petty cash funds may be substituted for cash in a deposit to replenish the petty cash fund.
 - vi. In an environment where a cash register is used, the supervisor should understand register capabilities and limitations. Cash registers should be in good repair with all mechanical controls fully functional.
 - vii. Mail Processing Controls - Proper management of mail collection is particularly important because the person making the payment is not present, and no receipt is issued at the time of collection. At a minimum:
 - Mail should be worked independently of over-the-counter receipts.
 - Checks should be restrictively endorsed as soon as possible after being opened.
- b. Safeguarding Funds - Strict control must be maintained over the access to funds at all times. Dual control over the processing and storage of all cash funds should be used, where practical. It is the Town's policy that access to vaults and safes shall be limited, and the following controls over the processing and storage of all cash funds should be used where practical.
 - i. Individuals handling cash should be provided separate and secure work areas. When single control over cash is expected, each individual should be provided space to achieve single control.
 - ii. Each cash handler is responsible to see that their cash drawer, cash bag, or cash box is locked when they leave their station. No funds are to be left unattended and unsecured.
 - iii. During non-business hours and during business periods where access to cash is not required, all funds are required to be stored in a locked vault, safe, or approved cash storage drawer.
 - iv. Safes, vaults, or storage drawers should be positioned so that they are not visible to the general public. Partitions, rugs, or barriers should be positioned to hide cash storage receptacles where practical.
 - v. Vault combinations should be limited to the smallest number of individuals practicable, given the business

needs of the work unit.

- vi. Cash handlers are to be in sole possession of their cash drawer, cash bag, or cash box key.
- vii. Duplicate keys will be placed in a locked key box under dual control.
- viii. It is the cash handler's responsibility to immediately notify their supervisor in the event a key is lost. No replacement key will be made, but the lock on the cash receptacle in question is to be promptly replaced.

c. Transferring and/or Transporting Funds

It is the Town's policy to require reconciliations whenever Town funds change hands. Whether transferring funds between cash handlers within a work unit or transporting funds between locations, individual accountability can only be maintained by protecting the chain of custody.

- i. A cash count and reconciliation will occur whenever Town funds change hands.
- ii. Transfer of cash over \$1000 between locations or units should be performed under appropriate security.
- iii. All transports of cash between locations will be made in appropriate bank bags.

d. Reconciling and Depositing Funds and Recording Transactions

- a. Any daily funds must be deposited weekly, at a minimum.
- b. Each cash handler should reconcile daily when practical. A formal reconciliation should be prepared by the cashier and then approved by a lead or supervisor. A lead/supervisor's review should confirm that the amount of cash indicated on the reconciliation is accurate. Furthermore, the lead/supervisor should ensure that the total receipts equal the cash totals. Finally, the lead/supervisor should review and approve voids.
- c. Independent of the cash-handling operation, periodic reconciliation of bank accounts should be performed, and reconciling items should be identified. All reconciling items must be appropriately resolved with the supervisor of the cash handler.
- d. Cash receipts documents should be prepared promptly and should be dated the same day as the funds are deposited in the bank. Additionally, the documents should be included in a monthly recording to the general ledger, at a minimum.

V. Hiring, Training, And Evaluating Cash-Handling Position

a. Minimum Hiring Qualifications:

An individual may not serve in a Town cash-handling capacity who has a criminal record that includes a conviction for any theft offense within the last five years immediately preceding the commencement of Town employment. A deferred judgment and sentence (but not a deferred prosecution) is a conviction.

- b. Cash-Handling Training - All individuals required to handle Town funds should be properly trained to do so.

VI. Written Robbery Procedures

- a. Cash handlers should be instructed in how to act during and after a robbery to ensure their safety and that of co-workers.
- b. Each department should consult with the Frisco Police Department on the development of robbery procedures for their cash-handling environment.

Section 6 – Investment Policy

I. Overview

The following Investment Policy addresses the methods, procedures and practices which must be exercised to ensure effective and judicious fiscal and investment management of the Town's funds. This Investment Policy shall apply to the investment management of all financial assets and funds under control of the Town, except for the retirement and pension funds of the Town. All cash, except for certain restricted funds, shall be pooled for investment purposes. The investment income derived from the pooled investment account shall be allocated to the General Fund and to those Town accounts that have contributed to the pooled funds based on the proportion of their respective average balances relative to the total pooled balance.

This Investment Policy complies with the various regulatory requirements under which the Town operates. It was endorsed and adopted by Resolution No. 5-32 of the Town of Frisco's Town Council on April 26, 2005 and revised on June 26, 2007; April 28, 2009; July 26, 2011; April 8, 2014; and May 23, 2017.

II. Investment Objectives

All funds which are held for future disbursement shall be deposited and invested by the Town in accordance with Colorado State Statutes, the Home Rule Charter, Chapter 25 "Investments" of the Code of the Town of Frisco and any ordinances and resolutions enacted by the Town Council in a manner to accomplish the following objectives:

- a. Safety. Safety of principal is the foremost objective of the investment program. Investments will be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To attain this objective, the Town of Frisco will diversify its investments by investing funds among a variety of securities with independent returns.
- b. Liquidity. The investment portfolio will remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated.
- c. Return on Investments. The investment portfolio will be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints for safety and liquidity needs.

III. Delegation of Authority

Under Section 25-8 of the Code of the Town of Frisco, Colorado, the Town Manager and Finance Director have the authority to conduct investment transactions. The Town Finance Director has the responsibility of administering this investment policy. Other members of the Town's finance staff may be appointed to assist the Finance Director in the cash management, treasury or investment function. The Town's external auditors will periodically review the compliance of the cash, treasury, and investment management practices with this Investment Policy.

The Finance Director may engage the support services of outside professionals, so long as it can be demonstrated that these

services produce a net financial advantage and necessary financial protection of the Town's resources. Such services may include engagement of financial advisors in conjunction with debt issuance, portfolio management support, special legal representation, third party custodial services, and appraisal of independent rating services.

IV. Prudence

The standard of prudence to be used for managing the Town's assets is the "prudent person standard" which states, "fiduciaries [...] shall exercise the judgment and care, under the circumstances then prevailing, which [a person] of prudence, discretion, and intelligence exercise in the management of the property of another, not in regard to speculation but in regard to the permanent disposition of funds, considering the probable income as well as the probable safety of capital." (C.R.S. § 15-1-304, Standard for Investments).

The Town's overall investment program shall be designed and managed with a degree of professionalism that is worthy of the public trust. Frisco shall recognize that no investment is totally riskless and that the investment activities of Frisco are a matter of public record. Accordingly, Frisco recognizes that occasional measured losses may occur in a diversified portfolio and shall be considered within the context of the overall portfolio's return, provided that adequate diversification has been implemented and that the sale of a security is in the best long-term interest of the Town.

The Town's Finance Director or other authorized investment personnel acting in accordance with written procedures and this Investment Policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided that the deviations from expectations are reported in a timely fashion to Frisco's Town Manager and appropriate action is taken to control adverse developments.

V. Ethics and Conflicts of Interest

Officers and employees involved in the investment process shall adhere to the Town's Code of Ethics and shall not engage in personal business activity that could conflict with proper execution of the investment program, or that could impair their ability to make impartial investment decisions. Employees and investment officials shall disclose to the Town Manager any material financial interest in financial institutions that conduct business with the Town, and they shall further disclose any large personal financial/investment positions that could be related to the performance of the Town's portfolio. Employees and officers shall subordinate their personal investment transactions to those of the Town particularly with regard to the timing of purchases and sales. The Town's current Code of Ethics is on file in the Town Clerk's office.

VI. Eligible Investments and Transactions

All investments will be made in accordance with the Colorado Revised Statutes, as amended: C.R.S. § 11-10.5-101, et seq., Public Deposit Protection Act; C.R.S. § 11-47-101, et seq., Savings and Loan Association Public Deposit Protection Act; C.R.S. § 24-75-601, et seq., Funds-Legal Investments; C.R.S. § 24-75-603, Depositories, and C.R.S. § 24-75-702, Local governments-authority to pool surplus funds. Any revisions or extensions of these sections of the Colorado Revised Statutes will be assumed to be part of this Investment Policy immediately upon the effective date thereof.

The Town Council has further defined the following types of securities and transactions as eligible for use by the Town:

- a. U.S. Treasury Obligations including Treasury Bills, Treasury Notes, Treasury Bonds and Treasury Strips with maturities not exceeding five years from the date of trade settlement.
- b. Federal Instrumentality Securities including debentures, discount notes, callable securities, step-up securities and stripped principal or coupons with maturities not exceeding five years from the date of trade settlement issued by the following only: Federal National Mortgage Association (FNMA), Federal Farm Credit Banks (FFCB), Federal Home Loan Banks (FHLB), and Federal Home Loan Mortgage Corporation (FHLMC). To be approved, Federal Instrumentality Securities must be rated AAA by either Moody's or Standard & Poor's. The Town will not invest in any of the subordinated debentures issued by the federal instrumentality issuers.

- c. Prime Commercial Paper issued by U.S. companies and denominated in U.S. currency with a maturity not exceeding 270 days from the date of purchase. Commercial Paper shall be rated in its highest rating category at the time of purchase by at least two Nationally Recognized Statistical Rating Organizations (NRSROs), and by all NRSROs that rate the obligations. If the commercial paper issuer has senior debt outstanding, the senior debt must be rated not less than A+, A1 or the equivalent by at least two NRSROs, and by all NRSROs that rate the debt. The aggregate amount of securities purchased from any one Commercial Paper issuer shall not exceed 20% of the Town's portfolio.

Any issuer whose short-term ratings are placed on negative watch list by any of the rating agencies will be put on "Hold" status. Issuers on "Hold" status will be ineligible for purchase until a final decision on ratings is made.

- d. Eligible Bankers Acceptances with an original maximum maturity not exceeding 90 days, issued by FDIC insured domestic banks or branches of foreign banks domiciled in the U.S. and operating under U.S. banking laws with a minimum of \$250,000 combined capital and surplus. Banker's Acceptances shall be rated at least A1, P-1 or the equivalent at the time of purchase by at least two NRSROs and rated not less by all NRSROs that rate the instrument. If the issuing bank has senior debt outstanding, it shall be rated at the time of purchase AA, Aa2 or the equivalent by at the time of purchase by at least two NRSROs and rated not less by all NRSROs that rate the bank. The aggregate amount of Bankers Acceptances issued by any one bank shall not exceed 20% of the Town's portfolio.
- e. Repurchase Agreements with a defined termination date of 180 days or less collateralized by U.S. Treasury and Federal Instrumentality securities listed in items a and b above with a maturity not exceeding 10 years. Title must transfer to the Town of Frisco or the Town must have a perfected security interest. For the purpose of this section, the term "collateral" shall mean "purchased securities" under the terms of the Town's approved Master Repurchase Agreement. The purchased securities shall have a minimum market value including accrued interest of 102 percent of the dollar value of the transaction. Collateral shall be held in the Town's custodial bank as safekeeping agent, and the market value of the collateral securities shall be marked-to-the-market daily.

Repurchase Agreements shall be entered into only with dealers who have executed a Master Repurchase Agreement with the Town and who are recognized as Primary Dealers by the Federal Reserve Bank of New York or have a Primary Dealer within their holding company structure. Approved counterparties to repurchase agreements shall have at least a short-term debt rating of A-1 or the equivalent and a long-term debt rating of A or the equivalent from one or more NRSROs that regularly rate such obligations.

- f. Local Government Investment Pools authorized under CRS 24-75-702 that: 1) are "no-load" (i.e., no commission or fee shall be charged on purchases or sales of shares); 2) have a constant net asset value per share of \$1.00; 3) limit assets of the fund to those authorized by State Statute; 4) have a maximum stated maturity and weighted average maturity in accordance with Rule 2a-7 of the Investment Company Act of 1940; and 5) have a rating of AAAM by Standard & Poor's, AAA by Moody's or AAA/V-1+ by Fitch.
- g. Non-Negotiable Certificates of Deposit in FDIC insured state or national banks or savings banks that are eligible public depositories in Colorado as defined in CRS 11-10.5-103 and that meet the criteria set forth in the section of this Investment Policy, "Selection of Banks." Certificates of Deposit exceeding the FDIC insured amount shall be collateralized in accordance with the Colorado Public Deposit Protection Act.
- h. Money Market Mutual Funds registered under the Investment Company Act of 1940 that: 1) are "no-load" (i.e. no commission or fee shall be charged on purchases or sales of shares); 2) have a constant net asset value per share of \$1.00; 3) have a maximum stated maturity and weighted average maturity in accordance with Rule 2a-7 of the Investment Company Act of 1940; and 4) are rated either AAAM by Standard & Poor's, AAA by Moody's or AAA/V-1+ by Fitch.
- i. Negotiable Certificates of Deposit authorized under CRS 24-75-601.1 with an opinion provided by the Colorado Division of Securities, it is legal to invest public funds in negotiable CDs at any FDIC insured bank up to the \$250,000 with maturities no longer than five years from date of settlement and that meet the criteria set forth in the section of this

Investment Policy, "Selection of Banks." Negotiable Certificates of Deposit exceeding the FDIC insured amount shall be collateralized in accordance with the Colorado Public Deposit Protection Act.

- j. Municipal Securities of state or local governments with a maturity not exceeding five years from the date of trade settlement. General obligation and revenue obligation securities of this state or any political subdivision of this state must be rated at the time of purchase at least "A" or its equivalent by at least two NRSROs. General obligation and revenue obligation securities of any other state or political subdivision of any other state must be rated at the time of purchase at least "AA" or its equivalent by at least two NRSROs.

The Town may, from time-to-time issue bonds, the proceeds of which must be invested to meet specific cash flow requirements. In such circumstances and notwithstanding the paragraph immediately above, the reinvestment of debt issuance or related reserve funds may, upon the advice of Bond Counsel or financial advisors, deviate from the provisions of this Investment Policy with the written approval of the Finance Director.

VII. Environmental, Social and Governance (ESG)

Investment of funds should be guided by the following environmental, social, and governance (ESG) investment goals. Investments should be made in compliance with these goals to the extent that such investments achieve substantially equivalent safety, liquidity and return when compared to similar investments permitted by Colorado Revised Statutes and the Investment Policy. Investments are encouraged in companies that have a positive impact on the environment, human rights, and fair workplace practice and that support equality of rights, regardless of sex, race, religion, age, disability, or sexual orientation. Investments are discouraged in entities that receive a significant portion of their revenues from the manufacturer of tobacco products, firearms, or weapons not used in our national defense.

VIII. Investment Diversification

The Town shall diversify its investments to avoid incurring unreasonable risks inherent in over investing in specific instruments, individual financial institutions, or maturities. The asset allocation in the portfolio should, however, be flexible depending upon the outlook for the economy, the securities market, and the Town's anticipated cash flow needs.

A minimum of 50% of the investable assets of the Town will be maintained in U.S. Treasury Obligations, Federal Instrumentality Securities, Repurchase Agreements and Local Government Investment Pools.

IX. Investment Maturity and Liquidity

Investments shall be limited to maturities not exceeding five years from the date of trade settlement. The weighted average maturity of the total portfolio shall at no time exceed twenty-four months, and the Town shall maintain at least 10% of its total investment portfolio in instruments maturing in 90 days or less.

For purposes of calculating the portfolio's weighted average maturity, in the case of callable securities, the first call date shall be used as the maturity date for investment purposes in this section if, in the opinion of the Finance Director, there is little doubt that the security will be called prior to maturity. If, in the opinion of the Finance Director, the callable security will go full term to maturity, then that date will be used as the final maturity. In all cases for accounting purposes, however, the final maturity date of the callable securities shall be used as the maturity of the security in order to disclose the maximum maturity liability in the Town's financial reports.

X. Selection of Broker/Dealers

The Finance Director shall maintain a list of broker/dealers approved to conduct security transactions with the Town. To be eligible, a firm must meet at least one of the following criteria:

- a. Be recognized as a Primary Dealer by the Federal Reserve Bank of New York, or have a Primary Dealer within its holding company structure

- b. Report voluntarily to the Federal Reserve Bank of New York
- c. Qualify under Securities and Exchange Commission (SEC) Rule 15c3-1 (Uniform Net Capital Rule)

Broker/dealers will be selected by the Finance Director on the basis of their expertise in public cash management and their ability to provide service to the Town's account. Each authorized broker/dealer shall be required to submit and annually update a Town approved Broker/Dealer Information Request Form which includes the firm's most recent financial statements and proof of state registration. The Finance Director shall maintain a file of the most recent Broker/Dealer Information Forms submitted by each firm approved for investment purposes. Broker/Dealers shall also confirm in writing that they have received and reviewed a copy of this Investment Policy.

XI. Selection of Banks

To be eligible for designation to provide depository and other banking services, or for a bank's certificates of deposit to be eligible for purchase, a bank must be a member of the Federal Deposit Insurance Corporation and must qualify as an eligible public depository in Colorado as defined in CRS 11-10.5-103.

Additionally, the bank must meet a minimum requirement of 3 ½ stars under the Bauer Financial bank star rating system.

XII. Safekeeping and Custody

- a. All fixed term investment securities purchased under this policy shall be held by the Investment Officer or in third-party safekeeping by a custodial institution eligible under CRS 24-75-601. The custodian shall issue a safekeeping receipt listing the specific instrument, rate, maturity, and other pertinent information.
- b. Deposit-type securities (such as certificates of deposit) shall be collateralized as required by PDPA for any amount exceeding FDIC or FSLIC coverage. Other investments requiring collateral including repurchase agreements will be secured by the actual security held in safekeeping by a third-party custodian. At a minimum all collateral shall meet the Level 2 category as defined by the Governmental Accounting Standards Board (GASB).
- c. Money market instruments such as SEC registered money market mutual funds qualified under CRS 24-75-601 and state pools under CRS 24-75-701 shall be collateralized as required by law.

XIII. Performance Benchmarks

The Town's investment portfolio shall be designed to attain a market rate of return throughout budgetary and economic cycles, taking into account prevailing market conditions, risk constraints for eligible securities and cash flow requirements.

The performance of the portfolio shall be compared to the average yield on the U.S. Treasury security that most closely corresponds to the weighted average maturity of the portfolio. All fees involved with managing the portfolio should be included in the computation of the portfolio's rate of return.

The Finance Director shall present to the Town Council, at least annually, a review of the Town's portfolio, to include the portfolio's total return and the established investment objectives and goals.

XIV. Reporting

At least annually, the Finance Director shall prepare and submit to the Town Council a report listing the investments held by the Town and the market value of those investments. The report shall include a summary of investment earnings and performance results during the period.

Section 7 – Fund Balance Policy

I. Overview

The Town's Fund Balance is the accumulated difference between assets and liabilities within governmental funds. A sufficient fund balance allows the Town to meet its contractual obligations, provide funds for new and existing programs established by Town Council, mitigate negative revenue implications of federal or state budget actions, mitigate economic downturns, fund disaster or emergency costs, provide funds for cash flow timing discrepancies, and fund non-recurring expenses identified as necessary by Town Council.

II. Governmental Fund Balance Type Definitions

The Governmental Accounting Standards Board (GASB) issued Statement Number 54, "Fund Balance Reporting and Governmental Fund Type Definitions" effective for periods after June 15, 2010. The objective of this Statement was to enhance the usefulness of fund balance information by providing clearer fund balance classifications that can be more consistently applied and by clarifying the existing governmental fund type definitions. This Statement establishes limitations on the purposes for which fund balances can be used.

- a. Non-spendable Fund Balance– Some assets reported in governmental funds may be inherently non-spendable from the vantage point of the current period.
 - i. Assets that will never convert to cash such as prepaid items or inventories
 - ii. Assets that will not convert to cash soon enough to affect the current period such as non-financial assets held for resale
 - iii. Resources that must be maintained intact pursuant to legal or contractual requirements such as capital of a revolving loan fund
- b. Restricted Fund Balance – This represents the portion of fund balance that is subject to externally enforceable legal restrictions. Such restrictions are typically imposed by parties altogether outside the Town such as creditors, grantors, contributors, or other governments. Restrictions can also arise when the authorization to raise revenues is conditioned upon the revenue being used for a particular purpose.
- c. Committed Fund Balance – This represents the portion of fund balance whose use is constrained by limitations that the Town imposes on itself through formal action by Town Council (highest decision-making level) and remains binding unless removed in the same manner.
- d. Assigned Fund Balance – This describes the portion of fund balance that reflects the Town's intended use of resources. This authority rests with the mayor and is delegated to staff through the use of encumbrances.

III. General Fund Unrestricted Fund Balance

A top priority goal of the Finance Director is to maintain the long-term fiscal health of the Town. Revenue projections are conservative and authorized expenditures are closely monitored. In stable economic times, the combination of these two strategies leads to revenue collections higher than actual expenditures.

Net revenue (actual revenue collections less actual expenditures) is available to first fund the Taxpayer's Bill of Rights (TABOR) reserve for emergencies required under Article X, §20 of the Colorado State Constitution and then to the designated reserves. Year-end balances in the undesignated reserves may be used as a funding source in the next budget year.

The Town's policy is to accumulate adequate reserves to protect the Town during economic downturns or large-scale emergencies. The Town also maintains reserves that are required by law or contract and that serve a specific purpose. These types of reserves are considered restricted and are not available for other uses. Within specific funds, additional reserves may be maintained according to adopted policies.

The Government Finance Officers Association (GFOA) is a professional association of state and local finance officers in the US and Canada whose members are dedicated to the sound management of government financial resources. GFOA recommends that "governments establish a formal policy on the level of unrestricted fund balance that should be maintained in the general fund."

The GFOA recommends, at a minimum, that general-purpose governments, regardless of size, incorporate in its financial policies that unrestricted fund balance in their general fund be no less than two months of regular general fund operating revenues or regular general fund operating expenditures.

The Town's goal target range for General Fund Reserve – Unrestricted Fund Balance is 7 months (58.3%) of the expenditure budget. For this purpose, the staff will utilize an average of the current year budgeted expenditures, prior year projected expenditures, and 2 years prior audited expenditures. The target for the unrestricted General Fund balance would exclude the TABOR emergency reserves but include other categories of fund balance that are committed, assigned, or unassigned.

IV. The Taxpayer's Bill of Rights Town Charter §7-90(e) – Emergency Reserves

For use in declared emergencies only, the Town shall reserve in 1991 one percent (1%) or more, in 1992 two percent (2%) or more, and in all later years three percent (3%) or more of fiscal year spending. An unused reserve shall apply to the next year's reserve. (1991)

"Emergency" is defined to exclude economic conditions, revenue shortfalls, or Town salary or fringe benefit increases.

V. Other Funds

- a. Enterprise and some Special Revenue Funds – These reserves provide for unexpected revenue losses or unanticipated expenditures during the year. A portion of these reserves may be appropriated as part of the annual budget and may be utilized at the end of the fiscal year if necessary.
- b. Internal Services Funds – Internal Services Funds are expressly designed to function on a cost- reimbursement basis and should not accumulate a significant reserve. A small reserve is appropriate to allow for differences in timing of revenues and expenditures over multiple years.
- c. Self-Insured Fund Reserves – As required by the State of Colorado Self Insurer's Reserve Trust Agreement, the Town maintains a reserve for the Town's self-insured health plan to maintain the Town's ability to pay for claims in a high claim year.

VI. Debt Reserves

Debt reserves are established to protect bond holders from payment defaults. Adequate debt reserves are essential in maintaining good bond ratings and the marketability of bonds. The amount of debt reserves is established by bond ordinance for each fund in association with each bond issuance. At times, it may be desirable to use bond insurance rather than debt reserves. This is usually based on the recommendation from the Town's Financial Advisor.

VII. Reserve Policies

The Town of Frisco recognizes the potential for revenue shortfalls in a tourist-based economy and the need for stability in operations during times of economic downturns or emergency situations. For those reasons, the Town has resolved

to maintain the following reserves, based upon operating expenditures:

- a. General Fund: 7-month reserve
- b. Insurance Reserve Fund: 6-month reserve
- c. Marina Fund: 4-month reserve
- d. Water Fund: 4-month reserve

Amounts in excess of the 7-month reserve in the General Fund, if any, are required to be transferred to the Capital Improvement Fund. The Town places a priority on maintaining these reserves. Should a deficit exist in a fund with a required reserve, Town Council will identify a specific fund to offset the deficit and establish a plan to increase the reserve in that fund. Town Council may require additional reserves on an individual fund basis or may temporarily suspend reserve requirements, should economic conditions dictate such action.

VIII. Use of Fund Balances

Available fund balances shall not be used for ongoing operating expenditures.

Section 8 – Capital Improvement Program Policy

I. Overview

The Town has a significant investment in its streets, facilities, parks, natural areas, and other capital improvements. In past years, the Town Council and the Frisco community have demonstrated a firm commitment to and investment in Town capital projects.

II. Five-Year Capital Improvement Program (CIP) Plan

The purpose of long-range capital improvement plans is to allow the Council and community an opportunity to evaluate the impact of the financial needs of requested programs on the regional economy and to coordinate funding needs with all funds. In order to engage in strategic financial and management planning, the Town will closely evaluate and monitor both regional and national economic changes. To meet these needs, it shall be Town policy to prepare 5-year long range capital improvement plans. The Capital Improvement Program (CIP) should incorporate the goals of the Strategic Plan and the Comprehensive Plan addressing municipal needs.

III. Definitions

Capital Improvements shall be defined as major projects undertaken by the Town of Frisco that are generally not recurring on a yearly basis and will fit within one or more of the following categories:

- a. All projects requiring debt obligation or borrowing
- b. Any acquisition or lease of land
- c. Purchase of major equipment, vehicles, or artwork valued in excess of \$25,000 with a life expectancy of five years or more
- d. Construction of new buildings or facilities including engineering, design, and other pre-construction costs with an estimated value of \$25,000 or more

- e. Major building improvements that are not routine expense and substantially enhance the value of the structure beyond its original condition

IV. Policies

The planning, funding, and maintenance of all capital projects shall be based on the following policies:

- a. The Town will maintain a strong bond rating that is consistent with other Town goals.
- b. As part of the annual Capital Improvement Fund budget, the Town will identify and describe costs of future maintenance needs and operating costs of new capital facilities and equipment prior to funding. All capital projects will identify the maintenance requirements in terms of staffing, supplies, and services.
- c. Town staff will identify the estimated costs and potential funding sources for each capital project proposal before it is submitted to Council for approval; this will include capital construction as well as ongoing maintenance.
- d. The Town will identify the ongoing costs and benefits that may be associated with each capital project to determine its effect on other Town policies and the community as a whole.

V. Content

The five-year capital program will contain a concise summary of proposed capital improvements, equipment, and associated maintenance and/or operating costs. The plan must disclose revenue and expenditure assumptions, identify required project staffing levels and have appropriate supporting information as to its necessity and impact.

VI. Responsibilities and Reporting

Department heads and the Finance Department will share responsibility for the preparation of the five-year financial plans for capital improvements. The Town Manager will review and approve detailed worksheets used to generate the long-range plans.

The Finance Department will assist in developing appropriate systems to monitor and update the long-range plans. Town staff will continually update the long-range plans when any significant change is anticipated. The Town Manager may distribute the long-range plans to the Town Council at any time. The long-range plans will be submitted to the Council for approval concurrent with the proposed annual budget.

VII. Funding Sources and Requirements

- a. All Town capital improvements will be constructed and expenditures incurred for the purpose as approved by Town Council, with funds rolled over from year to year until a project is deemed complete.
- b. The Town will use a variety of different sources to fund capital projects, with an emphasis on the “pay- as-you-go” philosophy when feasible.
- c. Funding for operating and maintenance costs for approved capital projects must be identified at the time projects are approved.

Section 9 – Revenue Policy

The Town will consider its revenues as a group rather than in isolation. The Town is sensitive to the balance between the need for services and the Town’s ability to raise fees, charges, and taxes to support Town services. Revenues and rates in the annual budget and the long-range plans will be based on the following policies:

- a. Charges for services that benefit specific users should recover full costs, although competing Town policies may dictate a subsidy for a portion of the costs of such services.
- b. The Town shall strive to diversify its revenues in order to maintain needed services during periods of declining economic activity.
- c. The Town will use as efficiently as possible the resources that it already collects.
- d. The Town will collect as efficiently as possible the resources to which it is already entitled by minimizing receivables and following an aggressive collection policy.
- e. The Town will seek new resources consistent with the policies in this document and other Town goals.
- f. The Town will estimate its annual revenues by objective and analytical processes.
- g. The Town will maintain compliance with legal revenue restrictions, as identified by voters.

Non-recurring revenues and other financing sources will not be used to finance ongoing operations with the exception of the use of approved grants or the use of fund balance in accordance with fund balance policies. Federal aid, state aid, gifts, and grants will be accepted only after an assessment is made of potential cost implications.

- a. Grants will be spent for the purposes intended.
- b. The Town will review grants for operating programs on an individual basis to determine suitability of accepting the grants from a sustainable long-term financial perspective.
- c. The Town will vigorously pursue grants for capital projects that fit long-range community improvement goals.
- d. All potential grants will be carefully examined for matching requirements; both dollar and level-of-effort matches.

The Town will review its fees and other charges for services annually to ensure that revenues are meeting intended program goals and are keeping pace with inflation, other cost increases and any applicable competitive rate. The Town will evaluate cost recovery and align fees with cost recovery goals.

Section 10 – Expenditure Policy

The Town will pursue goals of efficiency and effectiveness by balancing short-term and long-term community needs.

Current operating expenditures will be funded with current operating revenues, approved grants, or the use of fund balance in accordance with fund balance policies. Departments will monitor revenues and expenditures during the year to provide an opportunity for actions to be taken to bring expenditures in line with revenues received.

The Town will undertake periodic reviews of Town programs for both efficiency and effectiveness. Privatization and contracting with other governmental agencies will be evaluated as alternatives to services delivery when appropriate.

Section 11 – Grants Policy

The Town will follow all terms and conditions included in a grant agreement. Town Departments and staff that occupy positions of responsibility with respect to grant activity will be designated as the grant's administrator and have specific roles and responsibilities that they shall perform and uphold both ethically and in the best interests of the Town. Town Council has

responsibility for approving spending of grant funds through approval of the annual budget, which includes an amount appropriated for grant awards received throughout the fiscal year.

I. Conflict of Interest

No employee or official of the Town shall have any interest, financial or otherwise, direct or indirect, or have any arrangement concerning prospective employment that will, or may be reasonably expected to, bias the design, conduct, or reporting of a grant funded project on which he or she is working.

It shall be the responsibility of the Grant Administrator for each particular grant-funded project to ensure that in the use of sponsored funds, officials or employees of the Town, and nongovernmental recipients or sub-recipients shall avoid any action that might result in, or create the appearance of:

- a. Using their official position for private gain
- b. Giving preferential treatment to any person or organization
- c. Losing complete independence or impartiality
- d. Making an official decision outside official channels
- e. Adversely affecting public confidence in the grant funded program and the Town in general

II. Accounting and Reporting

- a. The accounting system will separate revenues and expenditures by funding source for all grants. The accounting system will break down revenues and expenditures for each individual grant via the project system and supporting documentation will be maintained in the financial system for all grant expenditures, as is required of all expenditures.
- b. The accounting system has a project system that tracks all revenues and expenditures by the specific grant or project by line item or by broad category as may be included in a grant application budget. Grant administrators will reconcile on a regular basis to ensure all revenues and expenditures are being appropriately coded to the correct grant. Project system reports can be run to accommodate different grant time periods that may differ from calendar year reporting.
- c. Federal grant funds will not be commingled with funds from other Federal grants or other local match money. When applicable, any matching funds for a grant will be tracked by the department who is responsible for the grant and will only include items that directly correlate to an approved activity identified in the grant proposal.
- d. Capital assets are tracked through the fixed asset system and, if a grant has purchased a capital asset, will be noted in the fixed asset system. The Town also tracks related award information as required per 2 CFR 200, §200.313(d), Management Requirements.
- e. Only allowable costs will be allocated to a grant.
- f. Town departments are responsible for all aspects of the grant process including planning for grant acquisition, preparing and submitting grant proposals, preparing Resolution requests to accept funds, developing grant implementation plans, managing grant programs, preparing and submitting reports to grantors, and properly closing out grant projects. Department and Finance staff will maintain a close working relationship with respect to any grant activity to ensure a clear understanding of the project status.

III. Documentation

All grant expenses must comply with the terms set forth in the grant application, grant award letter, Town procurement policies and the guidelines in the Office of Management and Budget Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), 2 CFR 200.

- a. Documentation for all expenditures must be retained by the department for audit purposes and should include:
 - i. Timesheets certified or signed by the employee and approved by their supervisor for all payroll expenses
 - ii. Purchasing documents for expenditures (if necessary, based on dollar amount of purchase)
 - iii. Town, state, or governmental agreement number
 - iv. Formal bids for all purchases requiring such a process per Town or Federal regulation, and price or rate quotation documentation for all purchases that do not exceed the Simplified Acquisition Threshold on Federally funded grants per 2 CFR 200, §200.320(b)
 - v. Detailed receipts or invoices
 - vi. General Ledger detail showing revenue and expenditure activity, reviewed on a regular basis, and reconciled to detail provided to granting agencies
- b. The Town's Finance Department, with the assistance of specific grantee Town departments, shall maintain the following information:
 - i. Identify, through a project and account structure, all federal awards received and expended and the federal programs under which they were received. All awards should be identifiable by the Catalog of Federal Domestic Assistance (CFDA) title and number, award number, award year, name of federal agency, and the name of the pass-through agency (if applicable);
 - ii. Maintain internal control over federal programs that provides reasonable assurance that the grantee is managing the award in compliance with the laws, regulations, and the provisions of the contract or grant agreement;
 - iii. Comply with laws, regulations and the provisions of contract or grant agreements related to each grant award; and
 - iv. Prepare required financial statements, including financial statements that reflect the entity's financial position, results of operations or changes in net assets, and where appropriate, cash flows for the fiscal year audited. In addition, a schedule of federal assistance will be prepared for the external auditors which include all federal grants.
- c. Grant documents should be read carefully to ensure compliance with all grant requirements. Additional documentation may be required under the terms and conditions of the specific grant award to include, but not limited to, procurement justification, grant reconciliation frequency, cash match calculation and tracking, and records retention.
- d. Grant administrators are responsible for confirming that the information in the financial system is accurate as outlined above.

IV. Audit

Per OMB Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, 2 CFR 200 §200.501, all non-federal entities that expend \$750,000 or more in a year on Federal awards, either as the grantee or the sub-grantee, shall have a single or program-specific audit conducted for that year in accordance with the

provisions of the Uniform Guidance. The single audit encompasses both the entity's financial statements and the Federal awards received by the entity; whereas a program- specific audit will audit one Federal program and can only be used when the grantee receives grant awards only from one Federal program. The Town contracts with an external firm to conduct a single audit on an annual basis. The awarding agency may also specify additional audit requirements in the grant award letter or grant guidance.

The Finance Department, with the assistance of the specific grantee Town departments, shall follow up and take corrective action on all audit findings.

Section 12 – Procurement Policy

I. Overview

The Town of Frisco recognizes the need to use outside sources for providing professional services, constructing capital projects, procuring supplies and equipment, and providing services for day-to-day operations and maintenance. The Town will follow the below listed policies in making purchasing decisions.

- a. The Town encourages use of Town issued purchasing cards whenever possible.
- b. Chapter 9 of the Town of Frisco Code of Ordinances specifies bidding procedures and contract formation.
- c. The Town shall take advantage of payment discounts whenever possible.
- d. The Finance Department will provide a monthly warrant list to Town Council for approval.

The purpose of this policy is to provide guidance to the Town Council and staff in an effort to set forth a standard of integrity when purchasing goods and services on behalf of the Town, provide for the most efficient use of taxpayer's dollars, provide for timely purchases and project contracting, and follow common sense and good business practices. The intent of this document is to provide guidance and shall not be interpreted as an absolute policy.

II. Procurement Decisions - General Policy

All procurements shall be made from/with the vendor who provides the best value to the Town based on all applicable criteria and the requirements of this Policy. "Best value" is determined by the combination of the priorities set for the particular procurement and this Policy, including, but not limited to price, quality, customer service, availability of services, project schedule, past experience with the Town and region, sustainable practices, and competition. Notwithstanding the foregoing, the Town shall not be obligated to make any procurement when doing so is determined not to be in the best interest of the Town. This criterion is described in 9-2, 9-7, and 9-8 of the Town Code.

III. Definitions

For this policy, these words and phrases shall have the following meaning:

Competitive Sealed Bidding means all documents, whether attached or incorporated by reference, issued and used by the Town for soliciting sealed bids.

Purchasing Agent means the Town Manager or person designated to act on their behalf.

Request for Proposals means all documents, whether attached or incorporated by reference, issued and used by the Town for soliciting proposals.

Town means the Town of Frisco, Colorado.

IV. Process

The Town recognizes the need to use outside sources for providing professional services, constructing capital projects, procuring supplies and equipment, and providing services for day-to-day operations and maintenance. Except as otherwise set forth in subsection 9-3(F) and 9-9 of the Town Code, contracts for such services, supplies and equipment in excess of seventy thousand dollars (\$70,000) shall be awarded through the formal competitive bid process as set forth in the Town Code.

- a. Sole Source. Town Council is authorized to approve contracts for any amount, without a competitive bidding process, for goods or services that, in the opinion of Council, are best obtained from a single or sole source due to one (1) or more factors including, but not limited to, specialized skills, special knowledge and/or experience, unique and relevant experience, knowledge of the Town and geographic region, or exceptional qualifications or reputation in the field. When authorizing such contracts, Council shall by motion, resolution or ordinance describe the factors that cause it to approve such contract without a competitive bidding process.
- b. Coordinated Government Purchases. In lieu of any verbal quote, written quote or competitive bid that is required by section 9-3 of the Town Code, department managers may use bids to the State of Colorado, coordination with other government agencies, or bids obtained through the cooperative purchasing programs to get the benefit of the pricing available through those procurement systems, as described in 9-9 of the Town Code.
- c. Open Market. Open market purchases involve an informal evaluation of price, quality, convenience, and service from any source, and the exercise of sound decision-making by the Purchasing Agent based on such information.
- d. Comparative Pricing. For purchases based on comparative pricing, the Purchasing Agent shall solicit quotes from three (3) vendors/suppliers, unless it is impracticable under the circumstances to obtain three (3) quotes. Quotes may be solicited by telephone, by internet research, or in writing, within the discretion of the Purchasing Agent.
- e. Requests for Proposals (RFPs). RFPs must be in writing, should be distributed to a minimum of three (3) firms or individuals and/or posted on a reputable website or professional or municipal journal or magazine and the Purchasing Agent shall reserve the right to reject any and all proposals.
- f. Competitive Sealed Bidding. Where competitive sealed bidding is the selected procurement method, the Town shall follow state law for bid bond requirements.

V. Selection Process

Selection of vendors, contractors or consultants will be based on one or more of the following criteria:

- a. Past experience with the Town
- b. Knowledge of the Town and region
- c. Philosophy regarding the nature of the project
- d. Availability of time

- e. Quality of product, service, material, maintenance and/or warranties
- f. Price
- g. Such other criteria as provided in the invitation for bids, if applicable

VI. Coordinated Government Purchases.

In the event the Town of Frisco can coordinate budgeted purchases for providing professional services, constructing capital projects, or procuring supplies and equipment in conjunction with other Summit County government agencies, and such coordination results in lower costs and furthering the intergovernmental relationship, the bidding requirements set forth herein may be waived by the Town Manager.

VII. Emergency Purchases

In the event of a natural disaster, accident, or other emergency during which the health, safety or welfare of the community is at risk, the bidding requirements set forth herein may be waived by the Town Manager.

VIII. Competitive Bids

If a formal or competitive solicitation does not result in award due to lack of qualified responses, the Department Director or designee may utilize an alternative solicitation and negotiation method if approved by the Town Manager.

When substantially similar bids are received from different bidders for identical services or products, the Town will offer those bidders the opportunity to re-bid. When two or more bids are substantially similar, and the bidders have had the opportunity to re-bid, the Town will give preference in awarding the contract either to a local bidder (as such term is defined in section 9-7 of the Town Code) or to a bidder with whom the Town has previously contracted.

IX. Rejection of Bids; Waiver of Formalities

The Town of Frisco reserves the right to reject any or all bids or waive any formalities in whole or in part. In the event that the contract is awarded to other than the lowest qualified bidder, written justification shall be supplied.

X. Local Preference

At the Town Manager's discretion, based upon the vendor criteria set forth in Section 9-2 of the Town Code, bids solicited from local bidders pursuant to this Chapter may receive preference. In order for a local bidder to be awarded a contract pursuant to section 9-7 of the Town Code, the bid, if received from a Frisco-based bidder, shall not be more than ten percent (10%) higher than that of the lowest qualified bidder, and if received from a Summit County, Silverthorne, Dillon or Frisco-based bidder, shall not be more than five percent (5%) higher than that of the lowest qualified bidder. "Local Bidder" is defined as any person, partnership, limited liability company, corporation or association who has been a bona fide resident of Summit County, Silverthorne, Dillon, or Frisco for one (1) year or more immediately prior to submitting a bid. In addition to price, other criteria is considered in the selection process, which may result in the selection of a bidder outside of this criteria.

XI. Recycled Product Purchases

The Town encourages recycling and supports environmental concerns. When all other factors are the same, the department managers are encouraged to purchase recycled products provided the cost is within 10% of other bids.

XII. Publication Requirements

When competitive bids are required as set forth in Section 9-3 of the Town Code, an "invitation to bid" shall be published in a local newspaper of general circulation at least fifteen (15) days but not more than forty-five (45) days from the bid deadline. The invitation to bid shall include an adequate description of the services, supplies and/or equipment to be purchased. Bids shall be opened publicly at the time and place designated in the invitation for bids. The amount of each bid and such other relevant information as may be specified by Town policy, together with the name of each bidder, shall be entered on a record and open for public inspection. The Town shall not be obligated to select the lowest bidder but shall select based on the criteria established in this Chapter and in the invitation to bid.

XIII. Federal/State Requirements

The procurement requirements of any external agency, under which the Town has entered into an agreement, that are more restrictive than those of the Town's shall take precedence if required by the agreement.

XIV. Contracting Methods

The Purchasing Agent may utilize as many alternative methods of contracting management as determined to be feasible. This may include unit price contracts, design/build, lump sum, time and materials, Construction Manager General Contractor (CM/CG), Construction Manager at Risk (CMAR), or any other delivery method deemed appropriate for the project.

XV. Approving Authority

The Purchasing Agent shall be responsible for all contracts and purchases within the limits of the annual budget approved by Town Council, per the Frisco Home Rule Charter.

XVI. Retention Schedule

All solicitations and responses, and resulting contract documents, shall be retained in accordance with the Town's retention schedule and must be available for the Town's annual audit.

XVII. Other Ethics Laws & Policies

Laws and policies regarding ethics established by the Town Charter, Code, Council Policies, Employee Policies, and state law shall apply to this Policy. Additional Federal policy may be adopted on a per project basis as required by agreement.

XVIII. Confidentiality of Information

Under the Town's Charter, it shall be the policy of the Town that all public records of the Town shall be open for inspection at reasonable times, except as otherwise provided by Colorado statute. The Town shall comply with all laws, regulations, and policies defined in the Town's Charter, Municipal Code, Administration regulations and memorandums concerning open records and the exceptions regarding confidentiality of information including, but not limited to the Health Insurance Portability and Accountability Act of 1996, Colorado Children's Code and the Criminal Justice Records Act. Confidential information includes but is not necessarily limited to personnel records and information concerning individuals.

Section 13 – Purchasing Card Policy

I. Overview

The Procurement Card (P-Card) is a purchasing method whereby approved users in a department are issued a commercial Visa. Each Visa is printed with the Town of Frisco name/logo, the name of the individual cardholder (employee) and Town's State of Colorado tax exemption number. Interested departments should contact the Procurement Specialist within the Finance Department.

II. Cardholder Responsibilities

- a. Purchasing authorized goods within the Town's procurement policies and the guidelines set forth in this document and any subsequent revisions.
- b. Ensure proper budget authority and authorization, as needed, from supervisor.
- c. Taking advantage of all discounts, rebates, store coupons.
- d. Ensuring that all eligible purchases are tax exempt.
- e. Confirming that original merchant documentation is complete and available for every transaction. If cardholder has lost original documentation, cardholder must contact the merchant directly to acquire duplicate documentation. If the merchant will not provide the documentation, cardholder must provide the following information in addition to justification for the purchase and reason for loss of documentation:
 - i. Description and quantity of each item purchased
 - ii. Total cost of the order
 - iii. Per item cost if available from the merchant
 - iv. Cardholder name and/or card number

Lack of original documentation is considered to be a cardholder violation.

III. Department Head Responsibilities for Cardholders Under their Supervision

- a. Setting cardholder monthly limits
- b. Reviewing and approving the monthly Statement of Account for each cardholder
- c. Recording any violations in the P-Card program
- d. Taking appropriate action for such violations
- e. Informing the Procurement Specialist of cardholder transfer or terminations

IV. Purchasing Limits

- a. Each Cardholder will have a monthly spending limit assigned by their Department Head.
- b. Cardholders are responsible for ensuring that funds are available to pay for all requested purchases.
- c. Should the Cardholder require a higher spending limit for a particular time period, a request should be sent to the

Procurement Specialist.

- d. Supplies purchased must be immediately available for delivery from the merchant. No back ordering is allowed. The merchant must deliver all items purchased within the 30-day billing cycle. The order should not be placed without this assurance.

V. Security of Cards

To prevent unauthorized P-Card use:

- a. Cardholder must safeguard cards and card numbers.
- b. Cardholder must prohibit others from using their individual P-Card.
- c. Town P-Card has a unique design and color and was selected as a safeguard against accidental use for personal purchases.

VI. Authorized Purchases

The P-Card may be used to purchase authorized supplies and equipment from authorized sources up to the individual cardholder's monthly limit.

Education and Travel Related Authorized Purchases

Authorized purchases include registration fees, airline reservations, ground transportation, tolls, parking expenses, lodging and meals. Registrations, hotel and air travel may be paid once all documentation is signed and approved by the department head. Detailed receipts for all registrations, lodging and travel expenses must be retained and submitted with the P-Card statement. Cardholders are responsible for ensuring that all eligible in-state travel expenses are tax exempt.

Meal Expenses

Whenever possible, Town cardholders should use their P-Cards to purchase meals while traveling on Town business. The Town provides a per diem meal allowance based on the rates set annually by the U.S. General Services Administration ([GSA](https://www.gsa.gov/travel/plan-book/per-diem-rates)). <https://www.gsa.gov/travel/plan-book/per-diem-rates>

The meal allowance amount includes any gratuities. Cardholders are responsible for ensuring that the Town's tax-exempt status is honored for meals purchased. Cardholders are expected to adjust the per diem for individual meals based on their travel schedule and the time of departure and return. In addition, cardholders are expected to adjust the per diem for any meals that are included in education registration fees. If unable to use the P-Card for any meal expenses, cardholders must retain all itemized receipts and submit these for reimbursement up to the per diem amount per meal.

Meal purchases include food and non-alcoholic beverages only. The purchase of alcoholic beverages is prohibited. Detailed receipts for all meal purchases must be retained and submitted with the P-Card statement.

Mileage Reimbursement

Employees who use a personal vehicle while traveling on authorized Town business shall be reimbursed at the standard mileage rate established annually by the Internal Revenue Service (IRS). Reimbursement shall be calculated by multiplying the applicable IRS mileage rate by the number of allowable miles traveled. The current mileage rate can be found on the IRS website: <https://www.irs.gov/tax-professionals/standard-mileage-rates>

Mileage reimbursement is intended to cover all vehicle-related operating costs, including fuel, maintenance, insurance, and depreciation. Employees are expected to use the most direct and reasonable route, and commuting mileage between an employee's residence and primary work location is not eligible for reimbursement. Mileage

claims must be supported by appropriate documentation (such as directions from an online mapping service) and submitted in accordance with Town procedures. The directions must begin and/or end at the employee's primary work location in Frisco. The Town follows IRS guidance for mileage rates as published on the IRS website. Until the IRS issues separate guidance, employees operating electric vehicles shall be reimbursed at the same rate as those operating gasoline-powered vehicles. Employees using Town-provided vehicles are not eligible for mileage reimbursement.

VII. Ghost Card Best Practices

- a. Card information should be kept secure at all times.
- b. If card information may have been compromised the card administrator must be notified immediately.
- c. Cardholder must follow all guidelines of a physical card.

VIII. Unauthorized Purchases

- a. Cash advances are strictly prohibited.
- b. Personal Purchases.
- c. Purchases of tobacco and alcoholic beverages (exceptions may be approved by the Town Manager, based upon departmental events and needs).

IX. Selecting a Merchant

- a. Priority should be given to merchants that offer discounts to the Town.
- b. Local vendors should be selected whenever possible if pricing is comparable.
- c. When all other factors are the same, purchases are encouraged to be of recycled materials provided the cost is within 10% of other similar products. Be sure to look for the following:
 - i. Products with recycled content ("post-consumer" recycled content is preferable)
 - ii. Products with the Energy Star label
 - iii. Products with reduced packaging
 - iv. Products that can be reused
 - v. Energy efficiency
 - vi. Products that are biobased/organic based (versus petroleum-based solvents, etc.)
 - vii. Products are labeled "compostable"

If vendor does not accept Town's P-card, cardholder will need to choose different merchant or choose another payment method. If cardholder frequently does business with this merchant, the Procurement Specialist should be contacted for assistance.

X. Placing an Order

- a. Cardholder may place order in person, by phone, fax, computer, or mail.
- b. Cardholder must inform merchant that the purchase is tax exempt. The Town's tax-exempt number is printed on

each purchasing card.

- c. Cardholder must remind the merchant that the purchase is for local government and should be accorded any applicable discounts.
- d. Cardholder will give name as it appears on the card.
- e. Cardholder must request documentation showing description and cost of items.
- f. Cardholder will notify vendors not to submit invoices to accounts payable.
- g. COD deliveries are not allowed.
- h. If the vendor needs an official tax-exempt certificate, contact the Procurement Specialist to have this information sent to the vendor.

XI. Returns and/or Exchanges

- a. Make arrangements with the merchant before shipping an item for return.
- b. The merchant must credit a return and charge a new transaction. Exchange of like items (e.g., different color) may not require a credit transaction.
- c. It is a merchant violation to refund cash for a credit return. Do not allow merchants to do this. It is a cardholder violation to accept cash instead of a credit to the account.
- d. Document all returns and exchanges. This information may be needed for a formal dispute.

XII. Receive and Inspect Good and Services

Inspect all goods and services immediately upon receipt or completion of service. If there is a problem with the order or the service conducted, contact the merchant immediately. Keep notes on problems and their resolution including names, dates, and conversation results.

XIII. Documenting Each Transaction

Every transaction must have valid and complete source documentation from the merchant, including Internet purchases.

Valid source documentation may be:

- a. A receipt and card transaction slip from the merchant
- b. Order forms for dues, registrations or similar items
- c. An invoice showing credit card payment

All documentation must include the following information:

- i. Vendor Identification (Merchant name)
- ii. Date the purchase was made
- iii. Pricing for each item

- iv. Order total including shipping/handling costs

XIV. Cardholder Statement of Account and Reconciliation

A Statement of Account will be available to each Cardholder who has transactions during the billing cycle on the UMB website. The Cardholder or assigned designee must reconcile the statement charges in UMB prior to the 9th day of the following month. The electronic approval of each charge should include a detailed description of the purchase and assignment of the appropriate general ledger line item. UMB training for new cardholders is available on the Town's Intranet.

XV. Disputes

- a. Vendors are not permitted to bill a purchasing account until the goods or services are delivered.
- b. The cardholder is responsible for contacting and following up with the vendor on any erroneous charges, disputed items or returns as soon as possible. Most issues can be resolved this way.
- c. If the cardholder is unable to reach an agreement with the vendor, the next step is to contact UMB Bank directly to file a Dispute.
- d. UMB will provide the cardholder Vendor Dispute Form to complete. The dispute form will then be forwarded to UMB Bank for resolution with the vendor.
- e. UMB Bank must be notified of any disputed items within 60 days of the last cycle in which the item was purchased.
- f. Disputed billing can result from the following:
 - i. Failure to receive goods or materials
 - ii. Fraud or misuse
 - iii. Altered charges, incorrect amounts, duplicate charges
 - iv. Defective merchandise credits not processed, etc.

In the event of fraud, notify the Procurement Specialist immediately.

XVI. Violations and Consequences

The purchasing card that a cardholder receives has their name embossed on it. No other individual may use this card. It has been specifically designed so that it will not be confused with personal credit cards. This card must not be used for personal purchases. In the event a violation occurs:

- a. The Town of Frisco must be reimbursed immediately.
- b. The Town of Frisco may cancel the P-card.
- c. Violation of this policy may be investigated and could result in termination and/or criminal prosecution. In the event of willful or negligent default of this obligation, the Town will take any recovery action deemed appropriate, as permitted by law.

XVII. Inappropriate Purchases/Failure to Provide Original Documentation

- a. A written warning and an investigation may be conducted for inappropriate purchases.

- b. Cardholders will be required to obtain additional training on use of the program.
- c. Continued misuse will result in cancellation of the card.

XVIII. Lost or Stolen Card Reporting

Cardholders shall report a lost or stolen card immediately to UMB Bank at (800) 821-5184 and the Procurement Specialist at (970) 668-4576.



TO: Mayor and Town Council
FROM: Leslie Edwards, Finance Director
RE: First Reading Ordinance 26-02: AN ORDINANCE AMENDING CHAPTER 160 OF THE CODE OF ORDINANCES OF THE TOWN OF FRISCO, COLORADO, CONCERNING TAXATION, BY AMENDING SECTIONS 160-1.1 CONCERNING DEFINITIONS RELATED TO THE TOWN'S SALES TAX AND 160-8.9, CONCERNING TRANSACTIONS AND ITEMS SUBJECT TO TAX.
DATE: January 13, 2026

Summary & Background:

The purpose of this memorandum is to explain the accompanying ordinance amending Chapter 160 of the Town of Frisco Code to remove paid television and entertainment services from the list of taxable sales and services, including deletion of the related definition.

In 2023, the Town of Frisco adopted a comprehensive ordinance updating and standardizing sales tax definitions and administrative provisions as part of the Colorado Municipal League (CML) municipal sales tax simplification effort. That ordinance incorporated certain standardized model definitions used by many home rule municipalities across Colorado.

As part of that adoption, a definition for "Television and Entertainment Services" was inadvertently included in Section 160-1.1 of the Town Code, and such services were correspondingly listed as taxable under Section 160-8.9. This inclusion was not intentional and did not reflect a policy decision by Town Council to expand the scope of taxable services. The issue was recently identified by an external attorney during a review of the Town's sales tax code.

Analysis:

Current Practice and Impact

Despite the inclusion of television and entertainment services in the Town Code:

- The Town has not audited, assessed, or enforced sales tax on television and entertainment services during the period in which the language existed.
- Starr are unaware of any taxpayer practices that have changed and vendors have not been required to collect or remit sales tax on such services.
- The Town's historical tax policy has not included taxation of paid television and

entertainment services and no operational changes were made following the 2023 ordinance.

As a result, the proposed ordinance does not change current practices and is not expected to have any impact on taxpayers.

Policy Context

Frisco differs from many other home rule municipalities in Colorado with respect to taxation of television and entertainment services. Prior to 2005, the Town's sales tax was collected by the State of Colorado. When Frisco transitioned to local self-collection in 2005, in accordance with the Colorado Taxpayers Bill of Rights (TABOR) the Town did not expand the scope of taxable services beyond those historically collected by the State.

Since that transition, it has not been the intent of the Town of Frisco to alter its sales tax policy or expand taxable items, except where necessary to clarify existing practices, address ambiguity, or account for technological changes over time. The inclusion of television and entertainment services in the 2023 ordinance was inconsistent with that intent.

Proposed Change

The accompanying ordinance:

- Deletes the definition of "Television and Entertainment Services" from Section 160-1.1 of the Town Code; and
- Removes television and entertainment services from the list of taxable transactions in Section 160-8.9.

This amendment corrects the inadvertent inclusion of these services and restores the Town Code to reflect the Town's longstanding tax policy.

Financial Impact:

This ordinance is considered a housekeeping correction only. There is no anticipated impact to Town sales tax revenues, as the services in question were never enforced, audited, or assessed during the time the language existed in the Code.

Environmental Sustainability:

The proposed ordinance has no direct environmental sustainability impacts. Because the change is a technical correction to the Town Code and does not modify taxpayer behavior or municipal operations, it does not create measurable environmental benefits or adverse impacts.

Alignment with Strategic Plan:

The proposed ordinance aligns with the Town of Frisco's Strategic Plan goals related to organizational excellence, fiscal stewardship, and transparent governance. This amendment reinforces the Town's commitment to sound fiscal management by ensuring that tax policy changes occur intentionally, transparently, and with appropriate Council direction, rather than through unintended adoption of model language. By correcting the inadvertent code provision and ensuring that the Town Code accurately reflects long-standing sales tax policy, this action

supports clear, predictable, and consistent regulatory practices for residents and businesses.

Staff Recommendation:

Staff recommends approval of the ordinance to correct the Town Code and ensure that it accurately reflects the Town of Frisco's longstanding sales tax policy.

Reviews and Approvals:

Leslie Edwards, Finance Director
Diane McBride, Assistant Town Manager
Tom Fisher, Town Manager

Created/Initiated - 1/9/2026
Approved - 1/9/2026
Final Approval - 1/9/2026

Attachments:

1. Attachment 1 - Ordinance 26-02

**TOWN OF FRISCO
COUNTY OF SUMMIT
STATE OF COLORADO
ORDINANCE 26-02**

AN ORDINANCE AMENDING CHAPTER 160 OF THE CODE OF ORDINANCES OF THE TOWN OF FRISCO, COLORADO, CONCERNING TAXATION, BY AMENDING SECTIONS 160-1.1 CONCERNING DEFINITIONS RELATED TO THE TOWN'S SALES TAX AND 160-8.9, CONCERNING TRANSACTIONS AND ITEMS SUBJECT TO TAX

WHEREAS, the Town of Frisco, Colorado ("Town") is a home rule municipality, duly organized and existing under Article XX of the Colorado Constitution; and

WHEREAS, this ordinance is adopted pursuant to the Town's home rule authority and the Town's authority under Colorado Revised Statutes Section 31-23-301; and

WHEREAS, the adoption of this ordinance does not create a new tax, increase an existing tax rate, or constitute a tax policy change requiring voter approval under Article X, Section 20 of the Colorado Constitution ("TABOR").

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FRISCO THAT:

Section 1. The Town Council finds, determines, and declares as follows:

- A. In 1992 the electors of the state approved Article X, §20 of the Colorado Constitution, commonly known as the "TABOR Amendment."
- B. The Town is a "district" as defined in TABOR.
- C. Section 7(b) of TABOR establishes a formula for the calculation of a local district's (such as the Town's) allowed annual fiscal year spending.
- D. Section 7(d) of TABOR provides that local electors may approve a "voter-approved revenue change" to the local district's allowed annual fiscal year spending.
- E. By Resolution No. 39, Series 2000, the Town Council of the Town of Frisco referred to the electors of the Town the following ballot question:

SHALL THE TOWN OF FRISCO, COLORADO BE AUTHORIZED TO RETAIN ALL REVENUES IT RECEIVES FROM ITS PROPERTY TAXES AND SALES, USE, AND OTHER EXCISE TAXES; RATES, FEES, ASSESSMENTS, FINES, FORFEITURES, LICENSES, PERMITS, REIMBURSEMENTS, CONTRIBUTIONS, DONATIONS, SEIZURES, RENTS, CHARGES (BOTH OPERATING AND CAPITAL IN NATURE) FOR FACILITIES AND SERVICES; DISTRIBUTIONS FROM OTHER GOVERNMENTS; GRANTS; INTEREST EARNINGS AND OTHER INVESTMENT INCOME; AND ANY OTHER REVENUES IT RECEIVES IN 2001 AND SUBSEQUENT YEARS; AND SHALL THE TOWN BE AUTHORIZED TO SPEND SUCH

REVENUES AS VOTER-APPROVED REVENUE CHANGE, A CHANGE IN TAX POLICY FOR 2001, AND AN EXCEPTION TO ANY SPENDING LIMITATIONS WHICH MIGHT OTHERWISE APPLY, WITHOUT LIMITING THE COLLECTION AND SPENDING OF OTHER REVENUES OF THE DISTRICT IN ANY YEAR?

- F. At the general election held on November 7, 2000 the electors of the Town approved the ballot question set forth in Section E, above.
- G. In 2009, the Colorado Supreme Court issued its opinion in the case of Mesa County Bd. of Comm'rs v State, 203 P.3d 519 (Colo. 2009). In its opinion the Supreme Court held that when a municipality subject to TABOR has approved a broadly worded measure such as the Town did in 2000, the municipality may thereafter amend its tax ordinance(s) without a new election because, in the language of the Court's opinion, "such a requirements would create unnecessary redundancy."
- H. Pursuant to the Colorado Supreme Court's holding in the case mentioned in G, the adoption of this ordinance does not result in a "tax policy change" requiring approval of the Town's electors under TABOR.
- I. The adoption of the ordinance does not create a new tax or tax rate.

Section 2. Section 160-1.1, "Words and Phrases Defined," of the Code of Ordinances of the Town of Frisco, Colorado, is hereby amended by deleting the following definition in its entirety:

"Television and Entertainment Services" means audio or visual content that can be transmitted electronically by any means, for which a charge is imposed.

Section 3. Section **160-8.9**, "Transactions and Items Subject to Tax," of the Code of Ordinances of the Town of Frisco, Colorado, is hereby **amended by removing subsection L in its entirety**, such that paid television and entertainment services are no longer subject to the Town's sales tax.

Former subsection L, which is hereby repealed, read as follows:

"Upon television and entertainment services sold, purchased, leased, rented, furnished or used, including any equipment rentals furnished as a part of the price or separately stated, if the charge is billed to a person in the town."

Subsequent subsections shall be **renumbered accordingly** by the Town Clerk upon codification.

Section 25. Savings Clause. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid, the remainder of this ordinance shall continue in full force and effect, it being the legislative intent that this ordinance would have been adopted even if such unconstitutional or invalid matter had not been included herein.

Section 26. Effective Date. This ordinance shall become effective in accordance with the home-rule Charter of the Town of Frisco, Colorado.

INTRODUCED, PASSED ON FIRST READING AND PUBLICATION AND POSTING ORDERED THIS 13th DAY OF JANUARY, 2026.

ADOPTED ON SECOND AND FINAL READING AND PUBLICATION BY TITLE ORDERED THIS _____ DAY OF _____, 2026.

TOWN OF FRISCO, COLORADO:

Frederick J. Ihnken, Mayor

ATTEST:

Stacey Campbell, Town Clerk