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**MEETING AGENDA OF THE
TOWN COUNCIL OF THE TOWN OF FRISCO
FRISCO TOWN HALL
1 MAIN STREET
FRISCO, COLORADO 80443
FEBRUARY 24, 2026
4:15 PM**

WORK SESSION

Agenda Item #1: Marina Fund Overview

Agenda Item #2: Community Development Department 2026 Action Plan Update and Discussion

BREAK FOR DINNER 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:

Finance Department Reports - January 2026 & Unaudited December 2025

Recreation Department Report - January 2026

Consent Agenda:

Minutes from February 10, 2026 Meeting

Warrant List

Purchasing Cards

New Business:

Resolution 26-10: A RESOLUTION AUTHORIZING THE PURCHASE OF A CAT 938 WHEEL LOADER

Old Business:

Agenda Item #1: Second Reading Ordinance 26-05: AN ORDINANCE ESTABLISHING, PURSUANT TO SECTION 171-11 OF THE CODE OF ORDINANCES OF THE TOWN OF FRISCO, THE PLANT INVESTMENT FEES, CAPITAL EQR SCHEDULES, DELIVERY CHARGES, FLAT RATES, AND USAGE FEES TO BE CHARGED IN CONNECTION WITH THE TOWN'S WATER SYSTEM

Agenda Item #2: Second Reading Ordinance 26-06: AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2025 BUDGET

Agenda Item #3: Second Reading Ordinance 26-07: AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2026 BUDGET

Executive Session:

Agenda Item #1: AN EXECUTIVE SESSION PURSUANT TO SECTION 24-6-402(4)(B) OF THE COLORADO REVISED STATUTES TO RECEIVE LEGAL ADVICE FROM THE TOWN ATTORNEY ON SPECIFIC LEGAL QUESTIONS CONCERNING THE LAW OF LIBEL AS IT RELATES TO PUBLIC OFFICIALS

Agenda Item #2: AN EXECUTIVE SESSION PURSUANT TO COLORADO REVISED STATUTES SECTION 24-6-402(4)(F), CONCERNING PERSONNEL, TO DISCUSS THE TOWN MANAGER'S PERFORMANCE EVALUATION

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: Linsey Joyce, Recreation Director, Logan Snyder, Marina General Manager
RE: Marina Fund Overview
DATE: February 24, 2026

Summary & Background:

The Town of Frisco has operated the Frisco Bay Marina, as an Enterprise Fund, for over 25 years, taking over the day-to-day operations from a private company in 2004. An enterprise fund is a separate, self-supporting municipal accounting fund used for government services financed primarily through user fees rather than taxes. Essentially, the Marina operates like a private business, closely tracking revenue and expenses. Over the last 25 years, the Marina has seen significant changes and growth. Until recently, the Marina Fund has been able to support this expansion but with increased staffing wages, benefits, and the need to prioritize the upkeep of aging infrastructure, the Marina is struggling to operate as a private business and continues to require an annual subsidy from the general fund to make the finances whole.

In September 2025, Town of Frisco staff hired ClingerHagerman, LLC (CH), to complete an operational and financial analysis of the Frisco Bay Marina to assist the Town in assessing long-term financial sustainability, operational efficiency, and strategic opportunities for improvement. CH was also tasked with answering the question of whether the Marina could move from operating as an enterprise fund to operations falling under the general fund.

During the work session, staff will share the final report details from CH. Key findings include:

- Financial performance indicates that Marina revenues are relatively stable at ~\$2.4 million annually. However, salaries and benefits have grown disproportionately since 2023. Revenue generation is also limited due to greater Town policy constraints.
- Operational characteristics reveal that the Marina operates near break-even on an annual basis. The annual debt service of ~\$350,000 from the “Big Dig” in 2019 creates a substantial fixed cost.
- Pricing and utilization indicate that the majority of Marina services operate at or

near full capacity with long waitlists. Rental rates are competitive while slip and mooring rates are below regional averages.

- Staffing and operations rely on five year-round staff and ~40-50 seasonal employees. The Marina works well with other departments and has continued to reduce silos and improve cost sharing over the years.
- Capital priorities include facility enhancements and fleet renewals. The enterprise fund structure restricts the Marina's ability to efficiently share Town resources and limits flexibility to reinvest in critical infrastructure, including aging capital assets as well as ongoing maintenance and repairs directly related to Marina operations.
- Community and customer relations are strong. It is noted that an important ongoing consideration is balancing affordability with financial sustainability. The Marina contributes ~\$8-9 million annually in economic impact to the Town of Frisco.

Staff requests that Council review the staff memo and attached report and be prepared to answer the question if they are supportive of moving the Marina from an enterprise fund to the general fund. Review of bond documents by CH indicate no restriction preventing the conversion of the Marina Fund to the General Fund. Staff has also consulted with our legal counsel, who has also confirmed there are no legal issues with such conversion.

Analysis:

The Frisco Bay Marina is one of the Town of Frisco's most valuable community and economic assets, providing a unique combination of recreational, tourism, and enterprise-based services within a geographically constrained and highly seasonal environment. So much so, that the Town issued bonds in the amount of \$5,450,000 that mature in 2045 to make improvements to the amenities at the Marina in order to enhance its function.

In determining the best future course of financial action for the Marina, the Town contracted ClingerHagerman, LLC (CH) in September 2025 to prepare an Operational and Financial Analysis of the Frisco Bay Marina. In their report they have identified financial strengths and areas of opportunity. Most importantly, with help from our finance team, they confirmed that it is legal to move the Marina Enterprise Fund into the General Fund.

Overall, the Frisco Bay Marina demonstrates strong operational fundamentals, exceptional demand, and high community value. Its primary challenges are structural—rising labor costs, fixed debt obligations, and limited reinvestment flexibility—rather than market or management deficiencies. The Town has an opportunity to strengthen long-term sustainability through measured pricing adjustments, fund structure evaluation, and regional collaboration.

Other key findings, directly from the final report, include the following:

- **Financial Performance:** Over the past five years, Marina revenues have remained relatively stable at approximately \$2.4 million annually. However, salaries and benefits have grown disproportionately, driven primarily by increased employee hours to enhance service levels and by the Town's adoption of a \$20/hour minimum wage (\$17/hr for junior employees) in 2023.
 - **Operational Characteristics:** The Marina operates near break-even, balancing strong revenue generation against significant labor, maintenance, and debt obligations. Annual debt service of roughly \$350,000 from the 2019 "Big Dig" capital project creates a substantial fixed cost. Despite limited direct margins, the Marina contributes an estimated \$8–9 million annually in indirect economic benefits to the Town through tourism-related spending.
 - **Pricing and Utilization:** The Marina's services—including slips, moorings, and rentals—operate at or near full capacity, with long waitlists (averaging more than two years). Comparative benchmarking confirms that slip and mooring rates are significantly below regional averages, suggesting opportunity for incremental price increases without risk of reduced occupancy. Boat rental rates are broadly competitive, though refinements to dynamic pricing could further optimize yield.
 - **Staffing and Operations:** The operation depends on 40–50 seasonal employees and five year-round staff. Management has implemented numerous efficiency improvements, including digital check-ins and improved guest flow processes, enhancing throughput and customer satisfaction. Integration across Town departments has also reduced siloing and improved cost sharing.
 - **Capital Planning:** The Marina's capital priorities include facility enhancements (additional restrooms, Island Grill expansion, and service building) and fleet renewal planning to maintain service quality. The timeline below illustrates some of the highlights of this growth during the Marina's history:
- 2007 – 2021 Dock Expansion. Installation and improvements of the main slip holder docks, paddle dock, and public boat ramp docks.
 - 2019 - Big Dig. This project moved over 76,000 cubic yards of material to restore shoreline, created a beach, relocated the docks, dredged the Frisco Bay for expanded use of docks/slips, hardscaped installation including a new boat ramp and launch area, and created developable land for future projects. To complete this project, a Town issued bonds, thereby taking on an annual debt payment of ~\$350,000.
 - 2021 - Frisco Bay Landing. A 2,571 square foot facility which houses retail operations, IT room, offices, storage space, restrooms with shower facilities, and a flex space used for Town and private functions. This also required a new sanitary sewer lift station and an expansion of the sanitary sewer system to accommodate for construction of the Frisco Bay Landing facility and potential future growth.
 - 2022 - Frisco Bay Marina Fuel System. Utilizing the existing fuel storage tank location, a new and bigger tank was installed, with direct monitoring equipment in the Frisco Landing facility, and over 850 feet of fuel product pipe was installed to provide another revenue stream (fuel sales) for the Marina.

- 2023 - Marina Park Landscaping Project. Clearing, grading, and landscape installation of 45,000 square feet between the Frisco Landing and the beach. The installation included plantings, sod, irrigation system, and softscape surface for pedestrian movement.
- 2024 – Power & Paddle Rental Expansion. Created the largest paddle and power fleets in the Marina’s history and have created more on-water revenue generating offerings such as captain’s tours and a large/high-capacity charter tour boat.

With all these upgrades, Marina visitation has grown considerably. Also, with this growth, came financial strains on the enterprise fund. Based on the increased size and complexity of the operation, staffing needed to increase. This added cost was compounded over the last several years with hourly wage increases while trying to stay competitive with other large employers in our community such as Vail Resorts. As with any other private business, the Marina budget has also been impacted by aging infrastructure and the associated upkeep, fuel surcharges, and increases in shipping costs, sub-contracted services, materials, utilities, etc.

- **Enterprise Fund:** The enterprise fund offers limited flexibility, thereby constraining our reinvestment capacity. It further emphasizes the need for cross-departmental capital support or fund structure reform.
- **Community and Customer Relations:** The Marina remains a community-oriented facility with strong resident and visitor engagement. Balancing affordability with financial sustainability will continue to be an important consideration.

Overall, the Frisco Bay Marina demonstrates strong operational fundamentals, exceptional demand, and high community value. Its primary challenges are structural—rising labor costs, fixed debt obligations, and limited reinvestment flexibility—rather than market or management deficiencies. The Town has an opportunity to strengthen long-term sustainability through measured pricing adjustments, fund structure evaluation, and regional collaboration.

Financial Impact:

Over the past five years, Marina revenues have remained relatively stable at approximately \$2.4 million annually. However, expenses continue to rise every year and funding new capital projects and replacing aging infrastructure becomes increasingly challenging.

Staff took a thoughtful and systematic approach in analyzing the Marina fund before making any recommendations for future changes. The results from the report from ClingerHangerman indicate that revenues could increase by raising both slip and mooring fees. However, the report also acknowledges the challenge of balancing

affordability with financial sustainability. Beyond increasing such fees and moving to more dynamic pricing for rentals, there are few other opportunities for revenue growth.

Moving from an enterprise fund to the general fund means that the capital fund must absorb the debt and the current and future capital projects planned for the Marina. The ultimate question is whether this change is doable and practical. The movement within funds is an exercise in accounting and staff are confident that this can be done. The Marina will still be expected to function as a business whereby revenues exceed expenses, and staff will be held accountable for approved budgeted figures. The debt of ~\$350,000 annually would be paid out of the capital fund. Please note that the equivalent of 10% of revenues are already being transferred into the enterprise fund from the general fund to cover annual shortcomings in the enterprise fund. For 2025, that amount was \$245,000. This subsidy would go away with the move from the enterprise fund to the general fund. In addition, the following changes would occur:

- Depreciation no longer directly hits the enterprise fund. In 2025, this accounted for a \$675,345 expense.
- Marina capital projects would be evaluated in comparison to other Town capital projects.
- Services and resources would be shared across the organization, thereby continuing to minimize silos across the different departments.

Review of bond documents by CH indicate no restriction preventing the conversion of the Marina Fund to the General Fund. Staff has also consulted with our legal counsel who has also confirmed there are no legal issues with such conversion. If Council supports this change, staff will work directly with our auditors on any and all changes. This change could occur in quarter two of 2026.

Environmental Sustainability:

The Marina's ongoing environmental goal is to be an excellent steward of the Dillon Reservoir and the Dillon Reservoir Recreation Area in which we operate. The Marina upholds the values of the Town's environmental sustainability goals. Best practices will continue to include paperless processes, the operation of a large non-motorized/no emission paddle fleet, responsible recycling and waste handling, solar power production on the Landing, Island Grill, and Lund House and a power rental fleet equipped with reliable Yamaha motors with industry leading ultra-low emissions.

Alignment with Strategic Plan:

The Frisco Bay Marina is one of the Town of Frisco's most valuable community and economic assets, providing unique recreational opportunities. The transition of the Enterprise Fund into a Governmental Fund will allow for continued capital improvement and flexibility and greater financial efficiencies. The Town of Frisco will continue to benefit from the economic impact of this vibrant recreational area.

Staff Recommendation:

Staff recommends the Frisco Bay Marina Enterprise Fund transition to the Town of Frisco General fund. This is critical for future capital improvements at the Marina, including improvements that are not just specific to marina operations. Example of future projects could include new playgrounds, a larger or new restaurant, pedestrian walkways, concert pavilion, picnic shelters, etc. For reference, the Town of Dillon, in the last few years, moved the Dillon Marina from an Enterprise Fund into the General Fund with the primary goal of having the flexibility and financial backing to make necessary capital improvements.

Reviews and Approvals:

Linsey Joyce, Recreation Director
Diane McBride, Assistant Town Manager
Tom Fisher, Town Manager

Created/Initiated - 2/18/2026
Approved - 2/18/2026
Final Approval - 2/18/2026

Attachments:

1. Attachment 1 - Marina Operational and Financial Analysis



December 12, 2025

Mr. Tom Fisher, Town Manager
Town of Frisco
1 Main Street
Frisco, Colorado 80443

Subject: Final Report – Operational and Financial Analysis of the Frisco Bay Marina

Dear Mr. Fisher,

On behalf of ClingerHagerman, LLC (CH), we are pleased to submit our **Final Report on the Operational and Financial Analysis of the Frisco Bay Marina** (the Town or Marina), prepared in accordance with the terms of our engagement letter dated **September 11, 2025**.

This report reflects the results of our comprehensive review of the Marina's operations and financial performance, including an evaluation of historical financial trends, cost structures, staffing models, and revenue strategies. It also includes comparative benchmarking against peer marinas in the region, assessment of pricing and utilization, and identification of opportunities to enhance the Marina's long-term financial sustainability and service quality.

Our analysis was conducted in accordance with the **AICPA Statements on Standards for Consulting Services** and is based on information provided by Town staff and Marina personnel. The report is intended to assist Town management and the Town Council in evaluating the Marina's enterprise fund structure, operational efficiencies, and strategic options for the future.

We appreciate the opportunity to work with the Town of Frisco and its staff throughout this engagement. Their cooperation and insights were essential in completing this analysis. We trust that our findings and recommendations will provide useful guidance in supporting the Town's objectives for a self-sustaining and efficiently managed Marina operation.

Please do not hesitate to contact us should you wish to discuss any aspects of this report or potential next steps.

Sincerely,

A handwritten signature in grey ink that reads 'Clinger Hagerman, LLC'.

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Executive Summary

The Frisco Bay Marina is one of the Town of Frisco's most valuable community and economic assets, providing a unique combination of recreational, tourism, and enterprise-based services within a geographically constrained and highly seasonal environment. This report summarizes the findings of ClingerHagerman, LLC's comprehensive **Operational and Financial Analysis of the Marina**, completed to assist the Town in assessing long-term financial sustainability, operational efficiency, and strategic opportunities for improvement.

Key Findings:

- **Financial Performance:**

Over the past five years, Marina revenues have remained relatively stable at approximately \$2.4 million annually. However, **Salaries and Benefits have grown disproportionately**, driven primarily by increased employee hours and by the Town's adoption of a \$20/hour minimum wage (\$17/hr for junior employees) in 2023, resulting in operating losses in both 2023 and 2024. Labor costs now represent the single largest and most volatile expense category and stabilizing these costs will be central to restoring positive operating margins.

- **Operational Characteristics:**

The Marina operates near break-even, balancing strong revenue generation against significant labor, maintenance, and debt obligations. Annual debt service of roughly **\$350,000** from the 2019 "Big Dig" capital project creates a substantial fixed cost. Despite limited direct margins, the Marina contributes an estimated **\$8–9 million annually** in indirect economic benefits to the Town through tourism-related spending¹.

- **Pricing and Utilization:**

The Marina's services—including slips, moorings, and rentals—operate at or near full capacity, with long waitlists (averaging more than two years). Comparative benchmarking confirms that **slip and mooring rates are significantly below regional averages**, suggesting opportunity for incremental price increases without risk of reduced occupancy. Boat rental rates are broadly competitive, though refinements to weekend peak pricing could further optimize yield.

- **Staffing and Operations:**

The operation depends on 40–50 seasonal employees and 4–5 year-round staff. Management has implemented numerous efficiency improvements, including digital check-ins, online waivers, and improved guest flow processes, enhancing throughput and customer satisfaction. Integration across Town departments has also reduced siloing and improved cost sharing.

- **Capital Planning:**

The Marina's capital priorities include facility enhancements (additional restrooms, Island Grill expansion, and service building) and **fleet renewal planning** to maintain service quality.

¹ 2022 Marina Economic Impact Calendar prepared by the University of Florida and the Virginia Institute of Marine Science (William & Mary).



Limited enterprise fund flexibility constrains reinvestment capacity, emphasizing the need for cross-departmental capital support or fund structure reform.

- **Community and Customer Relations:**

The Marina remains a community-oriented facility with strong resident engagement. Balancing affordability with financial sustainability will continue to be an important consideration.

Overall, the Frisco Bay Marina demonstrates strong operational fundamentals, exceptional demand, and high community value. Its primary challenges are structural—rising labor costs, fixed debt obligations, and limited reinvestment flexibility—rather than market or management deficiencies. The Town has an opportunity to strengthen long-term sustainability through measured pricing adjustments, fund structure evaluation, and regional collaboration.

Disclaimer and Confidentiality

In preparing this report, our team has relied upon information provided by the Town of Frisco (the Town) and its representatives, including staff of the Frisco Bay Marina (the Marina), which we have not independently verified, as well as other documentation and data made available to us during the course of this engagement. The analyses, observations, and conclusions contained in this report are based on the information available at the time of preparation and are intended to provide general guidance to support the Town's evaluation of the Marina Fund and related operations.

While care has been taken in compiling and analyzing the information presented, certain assumptions and projections are subject to inherent uncertainties and may change as additional information becomes available or as external conditions evolve. Accordingly, the findings in this report should not be construed as definitive predictions of future outcomes.

This report and its contents are confidential and have been prepared exclusively for the use of the Town of Frisco. Reproduction, distribution, or use of this report or any portion thereof for purposes other than those agreed upon in the engagement without prior written consent is prohibited.

Operational and Financial Analysis

Project Plan

The following report was prepared in accordance with the Project Plan included as Appendix B to the engagement letter dated September 11, 2025. The organization and content of this report follow the outline provided in that plan. As noted, certain procedures and analyses identified in the Project Plan were not completed as part of this engagement. The project approach was intentionally designed to remain flexible, allowing the focus to shift toward areas of greatest priority as the work progressed. Should the Town wish for ClingerHagerman, LLC (CH) to complete the remaining steps or additional analyses in the future, we would be pleased to update this report accordingly.

Acknowledgements

We would like to acknowledge and thank the staff of the Town of Frisco and the Marina who were instrumental in completing our analysis. Specifically, we would like to thank the following individuals for investing their time in meeting with us and gathering the information necessary to support our work. Without their thoughtful, timely, and diligent efforts, completion of this project would not have been possible.

-  Linsey Joyce, Recreation Director
-  Logan Snyder, Marina General Manager
-  Tom Fisher, Town Manager
-  Diane McBride, Assistant Town Manager
-  Leslie Edwards, Finance Director

We also recognize that there were many others who contributed to this project and extend our appreciation to them for their efforts as well.

Financial and Non-Financial Data Analysis

- 1) Obtain disaggregated financial and non-financial information for the past five years specific to the Marina, including but not limited to the following:
 - a. Revenue and expenses (i.e. slips, rentals, retail, events, parking), and Track unit economics (per-slip, per-boat, per-reservation).
 - b. Payroll expense, headcount and census data (i.e. tenure, payrate, positions, etc.) in order to evaluate staffing model by season; analyze productivity metrics (revenue per labor hour) and overtime vs. temp staffing tradeoffs.
 - c. Capital asset inventory, including cost, accumulated depreciation, in-service dates (age), and maintenance records. From this we can prioritize asset condition assessment and lifecycle planning; build a 5–10 year capital forecast including maintenance deferral risk.
 - d. Reservation and parking data, which will enable occupancy analytics, demand curves, and the ability to explore dynamic pricing pilots for peak periods.
 - e. Macro and micro economic data specific to tourism in order to model seasonality (weather, water levels, school calendars) and sensitivity to fuel prices and regional events.

- a. Using the financial information obtained from the Town's prior years audited financial statements, in addition to current year to date information, CH prepared the following analysis over the financial performance of the Town:

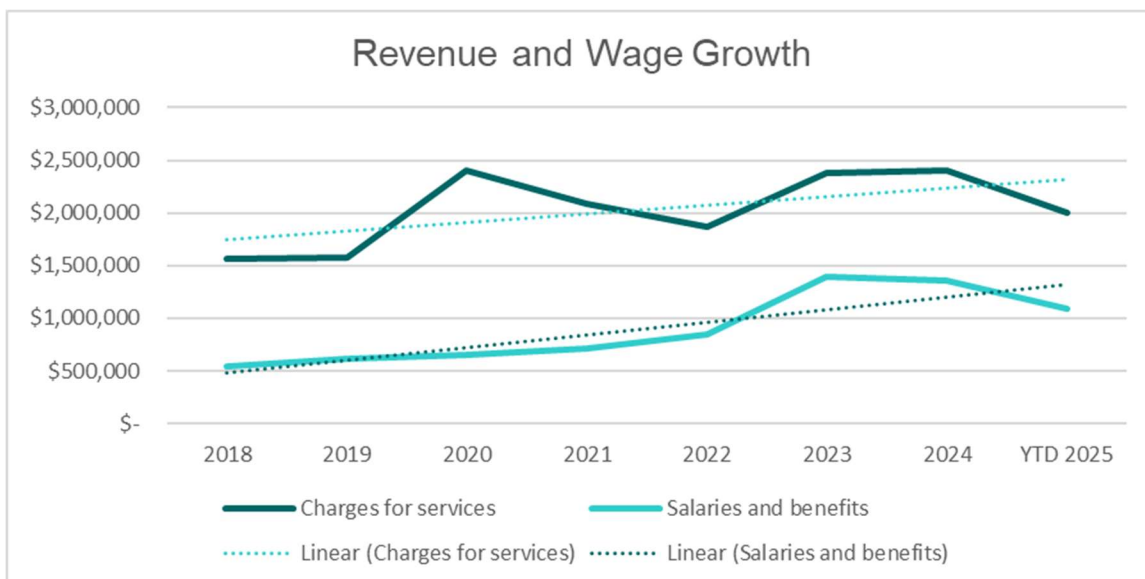
Statement of Activities									
	2018	2019	2020	2021	2022	2023	2024	YTD 2025	Average 2018-2024
Revenues									
Charges for services	\$ 1,565,693	\$ 1,579,425	\$ 2,400,646	\$ 2,090,803	\$ 1,864,327	\$ 2,375,690	\$ 2,401,414	\$ 2,007,736	\$ 2,039,714
Operating grants	27,570	34,830	36,255	39,888	40,000	75,000	45,000	-	42,649
Total Revenue	1,593,263	1,614,255	2,436,901	2,130,691	1,904,327	2,450,690	2,446,414	2,007,736	2,082,363
Expenses									
Salaries and benefits	542,550	612,797	647,780	710,440	848,811	1,397,235	1,354,508	1,096,426	873,446
General expenses	271,791	237,272	328,705	319,559	297,985	372,274	365,559	689,721	313,306
Depreciation	251,432	308,349	377,471	418,588	482,666	583,320	650,013	-	438,834
Other	165,349	167,514	207,773	309,055	395,922	334,162	313,471	-	270,464
Total Expenses	1,231,122	1,325,932	1,561,729	1,757,642	2,025,384	2,686,991	2,683,551	1,786,147	1,896,050
Operating Income (Loss)	362,141	288,323	875,172	373,049	(121,057)	(236,301)	(237,137)	221,589	186,313
Non-Operating Revenues (Expenses)									
Interest expense	-	(228,690)	(270,322)	(270,011)	(266,239)	(262,217)	(257,947)	(128,000)	(222,204)
Non-operating grants (intergovernmental)	466,057	-	-	-	-	-	606,230	-	153,184
Interfund Transfers	-	-	-	-	466,257	244,704	251,418	-	137,483
Other	39,015	443	63,111	5,805	9,820	23,141	17,700	19,632	22,719
Total Non-Operating Revenues (Expenses)	505,072	(228,247)	(207,211)	(264,206)	209,838	5,628	617,401	(108,368)	91,182
Change in Net Position	\$ 867,213	\$ 60,076	\$ 667,961	\$ 108,843	\$ 88,781	\$ (230,673)	\$ 380,264	\$ 113,221	\$ 277,495

Observations:

- 1) With the exception of 2021 and 2022, Marina revenues remained relatively consistent, averaging approximately \$2.4 million annually.

- 2) Excluding salaries and benefits (further discussed below), Marina operating expenses also remained stable, ranging from approximately \$900,000 to \$1.3 million, with annual increases between 3.0% and 14.6% over the five years ended December 31, 2024.
- 3) Payroll expenses exhibited the most volatility year-over-year, with annual changes ranging from minimal to nearly 65% during the same five-year period. Further analysis of payroll expenses is provided in **Section b** below.
- 4) Interest expense remained consistent throughout all five years of the analysis.
- 5) The Marina generated positive operating income during the years ended December 31, 2020 and 2021, and operating losses during the years ended December 31, 2022 through 2024.
 - a. A significant decrease in revenues, coupled with increased personnel costs, contributed to the loss in 2022.
 - b. The substantial increase in salaries and benefits in 2023 and 2024 (approximately \$500,000 to \$550,000 higher than in 2022) was the primary driver of operating losses in those years.
 - c. During our analysis, we also learned that in 2023, the Town began to utilize an internal service fund to allocate and track health benefits provided through the Town's self-insured health fund, resulting in an increase in benefit costs allocated to the Marina in the following amounts:
 - i. 2023 - \$85,542
 - ii. 2024 - \$113,112
 - iii. 2025 YTD - \$103,171

The chart below pairs the Marina's revenue trend with its rising salary and benefit costs to show how the two have been moving relative to each other over time. By putting these lines on the same graph, it becomes easier to see that wage escalation is outpacing revenue growth, and to pinpoint when the gap began to widen. This visual sets the stage for discussing the structural pressure labor costs are placing on operating results.





The table below restates the Marina's enterprise-fund results as if it were reported on a governmental-fund (modified-accrual) basis. In doing so, it removes depreciation and instead reflects capital outlay and principal debt payments—mirroring how a governmental fund would recognize those items. This reconciliation shows how the Marina's operating picture would look under that alternative reporting model.

Reconciliation to Budgetary Basis (Governmental Fund Basis)									Average 2018-2024
	2018	2019	2020	2021	2022	2023	2024	YTD 2025	
Change in Net Position	\$ 867,213	\$ 60,076	\$ 667,961	\$ 108,843	\$ 88,781	\$ (230,673)	\$ 380,264	\$ 113,221	\$ 277,495
Add: Depreciation Expense	251,432	308,349	377,471	418,588	482,666	583,320	650,013	-	438,834
Add: Debt proceeds and related premium	-	5,515,351	-	-	-	-	-	-	689,419
Less: Capital Outlay	(540,227)	(3,939,170)	(798,179)	(3,477,211)	(1,001,109)	(369,440)	(320,732)	-	(1,305,759)
Less: Principal Reduction of Debt	-	-	-	(75,000)	(80,000)	(85,000)	(90,000)	-	(41,250)
Change in Fund Balance (Budgetary Basis)	\$ 578,418	\$ 1,944,606	\$ 247,253	\$ (3,024,780)	\$ (509,662)	\$ (101,793)	\$ 619,545	\$ 113,221	\$ 58,740

To assist in evaluating trends and changes in the Marina's financial performance over time, a common-size analysis of the income statement was prepared. In this analysis, each line item is expressed as a percentage of total revenues for the corresponding year. This approach normalizes the data, allowing for direct comparison of cost structure and profitability across periods, regardless of changes in absolute revenue levels.

By examining expenses and other key financial components as a proportion of total revenues, this analysis highlights shifts in spending patterns, operational efficiency, and overall financial performance.

Common-size Analysis - Statement of Activities									Average 2018-2024	Standard Deviation
	2018	2019	2020	2021	2022	2023	2024	YTD 2025		
Revenues										
Charges for services	98%	98%	99%	98%	98%	97%	98%	100%	98%	0.47%
Operating grants	2%	2%	1%	2%	2%	3%	2%	0%	2%	0.47%
Total Revenue	100%	100%	100%	100%	100%	100%	100%	100%	100%	0.00%
Expenses										
Salaries and benefits	34%	38%	27%	33%	45%	57%	55%	55%	42%	10.68%
General expenses	17%	15%	13%	15%	16%	15%	15%	34%	15%	0.99%
Depreciation	16%	19%	15%	20%	25%	24%	27%	0%	21%	4.15%
Other	10%	10%	9%	15%	21%	14%	13%	0%	13%	3.73%
Total Expenses	77%	82%	64%	82%	106%	110%	110%	89%	91%	18.27%
Operating Income (Loss)	23%	18%	36%	18%	-6%	-10%	-10%	11%	9%	18.27%
Non-Operating Revenues (Expenses)										
Interest expense	0%	-14%	-11%	-13%	-14%	-11%	-11%	-6%	-11%	4.49%
Non-operating grants (intergovernmental)	29%	0%	0%	0%	0%	0%	25%	0%	7%	12.26%
Interfund Transfers	0%	0%	0%	0%	24%	10%	10%	0%	7%	8.61%
Other	2%	0%	3%	0%	1%	1%	1%	1%	1%	0.95%
Total Non-Operating Revenues (Expenses)	32%	-14%	-9%	-12%	11%	0%	25%	-5%	4%	13.68%
Change in Net Position	54%	4%	27%	5%	5%	-9%	16%	6%	13%	12.28%

As previously noted, the most significant fluctuations, when expressed as a percentage of revenues, relate to Salaries and Benefits. The standard deviation—a statistical measure of volatility, consistency, or variability—of Salaries and Benefits far exceeds that of other categories within the Statement of Activities. It is important to note that even if other expense items remained relatively consistent, the substantial increase in Salaries and Benefits alone contributes to apparent volatility across the overall expense structure.

Note: Summary data from the 2025 year-to-date Statement of Activities has been included in the tables above for reference purposes only. Because this information has not been audited and year-end reconciliations were not complete as of the date of this analysis, the 2025 data was not relied upon in forming our conclusions.

Conclusion

Overall, the Marina's financial performance over the past five years reflects relatively stable revenues and consistent operating expenditures, with the notable exception of **Salaries and Benefits**, which have increased substantially and exhibited significant year-to-year volatility. This variability in personnel costs has been the primary driver of recent operating losses, particularly in 2023 and 2024.

The **common-size and standard deviation analyses** reinforce that payroll-related costs have grown disproportionately relative to revenues and other expense categories, distorting overall cost structure and masking otherwise steady financial performance. Stabilizing staffing levels and personnel costs will likely be the most impactful step toward returning the Marina Fund to consistent positive operating results.

- b. Using payroll, payrate, and headcount data obtained from the Town, we prepared the following analysis over Salaries and Benefits over the six years ending December 31, 2025:

Headcount and Payroll Analysis

	2018	2019	2020	2021	2022	2023	2024	YTD 2025	Average 2018-2024	Standard Deviation	Std as % of Average
Headcount	39	48	20	15	26	36	39	32			
Average Payroll/Employee	\$ 13,912	\$ 12,767	\$ 32,389	\$ 47,363	\$ 32,647	\$ 38,812	\$ 34,731	\$ 34,263	\$ 37,188	\$ 5,583	15.0%
Hours	26,142	27,939	30,519	29,089	27,240	45,164	38,473	39,263	34,097	6,731.09	19.7%
Average Hourly Rate (Fully Burdened) ⁽¹⁾	\$ 20.75	\$ 21.93	\$ 21.23	\$ 24.42	\$ 31.16	\$ 30.94	\$ 35.21	\$ 27.93	\$ 29	\$ 5	17.7%
Year-over-Year Change (%)		5.7%	-3.2%	15.1%	27.6%	-0.7%	13.8%	-20.7%			
Minimum	\$ 10.50	\$ 11.10	\$ 12.00	\$ 12.50	\$ 15.00	\$ 17.00	\$ 17.00	\$ 17.00	\$ 14.70	\$ 2.14	14.5%
Maximum	\$ 40.93	\$ 40.93	\$ 40.93	\$ 41.93	\$ 45.99	\$ 93.53	\$ 63.10	\$ 70.88	\$ 57.10	\$ 19.89	34.8%
Median	\$ 14.70	\$ 15.29	\$ 15.59	\$ 16.22	\$ 19.44	\$ 21.50	\$ 22.36	\$ 21.69	\$ 19.02	\$ 2.72	14.3%
Average ⁽¹⁾	\$ 19.06	\$ 19.35	\$ 19.33	\$ 20.51	\$ 23.78	\$ 26.15	\$ 25.93	\$ 27.69	\$ 23.14	\$ 2.78	12.0%

(i) "Average Hourly Rate (Fully Burdened)" is calculated by dividing total hours into "Salaries and benefits" from the financial statements above, showing the true fully burdened cost of employees. Whereas the "Average" in the lower portion of the table is simply an average of individual wage rates at the employee level.

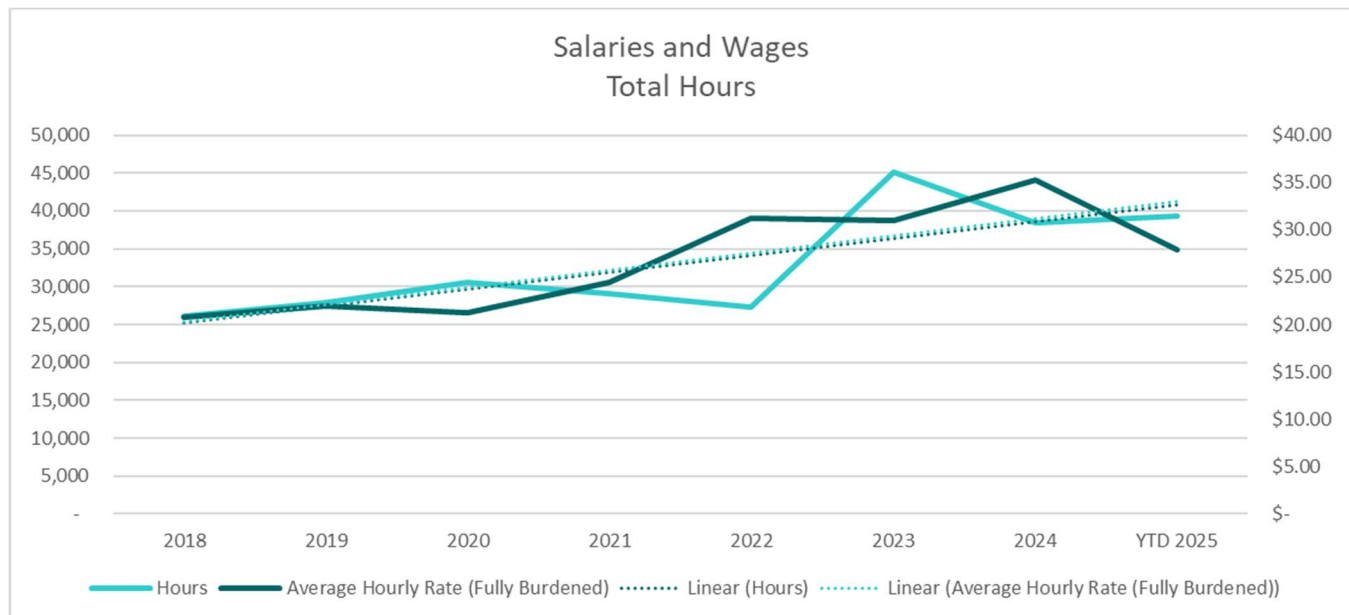
Observations:

- 1) Headcount represents the number of employees assigned to the Marina during each year. Fluctuations in headcount are less meaningful than changes in total hours worked, as labor hours primarily drive payroll costs. However, the mix of pay rates also influences overall payroll expense — for example, a larger proportion of employees earning higher hourly rates results in higher total payroll. This effect is reflected in the increases observed in both the median and average pay per hour.
- 2) The significant increase in Salaries and Benefits in 2023 was largely driven by the Town's decision to raise the minimum wage closer to \$20 per hour to align with the decision by Vail Resorts to implement the same rate². This represents an increase of approximately \$5.00 per hour over the State of Colorado's minimum wage at that time.
- 3) Average annual hours increased substantially in 2023 (approximately 65%), then declined in 2024 and 2025; however, they remained roughly 33% above the 2021–2022 average.

²<https://www.parkrecord.com/2022/03/15/pcmr-owner-vail-resorts-sets-a-20-per-hour-minimum-wage/>

- 4) The average hourly rate (fully burdened with benefits and payroll taxes) exhibited the greatest year-over-year volatility, as evidenced by the standard deviation relative to the average.

The chart below tracks how the Marina's fully burdened average hourly wage and total hours worked have evolved over time. Presenting these two trends together highlights the dual cost pressures driving payroll growth: rising wage rates and fluctuations in staffing hours. This view helps clarify how much of the Marina's labor escalation is rate-driven versus volume-driven, and sets up the discussion on where management has the most leverage to control future costs.



Conclusion

The Marina's payroll cost escalation beginning in 2023 reflects a combination of higher hourly rates and a significant increase in total hours worked. Average annual hours rose sharply in 2023 (up roughly 65%) and, although they moderated in 2024 and YTD 2025, they remain materially elevated relative to 2021–2022. At the same time, fully-burdened hourly rates also climbed, influenced in part by the Town's adoption of a \$20/hour minimum wage (\$17/hr for junior employees), which raised the wage floor by approximately \$5/hour above the then-state minimum.

Rate volatility—particularly in average fully-burdened compensation—continues to be the primary driver of year-to-year payroll swings, but the expanded hours amplify the effect. As a result, Salaries and Benefits comprise the dominant variance and align with the operating losses recorded in 2023–2024. With total hours now trending near 30,000–40,000 annually, further payroll fluctuations will largely stem from rate and pay-mix decisions rather than changes in headcount.

Improving operating performance will require simultaneous discipline on two fronts: stabilizing the average hourly rate—via clearer wage bands, structured differentials, benefit design, and pay-mix management—and reducing total hours through more deliberate scheduling and greater use of automation. Revenue strategies, including pricing and capacity decisions, should be aligned with this higher structural labor cost and the operational efficiencies needed to offset it.

CH did not complete the procedures or analysis contemplated in items 1)c. through 1)e. of the Project Plan.

Marina and Town Staff Interviews

- 2) Interview key Marina employees and Town staff to obtain a comprehensive understanding of processes and procedures, with an emphasis on operational performance, without losing key internal controls. Using this understanding, we will develop recommendations where appropriate leveraging the following:
 - a. Process improvement
 - b. Technology automation
 - c. Artificial intelligence
 - d. Partnerships (i.e. vendors, public-private partnerships, etc.)

On September 17, 2025, Abbey Hagerman, Partner, and Randy Watkins, Partner, met with Linsey Joyce, Recreation Director, Logan Snyder, Marina General Manager, Shanin Theiss, Marina Operations Manager, Tom Fisher, Town Manager, and Diane McBride, Assistant Town Manager. During the meeting, we discussed a variety of topics organized as listed below.

Financial Performance

Frisco Bay Marina operates as an enterprise fund within the Town of Frisco, designed to recover its costs through user fees rather than tax revenues. In practice, however, the Marina operates near break-even, balancing significant operating revenues with equally substantial labor, maintenance, and debt obligations. While the enterprise model supports operational accountability, it also limits flexibility in managing shared costs, capital reinvestment, and long-term financial sustainability. The Marina's financial story reflects both strong market demand and the constraints of a capital-intensive, seasonal operation tied closely to natural conditions and broader Town priorities.

Observations:

- 1) **Near Break-Even Operating Position:** The Marina consistently generates several million dollars in annual operating revenue but typically ends the year around breakeven once staffing, maintenance, and debt service are considered.
- 2) **Significant Debt Service Load:** Annual debt service of approximately \$350,000—stemming from the 2019 “Big Dig” capital reconfiguration—represents a material fixed cost that must be covered before other expenditures.
- 3) **Strong Indirect Economic Impact:** Despite modest direct margins, the Marina contributes an estimated \$8–9 million annually in indirect economic benefit to the Town through visitor spending, lodging, and retail activity (based on an economic impact study performed by the Town³).

³ 2022 Marina Economic Impact Calendar prepared by the University of Florida and the Virginia Institute of Marine Science (William & Mary).

- 4) **Seasonality Drives Cost Structure:** With a short operational season and heavy dependence on water levels, fixed costs (staffing, maintenance, debt) must be supported by a narrow revenue window from late spring through early fall.
- 5) **Labor Costs Rising with Market Pressure:** Seasonal wages have increased approximately **26%** since the current manager's tenure began, largely driven by regional wage adjustments (notably Vail Resorts' \$20/hour minimum).
- 6) **Capital Constraints on Reinvestment:** The enterprise fund structure limits the Marina's ability to self-fund capital projects, requiring Town or General Fund participation for larger initiatives (e.g., upcoming restroom additions and Island Grill expansion).

Pricing, Occupancy and Revenue Management

The Frisco Bay Marina operates in a high-demand, capacity-constrained environment where pricing strategy serves as the primary lever for revenue optimization. The marina's approach has evolved from ad hoc adjustments to a more data-informed structure, guided by peer benchmarking (notably Dillon Marina), consultant input (F3 Marina), and sensitivity to community and political considerations. While occupancy across slips, moorings, and rentals remains near full, revenue growth depends increasingly on strategic pricing, product mix optimization, and efficient cost allocation within the enterprise framework.

Observations:

- 1) **Structured, Peer-Based Pricing Model:** Marina pricing follows consistent 3–5% annual increases, informed by market comparisons (primarily Dillon Marina) and F3 Marina's recommendations to price slips by slip size rather than vessel length.
- 2) **Demand Outpaces Capacity:** Nearly all core offerings — slips, moorings, and rentals — operate at or near maximum occupancy. Waitlists inform rate adjustments, particularly where excess demand indicates room for price movement. See additional analysis over slip and mooring rentals below.
- 3) **Limited Expansion Opportunities:** Physical constraints (shallow bay, no-wake zones, and limited footprint) restrict capacity growth. Pricing is therefore the primary mechanism for revenue enhancement.
- 4) **Dynamic Pricing Practices:** The Marina uses weekday/weekend differentiation and seasonal premiums (e.g., all of July at higher rates) with localized discounts during shoulder periods to sustain utilization and manage demand volatility.
- 5) **Sensitivity to Resident and Political Factors:** While slips and moorings remain below peer rates, local sentiment influences rate setting. Resident discounts apply to some services, and parking fees were intentionally set low (~\$99 for an annual parking permit) to mitigate political pressure despite higher vendor recommendations.
- 6) **Minimal Marketing Needed Due to High Natural Demand:** Demand is largely organic, driven by location, reputation, and visitor traffic. Little to no paid marketing occurs, as occupancy typically reaches capacity by peak season.

- 7) **Weather-Dependent Volatility:** Seasonal and weather factors drive year-over-year variability; 2024 rentals were down ~7% due to late-summer rain despite strong early performance.
- 8) **Fleet Yield Optimization:** Fleet mix and replacement strategy influence revenue efficiency — pontoons provide high returns per slip, while underutilized craft (e.g., small fishing boats) have been phased out to maximize per-slip yield.
- 9) **Concession Fees Aligned with Peers:** A 4% revenue share for concessionaires mirrors peer marinas. Future rate adjustments will depend on county policy and Council approval.
- 10) **Integration and Fund Structure Challenges:** Enterprise fund limitations and debt obligations (~\$350K/year) constrain flexibility in reinvestment and pricing reinforcements. The Town is exploring potential fund restructuring to better align cost recovery with shared services

Operations, Staffing and Cost Structure

The Frisco Bay Marina is a complex operation blending municipal service expectations with private-sector performance pressures. It manages multiple revenue streams—including slips, rentals, storage, service, concessions, and fuel—while also maintaining a large public recreation space. Operational efficiency depends heavily on seasonal staffing, cross-department coordination, and weather-dependent scheduling. Over time, management has made significant progress in professionalizing operations, improving guest flow, and aligning costs more closely with service delivery.

Observations:

- 1) **Seasonal Workforce with Rising Costs:** Approximately 40–50 seasonal employees and 4–5 year-round staff support operations. Wage rates have risen about 26% since 2020 due to regional labor market pressures, led by Vail Resorts' \$20/hour minimum wage. Total salaries and benefits, however, have more than doubled between 2020 and 2024, reflecting not only higher pay rates but also changes in staffing capacity, position mix (i.e., balance of higher- and lower-rate employees), and rising benefit costs.
- 2) **High-Intensity Seasonal Operations:** Staffing peaks in July, with overtime concentrated around July 4th and late-season winterization. Weather and water levels directly dictate hours worked, making labor costs highly variable and operational scheduling critical.
- 3) **Improved Guest Flow and Throughput:** Operational bottlenecks—particularly waiver processing—have been resolved through digital check-ins, QR codes, and tented service areas during peak weekends, resulting in faster service and higher customer satisfaction.
- 4) **Movement Toward Integrated Town Services:** The Town has worked to reduce the “siloe” nature of the enterprise fund, sharing maintenance and administrative support across departments to achieve better cost efficiency and resource utilization.

Capital Assets and Long-term Planning

Frisco Bay Marina's capital program reflects a sustained effort to modernize infrastructure, sustain visitor capacity, and optimize asset performance. Following years of significant investment—most notably the 2019 “Big Dig”—the Marina now faces the challenge of maintaining and renewing its

facilities and fleet within the limits of the enterprise fund model. Effective long-term planning requires balancing debt service, operational needs, and fleet renewal to protect guest experience and financial stability over time.

Observations:

- 1) **Strategic Capital Planning Roadmap:** Near-term projects emphasize visitor amenities and facility upkeep, including additional public restrooms within the next 1–2 years. Longer-term priorities include the Island Grill expansion (estimated \$2 million, planned for 2030–2031), anticipated to be funded through the Town’s General Capital Program, not the enterprise fund.
- 2) **Fleet Management and Asset Lifecycle Planning:** The rental fleet—comprising pontoons, fishing boats, kayaks, and paddleboards—represents one of the Marina’s most important and visible capital assets. Management targets a three-year rotation cycle for motorized boats to preserve reliability, resale value, and guest satisfaction.
 - a. **Pontoon boats** typically achieve full payback within a year, though older models have seen very low resale values when held too long (e.g., ~\$1,000 for heavily used 2015–2019 vessels).
 - b. **Paddle craft** (kayaks, SUPs) pay off in hours of use and provide high-margin, low-maintenance returns, but require consistent refreshment to maintain quality.

Supply chain issues during COVID delayed replacements, and budget constraints continue to influence the renewal pace

Customer and Community Perspective

Frisco Bay Marina serves as both a regional recreation facility and a valued community amenity. Its role extends beyond traditional marina operations to include public park access, events, and family-oriented lakefront activities. As such, customer satisfaction and community perception are shaped by a balance between high visitor demand and the Town’s commitment to equitable public access. Management continues to refine service delivery, pricing communication, and guest experience strategies to meet both resident expectations and the needs of a diverse visitor base.

Observations

- 1) **Strong Resident and Visitor Engagement:** The Marina is viewed as a community asset as much as a commercial operation. Approximately one-third of slip holders are local residents, and the facility remains a key driver of tourism, supporting lodging, retail, and dining throughout the Town.
- 2) **Political and Public Sensitivity to Pricing:** Pricing decisions—especially for slips, moorings, and parking—reflect a careful balance between cost recovery and community expectations. For example, the annual parking pass was intentionally priced at about \$100, well below market recommendations, to mitigate public and council concerns about affordability.
- 3) **High Customer Demand with Limited Marketing:** The Marina operates at or near full capacity throughout most of the season with virtually no paid marketing. Awareness stems from word-of-mouth, visitor centers, lodging concierges, and drive-by visibility. Demand levels are strong

enough that management often limits new programming or events to preserve quality of experience and access for the public.

- 4) **Commitment to Quality Guest Experience:** Operational improvements—such as online waivers, QR check-ins, and separate facilities for power and paddle rentals—have noticeably improved guest throughput and satisfaction during peak periods. Feedback indicates smoother processes and shorter wait times on busy weekends.
- 5) **Community Access Balanced with Event Management:** The Town intentionally manages the number and timing of events (e.g., shifting the triathlon from Saturday to Friday) to avoid excessive disruption to public recreation. This demonstrates a clear commitment to maintaining community access even when additional event revenue could be generated.

Conclusion:

Frisco Bay Marina is a vital community and economic asset for the Town of Frisco—one that successfully blends public recreation, tourism, and enterprise operations within a highly constrained physical and financial environment. The Marina has achieved near-capacity utilization across its primary services, maintained strong customer satisfaction, and demonstrated responsible financial stewardship despite rising labor costs and significant debt service obligations.

However, its ability to evolve and reinvest is limited by structural and fiscal constraints inherent to the enterprise fund model. Future growth and financial sustainability will depend on thoughtful capital planning, cost-sharing across Town departments, and regional collaboration. With both Frisco Bay and Dillon Marinas serving overlapping visitor markets on Lake Dillon, opportunities exist to pursue operational synergies, joint procurement, shared fleet management strategies, and coordinated long-term planning that can strengthen service delivery and fiscal performance across the region.

The Marina's success to date reflects effective leadership and strong community support; sustaining that success will require a shift from reactive, seasonal management toward proactive, data-driven asset stewardship and intergovernmental collaboration.

Recommendations:

- 1) Strengthen Regional Collaboration with Dillon Marina:
 - a. Explore shared services and procurement opportunities for high-cost, capital-intensive assets such as pontoon boats, motors, and docks. Joint vendor negotiations or co-op buying arrangements could reduce acquisition costs and improve fleet consistency.
 - b. Coordinate data sharing and benchmarking to align pricing, wage practices, and utilization metrics, ensuring both marinas remain regionally competitive while avoiding unnecessary pricing disparities.
 - c. Collaborate on marketing and visitor management, particularly for multi-day or regional events, to balance lake use and reduce congestion during peak demand.
- 2) Evaluate Creation of a Joint Marina Authority or Operating Partnership:

- a. Conduct a feasibility analysis of a shared governance model—such as a Marina Authority, Joint Powers Agreement, or formal operating joint venture—between the Town of Frisco and the Town of Dillon.
 - b. Such a structure could:
 - i. Enable shared capital financing for regional infrastructure improvements.
 - ii. Promote coordinated resource allocation and workforce management.
 - iii. Support joint long-term planning for environmental resilience, dredging, and lake access infrastructure.
 - iv. Improve grant competitiveness through unified regional representation.
 - v. Governance models could vary from a simple interlocal coordination agreement to a separate legal entity (e.g., Dillon Reservoir Marina Authority) with its own board and capital program.
- 3) Reassess Fund Structure and Cost Allocation:
- a. Continue evaluating the Marina’s enterprise fund model and consider integration into the Town’s General Fund to enhance flexibility for shared services and capital reinvestment (see additional analysis and commentary below).
 - b. Develop internal service chargeback mechanisms to reflect true costs of cross-departmental support without overstating Marina overhead.
- 4) Advance Capital and Fleet Renewal Planning:
- a. Adopt a multi-year capital replacement schedule for both power and paddle fleets, supported by clear depreciation tracking and replacement reserves.
 - b. Prioritize investments that enhance guest experience and operational efficiency (e.g., additional restrooms, dock improvements, fleet rotation).
 - c. Where feasible, align capital purchases with Dillon’s procurement cycles to capture economies of scale.
- 5) **Maintain Focus on Customer Experience and Community Access**
- a. Continue refining event scheduling and pricing policies to preserve public access while capturing appropriate value from high-demand programming.
 - b. Expand feedback mechanisms (e.g., post-rental surveys) to monitor satisfaction trends and inform pricing or service adjustments.
 - c. Communicate transparently with residents about cost drivers, capital needs, and community benefits to sustain long-term public support.

Benchmarking Analysis

- 3) Perform a benchmark analysis of up to three comparable marinas located within 100 miles of the Frisco Bay Marina. The initial list provided will be adjusted and expanded to identify the three that most closely compare to the Frisco Bay Marina.

The objective of this task was to perform a benchmark analysis of up to three comparable marinas located within 100 miles of the Frisco Bay Marina. The initial list of potential peer facilities was refined to identify those most closely aligned with Frisco Bay Marina in terms of scale, service mix, and operational characteristics.

Due to the fact that many regional marinas are privately operated, and the fact that the financial statement information for Dillon Marina is combined with the general fund after 2022, a comprehensive financial comparison could not be completed. However, the analysis included below is a detailed review of slip and mooring rental rates as well as power and paddle boat rental pricing to assess the Marina's relative positioning within the regional market. These comparative pricing insights provide meaningful context for evaluating the Marina's revenue strategy, rate competitiveness, and potential opportunities for future adjustment.

Slip/Mooring/Storage Rental Analysis

This section analyzes the utilization, capacity, and pricing structure of Frisco Bay Marina's slip, mooring, and storage rentals. The review focuses on the number and type of available spaces, historical trends in occupancy and duration of rental agreements, and the relationship between capacity and revenue generation. By examining both the quantity of slips and moorings and the average rental duration, the analysis provides insight into how efficiently these assets are deployed, the stability of customer demand, and the extent to which current pricing aligns with market conditions and operational capacity.

The following tables are as of October 25, 2025:

	Dock A	Dock B	Dock C	Dock D	Dock E	Dock F	Total Slips	Dry Storage	Mooring
Number of Slips	21	28	28	27	28	28	160	25	44
Average Duration of Rental (In Years at 9/30/2025)	5.67	6.82	6.93	4.96	5.68	6.75	6.14	4.52	5

Wait List Analysis

The table above summarizes the number of slips by dock, dry storage, and mooring currently being rented, along with the average duration of each rental—that is, the average number of years renters have maintained their respective locations. It should be noted that this information is derived from the current marina management system, which contains only the past seven (7) years of data. Marina management believes that many rentals, particularly those for the 40-foot slips, have likely been held for significantly longer periods.

The following table shows the number of people or entities waiting for a slip (by boat length), mooring or paddle rack, along with the average duration on the wait list.

	Category			Total Slip	Mooring	Paddle Rack
	30 to 40 Foot	25 to 30 Foot	Under 25 Foot			
Waitlist Count	37	65	126	228	44	32
Average Duration on Waitlist (In Years at 9/30/2025)	2.27	2.46	3.46	2.73	1.21	0.74

Observations:

- 1) The waiting list for all slip sizes significantly exceeds available capacity, with total demand equal to approximately 142.5% of the total number of slips at the marina.
- 2) The average length of time applicants have remained on the waiting list exceeds two years overall, and is nearly 3.5 years for slips under 25 feet.

- 3) These patterns—combined with the additional observations below—suggest that current slip pricing may be below market levels. Incremental price increases could help test price elasticity while remaining within a reasonable and competitive range.
- 4) Shorter vessel categories (e.g., under 25 feet) appear to experience the highest relative excess demand, implying these slips may be the most underpriced or undersupplied relative to market conditions.
- 5) Limited turnover and long waiting periods suggest a high perceived value of marina access, reinforcing the case for gradual rate adjustments and possibly the introduction of multi-year pricing structures for long-term tenants.
- 6) If pricing were increased modestly, the waitlist could serve as a demand buffer, ensuring full occupancy even if a small number of existing renters opted not to renew.

The following table presents price comparisons for slips, moorings, and dry storage at the Marina relative to other marinas within the region located on similar reservoirs⁴.

Length (based on Frisco Bay Marina)	Frisco Bay Marina	Dillon Marina*	Beacon Landing Marina	Elk Creek and Lake Fork Marinas**
Under 25 Feet	\$ 1,622	\$ 2,552	\$ 2,000	\$ 2,000
25 to 30 Feet	\$ 2,055	\$ 3,482	\$ 2,000	\$ 2,800
30 to 40 Feet	\$ 2,704	\$ 3,714	\$ 2,000	\$ 3,000
Mooring***	\$ 43.23	\$ 60.04	\$ 2,000	N/A
Dry Storage***	\$ 8.09	\$ 28.02	N/A	N/A

* Calculated based on the maximum length multiplied by the cost per foot for the "with electric" option, unless unavailable.

** Calculated based on a monthly rate times four months (June - September).

*** Based on the average cost per foot for all categories offered.

Observations:

- 1) For all categories analyzed, the Marina's rates are lower—often significantly lower—than those of comparable regional marinas offering similar slip sizes and amenities.
- 2) These lower price points corroborate earlier findings related to the size of the waiting list and the extended duration of wait times, indicating that demand remains strong even at current pricing levels.
- 3) Incremental price increases are further supported by this comparative analysis, suggesting that the Marina could adjust rates upward while remaining competitive within the regional market.
- 4) Price differentials appear most pronounced in larger slip categories, where regional peers charge substantially higher rates, indicating possible room for realignment toward market averages without risking occupancy.

⁴ With a valid Town of Frisco driver's license, residents receive a 10% discount off of fees for slips, mooring and storage.

- 5) The Marina's pricing structure may reflect its historical positioning as a community-oriented operation, but sustained excess demand suggests that rates can be increased modestly while maintaining accessibility and fairness.
- 6) Given that demand exceeds capacity, the Marina's pricing strategy could evolve toward a more data-driven model, using waitlist metrics and renewal patterns to guide periodic, evidence-based rate adjustments.

The following table compares boat rental rates at the Marina with those of comparable local marinas offering similar rental services.

Boat Rental Comparison Analysis

Boat Type (based on Frisco Bay Marina)	Frisco Bay Marina		Dillon Marina	
	Peak Season	Friday-Sunday	Peak Season	Friday-Sunday
Small Pontoon (20Ft)	\$ 275	\$ 275	\$ 218	\$ 208
Large Pontoon (24Ft)	\$ 407	\$ 407	\$ 384	\$ 371
Fishing Pontoon (18Ft)	\$ 186	\$ 186	N/A	N/A

Observations:

- 1) Boat rental pricing appears to be generally competitive with other local and regional marinas offering similar rental options.
- 2) The Marina currently charges the same rate for weekends during peak season as it does for weekends in non-peak season. It may be beneficial to increase the weekend rate during peak season, aligning it proportionally with the rate increase already applied to weekdays between the non-peak and peak seasons.

Fund Structure Analysis

- 5) Using the data obtained and analysis performed, prepare a comprehensive report of our findings, including our recommendation on treatment of the Marina as an enterprise fund, along with an executive summary which can be shared and presented to management of the Marina and Town Council.

In connection with our analysis, we evaluated the treatment of the marina operations as a separate enterprise fund, the Marina Fund. Based on our conversations with Marina and Town staff, and our review of the financial statements of the Marina Fund, it appears that it may be operationally beneficial for the Town to convert the Marina Fund from an enterprise fund to a governmental fund, and report it as part of the consolidated General Fund.

Based on our review of the Official Statement (OS) for the Marina Enterprise Revenue Bonds – Series 2019 (the Bonds), we do not believe there is any prohibition by the Bonds for the Town to make this change. This conclusion is informed primarily by the section titled "Designation and Character of the Enterprise for Purposes of TABOR" where it states:

"The Town has made no covenant in the Bond Ordinance or the Enterprise Ordinance that it will continue to maintain the Enterprise as an "enterprise" under TABOR."

The section is copied below.

Designation and Character of the Enterprise for Purposes of TABOR

Following the adoption of Article X, Section 20 of the Colorado Constitution ("TABOR"), as described under the caption "CONSTITUTIONAL LIMITATIONS ON TAXES, REVENUES, BORROWING AND SPENDING," the Town Council adopted the Town Ordinance to confirm the existence of the Enterprise as an "enterprise" for purposes of TABOR. TABOR defines an "enterprise" as a government owned business authorized to issue its own revenue bonds and receiving under 10% of its annual revenue in grants from all Colorado State and local governments combined. The Series 2019 Bonds are authorized to be issued in the name of the Enterprise under the Charter and the Enterprise Ordinance. In the 12 months ended December 31, 2018, the Enterprise did not receive any material portion of its total revenues of \$2,006,852.56 in grants from the State or its political subdivisions, including the Town.

The Town has made no covenant in the Bond Ordinance or the Enterprise Ordinance that it will continue to maintain the Enterprise as an "enterprise" under TABOR. A future failure of the Enterprise to qualify as an "enterprise" for purposes of TABOR would not affect the validity of the Series 2019 Bonds but would result in the inclusion of the Enterprise in the Town's overall spending and revenue base and limitations, if any, for that year and while the Enterprise continued to be disqualified. The impact of such an inclusion on the Town's or the Enterprise's spending and revenues cannot be predicted. See "CONSTITUTIONAL LIMITATIONS ON TAXES, REVENUES, BORROWING AND SPENDING."

HOWEVER, WE RECOMMEND THAT THE TOWN CONSULT WITH THE TOWN'S GENERAL LEGAL COUNSEL, ALONG WITH BOND COUNSEL, TO ENSURE THERE ARE NO LEGAL RESTRICTIONS THAT WE MAY NOT HAVE CONSIDERED.

If the Town decides to move forward with this approach, we are happy to assist with determining and consulting on the proper accounting and financial reporting for the change.

Conclusion and Action Steps

The Frisco Bay Marina's near-capacity utilization and positive community reputation position it well for long-term success. However, **labor cost stabilization, strategic pricing, and capital reinvestment flexibility** will be critical to ensuring ongoing financial sustainability.

Key Conclusions

1. **Labor Cost Control is the Most Critical Factor:** Payroll escalation since 2023 has been driven primarily by higher hourly rates and expanded hours, rather than by growth in headcount. Stabilizing effective hourly costs through structured wage bands, benefits management, and position mix optimization will yield the greatest financial impact.

2. **Current Pricing Does Not Reflect Market Demand:** Slips, moorings, and storage rates remain below regional benchmarks despite significant waitlists. Incremental, data-driven rate adjustments are warranted and sustainable.
3. **Enterprise Fund Constraints Limit Flexibility:** The current enterprise fund structure restricts the Marina's ability to reinvest in infrastructure and share Town resources efficiently. Preliminary review of bond documents indicates **no restriction** preventing conversion of the Marina Fund to the **General Fund**, subject to legal counsel confirmation.
4. **Regional Collaboration Offers Meaningful Benefits:** Joint planning, procurement, and governance with **Dillon Marina** could create economies of scale, align pricing and wage practices, and strengthen long-term planning for shared lake assets.
5. **Capital Renewal and Asset Planning are Essential:** Fleet and facility renewal should follow a structured, multi-year schedule, supported by depreciation tracking and targeted reserves, ensuring service quality and safety are sustained.



MEMORANDUM

P.O. BOX 4100 ♦ FRISCO, COLORADO 80443

TO: Town Council
FROM: Community Development Department
RE: Work Session: Community Development 2026 Action Plan Update and Discussion
DATE: February 24, 2026

Summary

Before the Town Council on February 24, 2026, is a work session to provide Quarter 1 updates to the Community Development 2026 Action Plan (“Action Plan”), which is attached as Attachment 1. At the work session, Staff will review and at times, seek direction, from Council regarding upcoming code modifications that have been outlined in the Action Plan.

Table 1: Community Development 2026 Action Plan - Q1 Action Items and Status

Action Item	Status
1. RFP for a Nexus Study re: inclusionary zoning	In Progress
2. 8 th and Pitkin site (Attachment 2)	In Progress Need Feedback from Town Council
3. 2024 International Energy Codes analyzed & implemented by 6/30/26	In Progress
4. Promote sustainable consuming	In Progress
5. Complete Pioneer Park design for 2026 construction	In Progress
6. Make formal application for Dark Sky Certification	In Progress
7. Work with Xcel Energy - Thermal Energy Network (“TEN”) pilot program	In Progress
8. Assist Department of Local Affairs (“DOLA”) Neighborhood Centers Pilot Program	In Progress
9. Town Code Analysis, Chapter 180, Unified Development Code (UDC), including: A. Implement streamlined application processes where applicable B. Suggest modifications to the Accessory Dwelling Unit regulations C. Update the current outdoor lighting regulations in the UDC (Completed) D. Update landscaping regulations E. Suggest modifications to Table of Uses - drive-through establishments (Attachment 3)	In Progress Need Feedback from Planning Commission and Town Council

F. Suggest modifications to Table of Uses – affordable/employee housing units permitted on the second level or above of commercial and/or light industrial buildings (Attachment 4)	
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Background and Analysis

In November 2025, Staff presented to Town Council a Community Development 2026 Action Plan: Housing, Planning, and Sustainability. The purpose of this plan is to outline the top priorities for the Community Development divisions in 2026. The action items identified have been developed off the recently approved Strategic Housing Plan, Comprehensive Plan, and Climate Action and Resiliency Plan (“CARP”). Each of the plans were developed through utilizing a collaborative process involving extensive data collection, community engagement and expert analysis. Staff analyzed the list of priorities as outlined in the plans and recommended action items based on priorities and budget limitations. The items outlined for 2026 were supported by the community, Planning Commission, and Town Council.

After reviewing the plan at their November 11, 2025, meeting, the Council supported the Community Development Department moving forward as outlined. Staff has begun working on the items listed in the Action Plan for Quarter 1, 2026. Below is an outline of the items and associated progress being made.

The list of action items below outlines a prioritized list of larger projects for Community Development to begin implementing. These are in addition to standard daily operations including responding to public inquiries, processing applications, conducting inspections, grants management, etc. Each of these action items will be reviewed with Council during the work session. As noted, Staff is seeking direction from Council on:

1. 8th and Pitkin Street (Attachment 2)
2. Drive-through businesses (Attachment 3)
3. Residential Units in the Light Industrial District (Attachment 4)

2026, Quarter 1

Action Item 1: Initiate Request for Proposal (“RFP”) for a firm to conduct a nexus study to provide for the potential implementation of inclusionary zoning

Why	Response to feedback from community members, Planning Commission and Town Council requesting the town consider requiring affordable housing units, or fees in-lieu, when a property is developed or redeveloped within the Town. If the nexus study supports the Town moving forward with inclusionary zoning, Staff will work on developing code language for discussion in Quarter 3 or 4 of 2026.
Status: In Progress	The RFP has been drafted and is awaiting Town Attorney review. As soon as it is cleared by the Town Attorney, it will be sent out to seek a firm to conduct the nexus study.

Action Item 2: 8th and Pitkin

Questions for Council at the February 24th work session (refer to Attachment 2 for further information):

1. Does Council continue to support moving forward to develop a design for the property in 2026?
2. If the Council supports moving forward with a design for this property, do they want Staff to pursue:
 - a. Moving forward with the University Technical Assistance Program (“UTAP”) program to coordinate and host a charrette, collect community input along with Staff, and Town Council input, and then develop design plans; or
 - b. Have Staff coordinate and host a charrette for the property and then work with Council to decide on what type of development is desired on the property in order to send an Request for Proposals (“RFP”) out to contract for the development of plans and/or a design/build project.

Why	Response to the 2025 housing retreat where Council members directed staff to hold a charette to review design possibilities for the two adjacent properties that the Town purchased in 2022 for \$2,950,000. This will allow the Town to provide direction on what type of housing units are supported for this site and direct Staff to start budgeting and planning for construction over the upcoming years. University Technical Assistance Program (“UTAP”) is a helpful arrangement that benefits both local governments and graduate students. The program is a collaboration between the Colorado Center for Community Development at the University of Colorado Denver and the Department of Local Affairs. Small local governments and other political subdivisions of the State can access these valuable services to create initial plans for projects.
Status: In Progress Need Feedback	Staff is seeking input from the Council at the February 24 th work session on this topic. Further information and questions for the Commission are outlined in Attachment 2.

Action Item 3: Coordinate with contracted building division (Comprehensive Building Code Services “CBCS”) to ensure 2024 International Energy Code updates are analyzed and implemented by June 30, 2026

Why	Response to new regulations. This will bring the Town into compliance with new building, fire, and energy codes.
Status: In Progress	The Board of Appeals met and provided input to the Town Council. At the January 27 th Town Council work session, Council gave initial feedback to Staff to proceed moving forward with minimal amendments to increase the requirements for construction in Frisco, due to the desire to balance cost with progress and sustainable building efforts.

	Staff received public comment at a new business item at the February 10, 2026 Town Council meeting and will be providing further information to the Town Council at the March 10, 2026 Town Council meeting.
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Action Item 4: Create a business list in alignment with Town purchasing and the procurement policy to promote sustainable consuming

Why	Response to CARP direction as a priority to encourage the Town Staff to purchase from sustainable businesses. If the Town implemented this item, it demonstrates that the Town is committed to leading and making smart purchasing choices based on sustainability.
Status: In Progress	Staff has begun coordinating with the Finance Department on proposed sustainability enhancements to the Town’s financial and procurement policies. The intent is to integrate an environmental lens into existing decision-making processes without creating new mandates. Draft concepts include: Capital Projects: Requiring capital project proposals to consider environmental impacts—such as energy and water efficiency, greenhouse gas emissions, and climate resilience—alongside cost and maintenance. Procurement: Clarifying that “best value” may include sustainability practices such as low-emission operations, durable or recycled materials, waste reduction, and alignment with Town environmental goals. Budget Requests: Encouraging departments to identify opportunities to reduce energy use, emissions, water consumption, and waste while lowering long-term operating costs. These updates still need to be reviewed by Finance and aim to support cost savings, risk reduction, and community sustainability goals while remaining consistent with the Town’s existing procurement framework.

Action Item 5: Complete the Pioneer Park design process which began in fall 2025 and assist Public Works with ensuring the project is ready for construction based on final design plans and direction from Town Council

Why	Response to grant funding opportunity and community input. The design process is in-process and construction is anticipated to occur in Summer 2026. This will result in community input driven improvements to the park to meet needs of existing neighboring properties along with the future residents of 602 Galena Street.
Status: In Progress	This project attracted a lot of community input and the Council received numerous correspondence regarding the options proposed for the park. At the

	January 27, 2026 Town Council meeting, Council gave the following direction to the design team: • Keep the two tennis courts with a basketball hoop on one of the tennis courts to create a half court. This will necessitate a tall fence between the two tennis courts. • Build a parking area adjacent to 6th Avenue and use the park for recreational use, not parking. • Create sound mitigating landscaping along the north side, between the park and adjacent residential properties. • Council would like the park to be usable in the winter, and the consultant team said that this might be partially achievable by opening gates in the court fencing in winter to leave the courts accessible for play, snowman building, etc. • Have limited to moderate disturbance of the wetlands with some boardwalks through that area. • Install educational signage in the park and along the boardwalk. • Preserve the large trees and landscaping as much as possible and include habitat for small wildlife, like birds. • Install dispersed play areas or nodes that are unique and fit the natural environment and which will not duplicate what is at Walter Bryon Park- no traditional playground equipment. Council suggested looking at features like permanent chess tables, boulders, fitness structure, and other more natural/creative play features. • Make the seating area softer and move away from a cement pad and into more natural materials. • The project will return to Council in March in the form of a construction contract.
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Action Item 6: Make formal application for Dark Sky Certification

Why	This is in response to community support, Planning Commission and Town Council discussions supporting dark skies in Frisco due to its benefits to wildlife, human health, tourism, etc. If the application is approved, then the Town will be able to officially identify themselves as a designated Dark Sky Community by DarkSky International.
Status: In Progress	At the February 10, 2026 Town Council meeting, a second reading of the Ordinance 26-03 was approved, amending Chapter 180 of the Code of Ordinances of the Town of Frisco, Concerning the Unified Development Code, by Amending Section 180-6.16 Outdoor Lighting, Section 180-6.19 Signs, Section 180-8 Nonconformities, and Section 180-9.3 General Definitions Concerning Outdoor Lighting. Staff will pursue the application for Dark Sky certification now that the ordinance is effective.

Action Item 7: Continue facilitating discussions with Xcel Energy on the Frisco Thermal Energy Network (“TEN”) pilot program

Why	This is continuing from 2025 as part of a \$2.55 million dollar shared sponsored project by Xcel Energy. The program will help reduce long-term energy costs for residents and businesses while advancing Frisco’s community climate goals.
Status: In Progress	Town staff continue to meet regularly with Xcel Energy regarding the TEN pilot program. Recent coordination has focused on launching the community engagement phase and advancing system design: Community Engagement: Xcel has onboarded a vendor (Jacobs Engineering) to lead education and outreach. A project website and key messaging have been developed, and on-the-ground engagement is expected to begin in February. Design & Engineering: Xcel shifted to an RFQ process to select a design firm; bids were received in early February with a selection anticipated shortly. Coordination: Monthly check-ins will be established, and a kickoff meeting with the Town and the outreach team is being scheduled. Schools: Xcel will conduct direct outreach to better understand school participation following difficulty securing a prior letter of intent. Staff will continue to keep the leadership team and Council informed as project timelines and engagement opportunities are finalized.

Action Item 8: Assist Department of Local Affairs (“DOLA”) Neighborhood Centers Pilot Program

Why	In response to a direct request from DOLA, the Town has submitted an application to be part of a pilot designation opportunity program. This program supports mixed-use pedestrian oriented neighborhoods and will allow the Town to receive prioritization for certain state funding programs. If accepted into the pilot program, Staff will have the opportunity to work with DOLA to ensure guidelines developed for the program are conducive to mountain communities.
Status: In Progress	DOLA has began their pilot program coordination and Staff has attended the first scheduled meeting to provide input on guidelines, ensuring they are practical to Frisco and other mountain communities.

Action Item 9: Town Code Analysis, Chapter 180, Unified Development Code (UDC). The list below is in response to items recognized in the plans to be considered by the Town, along with feedback that Staff has heard from a combination of community members, Planning Commission, and/or Town Council. If modifications are directed, Staff will then draft language for public hearings and formal adoption.

A: Implement streamlined application processes where applicable

Why	Response to feedback received from the community and recommendations outlined in the Comprehensive Plan. Additionally, state statute and a condition of receiving Proposition 123 funds require the Town to implement an affordable housing fast track process. If the Town supports modifying the code to streamline planning application processes, it will improve customer relations and meet state statutes.
Status: In Progress	Staff began drafting the affordable housing fast track process, and will suggest other modifications to Town Code, Chapter 180, Article 2, Administration, in an effort to support streamlining our application processes to improve community relations. Staff will present ideas for discussion at an upcoming work session before the Planning Commission.

B: Suggest modifications to the Accessory Dwelling Unit regulations

Why	Response to feedback received from the community, Planning Commission, and Town Council members to encourage the community to provide housing through this development method. If the Town supports modifying the code, it could lead to reduced costs and/or incentives to property owners willing to construct accessory dwelling units on their property.
Status: In Progress	Staff are working on a new ADU covenant and potential code changes to facilitate more ADU development, in accordance with the adopted Strategic Housing Plan. A recommendation for Council to consider updated incentives for development through Housing Helps is also being developed.

C: Update the current outdoor lighting regulations in the UDC

Why	In response to community, Planning Commission, and Town Council support for becoming a dark sky community. In order to apply for the certification, the Town is required to make modifications to the lighting regulations as outlined in a previous work session.
Status: Completed	At the February 10, 2026 Town Council meeting, a second reading of the Ordinance 26-03 was approved, amending Chapter 180 of the Code of Ordinances of the Town of Frisco, Concerning the Unified Development Code, by Amending Section 180-6.16 Outdoor Lighting, Section 180-6.19 Signs, Section 180-8 Nonconformities, and Section 180-9.3 General Definitions Concerning Outdoor Lighting.

D: Update landscaping regulations

Why	In response to a need to conform for the soon to be adopted Summit Fire & EMS requirements for Wildfire Urban Interface (WUI) requirements, and suggestions in the CARP and Comprehensive Plan to create a more robust water conservation program, the Town is updating the landscaping regulations. If modifications are supported, it will lead to Code language consistent with Summit Fire & EMS regulations along with showing support for conserving water within the Town.
Status: In Progress	Staff is currently working on drafting modifications to the landscaping regulations to bring them into conformance with the WUI requirements. Staff has reviewed changes in relation to water conservation and thinks that the draft changes are on track for increasing water conservation. Staff will bring suggested changes to the Planning Commission at an upcoming work session after they are drafted and reviewed by the Town Attorney.

E: Drive-through establishments

Questions for the Council at the February 24th work session are (refer to Attachment 3 for further information):

1. Does the Town Council want to restrict drive-through businesses within certain zone districts within the Town?
 - a. If the Council wants to restrict drive-through businesses, then:
 - i. Should all drive-through businesses have the same restrictions on where they are permitted within Town; or
 - ii. Does the Council want to distinguish between drive-through businesses connected to office spaces and drive-through restaurants?
 - b. What zone districts does the Council want to permit drive-through establishments by right, or by conditional use?
 - c. Does the Council want addition use regulations for drive-through establishments?

Why	In response to community comments along with comments from Planning Commission and Town Council members, Staff is reviewing code language to prohibit drive-through establishments in the Central Core District along with discussing the possibility of restricting and/or prohibiting them in other areas such as Ten Mile Drive.
Status: In Progress	Staff is seeking input from the Council at the February 24 th work session on this topic. Further information and questions for the Commission are outlined in Attachment 3.

F: Suggest modifications to the Table of Uses with regard to affordable housing units being permitted on the second level or above of commercial and/or light industrial buildings. Questions for the Council at the February 24th work session are (refer to Attachment 4 for further information):

1. Does the Council support the general concept of allowing an employee-occupied residential unit in the Light Industrial District?
2. Does the Council want Staff to suggest to Council that the occupancy be tied to a person employed within a specific geographic area instead of limiting occupancy to being employed for a business on the premises?
 - Staff has concerns that if an occupant is not employed by a business on the property, they may be more apt to raise concerns over typical operations within the area such as delivery trucks, noise, etc.
2. Does the Council think the number of employee units on a premise should be capped?
 - If the units are exempt from density, and a cap is not written, then there is the potential for an unlimited amount of employee housing units on a property (still required to meet parking, maximum height, etc.).
3. Does the Council want to consider allowing employee-occupied residential units in other districts?
 - Districts where residential units are currently prohibited in entirety (other than accessory dwelling units (“ADUs”)) include: Commercial Oriented (CO), Open Space (OS), Parks & Recreation (PR) and Public Facilities (PF) zone districts.
 - ADUs are permitted by right in most districts with the exception of:
 - i. Not permitted at all within the OS District
 - ii. Conditional Use within RS, PR, and PF District

*Staff does not support residential units of any kind within the Open Space District.

4. Does the Council have a preference on the direction language is written based on the two options outlined in the outline?
5. Does the Council have additional comments/ideas that Staff should consider writing into the Town Code around this topic?

Why	Business owners are requesting to provide employee housing above their businesses but, housing is prohibited in the Light Industrial District. If supported by the Town, this would allow employee housing to be permitted and encourage business owners to construct units for their employees above their existing one-level structures.
Status: Need Feedback	Staff is seeking input from the Council at the February 24 th work session on this topic. Further information and questions for the Commission are outlined in Attachment 4.

Attachments:

- Attachment 1: 2026 Community Development Action Plan
 Attachment 2: Discussion Topic: 8th and Pitkin
 Attachment 3: Discussion Topic: Drive-Through Businesses
 Attachment 4: Discussion Topic: Residential Units within LI District
 Attachment 5: Town of Frisco Zoning Map
 Attachment 6: FLUM Office and Industrial Innovation District



MEMORANDUM

P.O. Box 4100 ✚ FRISCO, COLORADO 80443

TO: MAYOR AND TOWN COUNCIL

FROM: JAMES GORHAM, ECONOMIC DEVELOPMENT MANAGER
KRIS VALDEZ, AICP, PRINCIPAL PLANNER
NICO CRUZ, SUSTAINABILITY COORDINATOR

RE: WORK SESSION TO DISCUSS COMMUNITY DEVELOPMENT 2026 ACTION PLAN:
HOUSING, PLANNING, AND SUSTAINABILITY

DATE: NOVEMBER 11, 2025

Summary:

The purpose of the November 11th work session is to provide the Council an overview of the top priorities of 2026 for the Community Development Department's Housing, Planning, and Sustainability Divisions. As a result of the work session, Staff is seeking guidance from Town Council regarding:

1. Does the Council have specific questions and/or concerns regarding the action items the Community Development Department anticipates initiating in 2026?
2. Are there other action items the Council anticipated the Community Development initiating in 2026 that are a priority for the Town and not included in this memo?

The 2026 action items have been developed through three recently adopted Town plans:

- [Strategic Housing Plan, October 2024](#)
- [Comprehensive Plan, May 2025](#)
- [Climate Action and Resiliency Plan, October 2025](#)

Background

The action items identified have been developed off the recently approved Strategic Housing Plan, Comprehensive Plan, and Climate Action and Resiliency Plan ("CARP"). Each of the plans were developed through utilizing a collaborative process involving extensive data collection, community engagement and expert analysis. Staff analyzed the list of priorities as outlined in the plans and recommend action items below based on such priorities and budget limitations. The items outlined for 2026 were supported by the community, Planning Commission, and Town Council input leading to the adoption of plans and are financially feasible in 2026 based on the approved Town budget.

Strategic Housing Plan

The Strategic Housing Plan was formally adopted by the Town Council on October 22, 2024. The Plan builds upon the 2023 Summit County Housing Needs Assessment and provides a local response to the growing housing crisis. Through the process four key findings were identified:

1. **Housing Shortage & Affordability Crisis** - Frisco faces a well-documented shortage of affordable housing options, for both purchase and rental. Nearly half of all renters and homeowners are cost-burdened, spending more than 30% of their income on housing. This severely restricts local workers' ability to live in the community, exacerbating labor shortages and increasing commute times.
2. **Workforce Housing Need** - By 2034, Frisco will need approximately 680 new housing units to meet both immediate and future demand. Approximately 70% of these should be rental properties to support the local workforce, with the rest allocated for homeownership to help retain long-term residents and families.
3. **Economic & Environmental Impacts** - The affordable housing shortage is directly tied to the town's economic stability, as local businesses struggle to recruit and retain workers. Models used in the plan demonstrate that new workforce housing developments will have significant positive impacts on local employment, economic output, and tax revenue, while also addressing environmental sustainability concerns.
4. **Development Constraints** - A range of constraints, including high construction costs, limited available land, and strict land-use controls, pose challenges to affordable housing development. The plan provides specific strategies to address these issues which can assist in facilitating new housing projects.

Comprehensive Plan

The 2025 Frisco Comprehensive Plan (Plan) was formally adopted by the Town Council on May 13, 2025, following an 18-month-long process of community engagement, stakeholder collaboration, and public review. The Plan fulfills state requirements to provide a strategic framework for guiding land use, housing, transportation, the environment, economic vitality, and community services. Extensive public input helped shape the final version, ensuring that the Plan reflects community values and priorities for sustainable growth and resilience.

The Comprehensive Plan was recently awarded the Colorado American Planning Association (APA) Honor Award for the Comprehensive Plan at the 2025 Western Slope Planning Conference recognizing it based on factors such as innovation, the ability to serve as a transferable lesson for other communities, excellent quality, and effectiveness of implementation. Further information, including the project award video shown at the award ceremony, can be found here:

- [Town of Frisco: Comprehensive Plan](#) - Comprehensive Plan Award
 - [Project Video](#)
 - [Award Article](#)

Climate Action and Resiliency Plan

The Climate Action and Resiliency Plan (CARP) was adopted by Town Council on October 14, 2025, establishing a science-based pathway to reduce community greenhouse gas (GHG) emissions by 54.6% by 2030 (from 2017 levels) and to achieve net-zero by 2050. The plan sets sector-specific goals, including reductions in building energy use and transportation emissions,

a 100% renewable electricity goal for buildings by 2035, and waste reduction and forest resilience targets. Early efforts focus on building electrification, renewable energy expansion, and transportation decarbonization—the Town’s largest emission sources per the 2023 GHG inventory. These actions strengthen Frisco’s long-term sustainability, community resilience, and quality of life.

Analysis: 2026 Community Development Action Items: Housing, Planning, and Sustainability.

The list of action items below outlines a prioritized list of larger projects for Community Development to begin implementing. These are in addition to standard daily operations including responding to public inquiries, processing applications, conducting inspections, grants management, etc.

The items on the list have been developed off the recently approved Strategic Housing Plan, Comprehensive Plan, and Climate Action and Resiliency Plan. Each of these plans has an extensive action/implementation schedule outlining priorities for the town over the next five (5) years. For detailed information on each action item, please outreach to a staff member or review the relevant plans as linked at the top of the memo.

Staff have analyzed the list of priorities as outlined in the plans and are confident that the list below is within the approved 2026 budget and manageable from a workload perspective.

2026, Quarter 1

- Initiate Request for Proposal (“RFP”) for a firm to conduct a nexus study to provide for the potential implementation of inclusionary zoning. Staff lead: James Gorham
 - *Response to feedback from community members, Planning Commission and Town Council requesting the town consider requiring affordable housing units, or fees in-lieu, when a property is redeveloped within the Town. If the nexus study supports the Town moving forward with inclusionary zoning, Staff will work on developing code language for discussion in Quarter 3 or 4 of 2026.*
- Discuss University Technical Assistance Program (“UTAP”) program with Town Council and seek direction to apply for assistance with 8th and Pitkin site. Staff lead: James Gorham
 - *Response to the 2025 housing retreat where Council members directed staff to hold a charette to review design possibilities for the two adjacent properties that the Town purchased in 2022 for \$2,950,000. This will allow the Town to provide direction on what type of housing units are supported for this site and direct Staff to start budgeting and planning for construction over the upcoming years.*
 - *“UTAP is a helpful arrangement that benefits both local governments and graduate students. The program is a collaboration between the Colorado Center for Community Development at the University of Colorado Denver and the Department of Local Affairs. Small local governments and other political subdivisions of the State can access these valuable services to create initial plans for projects.”*
- Coordinate with contracted building division to ensure 2024 International Energy Code updates are analyzed and implemented by June 30, 2026. Staff lead: Nico Cruz

- *Response to new regulations and support from Town Council to Comprehensive Building Code Services (“CBCS”) at the August 12, 2025, Town Council work session. This will bring the Town into compliance with new building codes.*
- Create a preferred business list in alignment with Town purchasing and the procurement policy to promote sustainable consuming. Staff lead: Nico Cruz
 - *Response to CARP direction as a priority for the Town to encourage the Town to purchase from sustainable businesses. If the Town implemented this item, it would show that the Town is committed to leading and making smart purchasing choices based on sustainability.*
- Complete the Pioneer Park design process which began in fall 2025 and assist Public Works with ensuring the project is ready for construction based on final design plans and direction from Town Council. Staff lead: Emma Heth
 - *Response to grant funding and community input. The design process is in-process and construction is anticipated to occur in Summer 2026. This will result in community input driven improvements to the park to meet needs of existing neighboring properties along with the future residents of 602 Galena Street.*
- Make formal application for Dark Sky Certification. Staff lead: Emma Heth
 - *This is in response to community support, Planning Commission and Town Council discussions supporting dark skies in Frisco due to its benefits to wildlife, human health, tourism, etc. If the application is approved, then the Town will be able to officially identify themselves as a designated Dark Sky Community by DarkSky International.*
- Continue facilitating discussions with Xcel Energy on the Frisco Thermal Energy Network (“TEN”) pilot program. Staff lead: Nico Cruz
 - *This is continuing from 2025 as part of a \$2.55 million dollar shared sponsored project by Xcel Energy. The program will help reduce long-term energy costs for residents and businesses while advancing Frisco’s community climate goals.*
- Assist Department of Local Affairs (“DOLA”) Neighborhood Centers Pilot Program. Staff lead: James Gorham
 - *In response to a direct request from DOLA, the Town has submitted an application to be part of a pilot designation opportunity program. This program supports mixed-use pedestrian oriented neighborhoods and will allow the Town to receive prioritization for certain state funding programs. If accepted into the pilot program, Staff will have the opportunity to work with DOLA to ensure guidelines developed for the program are conducive to mountain communities.*
- Town Code Analysis, Chapter 180, Unified Development Code (UDC). The list below is in response to items recognized in the plans to be considered by the Town, along with feedback that Staff has heard from a combination of community members, Planning Commission, and/or Town Council. Staff anticipate initiating discussion on each topic with Planning Commission and Town Council during work sessions and receiving direction on if modifications are wanted to these code topics. If modifications are directed, Staff will then draft language for public hearings and formal adoption.

- Implementing streamlined application processes where applicable. Staff leads: Kris Valdez and James Gorham
 - *Response to feedback received from the community and recommendations outlined in the Comprehensive Plan. Additionally, state statute requires the Town to implement an affordable housing fast track process. If the Town supports modifying the code to streamline planning application processes, it will improve customer relations and meet state statutes.*
- Suggest modifications to the Accessory Dwelling regulations. Staff lead: James Gorham
 - *Response to feedback received from the community, Planning Commission, and Town Council members to encourage the community to provide housing through this development method. If the Town supports modifying the code, it could lead to reduced costs and/or incentives to property owners willing to construct accessory dwelling units on their property.*
- Update the current outdoor lighting regulations in the UDC. Staff lead: Emma Heth
 - *In response to community, Planning Commission, and Town Council support for becoming a dark sky community. In order to apply for the certification, the Town is required to make modifications to the lighting regulations as outlined in a previous work session.*
- Update landscaping regulations. Staff leads: Kris Valdez and Nico Cruz
 - *In response to a need to conform for the soon to be adopted Summit Fire & EMS requirements for Wildfire Urban Interface requirements, and suggestions in the CARP and Comprehensive Plan to create a more robust water conservation program. If modifications are supported, it will lead to regulations consistent with Summit Fire & EMS regulations along with showing support for conserving water within the Town.*
- Suggest modifications to the Table of Uses with regards to drive-through establishments. Staff lead: Kris Valdez
 - *In response to community comments along with comments from Planning Commission and Town Council members, Staff has heard that the Town wants to prohibit drive-through establishments in the Central Core District along with discuss the possibility of restricting and/or prohibiting them other areas such as Ten Mile Drive.*
- Suggest modifications to the Table of Uses with regards to affordable housing units being permitted on the second level or above of commercial and/or light industrial buildings. Staff lead: Kris Valdez
 - *In response to frustration by business owners who are willing to provide employee housing above their businesses but are prohibited in the Light Industrial District. If supported by the Town, this would allow employee housing to be permitted and encourage business owners to construct units for their employees above their existing one-level structures.*

2026, Quarter 2

- If supported by Town Council in Q1, apply to UTAP to receive assistance on leading, designing and holding a charette for the 8th and Pitkin site. Staff lead: James Gorham
 - *Response to the 2025 housing retreat where Council members directed staff to hold a charette to review design possibilities for the two adjacent properties that the Town purchased in 2022 for \$2,950,000. This will allow the Town to provide direction on what type of housing units are supported for this site and direct Staff to start budgeting and planning for construction over the upcoming years.*
- Coordinate HC3 workshops to provide community information regarding compost programs; including yard waste. Staff lead: Nico Cruz
 - *Response to CARP direction as a priority for the Town to encourage sustainability within the Town. If this is supported, it would increase community participation in waste reduction efforts and help divert more organic material from the landfill.*
- Design a Town Heat Pump Incentive Program. Staff Lead: Nico Cruz
 - *Response to CARP direction as a priority for the Town to encourage beneficial electrification and sustainable heating. This project will develop a Town heat pump incentive program coordinated with existing state, federal, and Xcel Energy rebates.*
- Coordinate with Public Works for implementation of:
 - Day Lodge Heat Pump & Building Automation System (BAS) upgrade
 - Building Envelope retrofits (weatherization, windows, storm windows, crawlspace sealing, etc.)
 - Roofing Replacement at Day Lodge → though maintenance in nature, it enables electrification and solar readiness (linked to BE strategies).
 - Town Hall EV chargers (2 dual-port now, infrastructure for 1 future DCFC and 2 more dual-port L2)
 - Heat Trace Smart Controls at Day Lodge, Visitor Center, and Community Center
 - *Response to CARP direction as a priority for the Town to encourage sustainability in Town buildings. Implementation of these items will demonstrate that the Town is leading by example while also having existing facilities become more energy efficient.*
- Town Code Analysis, Chapter 180, Unified Development Code (UDC). The list below is in response to items recognized in the plans to be considered by the Town, along with feedback that Staff has heard from a combination of community members, Planning Commission, and/or Town Council. Staff anticipate initiating discussion on each topic with Planning Commission and Town Council during work sessions and receiving

direction on if modifications are wanted to these code topics. If modifications are wanted, Staff will then draft language for public hearings and formal adoption.

- Establish a small stakeholder group consisting of community members to discuss incentives to incorporate into the UDC to encourage the protection of historic structures. Staff lead: Kris Valdez
 - *Response to community feedback and discussions held by the stakeholder group in association with the Comprehensive Plan. If further clarity of a town definition of a historic structure is established, and incentives are identified, it could assist in the protection of historic structures that are not on a historic registry but are valued by the community for their historic nature or use. Suggestions from the Comprehensive Plan stakeholder group included having a subcommittee to assist staff with this.*

2026, Quarter 3

The action items on the 2026, Quarter 3 list have intentionally been left minimal due to the high volume of application processing and customer service needs at this time. This will also allow Staff to catch up on Quarter 1 and Quarter 2 action items if more time is needed.

- Begin discussions on parking requirements. Staff lead: Kris Valdez and Nico Cruz
 - *Response to conversations raised at Planning Commission, Town Council, and with developers over past few years raising questions about if the Town's parking regulations are written to best serve the Town's needs. This will include discussing the on-street parking pilot program potential growth within the central core, along with analyzing parking space minimum/maximum number of space requirements and analyzing size requirements based on current standards and trends.*
- Host charette for design strategies for the 8th and Pitkin lot. Staff lead: James Gorham
 - *Response to the 2025 housing retreat where Council members directed staff to hold a charette to review design possibilities for the two adjacent properties that the Town purchased in 2022 for \$2,950,000. This will allow the Town to provide direction on what type of housing units are supported for this site and direct Staff to start budgeting and planning for construction over the upcoming years.*
- Initiate discussions regarding utilizing future 5A funds to be used towards water and sanitation tap fees for applicants applying for affordable housing. Staff lead: James Gorham
 - *Response to Strategic Housing Plan suggesting as an incentive to encourage affordable housing. If this was implemented, it would reduce the cost of a property owner to add an affordable housing unit such as an ADU to their property if they could be reimbursed by the Town for their water and sanitation tap fees.*
- Update Three-Mile Plan. Staff lead: Kris Valdez
 - *Response to State Statute that requires an updated plan each year. When updated in 2025, Staff noted that they would like to spend more time in 2026 on the update*

to ensure the plan is consistent with outside agencies including Summit Fire & EMS and Frisco Sanitation.

- Analyze the 2023 Frisco Trails and Pathways Plan and take the lead to determine what the Town should be prioritizing as outlined in this plan. Staff lead: Emma Heth
 - *Ensure that recommendations for this plan are being reviewed and financial opportunities are pursued for implementation beyond the Peninsula Recreation Area and the Backyard.*
- Initiate planning and design for the Year-Round Cycling Infrastructure and Engagement Initiative. Staff lead: Nico Cruz
 - *Response to CARP direction as a priority for the Town to encourage sustainable transportation. This project will initiate development of a plan for year-round cycling infrastructure and engagement, including winter plowing routes, quick-build markings and parking, safety communications, and evaluation of an e-bike share program to support Frisco's climate and mobility goals.*
- Suggest modifications to phase out all wood, charcoal, and gas burning stoves. Staff lead: Nico Cruz
 - *Response to CARP direction as a priority for the Town to encourage sustainability. This would include a work session with Town Council to seek feedback and support and then developing an incentive and education plan prior to implementing an Ordinance with code changes.*

2026, Quarter 4

- Draft outline for a program to encourage sustained building efficiency through retro-commissioning commercial buildings. Staff lead: Nico Cruz
 - *Response to CARP direction to have a program available as commercial buildings decide to remodel in the future. This would encourage sustainability through the adaptive reuse of buildings.*
- Begin seeking financing opportunities to plan for developing designs for a canopy/parking area photovoltaic system to be installed at a Town site. Staff lead: Nico Cruz
 - *Response to CARP direction to have the Town take the lead on promoting PV. The design and construction are anticipated to be an expense not currently budgeted for, and so if supported by the Town, Staff would begin seeking funding opportunities to assist in the design and construction.*
- Begin discussions with Town Council to determine if there is support for Community Improvement Districts. Staff lead: James Gorham
 - *Staff would like to discuss different incentives and state authorized improvement districts with Council to assist property owners in redeveloping their properties in a manner that meets the vision and needs stated within the Comprehensive Plan and the Strategic Housing Plan. Having Improvement Districts and Authorities*

could provide incentives to encourage redevelopment in a defined area of town if supported by the Town.

- Town Code Analysis, Chapter 180, Unified Development Code (UDC). The list below is in response to items recognized in the plans to be considered by the Town, along with feedback that Staff has heard from a combination of community members, Planning Commission, and/or Town Council. Staff anticipate initiating discussion on each topic with Planning Commission and Town Council during work sessions and receiving direction on if modifications are wanted to these UDC topics. If modifications are wanted, Staff will then draft language for public hearings and formal adoption.
 - Update the UDC to align with recommended uses and character designated in the Future Land Use classifications and association map (FLUM). Staff lead: Kris Valdez
 - *If modifications are supported, as recommended and adopted in the Comprehensive Plan, the Table of Uses which outlines permitted, conditional, and prohibited uses could be amended; this is primarily for the Gateway and Main Street districts.*
 - Initiate discussions to modify the Non-Residential and Residential Design Standards in the UDC. Staff lead: Kris Valdez
 - *The Comprehensive Plan recommends the Town consider modifying their design standards based on feedback heard from the community and Planning Commission. This would ensure that new development and redevelopment within the Town meets the Town's vision for various districts in the Town such as Ten Mile Drive, Summit Boulevard, and Main Street. This would also remove outdated design standards that are difficult for applicants to decipher such as chroma color limitations.*

Financial Impact: The financial impact varies from strategy to strategy. From UDC changes and study recommendations, to incentivizing development. Staff has prioritized the action items for 2026 recognizing that the relevant divisions have limited budgets and ensuring that the items listed are feasible; primarily through dedication of staff time within the Community Development department. The Town has prioritized a few specific dollar amounts in the 2026 budget approval including:

- \$1.5 million dollars for Pioneer Park construction improvements
- \$5,000 for Unified Development Code amendments – non-capital
- \$1,500 for Sustainability public outreach
- \$70,000 for Housing Professional services
 - \$55,000 to conduct nexus study to determine feasibility of inclusionary zoning
 - \$15,000 to assist with designs and charrette for 8th and Pitkin site

Alignment with Strategic Plan: The Action Items outlined for Community Development to initiate discussion include each of the four Strategic Objectives in the 2024-2028 Strategic Plan:

- Providing Progress-driven Quality Core Services
 - *Environmental Stewardship and Climate Change: This pillar emphasizes commitment to protecting the environment and taking proactive steps to mitigate the effects of climate change*

- *Infrastructure and Public Safety. Maintaining and enhancing infrastructure, along with providing essential public safety services, are crucial for the well-being and security of the community*
- Providing Vibrant Culture, Arts, and Recreation Opportunities
 - *Preservation of Historical Assets: This pillar emphasizes the importance of maintaining and protecting varied historical assets for future generations, ensuring that the Town's broad history is preserved and accessible*
- Enhance Community Inclusivity
 - *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
 - *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 are seeking guidance from Town Council regarding:

1. Does the Council have specific questions and/or concerns regarding the action items the Community Development Department anticipates initiating in 2026?
2. Are there other action items the Council anticipated the Community Development initiating in 2026 that are a priority for the Town and not included in this memo?

Reviews and Approvals: This report has been reviewed and approved by:

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

ATTACHMENT #2

NEEDED FEEDBACK: 8TH AND PITKIN STREET

At the Town Council work session on February 24th, Staff is seeking feedback from the Council regarding:

1. Does Council continue to support moving forward to develop a design for the property in 2026?
2. If the Council supports moving forward with a design for this property, do they want Staff to pursue:
 - a. Moving forward with the University Technical Assistance Program (“UTAP”) program to coordinate and host a charrette, collect community input along with Staff, and Town Council input, and then develop design plans; or
 - b. Have Staff coordinate and host a charrette for the property and then work with Council to decide on what type of development is desired on the property in order to send an Request for Proposals (“RFP”) out to contract for the development of plans and/or a design/build project.

Background:

At the 2025 housing retreat, Council members directed staff to hold a charrette to review design possibilities for the two adjacent properties that the Town purchased in 2022 for \$2,950,000. 821 Pitkin Street and 406 S. 4th Avenue (both highlighted below) is 0.54 acres located at the southeast corner of S. 8th Avenue and Frisco Street. The site is mostly level and has readily available access to utilities but does have a large utility easement through it that will restrict development. The 406 S. Avenue lot currently has a single-family residential structure, accessory structure, and fencing on the property that will need to be demolished and removed. The parcels are located between the Low Residential zone district and Mixed-Use zone district.



Staff has specifically heard that a charrette is wanted. To ensure that Staff and Council are on the same page since there are a lot of different examples of charrettes, Staff refers to an article

presented on the American Planning Association website: [Crafting Charrettes That Transform Communities](#).

The Town budgeted \$15,000 in the housing budget for this item in 2026.

University Technical Assistance Program

UTAP is a program through the University of Colorado Denver, College of Architecture and Planning. As described on their website <https://architectureandplanning.ucdenver.edu/utap>:

The University Technical Assistance Program (UTAP) is a clinical teaching practice at the University of Colorado Denver College of Architecture and Planning. This work has been funded by the Colorado Department of Local Affairs (DOLA) for several decades and has provided technical services to rural and small local government units in nearly every county of the state.

We provide design and planning services to cities, towns, and neighborhoods across the state while giving students a chance to work on real projects. Our staff and multi-disciplinary teams collaborate with clients to advance community-driven ideas through applied research and innovative design. We take projects from abstract ideas to inspiring design solutions that raise crucial support and funding and ultimately enhance the quality of community life throughout Colorado.

Additional information regarding the program, as stated on their website, includes:

- In the past five years, they have:
 - Designed 132 projects and appeared in over 200 public meetings in front of thousands of residents
 - Served 152 communities within the state
 - Employed 200+ students
- Over fifty years, they have:
 - Worked on 3,000+ projects noting on their website that:
 - 75% of their projects were ultimately implemented
 - 52% of Coloradans have benefited from a UTA Project

Staff conducted a phone meeting with UTAP Staff on February 3, 2026. The advantages of utilizing this program are:

- Quality Level designs at a minimal cost (projects usually cost \$5,000-8,000 and that is split 60/40 with DOLA)
- Students with their instructor led public outreach and charrette. They find people are nicer to students since the students are not biased
- Positive experience for students who are at the University of Colorado Denver

Moving forward with UTAP

In order to apply to work with the UTAP program, a community begins by speaking to their Department of Local Affairs (“DOLA”) representative to see if their proposed project is supported by DOLA. Frisco Staff received this support by DOLA in January 2026. In February 2026, Staff spoke to UTAP about this project to learn more information about the program and determine if this project would be a good fit for the program. General information received includes:

- This project is in the scope of the UTAP program and would be supported if we proceed.
- If we want to proceed with UTAP, we need to commit soon to get on their schedule.
 - Funding for the UTAP program is through DOLA and they find out each July if the program is continued. They have projects rolling through this year and 2027 but cannot commit to a start date after July since new projects then will be dependent on funding by DOLA.
- Using the program does take longer than a design firm. However, there is time saved in not sending out an RFP for design. Essentially:
 - Work could start June/July. Students put in ~20 hours during school year and up to 40 hours during the summer
 - Program is great for exploratory projects that aren't on a quick schedule
- The students would do background work/community engagement/conceptual design(s) then a final design
- The students take cost and sustainability into mind when designing. Their floor plans are functional, custom made, and they'll do opinion of cost based on industry standards for cost per square foot.

Moving forward without using UTAP

A brief outline of Staff's anticipated process if this project is to move forward in 2026 is:

- Staff coordinate and host a charrette to receive public feedback and design concept(s)
- Staff work with Town Council to receive direction on a design that is determined practical for the site
- Staff write an RFP for either:
 - Design Plans; or
 - Design/Build
- Based on Council direction, the timeline would depend on if we are just starting with design plans, or looking for a firm that can design and build.
 - If a design/build is not done, then a second RFP would be required to hire a construction firm

Questions for Council

At the Council work session on February 24th, Staff is seeking feedback from the Council regarding:

1. Does Council continue to support moving forward to develop a design for the property in 2026?
2. If the Council supports moving forward with a design for this property, do they want Staff to pursue:
 - a. Moving forward with the University Technical Assistance Program ("UTAP") program to coordinate and host a charrette, collect community input along with Staff, and Town Council input, and then develop design plans; or
 - b. Have Staff coordinate and host a charrette for the property and then work with Council to decide on what type of development is desired on the property in order to send an Request for Proposals ("RFP") out to contract for the development of plans and/or a design/build project.

ATTACHMENT #3

NEEDED FEEDBACK: DRIVE-THROUGH BUSINESSES

At the Town Council work session on February 24th, Staff is seeking feedback from the Council regarding:

1. Does the Town Council want to restrict drive-through businesses within certain zone districts within the Town?
 - a. If the Council wants to restrict drive-through businesses, then:
 - i. Should all drive-through businesses have the same restrictions on where they are permitted within Town (as shown in Option A below); or
 - ii. Does the Council want to distinguish between drive-through businesses connected to office spaces and drive-through restaurants (as shown in Option B below)?
 - b. What zone districts does the Council want to permit drive-through establishments by right, or by conditional use in?
 - c. Does the Council want additional use regulations for drive-through establishments as suggested in both Options A and B?

Background:

In the spring/summer of 2025, the Town Council reviewed an Ordinance discussing the amount of drive through business signs permitted within the Town. During these conversations, the Council stated they would like to consider not allowing drive-through businesses on Main Street in the future.

Frisco Town Code, Chapter 180, Table 5-1, Table of Allowed Uses, does not specifically include drive-through establishments. Therefore, the Town allows drive-through establishments where the associated business (financial service, restaurant, retail, etc.) incorporates a drive-through with its use. However the drive-through is required to comply with the below sections of code which do have regulations around drive-throughs:

1. In Table 6-1, Required Number of Parking Spaces by Land Use, a “commercial use with drive-through” requires 5.0 stacking spaces per window.
2. Chapter 180-6.19, Signs restricts the number of signs permitted per drive-through lane.
3. Chapter 180, Article 9 includes the following definitions:

Restaurant, Fast Food. An establishment where food and/or beverages are sold in a take-out fashion, no table service is provided, and all or a significant portion of the consumption takes place outside the confines of the restaurant, and/or ordering and pick-up of food may take place from an automobile.

Examples of where certain drive-through establishments are currently allowed (Refer to Attachment 5, [Town Zoning Map](#), for district locations):

Offices, Financial Services: Many banks include a drive-through. Financial Services are currently permitted within the Gateway, Commercial Oriented, and Central Core zone districts.

TABLE 5-1 TABLE OF ALLOWED USES															
● = Permitted ● = Conditional Use Blank cell = Not allowed		Residential					Commercial/ Mixed-Use					Other			Use-specific Standards
Use Category	Use Type	RS	RN	RL	RM	RH	GW	CO	LI	CC	MU	OS	PR	PF	
Offices	Financial service						●	●		●					

Retail: Whereas the Town does not currently have drive-through retail establishments; they are common throughout the country. If a retail establishment wanted to have a drive-through, the use would currently be permitted within the Gateway, Commercial Oriented, Central Core, and Mixed-Use District. Light Retail is a conditional use within the Light Industrial and Parks & Recreation District.

TABLE 5-1 TABLE OF ALLOWED USES															
● = Permitted ● = Conditional Use Blank cell = Not allowed		Residential					Commercial/ Mixed-Use					Other			Use-specific Standards
Use Category	Use Type	RS	RN	RL	RM	RH	GW	CO	LI	CC	MU	OS	PR	PF	
	Light retail						●	●	●	●	●		●		

Restaurants: Per current definitions, there is a “fast food restaurant”, “microbrewery, distillery and/or tasting room”, and a “restaurant, bar, tavern”.

Microbrewery, Distillery, and/or Tasting Room. A small brewery, winery, or distillery operated separately or in conjunction with a drinking establishment or restaurant, provided the beer, wine, or liquor is sold for consumption onsite or off the premises and is not sold to other drinking establishments, restaurants, or wholesalers.

Restaurant. An establishment where food and drink are prepared, table service is provided, and consumption takes place primarily within the principal structure.

*Restaurant, Fast Food. An establishment where food and/or beverages are sold in a take-out fashion, no table service is provided, and all or a significant portion of the consumption takes place outside the confines of the restaurant, **and/or ordering and pick-up of food may take place from an automobile.***

TABLE 5-1 TABLE OF ALLOWED USES															
● = Permitted ● = Conditional Use Blank cell = Not allowed		Residential					Commercial/ Mixed-Use					Other			Use-specific Standards
Use Category	Use Type	RS	RN	RL	RM	RH	GW	CO	LI	CC	MU	OS	PR	PF	
Food and Beverage	Fast food restaurant						●	●		●	●				
	Microbrewery, distillery and/or tasting room						●	●		●	●				
	Restaurant, bar, tavern						●	●		●	●		●		

Analysis

Key reasons for limiting drive-through establishments within certain zone districts could include that limiting drive-throughs may help the Town reduce traffic congestion, lower air pollution from idling cars, and enhance pedestrian safety by decreasing vehicle-pedestrian conflicts.

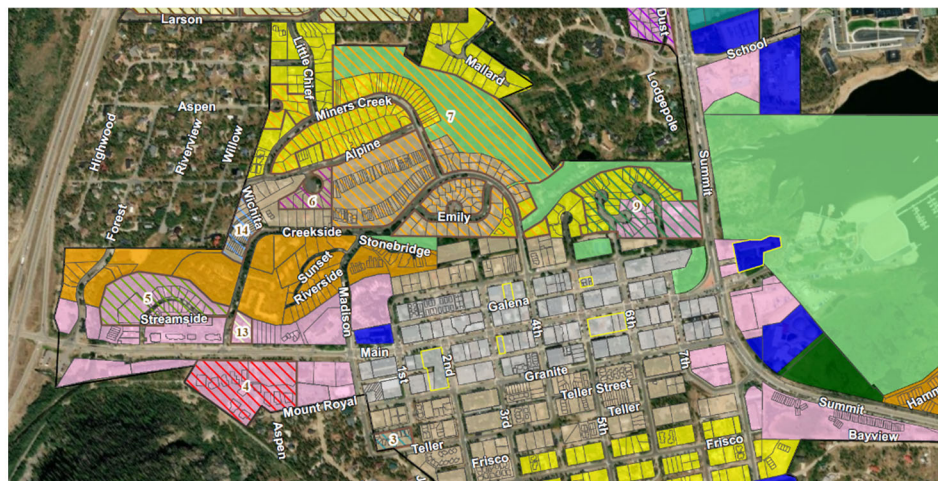
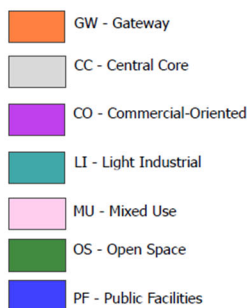
Restricting drive-throughs could be said to encourage more walkability and improve aesthetics by reducing pavement sprawl while fostering a stronger community feel. Factors to be considered include:

- *Traffic Congestion & Safety:* Cars within a drive-through queue could back up onto streets, blocking traffic flow.
- *Environmental & Health Impact:* Idling vehicles in drive-through lanes increase greenhouse gas emissions, worsening air quality.
- *Urban Design & Walkability:* Drive-throughs require larger amounts of asphalt than a typical parking lot, creating heat islands, increasing noise/light pollution, and reducing the street-level vibrancy to encourage walkable, pedestrian-friendly neighborhoods.
- *Neighborhood Disruption:* Late-night drive-through operations in or near residential areas could cause increased noise, litter, and disturbances.

Key reasons for not limiting drive-through establishments within town could include an interest in increasing revenues and sales tax to the Town. Factors to be considered include:

- *Higher Revenue and Sales:* Drive-through windows are a source of revenue for quick-service restaurants “(QSRs)”.
- *Lower Operating Costs:* Drive-through models are often smaller than traditional, sit-down restaurants, requiring less staff and reduced maintenance.
- *Attraction of New Business:* Limiting drive-throughs can cause a town to miss out on new, expanding, and popular brands that rely on the model for growth.
- *Sales Tax Retention:* Without convenient options, consumers may drive to neighboring towns, taking tax dollars out of the community.
- *Accessibility for People with Disabilities:* Drive-throughs are a vital, easy-to-use amenity for individuals with mobility challenges, avoiding the need to navigate parking lots or enter buildings.
- *Support for Busy Families:* Drive-throughs allow parents to get food without the stress of unbuckling children in a parking lot.
- *Technological Improvements in Congestion Management:* Rather than banning them,, modern, high-efficiency, multi-lane, and technology-driven (AI, conveyor belts) drive-throughs are designed to move cars faster and reduce backups.
- *Versatility Beyond Fast Food:* Drive-throughs are not just for burgers; they provide necessary convenience for banks, pharmacies, and coffee shops, which are essential services for daily life.

Zoning Districts



2025 Comprehensive Plan

This suggested code amendment was discussed during the development of the 2025 Comprehensive Plan. In that plan, the Goals and Strategies under A Diverse and Thriving Economy, it states:

Goal D.2: Encourage the vibrancy of Main Street and the Downtown District as 'the Heart of Frisco'.

- 1. Preserve the small business look and feel of Main Street. Consider prohibiting or restricting businesses with drive-throughs, to allow for a pedestrian-friendly environment.*

Suggested Language

Staff has drafted two options for the Council to consider for discussion as outlined below. Font in red bold underline text is proposed insertions. Font in red strikethrough is proposed deletions.

OPTION A FOR DISCUSSION

- Create a definition for a new term “Vehicular drive-through activities”; and
- Edit the existing definition of “Restaurant, Fast Food” to not reference drive-through
- Insert the new term “Vehicular drive-through activities” into the Table of Uses and define which zone districts it is allowed through permitted and conditional uses; and
- Insert new regulations under 180-5.2.16?

INSERT:

Vehicular drive up or drive thru activities. "Vehicular drive up" or "drive thru activities" means an activity where a service is provided or wholesale or retail transaction is completed where one or more parties arrive by motor vehicle, and remain within a motor vehicle for the purpose of receiving the service or completing the transaction, but not including the dispensing of fuel.

EDIT:

Restaurant, Fast Food. An establishment where food and/or beverages are sold in a take-out fashion, no table service is provided, and all or a significant portion of the consumption takes place outside the confines of the restaurant ~~and/or ordering and pick-up of food may take place from an automobile.~~

INSERT:

TABLE 5-1 TABLE OF ALLOWED USES														
● = Permitted ● = Conditional Use Blank cell = Not allowed		Residential					Commercial/ Mixed-Use				Other		Use-specific Standards	
Use Category	Use Type	RS	RN	RL	RM	RH	GW	CO	LI	CC	MU	OS		PR
COMMERCIAL USES														
	Vehicular drive-through activities													

INSERT:

Section 180-5.2.16: Drive-Through Facility Use Standards.

- A. **Purpose and Intent. The purpose of these standards is to ensure that drive-through facilities are designed to protect the safety of pedestrians and motorists, prevent traffic congestion on public streets, and minimize negative impacts on adjacent properties.**
- B. **Vehicle Stacking Requirements and Traffic Flow.**
 - 1. **All drive-through facilities must provide dedicated off-street stacking lanes as stated in Section 180-6.13.Parking.**
 - 2. **Public Right-of-Way: Stacking lanes must be designed so that no idling vehicle ever extends into a public street, alley, or sidewalk.**
 - 3. **Separation: Stacking lanes must be physically separated from parking areas and drive aisles by a raised curb, median, or painted striping.**
- C. **Site Design Setbacks:**
 - 1. **No stacking lane or service window shall be located within 50 feet of any residential property line.**
 - 2. **Pedestrian Safety. No Intersections: Drive-through lanes shall not intersect the main pedestrian path leading to the building's primary entrance. Marked Crossings: Where a pedestrian path must cross a drive-through lane, it must be clearly marked with contrasting pavement, specialized striping, or raised crosswalks.**

OPTION B FOR DISCUSSION

- 1. Create a definition for a new term “drive-through”; and
- 2. Edit the existing definition of “Restaurant, Fast Food” to not reference drive-through
- 3. Add to the Table of Uses a distinguishment between various commercial uses having drive-throughs and not having drive-throughs; and
- 4. Insert new regulations under 180-5.2.16, Drive-Through Facility Use Standards

INSERT:

Drive-Through Facility: An establishment that, by design, physical facilities, or service procedures, encourages or permits customers to receive services or obtain goods while remaining in their motor vehicles. This term does not include authorized curbside pickup services where goods are delivered to a vehicle parked in a designated space that does not interfere with drive aisles, nor does it include service stations or car washes, or vehicle repair shops.

EDIT:

Restaurant, Fast Food. An establishment where food and/or beverages are sold in a take-out fashion, no table service is provided, and all or a significant portion of the consumption takes

place outside the confines of the restaurant ~~and/or ordering and pick-up of food may take place from an automobile.~~

INSERT:

TABLE 5-1 TABLE OF ALLOWED USES														
● = Permitted ○ = Conditional Use Blank cell = Not allowed		Residential					Commercial/ Mixed-Use					Other		Use-specific Standards
Use Category	Use Type	RS	RN	RL	RM	RH	GW	CO	LI	CC	MU	OS	PR	PF
COMMERCIAL USES														
Food and Beverage	Fast food restaurant, <u>without drive through</u>						●	●		●	○			
	<u>Fast food restaurant, with drive through</u>													
	Microbrewery, distillery and/or tasting room						●	●		●	●			
	Restaurant, bar, tavern						●	●		●	●		○	
Offices	Financial service, <u>without drive through</u>						●	●		●				
	<u>Financial service, with drive through</u>													

INSERT

Section 180-5.2.16: Drive-Through Facility Use Standards.

- D. Purpose and Intent.** The purpose of these standards is to ensure that drive-through facilities are designed to protect the safety of pedestrians and motorists, prevent traffic congestion on public streets, and minimize negative impacts on adjacent properties.
- E. Vehicle Stacking Requirements and Traffic Flow.**
 - 1. All drive-through facilities must provide dedicated off-street stacking lanes as stated in Section 180-6.13.Parking.**
 - 2. Public Right-of-Way: Stacking lanes must be designed so that no idling vehicle ever extends into a public street, alley, or sidewalk.**
 - 3. Separation: Stacking lanes must be physically separated from parking areas and drive aisles by a raised curb, median, or painted striping.**
- F. Site Design Setbacks:**
 - 1. No stacking lane or service window shall be located within 50 feet of any residential property line.**
 - 2. Pedestrian Safety. No Intersections: Drive-through lanes shall not intersect the main pedestrian path leading to the building's primary entrance. Marked Crossings: Where a pedestrian path must cross a drive-through lane, it must be clearly marked with contrasting pavement, specialized striping, or raised crosswalks.**

Questions for Council

At the Town Council work session on February 24th, Staff is seeking feedback from the Council regarding:

1. Does the Town Council want to restrict drive-through businesses within certain zone districts within the Town?
 - a. If the Council wants to restrict drive-through businesses, then:
 - i. Should all drive-through businesses have the same restrictions on where they are permitted within Town (as shown in Option A above); or
 - ii. Does the Council want to distinguish between drive-through businesses connected to office spaces and drive-through restaurants (as shown in Option B above)?
 - b. What zone districts does the Council want to permit drive-through establishments by right, or by conditional use in?
 - c. Does the Council want additional use regulations for drive-through establishments as suggested in both Options A and B?

ATTACHMENT 4

NEEDED FEEDBACK: RESIDENTIAL UNITS WITHIN THE LIGHT INDUSTRIAL DISTRICT

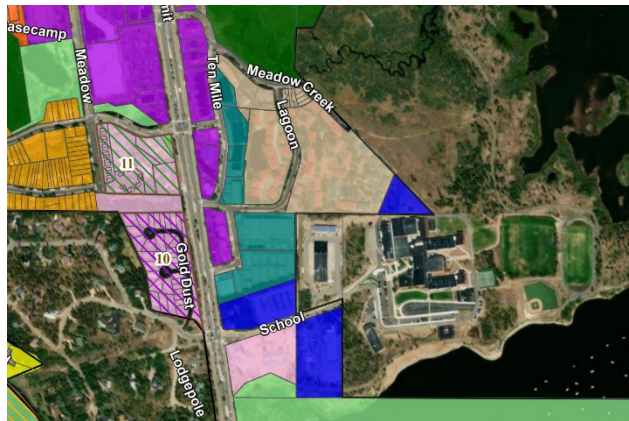
At the Town Council work session on February 24th, Staff is seeking feedback from the Council regarding:

1. Does the Council support the general concept of allowing an employee-occupied residential unit in the Light Industrial District?
 2. Does the Council want Staff to suggest to Council that the occupancy be tied to a person employed within a specific geographic area instead of limiting occupancy to being employed for a business on the premises?
 - Staff has concerns that if an occupant is not employed by a business on the property, they may be more apt to raise concerns over typical operations within the area such as delivery trucks, noise, etc.
 2. Does the Council think the number of employee units on a premise should be capped?
 - If the units are exempt from density, and a cap is not written, then there is the potential for an unlimited amount of employee housing units on a property (still required to meet parking, maximum height, etc.).
 3. Does the Council want to consider allowing employee-occupied residential units in other districts?
 - Districts where residential units are currently prohibited in entirety (other than accessory dwelling units (“ADUs”)) include: Commercial Oriented (CO), Open Space (OS), Parks & Recreation (PR) and Public Facilities (PF) zone districts.
 - ADUs are permitted by right in most districts with the exception of:
 - Not permitted at all within the OS District
 - Conditional Use within RS, PR, and PF District
- *Staff does not support residential units of any kind within the Open Space District.
4. Does the Council have a preference on the direction language is written based on the two options outlined in the outline?
 5. Does the Council have additional comments/ideas that Staff should consider writing into the Town Code around this topic?

Staff is bringing this discussion and associated questions to the Planning Commission on February 19th and will provide an update to the Council at their February 24, 2026 work session.

Background:

The Light Industrial (LI) District is a small area within the Town located to the east of a portion of Ten Mile Drive. The district is represented on the Town’s Zoning Map (Attachment 5) by the turquoise color:



Frisco Zoning

Zoning Districts

GW - Gateway	PR - Parks & Recreation
CC - Central Core	RS - Residential Single-Household
CO - Commercial-Oriented	RN - Residential Traditional Neighborhood
LI - Light Industrial	RL - Residential Low Density
MU - Mixed Use	RM - Residential Medium Density
OS - Open Space	RH - Residential High Density
PF - Public Facilities	

Town Code, 180-5.1.5, Table of Allowed Uses, does not allow any “Residential” category of uses within the Light Industrial (LI) District. The only residential use currently permitted within the LI District is an accessory dwelling unit.

TABLE 5-1 TABLE OF ALLOWED USES		Residential					Commercial/ Mixed-Use					Other			Use-specific Standards
● = Permitted ◐ = Conditional Use Blank cell = Not allowed		RS	RN	RL	RM	RH	GW	CO	LI	CC	MU	OS	PR	PF	
Use Category	Use Type														
RESIDENTIAL USES															
Group Living	Group care facility					◐	◐				◐				
	Senior housing					◐	◐				◐				
Household Living	Cabin housing		●	●	●	●					◐	◐		180-5.2.1 *on Granite & Galena Streets only	
	Duplex and two-unit townhomes		●	●	●	●					●	●		180-5.2.8	
	Fractional ownership unit					◐	●				◐	◐			
	Multi-unit dwellings				●	●	◐				●	●		180-5.2.8	
	Single-household detached dwelling	●	●	●	●	●					●	●		180-5.2.8	
	Townhomes, attached or standalone			●	●	●					●	●		180-5.2.8	

TABLE 5-1 TABLE OF ALLOWED USES		Residential					Commercial/ Mixed-Use					Other			Use-specific Standards
Use Category	Use Type	RS	RN	RL	RM	RH	GW	CO	LI	CC	MU	OS	PR	PF	
	Warehouse								●						
	Wholesale business							●	●						
ACCESSORY USES															
Accessory Uses	Accessory building and use	●	●	●	●	●	●	●	●					●	
	Accessory dwelling unit	●	●	●	●	●	●	●	●	●	●	●	●	●	180-5.3.1
	Home occupation	●	●	●	●	●				●					
	Home office	●	●	●	●	●	●			●	●				
	Solar energy facility	●	●	●	●	●	●	●	●	●	●	●	●	●	180-5.3.3
	Electric Vehicle Charging Station	●	●	●	●	●	●	●	●	●	●	●	●	●	

The Town has had property owners within the LI District approach staff to ask if they could construct residential units above their existing businesses for their employees. Due to the Table of Uses, and the restrictions for an ADU, business owners did not find it feasible to move forward.

The area is comprised of one-level structures, although the LI District allows a maximum height of 45' for pitched roofs and 35' for flat roofs. Existing images of the district are pasted here for reference:

Image 1: View looking Northeast on Ten Mile Drive



Image 2: View looking Southeast on Ten Mile Drive



If the Town moved forward with allowing employee-occupied residential units within the LI District:

- Light Industrial Dimensional Requirements would still be applicable

TABLE 3-8: LI DISTRICT DIMENSIONAL STANDARDS	
	LOT STANDARDS
Minimum lot area	10,500 sf
Minimum lot frontage	50 ft.
	SETBACKS
Minimum front yard setback	15 ft.

Minimum side yard setback	None
Minimum rear yard setback	10 ft.
	BUILDING STANDARDS
Maximum building height	45 ft. (pitched); 35 ft. (flat)

- All other regulations/codes would be applicable (building, fire, etc.)
- HOA permission would be required if applicable

2025 Comprehensive Plan

This suggested code amendment was discussed during the development of the 2025 Comprehensive Plan. In that plan, the Future Land Use Map references this area as “Office and Industrial Innovation District” (Attachment 6). Within this district, it is noted that residential units could be permitted:

Residential units such as apartments, condominiums and live/work units ranging from 12-30 DU/acre. Buildings should not exceed 4 stories.

Additionally, Goal D.4 of the Comprehensive Plan states,

“Support existing light industrial and synergistic uses, and incorporate makerspaces.” One of the strategies to achieve this goal is to, “Incentivize reinvestment in light industrial zones. Encourage existing light industrial businesses to upgrade facilities and continue operating in the Town of Frisco. Consider offering tax breaks or grants.”

One way to encourage upgrading in the Light Industrial District is to allow the development of employee housing.

Suggested Language

Staff has drafted two suggested options for the Council to consider for discussion as outlined below.

OPTION A FOR DISCUSSION

1. Add to the Table of Uses (Table 5-1), Accessory Dwelling Unit row, use-specific column: reference to “180-5.2.8” (keep existing reference to 180-5.3.1)
2. Allow more than one ADU on a property within the LI District; and
3. Add to Town Code 180-5.5.1.A that ADUs in the LI District are exempt from density as long as the unit is deed restricted for rent to persons employed by a business on the premise
4. Add to Town Code, 180-5.2.8 that residential units are prohibited on the ground floor within the LI District.

TABLE 5-1 TABLE OF ALLOWED USES															
● = Permitted ● = Conditional Use Blank cell = Not allowed		Residential					Commercial/ Mixed-Use					Other		Use-specific Standards	
Use Category	Use Type	RS	RN	RL	RM	RI	GW	CO	LI	CC	MU	OS	PE		PF
	Accessory dwelling unit	●	●	●	●	●	●	●	●	●	●		●	●	180-5.3.1 180-5.2.8

180-5.3.1. Accessory Dwelling Units.

- A. Accessory dwelling units shall be no larger than 900 square feet.
- B. Accessory dwelling units shall not be used for short-term rental housing.
- C. Accessory dwelling units shall not be subdivided.
- D. In all districts where accessory dwelling units are permitted or conditional, except the **LI**, PR and PF Districts, one accessory dwelling unit is permitted per principal dwelling unit or commercial unit.
- E. An accessory dwelling unit shall be counted as a unit of density, unless exempted by Section 180-5.5.1.

180-5.5.1. Incentives.

- A. Accessory Dwelling Units. In the RL, RM, RH, GW, CC, and MU Districts, any accessory dwelling unit meeting the Town's requirements may be exempted from the density calculation as long as the unit is deed-restricted for rent to persons earning a maximum of 100 percent of the area median income, at a rate established by the Summit Combined Housing Authority for that income level, and pursuant to other criteria as established from time to time by the Town or the Summit Combined Housing Authority.
- B. **In the LI District, any accessory dwelling unit shall be exempt from density requirements when the unit is deed restricted for rent to persons employed by a business on the premise.**

180-5.2.8. Residential Uses in Central Core, **Light Industrial**, and Mixed-Use Districts.

- A. *Central Core District.* For properties located between Main Street and Galena Alley and properties located between Main Street and Granite Alley, residential uses and uses accessory to residential uses with the exception of parking, are prohibited on the ground floor.
- B. *Mixed Use District.* For properties fronting along Main Street, residential uses on the ground floor are a conditional use.
- C. **Light Industrial District. For properties located within the Light Industrial (LI) District, accessory dwelling units are prohibited on the ground floor.**

OPTION B FOR DISCUSSION

- Allows “Multi-Unit Dwellings” as a permitted use within the Table of Uses (Table 5-1) with a note in the Use-Specific Standards column to refer to 180-5.2.8; and
- Inserts language within Town Code, Section 180-5.2.8 to allow residential units within the LI District to be exempt from density with parameters as shown in red bold font below.

• = Permitted ◐ = Conditional Use Blank cell = Not allowed		Residential					Commercial/ Mixed-Use					Other			Use-specific Standards
Use Category	Use Type	RS	RN	RL	RM	RH	GW	CO	LI	CC	MU	OS	PR	PF	
	Fractional ownership unit					◐	•			◐	◐				
	Multi-unit dwellings				•	•	◐		•	•	•				180-5.2.8

180-5.2.8. *Residential Uses in Central Core, Light Industrial, and Mixed-Use Districts.*

- A. *Central Core District.* For properties located between Main Street and Galena Alley and properties located between Main Street and Granite Alley, residential uses and uses accessory to residential uses with the exception of parking, are prohibited on the ground floor.
- B. *Mixed Use District.* For properties fronting along Main Street, residential uses on the ground floor are a conditional use.
- C. *Light Industrial District.* For properties located within the Light Industrial (LI) District, residential units shall be exempt from density requirements and are permitted if:**
 - 1. Residential uses, and uses accessory to residential uses with the exception of parking, are prohibited on the ground floor; and**
 - 2. The residential unit(s) must be subordinate to and serve the principal use of the property; and**
 - 3. Residential unit(s) shall be permanently restricted to occupancy to persons employed for a business located on the premises. Prior to issuance of any building permit for an on-site employee housing unit, a covenant restricting the unit to use as housing for on-site employees shall be submitted to the Town for review and recordation; and**
 - 4. Residential unit(s) shall be prohibited from being sold as an individual unit for perpetuity.**

Questions for Council

At the Town Council work session on February 24th, Staff is seeking feedback from the Council regarding:

- 1. Does the Council support the general concept of allowing an employee-occupied residential unit in the Light Industrial District?
- 2. Does the Council want Staff to suggest to Council that the occupancy be tied to a person employed within a specific geographic area instead of limiting occupancy to being employed for a business on the premises?
 - Staff has concerns that if an occupant is not employed by a business on the property, they may be more apt to raise concerns over typical operations within the area such as delivery trucks, noise, etc.
- 3. Does the Council think the number of employee units on a premise should be capped?
 - If the units are exempt from density, and a cap is not written, then there is the potential for an unlimited amount of employee housing units on a property (still required to meet parking, maximum height, etc.).
- 4. Does the Council want to consider allowing employee-occupied residential units in other districts?

- Districts where residential units are currently prohibited in entirety (other than accessory dwelling units (“ADUs”) include: Commercial Oriented (CO), Open Space (OS), Parks & Recreation (PR) and Public Facilities (PF) zone districts.
- ADUs are permitted by right in most districts with the exception of:
 - Not permitted at all within the OS District
 - Conditional Use within RS, PR, and PF District

*Staff does not support residential units of any kind within the Open Space District.

5. Does the Council have a preference on the direction language is written based on the two options outlined in the outline?
6. Does the Council have additional comments/ideas that Staff should consider writing into the Town Code around this topic?

Town of Frisco Zoning

Historic Overlay District

Parcels

Town Boundary

1- Mountainside

2- Northway

3- Frisco Place

4- Royal Mountain Ranch

5- Creek at Frisco

6- Residence at Creekside Estates

7- Frisco Park Filing 1 and 2

8- The Reserve at Frisco

9- River Pines

10- Mountain Pines

11- Crossroads at Frisco

12- Lakepoint

13- 101 W Main Housing

14- Rivercrest Townhomes

GW - Gateway

CC - Central Core

CO - Commercial-Oriented

LI - Light Industrial

MU - Mixed Use

OS - Open Space

PF - Public Facilities

PR - Parks & Recreation

RS - Residential Single-Household

RN - Residential Traditional Neighborhood

RL -Residential Low Density

RM - Residential Medium Density

RH - Residential High Density

0

500

1,000

2,000 Feet

1in = 600ft

Scale: 1:7,200

N

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LAND USE CLASSIFICATIONS

OFFICE AND INDUSTRIAL INNOVATION DISTRICT

DESIGN CRITERIA

Supported Uses: Light manufacturing and industrial uses such as warehousing, storage, assembly, and auto-related services. Maker spaces such as research, fabrication, artisan workshops for small businesses, artists, and entrepreneurs. Supportive retail such as cafes, co-working spaces for collaboration, supply stores and other supportive industries. As appropriate, community spaces can be synergistic to support education, community workshops, training, and skills development. Residential units such as apartments, condominiums and live/work units ranging from 12-30 DU/acre. Buildings should not exceed 4 stories.

Connectivity: The district should be well connected to Hwy. 9 to support the movements of deliveries and trucking as well as multi-modal including access to public transit and include infrastructure for bikes and pedestrians.

Parks, Open Space and Civic Space: Commercial, retail and office spaces should consider small plazas and greens spaces for dining or respite and promote social interaction. Green buffers, street trees and native landscape should support human-comfort and streetscape aesthetics.

Economy: Workforce development opportunities are essential to a vibrant and innovative economy. This district directly benefits the economy by encouraging entrepreneurship, business growth, retention and investment, and increasing jobs and skills development.

Sustainability: New buildings should adhere to green building standards to reduce environmental footprints and lower energy costs through solar and energy-efficient mechanical systems, and green building materials. Car-sharing programs and electric vehicle (EV) charging stations can also be incorporated.

Equity: Consider the impacts of new businesses to existing development and ensure displacement is considered. Coordinate training programs and education to support underserved or lower-income residents.

CHARACTER

The Innovation District is an opportunity to foster industrial, creative, and entrepreneurial activities, to drive economic growth and innovation. This includes creative design centers, adaptive reuse, and a mixed-use character to provide a range of complimentary uses and collaborative workspaces, professional trades, and contractors to generate revenue for the Town and offer a place for artists, technology, and trades to flourish.



Character Imagery

FUTURE LAND USE MAP

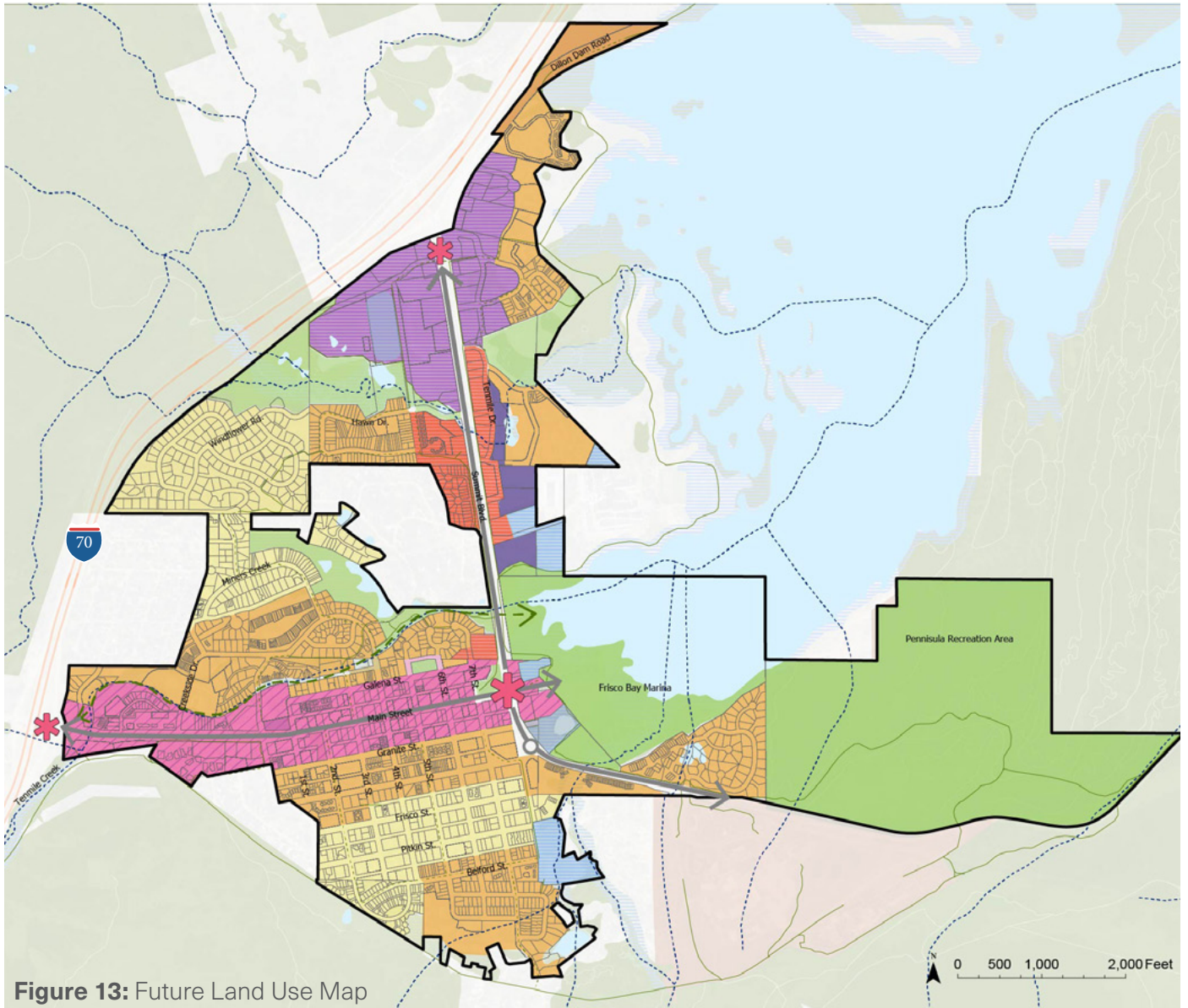


Figure 13: Future Land Use Map

MAP LEGEND



Gateway



Town of Frisco Boundary



Interstate Highway



State Highway



Pathways and Trails



Greenway

LAND USE CATEGORY



Residential Neighborhood
(Low to Mid Density)



Residential Neighborhood
(Mid-to-High Density)



Summit Boulevard District



Main Street District



Gateway District



Office and Industrial
Innovation District



Parks and Open Space/
Civic Space



Public Facilities

ENVIRONMENTAL FEATURES



Water Bodies



100-year Floodplain



Wetlands



Creeks and Streams



2
0
2
5

Monthly Financial Report

For the month ended December 31, 2025

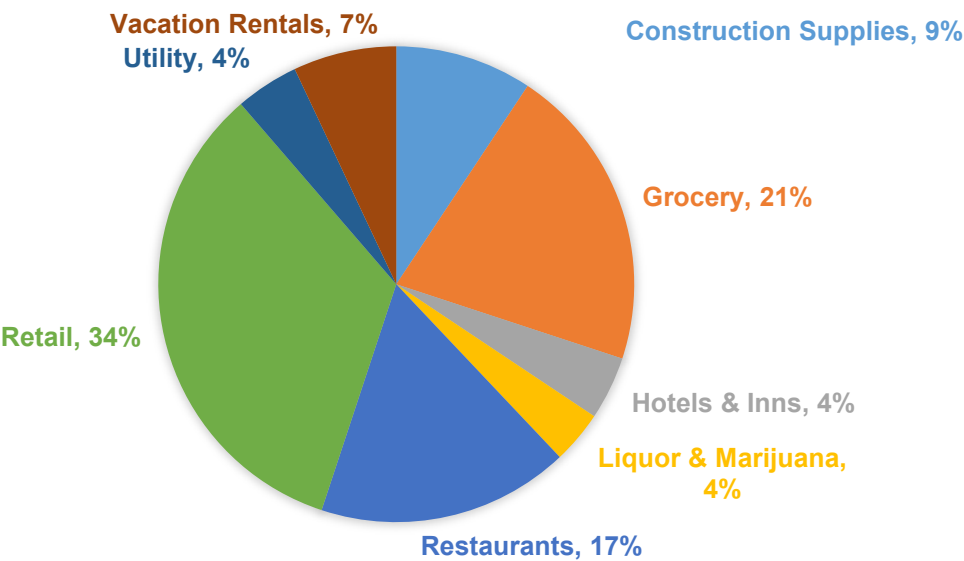


Sales Tax by Sales Month by Business Category

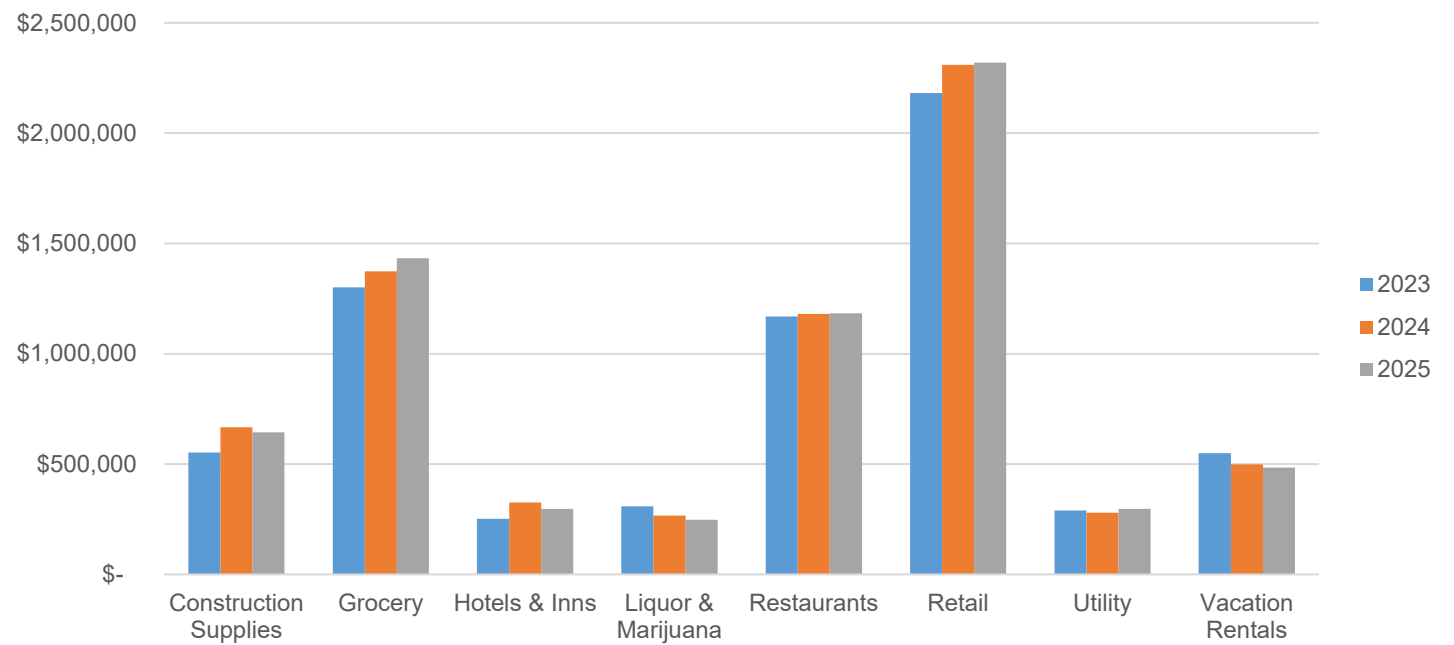
This section reflects business activity organized by the month in which sales occurred, as reported by vendors, allowing for year-over-year sector comparisons. Data for prior months is continually updated as delinquent returns are filed.

December 2025 had three out of our eight categories showing growth compared to the same month last year. Groceries shows the biggest gains in terms of dollars and the biggest gains in terms of percentage growth in December 2025 compared to December 2024. Hotels & Inns shows the biggest decline in terms of percentage and Vacation Rentals shows the biggest decline in terms of dollars in December 2025 compared to December 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	\$627,681	(\$4,682)	-1%	(\$4,682)	-1%
February	\$616,085	\$631,736	\$620,550	(\$11,186)	-2%	(\$15,868)	-1%
March	\$673,304	\$690,352	\$711,255	\$20,903	3%	\$5,035	0.3%
April	\$415,183	\$390,221	\$413,343	\$23,122	6%	\$28,156	1%
May	\$374,003	\$403,884	\$390,245	(\$13,639)	-3%	\$14,517	0.5%
June	\$533,371	\$553,068	\$572,375	\$19,307	3%	\$33,824	1%
July	\$630,545	\$680,054	\$663,975	(\$16,079)	-2%	\$17,745	0.4%
August	\$576,717	\$611,201	\$594,736	(\$16,465)	-3%	\$1,280	0.03%
September	\$549,488	\$591,065	\$575,092	(\$15,973)	-3%	(\$14,693)	-0.3%
October	\$427,669	\$473,763	\$456,180	(\$17,583)	-4%	(\$32,276)	-1%
November	\$458,839	\$451,937	\$469,697	\$17,760	4%	(\$14,517)	-0.2%
December	\$757,703	\$793,123	\$811,610	\$18,487	2%	\$3,971	0%
Total YTD Cumulative	\$6,604,498	\$6,902,766	\$6,906,737	\$3,971	0.1%	\$3,971	0.1%
Total Annual	\$6,604,498	\$6,902,766	\$6,906,737	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	\$61,417	\$5,336	10%	\$2,750	1%
August	\$55,025	\$66,940	\$51,365	(\$15,574)	-23%	(\$12,824)	-3%
September	\$61,212	\$84,668	\$88,763	\$4,095	5%	(\$8,729)	-2%
October	\$47,976	\$67,778	\$46,660	(\$21,119)	-31%	(\$29,847)	-5%
November	\$42,208	\$38,297	\$35,095	(\$3,202)	-8%	(\$33,050)	-5%
December	\$61,974	\$64,634	\$73,318	\$8,683	13%	(\$24,366)	-4%
Total YTD Cumulative	\$552,628	\$667,594	\$643,228	(\$24,366)	-4%	(\$24,366)	-4%
Total Annual	\$552,628	\$667,594	\$643,228	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	\$107,214	\$4,537	4%	\$28,470	4%
July	\$115,795	\$147,197	\$148,266	\$1,069	1%	\$29,539	4%
August	\$122,529	\$121,096	\$123,946	\$2,851	2%	\$32,390	3%
September	\$96,683	\$108,618	\$104,187	(\$4,431)	-4%	\$27,959	3%
October	\$76,097	\$87,842	\$90,362	\$2,520	3%	\$30,479	3%
November	\$99,385	\$95,189	\$101,052	\$5,863	6%	\$36,342	3%
December	\$136,695	\$141,338	\$163,815	\$22,477	16%	\$58,820	4%
Total YTD Cumulative	\$1,300,458	\$1,374,184	\$1,433,004	\$58,820	4%	\$58,820	4%
Total Annual	\$1,300,458	\$1,374,184	\$1,433,004	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	\$13,252	(\$2,301)	-14.8%	(\$23,339)	-8%
December	\$31,266	\$37,209	\$31,767	(\$5,442)	-15%	(\$28,782)	-9%
Total YTD Cumulative	\$252,626	\$325,898	\$297,116	(\$28,782)	-9%	(\$28,782)	-9%
Total Annual	\$252,626	\$325,898	\$297,116	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	\$15,416	(\$801)	-5%	(\$16,673)	-7%
December	\$32,714	\$29,314	\$27,167	(\$2,146)	-7%	(\$18,819)	-7%
Total YTD Cumulative	\$308,107	\$266,193	\$247,374	(\$18,819)	-7%	(\$18,819)	-7%
Total Annual	\$308,107	\$266,193	\$247,374	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	\$123,371	\$5,320	5%	(\$2,348)	-0.3%
September	\$101,939	\$102,513	\$100,387	(\$2,126)	-2%	(\$4,474)	-0.5%
October	\$70,703	\$72,225	\$71,700	(\$524)	-1%	(\$4,999)	-0.5%
November	\$62,256	\$61,684	\$64,679	\$2,995	5%	(\$2,003)	-0.2%
December	\$109,011	\$109,870	\$115,157	\$5,287	5%	\$3,283	0.3%
Total YTD Cumulative	\$1,168,582	\$1,180,334	\$1,183,617	\$3,283	0.3%	\$3,283	0.3%
Total Annual	\$1,168,582	\$1,180,334	\$1,183,617	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	\$193,021	(\$2,201)	-1%	(\$2,201)	-1%
February	\$164,624	\$183,490	\$171,425	(\$12,065)	-7%	(\$14,267)	-4%
March	\$194,415	\$208,336	\$219,437	\$11,102	5%	(\$3,165)	-1%
April	\$131,804	\$130,025	\$138,396	\$8,371	6%	\$5,206	1%
May	\$126,189	\$133,634	\$142,260	\$8,625	6%	\$13,831	2%
June	\$190,385	\$196,173	\$198,021	\$1,848	1%	\$15,679	1%
July	\$207,603	\$225,417	\$208,083	(\$17,334)	-8%	(\$1,655)	-0.1%
August	\$182,964	\$196,744	\$198,615	\$1,871	1%	\$217	0.01%
September	\$196,913	\$201,287	\$195,104	(\$6,182)	-3%	(\$5,966)	-0.4%
October	\$159,834	\$166,785	\$170,081	\$3,296	2.0%	(\$2,670)	-0.1%
November	\$167,735	\$171,195	\$187,101	\$15,906	9%	\$13,236	0.7%
December	\$283,639	\$300,827	\$298,678	(\$2,149)	-1%	\$11,087	0.5%
Total YTD Cumulative	\$2,182,376	\$2,309,133	\$2,320,221	\$11,087	0.5%	\$11,087	0.5%
Total Annual	\$2,182,376	\$2,309,133	\$2,320,221	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	\$31,338	\$760	2%	\$760	2%
February	\$33,702	\$30,096	\$32,012	\$1,916	6%	\$2,676	4%
March	\$32,324	\$29,858	\$33,937	\$4,078	14%	\$6,755	7%
April	\$26,745	\$24,367	\$27,404	\$3,037	12%	\$9,792	9%
May	\$21,411	\$20,971	\$20,945	(\$26)	-0.1%	\$9,765	7%
June	\$18,896	\$21,455	\$21,109	(\$346)	-2%	\$9,419	6%
July	\$17,591	\$17,466	\$18,976	\$1,510	9%	\$10,930	6%
August	\$16,813	\$17,382	\$18,610	\$1,228	7%	\$12,158	6%
September	\$19,022	\$20,184	\$21,729	\$1,545	8%	\$13,702	6%
October	\$17,644	\$16,493	\$20,852	\$4,359	26%	\$18,061	8%
November	\$19,215	\$19,398	\$20,516	\$1,118	6%	\$19,179	8%
December	\$30,029	\$31,813	\$30,007	(\$1,806)	-6%	\$17,373	6%
Total YTD Cumulative	\$290,006	\$280,061	\$297,434	\$17,373	6%	\$17,373	6%
Total Annual	\$290,006	\$280,061	\$297,434	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	\$32,587	(\$1,819)	-5%	(\$8,209)	-2%
December	\$72,376	\$78,117	\$71,701	(\$6,416)	-8%	(\$14,625)	-3%
Total YTD Cumulative	\$549,715	\$499,369	\$484,744	(\$14,625)	-3%	(\$14,625)	-3%
Total Annual	\$549,715	\$499,369	\$484,744	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

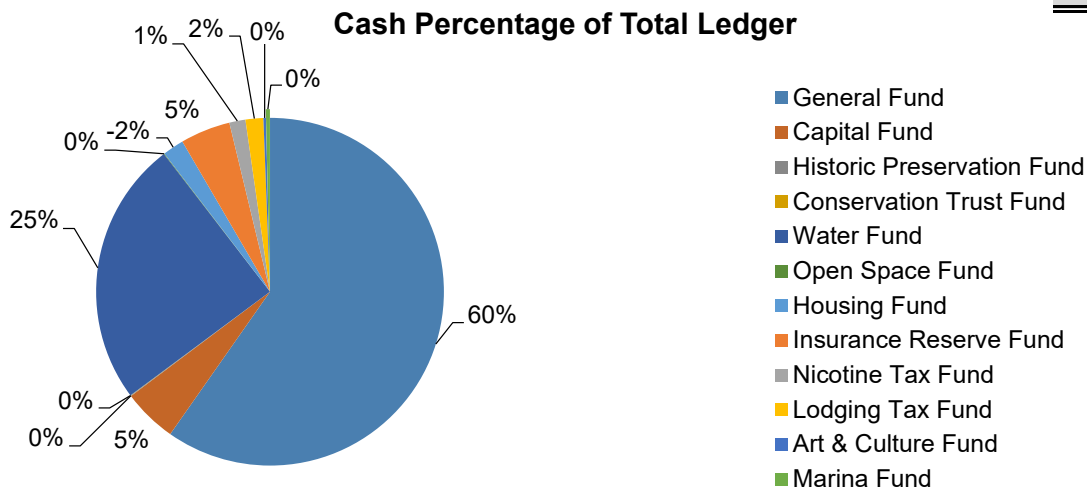
- Businesses **temporarily hold** collected tax until their designated remittance deadline.
- As a result, the Town's revenue generally lags behind actual sales activity by at least one month.
- For example, **January shows \$0** because those taxes (from January sales) are remitted in February.
- "Period 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 December 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. Currently the Housing has a negative cash balance attributed to the delayed sale of some Mary Ruth units that is being carried by the General Fund. This amount will be adjusted at year end with A/R adjustments.

LEDGER BALANCES:

General Fund	\$15,024,677
Capital Fund	\$1,263,498
Historic Preservation Fund	\$12,908
Conservation Trust Fund	\$6,836
Water Fund	\$6,218,810
Open Space Fund	\$14,399
Housing Fund	(\$498,247)
Insurance Reserve Fund	\$1,169,229
Nicotine Tax Fund	\$376,928
Lodging Tax Fund	\$416,166
Art & Culture Fund	\$58,824
Marina Fund	\$94,129
TOTAL	\$24,158,158



ALLOCATION OF FUNDS:

1st Bank - Operating Account Bank Balance	\$2,135,586
1st Bank - Payroll Account Bank Balance	(\$8,897)
1st Bank - Accounts Payable Bank Balance	(\$399,775)
Accrued Interest	\$87,257
Colotrust Plus	\$5,313,594
CSIP	\$5,431,334
CSLIP	\$1,029,469
Alpine Bank CD	\$252,967
FirstBank CD	\$309,598
Wells Fargo CD	\$2,637
Flatirons Bank CD	\$240,000
LPL Financial	\$5,566,918
McCook National Bank CD	\$250,000
Multi Bank Securities	\$1,938,758
ProEquities	\$2,008,713
TOTAL	\$24,158,158

Treasurer's Report Fund Summaries - December

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	\$22,734,417	\$21,488,812	105.8%	\$21,488,812	105.8%
Expenditures	\$22,728,598	\$23,947,331	94.9%	\$23,947,331	94.9%
Revenue: Interest, business tax penalties and interest, audit revenue, municipal court fees, CDD revenue, bag fees, rec specialty camps, tubing revenue, Nordic passes and rentals all above the 2025 budget. Town and county sales tax, franchise fees, marijuana tax, fun club, afterschool care, PRA terrain park and food and beverage revenues are below the 2025 budget. Expenses: General government insurance, prof. services, tech hardware and support contracts, PD & Recreation salaries, 4th of July, concerts in the park, bank service charges, and various dept. benefits over the 2025 budget.					
Capital Fund					
Revenues	\$5,657,742	\$4,426,381	127.8%	\$4,426,381	127.8%
Expenditures	\$7,666,772	\$10,631,940	72.1%	\$10,631,940	72.1%
Revenue: Interest revenue and sale of assets came in lower than the 2025 budget. REIF and COP Proceeds came in higher than the 2025 budget. Expenses: Below YTD budget in various capital projects due to timing of projects.					
Historic Preservation Fund					
Revenues	\$11,782	\$20	58908%	\$20	58908.5%
Expenditures	\$0	\$0	N/A	\$0	N/A
Revenue: Interest higher than the 2025 budget. Receiving donation revenue from museum in this fund now resulting in revenues much higher than budget.					
Conservation Trust Fund					
Revenues	\$34,005	\$41,000	82.9%	\$41,000	82.9%
Expenditures	\$40,000	\$40,000	100.0%	\$40,000	100.0%
Revenue: State lottery funds slightly lower than the 2025 budget. Expenses: In line with the 2025 Budget.					
Water Fund					
Revenues	\$2,515,774	\$5,546,617	45.4%	\$5,546,617	45.4%
Expenditures	\$1,752,462	\$11,903,195	14.7%	\$11,903,195	14.7%
Revenue: Interest above the 2025 budget. Plant investments fees, grant revenue, and user fees below the 2025 budget. Expenses: Employer paid premiums/benefits higher than the 2025 budget. Capital improvements well below the 2025 budget based on timing of projects/grant funding.					
Open Space Fund					
Revenues	\$612	\$500	122.5%	\$500	122.5%
Expenditures	\$0	\$0	N/A	\$0	N/A
Revenue: Interest came in higher than the 2025 budget.					
Housing Fund					
Revenues	\$5,295,251	\$9,716,398	54.5%	\$9,716,398	54.5%
Expenditures	\$7,239,822	\$11,648,822	62.2%	\$11,648,822	62.2%
Revenue: Sale of assets, interest, grant revenue (to be received in 2026), short term rental tax came in below the 2025 budget. Have not received Dec. 2025 SCHAs taxes. Expenses: Benefits, prof. services, and rental expenses higher than the 2025 budget along with the unbugeted project of 101 W. Main. Housing Helps was below budget as well as 602 Galena based on timing of project.					
Insurance Reserve Fund					
Revenues	\$3,035,865	\$1,838,584	165.1%	\$1,838,584	165.1%
Expenditures	\$2,807,255	\$1,503,140	186.8%	\$1,503,140	186.8%
Revenue: All revenues came in higher than the 2025 budget. Expenses: Medical claims came in much higher than the 2025 budget.					
Nicotine Tax Fund					
Revenues	\$811,275	\$756,608	107.2%	\$756,608	107.2%
Expenditures	\$827,000	\$990,075	83.5%	\$990,075	83.5%
Revenue: All revenues came in higher than the 2025 budget. Expenses: Nicotine workgroup operations & childcare tuition assistance below the 2025 budget.					
Lodging Tax Fund					
Revenues	\$1,007,660	\$1,020,350	98.8%	\$1,020,350	98.8%
Expenditures	\$1,034,476	\$1,069,992	96.7%	\$1,069,992	96.7%
Revenue: Lodging tax below the 2025 budget. Expenses: Overall in line with budget.					
Art & Culture Fund					
Revenues	\$101,845	\$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.					
Marina Fund					
Revenues	\$2,737,557	\$2,956,033	92.6%	\$2,956,033	92.6%
Expenditures	\$3,225,294	\$2,528,392	127.6%	\$2,528,392	127.6%
Revenue: Motor sport rentals and paddle sport rentals below the 2025 budget. Expenses: Salaries and benefits came in higher than the 2025 budget.					
100% of the Fiscal Year has Elapsed					

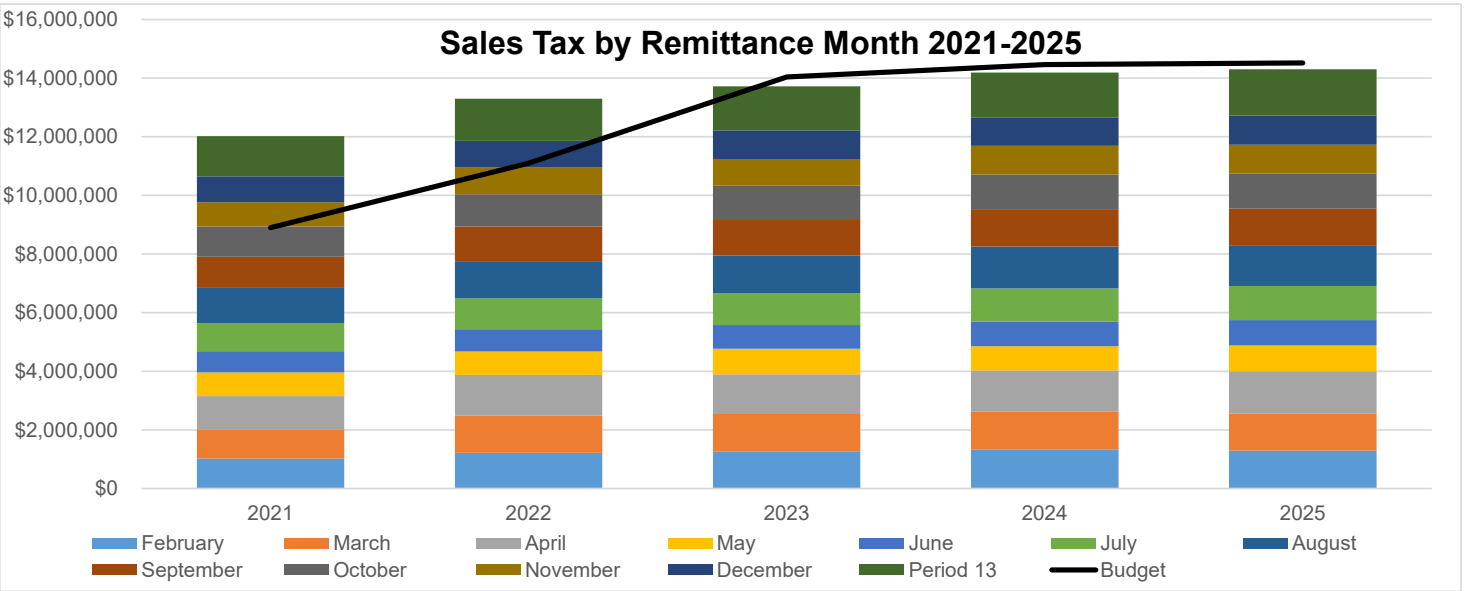
Sales Tax by Remittance Month

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 period 13 of 2025 is up 2% or \$34,924 compared to period 13 of the previous year. In period 13 of 2025, the Town received \$1,576,868 in sales tax, compared to \$1,541,943 in sales tax received in period 13 of 2024. The year 2025 actuals are 1.5% under the 2025 budget. Reminder- this is sales tax submitted by businesses to the Town in period 13, and it is not report of sales tax collected by businesses from customers in period 13. 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:							
Period 13							
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	\$1,251,696	(\$23,208)	-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	\$996,176	\$46,171	5%	\$12,927,517	98%
Period 13	\$1,504,755	\$1,541,943	\$1,576,868	\$34,924	2%	\$14,520,000	99%
Total YTD Cumulative	\$13,720,104	\$14,188,602	\$14,303,029	\$114,427	0.8%	\$14,520,000	98.5%
Total Annual	\$13,720,104	\$14,188,602	\$14,303,029	n/a	n/a	\$14,520,000	n/a



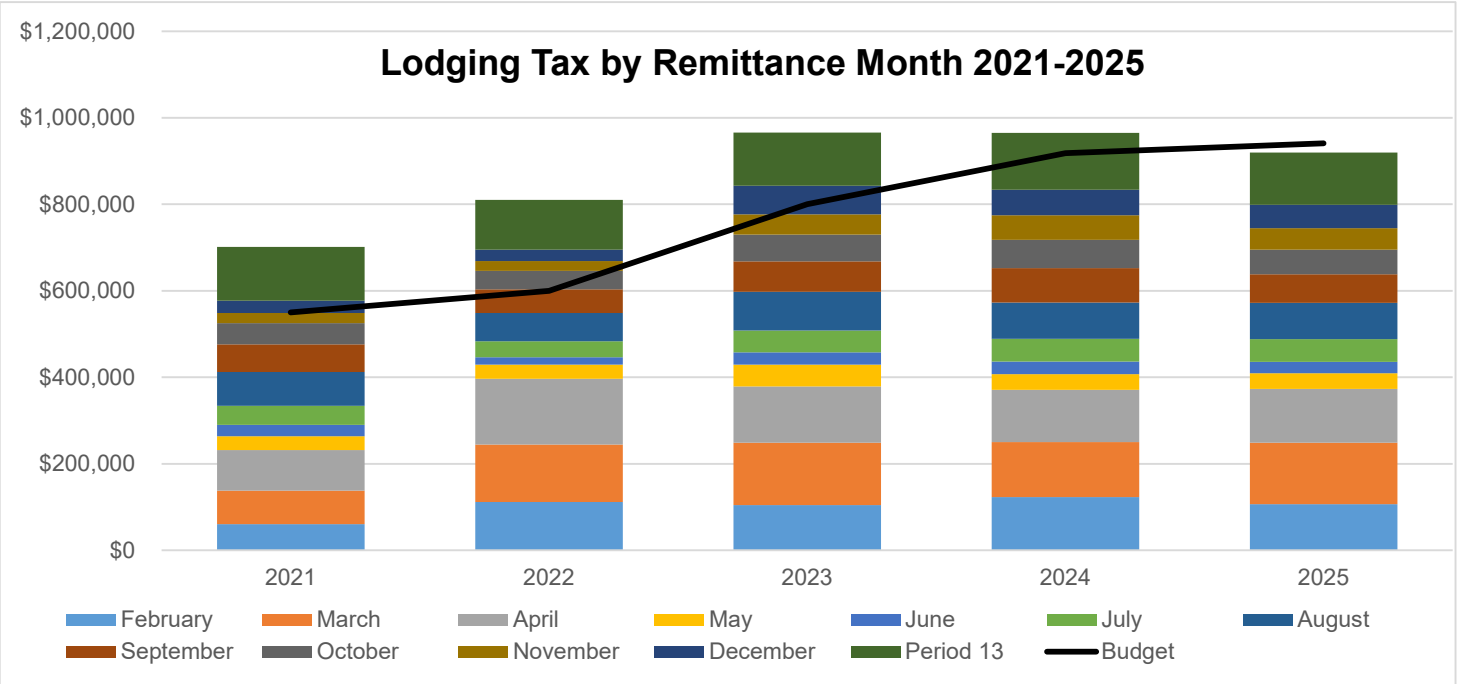
*January shows \$0 because taxes collected during that month are generally not remitted until February.

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 period 13 of 2025 is down 8% or \$10,716 compared to period 13 of the previous year. In period 13 of 2025, the Town received \$121,063 in lodging tax, compared to \$131,779 in lodging tax received in period 13 of 2024. The year 2025 actuals are 2.2% under the 2025 budget. Reminder- this is lodging tax submitted by businesses to the Town in period 13, and it is not a report of lodging tax collected by businesses from customers in period 13. 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:							
Period 13							
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	\$53,953	(\$5,006)	-8%	\$821,251	97%
Period 13	\$122,882	\$131,779	\$121,063	(\$10,716)	-8%	\$941,000	98%
Total YTD Cumulative	\$965,621	\$965,443	\$919,958	(\$45,484)	-5%	\$941,000	97.8%
Total Annual	\$965,621	\$965,443	\$919,958	n/a	n/a	\$941,000	n/a

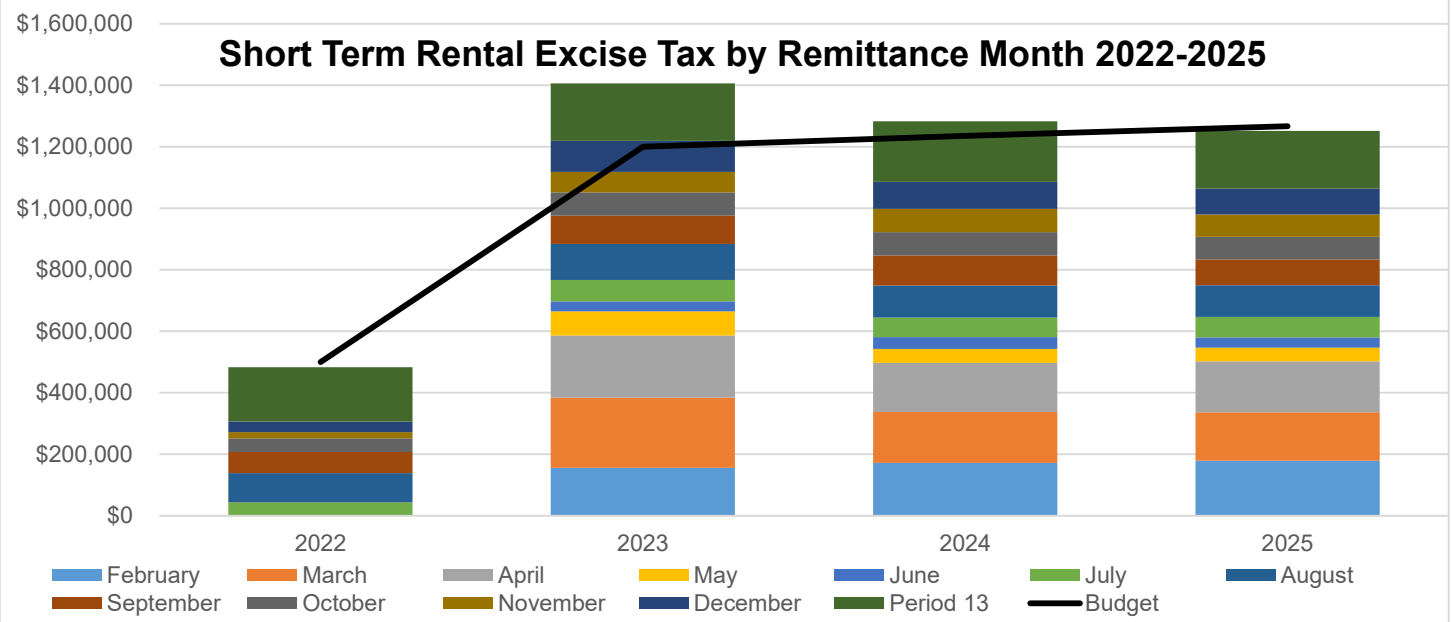


Short Term Rental (STR) Excise Tax by Remittance Month

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 period 13 of 2025 is down 5% or \$9,004 compared to period 13 of the previous year. In period 13 of 2025, the Town received \$188,063 in STR excise tax, compared to \$197,067 in STR excise tax received in period 13 of 2024. The year 2025 actuals are 1.2% under the 2025 budget. Reminder-this is STR excise tax submitted by businesses to the Town in period 13, and it is not a report of STR excise tax collected by business from customers in period 13. 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:							
Period 13							
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	\$83,447	(\$4,696)	-5%	\$1,098,437	97%
Period 13	\$187,097	\$197,067	\$188,063	(\$9,004)	-5%	\$1,267,000	99%
Total YTD Cumulative	\$1,406,308	\$1,283,563	\$1,251,974	(\$31,589)	-2%	\$1,267,000	98.8%
Total Annual	\$1,406,308	\$1,283,563	\$1,251,974	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

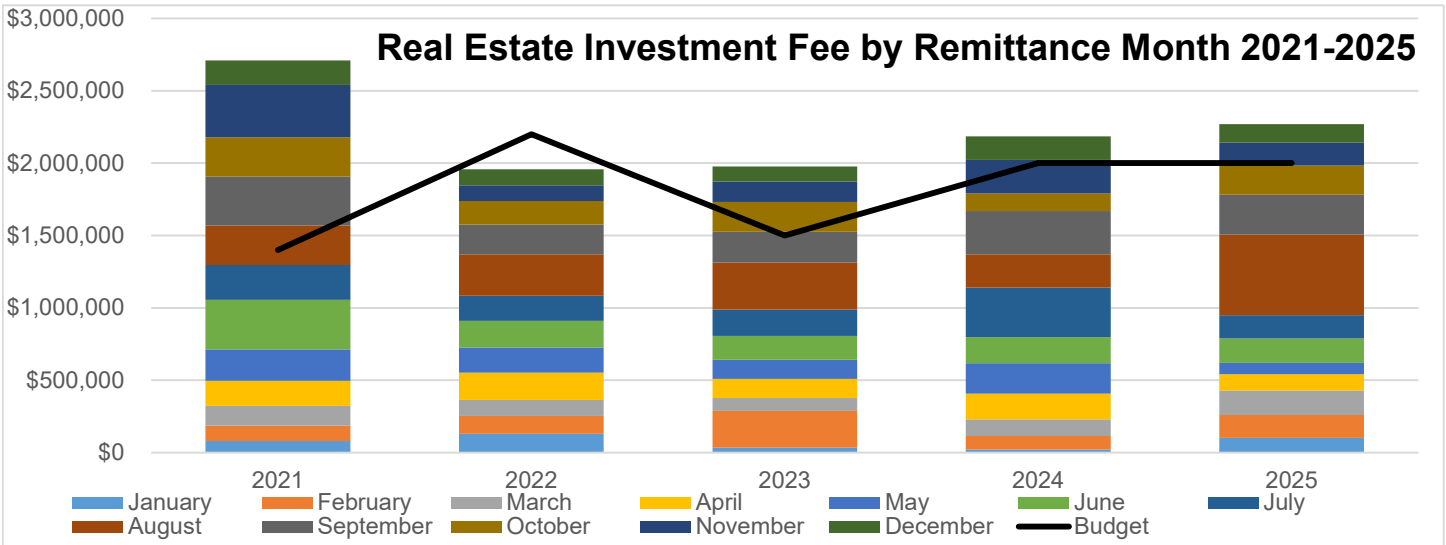
A 1% Real Estate Investment Fee is imposed on all real estate transfers within the Town.

The Real Estate Investment Fee received for the month of December 2025 is down 22% or \$36,255 compared to December of the previous year. In December 2025, the Town received \$126,415 in REIF, compared to \$162,670 received in December 2024. The year 2025 actuals are 13% over the 2025 budget.

In December 2025, the Town of Frisco recorded 14 real estate transactions involving sales with consideration. The average sale price during the month was \$902,964. The average sales price in the same month of 2024 was \$1,478,818.

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

Town of Frisco - Real Estate Investment Fee (REIF)							
Year to Date through:							
December							
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	\$126,415	(\$36,255)	-22%	\$2,000,000	113%
Total YTD Cumulative	\$1,977,492	\$2,185,418	\$2,269,130	\$83,712	4%	\$2,000,000	113%
Total Annual	\$1,977,492	\$2,185,418	\$2,269,130	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.

Period 13 of 2025 shows 96% online tax filers. Period 13 of 2025 shows no change on online tax filers compared to period 13 of 2024.

*Paper filing fees may experience fluctuations in months of quarterly & annual returns: March, June, September, & period 13.

Town of Frisco - \$10 Paper filing fee									
Year to Date through:									
Period 13									
Month	2023		2024		2025				
	Returns Filed	% Online filers	Returns Filed	% Online filers	Returns Filed	# Paper filed	# Online Filers	% Online filers	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%	1,071	25	1,046	98%	\$250
Period 13	1,537	94%	1,507	96%	1,862	68	1,794	96%	\$540
Total YTD Cumulative	11,054	96%	11,963	97%	13,858	370	13,488	97%	\$2,531
Total Annual	11,054	96%	11,963	97%	13,858	370	13,488	97%	\$2,531

Bag fees

The disposable bag fee program began January 1, 2020.



Note: bag fee program reporting is quarterly.

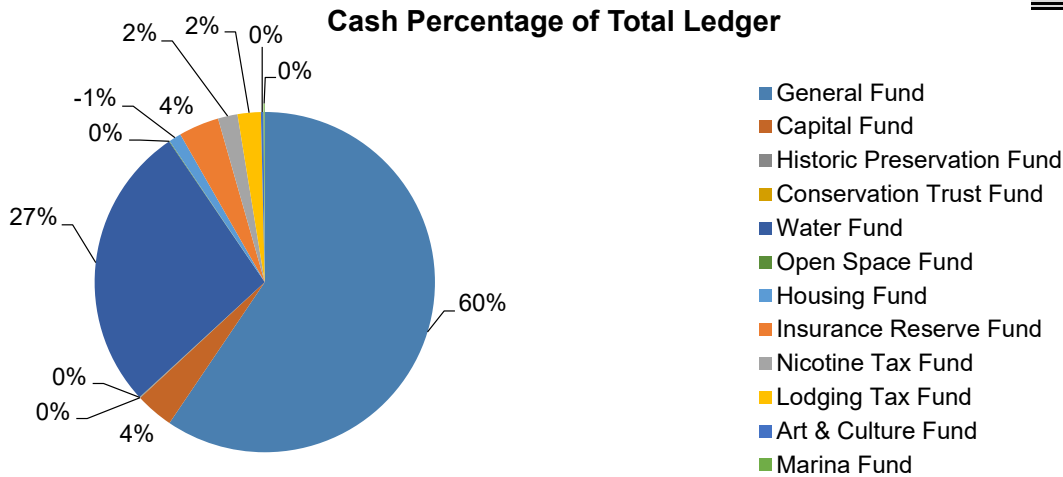
Financial Report - Cash Position

January 2026

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. Currently the Housing has a negative cash balance attributed to the delayed sale of some Mary Ruth units that is being carried by the General Fund. With upcoming sales, the Housing Fund will have a positive cash balance.

LEDGER BALANCES:

General Fund	\$14,005,187
Capital Fund	\$851,853
Historic Preservation Fund	\$13,340
Conservation Trust Fund	\$6,825
Water Fund	\$6,434,824
Open Space Fund	\$14,377
Housing Fund	(\$277,470)
Insurance Reserve Fund	\$904,030
Nicotine Tax Fund	\$437,512
Lodging Tax Fund	\$519,397
Art & Culture Fund	\$58,734
Marina Fund	\$27,795
TOTAL	\$22,996,404



ALLOCATION OF FUNDS:

1st Bank - Operating Account Bank Balance	\$2,973,880
1st Bank - Payroll Account Bank Balance	(\$71,595)
1st Bank - Accounts Payable Bank Balance	(\$522,393)
Colotrust Plus	\$4,338,590
CSIP	\$4,447,404
CSLIP	\$1,032,739
Alpine Bank CD	\$253,497
FirstBank CD	\$309,598
Wells Fargo CD	\$2,637
Flatirons Bank CD	\$240,000
LPL Financial	\$5,297,642
McCook National Bank CD	\$250,000
Multi Bank Securities	\$1,936,158
ProEquities	\$2,007,413
BOK Financial	\$500,836
TOTAL	\$22,996,404

Treasurer's Report Fund Summaries - January

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 2026 YTD Budget is based upon the distribution of 2024 actual revenue and expenditure/expense activity.

Fund	2026 YTD Actual	YTD Budget	% of YTD Budget	Total Budget	% of Total Budget
General Fund					
Revenues	\$1,065,730	\$919,904	115.9%	\$22,159,794	4.8%
Expenditures	\$1,564,823	\$1,652,040	94.7%	\$23,868,956	6.6%
Revenue: Slightly ahead of January 2026 Budget. Business license, CDD & FAP revenues well ahead of budget. Expenses: Slightly below January 2026 Budget. Recreation, Nordic & FAP salaries above January 2026 budget.					
Capital Fund					
Revenues	\$21,848	\$60,992	35.8%	\$4,282,400	0.5%
Expenditures	\$467,213	\$425,580	109.8%	\$4,866,933	9.6%
Revenue: Sale of assets is lower than the 2025 budget due to timing of sales. Expenses: Vehicles and equipment above budget due to timing of purchases.					
Historic Preservation Fund					
Revenues	\$431	\$296	146%	\$11,045	3.9%
Expenditures	\$0	\$0	N/A	\$3,500	N/A
Revenue: Donations coming in higher than budgeted.					
Conservation Trust Fund					
Revenues	(\$11)	\$46	-23.6%	\$34,700	0.0%
Expenditures	\$0	\$0	0.0%	\$34,700	0.0%
Revenue: Interest revenue is negative due to reversal of 2025 accrued interest. Will be positive in upcoming months.					
Water Fund					
Revenues	(\$1,751)	\$17,593	-10.0%	\$11,015,500	0.0%
Expenditures	\$86,939	\$156,320	55.6%	\$1,171,737	7.4%
Revenue: Interest revenue is negative due to reversal of 2025 accrued interest. Will be positive in upcoming months. Expenses: Capital improvement projects are below budget due to timing of projects.					
Open Space Fund					
Revenues	(\$22)	\$49	-44.9%	\$555	-4.0%
Expenditures	\$0	\$0	N/A	\$0	N/A
Revenue: Interest revenue is negative due to reversal of 2025 accrued interest. Will be positive in upcoming months.					
Housing Fund					
Revenues	\$57,855	\$42,071	137.5%	\$6,086,000	1.0%
Expenditures	\$26,414	\$283,465	9.3%	\$8,191,238	0.3%
Revenue: Developer impact fees/building permits coming in higher than budgeted. Expenses: Capital projects below budget due to timing of projects.					
Insurance Reserve Fund					
Revenues	\$94,765	\$163,006	58.1%	\$2,157,942	4.4%
Expenditures	\$522,147	\$223,269	233.9%	\$2,680,307	19.5%
Revenue: Employer paid premiums below January 2026 budget. Expenses: Medical claims are much higher than budgeted.					
Nicotine Tax Fund					
Revenues	(\$731)	\$1,731	-42.2%	\$572,600	-0.1%
Expenditures	\$0	\$0	0.0%	\$555,000	0.0%
Revenue: Interest revenue is negative due to reversal of 2025 accrued interest. Will be positive in upcoming months.					
Lodging Tax Fund					
Revenues	\$18,200	\$2,801	649.8%	\$1,028,250	1.8%
Expenditures	\$36,027	\$45,738	78.8%	\$982,659	3.7%
Revenue: Partner contributions higher than January 2026 budget due to timing of receipt. Expenses: Slightly below January 2026 budget.					
Art & Culture Fund					
Revenues	(\$90)	\$167	-54%	\$72,000	-0.1%
Expenditures	\$0	\$0	0%	\$80,000	0.0%
Revenue: Interest revenue is negative due to reversal of 2025 accrued interest. Will be positive in upcoming months.					
Marina Fund					
Revenues	\$43,911	\$2,959,293	1.5%	\$2,959,239	1.5%
Expenditures	\$305,379	\$3,045,133	10.0%	\$3,045,133	10.0%
Revenue: Monthly budgeting for the Marina hasn't been done due to changing environmental conditions and 2026 budget adjustments being made.					
8% of the Fiscal Year has Elapsed					



TO: MAYOR AND TOWN COUNCIL
FROM: LINSEY JOYCE, RECREATION DIRECTOR
RE: RECREATION DEPARTMENT STAFF REPORT – JANUARY 2026
DATE: FEBRUARY 24, 2026

Overview:

January brought dry conditions and mild temperatures, however, winter operations remained busy with visitors and season pass holders. The tubing hill reached a max capacity averaging 800 guests a day. Tubing sessions start at 9:00am for the 2025/2026 season, which is 15 minutes earlier than the operation opened in 2025.

The Nordic Center remained busy in January, despite no significant snowfall. Snow making operations continued into late January; staff diligently used loaders to move snow onto a 3.5k loop of groomed track skiing, eventually an additional 7k was drag groomed on natural snow. Snowshoe loops were open the entire month of January.

Facility and group reservations remain popular over the holidays; in January there were ten reservations at Slopeside Hall along with four Make-a-Wish family visits. The Frisco Nordic Center hosted Team Summit's annual Eat, Ski, and Be Merry event, which welcomed over 400 participants skiing on the trails, on January 31.

Programs staff ran no-school day camp out of Slopeside Hall during the kids' winter break. Afterschool Fun Club continues five days a week at Frisco Elementary and Little Vikings started in January, a collaboration with Team Summit, teaching cross country fundamentals to kids.

The Town of Frisco Wellness Committee hosted three MyFit activities at the Frisco Adventure Park for Town of Frisco staff in January; one classic ski clinic, one skate ski clinic, and one terrain park introduction clinic.

The report below details each of the different divisions (Adventure Park, Marina, Special Events, and Recreation Programs) within the Department. Participation numbers (as appropriate) and financials are all presented for January 2026.

Adventure Park:

For the purpose of this report, the Adventure Park consists of all aspects of the Peninsula Recreation Area (PRA) including the tubing hill, ski and ride hill, terrain park, field and facility reservations, concessionaire operations, the bike park, the skatepark, disc golf, trails and the Nordic Center. Finances are broken down into 1160 accounts (tubing hill, ski and ride hill, terrain park, Day Lodge) and 1170 accounts (Nordic Center operations and Trails).

January 2026 highlights for the Adventure Park (1160) included the following:

Day Lodge/Guest Service:

- Staff only had to adjust tubing hours one day, January 25, due to extreme temperatures and wind chill. This was an improvement from the 23/24 and 24/25 season in which operations had to close for two days over MLK weekend due to extreme weather.

Tubing Hill:

- Due to the unseasonably dry and warm conditions, staff managed spring-like conditions throughout the month, with five lanes open.

Ski Hill:

- The “Powder Playground” beginner area ski/snowboard area, which is located between the back of the tubing hill berm and the back deck of the Frisco Day Lodge, has continued to be a popular area for Snow Schooler lessons for new skiers/riders and for novice day ticket guests.

Railpark:

- Staff kicked off the first two "Friday Nights Under the Lights" at the Railpark, extending closing time until 8:00pm. The January 30 event featured a rail jam and competition in collaboration with Boardslide Magazine. There were 105 participants in the Open category and 40 teams of three competed for a grand prize of \$2,000.
- Terrain Park Lead, Taylor Hovis shifted to a night grooming schedule to better fit the needs of the Adventure Park grooming operations.
- Operations Supervisors, Tim Beck and Ben Sovine replaced the drive wheels on the rope tow. This is a wear item that affects the longevity of the rope.

Equipment:

- The Magic Carpet has had ongoing issues with the overheating. Operations Manager, Zach Henkel and Maintenance Technician, Sid Souleret have been working to find solutions with manufacturers. Electrical and motor test have been completed, and staff are anticipating a larger scale rebuild on this machine in the future.
- PRA staff are collaborating with Public Works staff to utilize asset and equipment management software to track maintenance on PRA vehicles and equipment.

Bike Park/Skate Park/Disc Golf Course:

- Closed for winter.

Town Council Meeting February 24, 2026
Recreation Department – Staff Report – January 2026

Table 1: Frisco Adventure Park Financials (1160)

	January 2026	January 2025	January 2024
Revenue – 1160	\$775,127	\$657,070	\$459,847
Expenses – 1160	\$255,152	\$235,627	\$145,266

	YTD Actual 2026	Budget 2026	YTD Actual 2025	YTD Actual 2024
Revenue – 1160	\$775,127	\$3,252,965	\$657,070	\$459,847
Expenses– 1160	\$255,152	\$2,068,798	\$235,627	\$145,266

Table 2: Frisco Adventure Park Participation (1160)

	January 2026	January 2025	January 2024
Tubing Visits	17,675	15,282	13,320
Ski & Ride Visits	775	528	182
SnowSchooler Visits	722	560	489
Railpark Day Visits	581	N/A	N/A
Railpark Passholder Visits	496*	N/A	N/A

**Railpark Passholder Visits: 124 QR Code Check-in's for passholders. We estimate that only ¼ of passholders are checking in upon their visits.*

January 2026 highlights for the Frisco Nordic Center (1170) included the following:

Guest Service:

- Dry and mild weather impacted on the amount of skiable terrain that was available for guests in January. January 2026 day pass (1,925) visits were down 21% compared to January 2025 (2,338). However, season pass holder visits in January 2026 remained consistent with January 2025 numbers.
- Throughout the month, Pete Swenson, Nordic & Trails Manager, worked with SE Group and the U.S. Forest Service to prepare the Scoping Document for the SUP expansion and future hut construction.

Groups/Programs/Events:

- Little Vikings afterschool program took place on Tuesdays and Thursdays in January.
- High School, Middle School, and Team Summit athletes practiced 3 times a week in January.
- Frisco Nordic Instructors hosted the Masters Ski clinics on Tuesdays and Thursdays in January, with an average of 30 skiers in attendance per clinic.
- January 8 - hosted Summit Middle School regional race with 50 athletes participating.
- January 13 - Apex Recreation Center participated in a guided snowshoe hike.

Town Council Meeting February 24, 2026
Recreation Department – Staff Report – January 2026

Table 3: Frisco Nordic Center and Trails Financials (1170)

	January 2026	January 2025	January 2024
Revenue – 1170	\$111,958	\$147,872	\$132,194
Expenses – 1170	\$84,170	\$89,258	\$56,849

	YTD Actual 2026	Budget 2026	YTD Actual 2025	YTD Actual 2024
Revenue – 1170	\$111,958	\$870,060	\$231,516	\$132,194
Expenses – 1170	\$84,170	\$1,000,234	\$89,258	\$56,849

Table 4: Frisco Nordic Center and Trails Participation (1170)

	2026	2025	2024
Day Pass Visits	1,544	1,925	2,338
Season Pass Visits	882	1,103	1,106
Team & Club Visits	789	N/A	N/A
Lesson Visits	47	N/A	N/A
Clinic Participants	82	N/A	N/A
Lesson Participants	138	N/A	N/A

Frisco Bay Marina:

January 2026 highlights for the Frisco Bay Marina (9000) included the following:

Guest Service:

- The guest service team sent out several hundred lease agreements to customers giving them the opportunity to renew their slip, mooring, kayak rack, trailer, and/or dry storage space for the 2026 boating season.
- The Guest Service team has sent out invoices equaling \$80,000.64 in accounts receivable.
 - January of 2025 saw much higher revenue vs. 2026. This was because about 1/3 of the slips were paid for early in 2025; due to low water predictions and potential slip unavailability, staff will not see this trend in 2026.

Operations:

- The most concerning news in January was the record low snowpack and the predicted low water levels for this upcoming boating season. Logan Snyder, Marina General Manager, leads his staff through discussions surrounding low water scenarios for summer 2026.
- Ongoing capital planning to replace the paddle dock and 5 pontoon boats.
- Some important financial updates include the following:
- YTD Expenses exceed revenue at this time due to significant capital investments secured early in the year.

Town Council Meeting February 24, 2026
Recreation Department – Staff Report – January 2026

Table 5: Frisco Marina Financials (9000)

	January 2026	January 2025	January 2024
Revenue – 9000	\$43,911.44	\$202,641.89	\$83,013.02
Expenses – 9000	\$305,378.74	\$59,321.26	\$64,714.22

	YTD Actual 2026	Budget 2026	YTD Actual 2025	YTD Actual 2024
Revenue – 9000	\$43,866.89	\$2,959,293	\$202,641.89	\$83,013.02
Expenses – 9000	\$305,378.74	\$3,052,630	\$59,321.26	\$64,714.22

Table 6: Frisco Marina Rental Numbers (9000)

SUP's	Closed for Season
Canoes	Closed for Season
Pedal Kayaks	Closed for Season
Single Kayaks	Closed for Season
Tandem Kayaks	Closed for Season
Fishing Boats	Closed for Season
Small Pontoon Boats	Closed for Season
Large Pontoons	Closed for Season

Recreation Programs:

January 2026 highlights for Recreation Programs (1150) included the following:
Operations:

- Tiernan Gannon joined the Programs team as the Youth Programs Supervisor. Tiernan has previously worked at Mountain Top Exploratorium and Wildflower Preschool. She brings an expertise in licensing and has a great aptitude for childcare programming.

Programs/Events:

- Little Vikings afterschool Nordic Ski program ran on Tuesdays and Thursdays with 35 children attending each day. This program continues to be a successful partnership with Team Summit.
- Staff hosted Winter Vacation Sensation, no-school camps, on January 2, 5 and 19 at Slopeside Hall.
- Staff hosted two Kids Night Out programs in January. Children attending this program go tubing, watch a movie, and have pizza for a fun night out with their friends. This program had a 117% increase in participation from 2025 to 2026 because staff hosted two programs in 2025, and one program in 2026, more than doubling participation.
- The Frisco Triathlon sold out at 325 racers within five days of registration opening. 2026 is the 5th consecutive year that the event has sold out within the first month of registration being opened.
- In late January, staff made the decision to postpone the Frisco Gold Rush to March 14 based on low snow conditions and lack of adequate terrain to host

Town Council Meeting February 24, 2026
Recreation Department – Staff Report – January 2026

various distances for racers. Staff continue to evaluate snow conditions and will meet again in February to decide on the format of the race.

Table 7: Program and Athletic Events Financials (1150):

	January 2026	January 2025	January 2024
Revenue – 1150	\$33,081.50	\$ 32,250.25	\$34,089.40
Expenses – 1150	\$34,156.94	\$ 35,305.36	\$25,940.68

	YTD Actual 2026	Budget 2026	YTD Actual 2025	YTD Actual 2024
Revenue – 1150	\$33,081.50	\$524,000.00	\$32,250.25	\$34,089.40
Expenses– 1150	\$34,156.94	\$930,756.00	\$35,305.36	\$25,940.68

Table 8: Program and Events Participation (1150)

	January 2026	January 2025	January 2024
Winter Vacation Sensation	47	86	125
Little Vikings	240	224	168
After School Fun Club	342	306	303
Kids Night Out	63	29	25
TOTAL	692	645	621

Special Events:

January 2026 highlights for Special Events (1140) included the following:

- Matt Lope, Events Supervisor, worked alongside Peak Performance, the Town's music booking partner, to secure performers for the 2026 Concert in the Park Series.
- Staff continue to focus on 2026 event logistics, including sponsorship, food and beverage partners, budget, and community engagement.

Table 9: Community Event Participation Financials (1140)

	YTD Actual 2026	Budget 2026	YTD Actual 2025	YTD Actual 2024
Revenue – 1140	\$0	\$0	\$0	\$0
Expenses– 1140	\$18,161.82	\$594,486.00	\$11,262.11	\$12,369.9

	January 2026	January 2025	January 2024
Revenue – 1140	\$0	\$0	\$0
Expenses – 1140	\$ 18,161.82	\$11,262.11	\$12,369.9

Town Council Meeting February 24, 2026
Recreation Department – Staff Report – January 2026

Table 10: Community Event Participation (1140):

	January 2026	January 2025	January 2024
No Events in January			



RECORD OF PROCEEDINGS – MINUTES

**THE TOWN COUNCIL OF THE TOWN OF FRISCO
FRISCO TOWN HALL, 1 MAIN STREET, FRISCO, COLORADO 80443
FEBRUARY 10, 2026 AT 4:30PM**

Work Session:

- **Agenda Item #1:** Summit Fire & EMS Authority 2024 International Fire Code Amendments Discussion
- **Agenda Item #2:** Frisco Bay Marina Update

**REGULAR MEETING OF
THE TOWN COUNCIL OF THE TOWN OF FRISCO
FRISCO TOWN HALL, 1 MAIN STREET, FRISCO, COLORADO 80443
FEBRUARY 10, 2026 AT 7:00PM**

Call to Order:

Meeting called to order at 7:10PM by Mayor Ihnken.

Roll Call:

Roll called by Town Clerk Stacey Campbell at 7:10PM.

Rick Ihnken – PRESENT (IN-PERSON) – Mayor

Andy Held – Mayor Pro Tem - PRESENT

Martin Allen – ABSENT (IN-PERSON)

Robyn Goldstein – PRESENT (VIRTUAL)

Dan Kibbie – PRESENT (IN-PERSON)

Zachary Ryan – ABSENT

Elizabeth Skrzypczak-Adrian – PRESENT (IN-PERSON)

Public Comment:

Public Comment opened by Mayor Ihnken at 7:10PM.

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.

Full Name of Commenter	In Person or Online	Address	Topic(s)
Alex Beach	Online	951 Lakepointe Drive	Short-Term Rental Code proposed amendments

Seeing no public comments in person or online, Mayor Ihnken closed Public Comment at 7:14PM and moved into Council Comments.

Council Comments:

Councilmember Kibbie mentioned great weather over the last weekend for the Town's events, such as the Spontaneous Combustion.

Mayor Ihnken acknowledged and thanked both Frisco Police Department for their recent efforts on some important incidents and cases. He also thanked Town Attorney Thad Renaud for hitting his 30-year service anniversary for the Town of Frisco.

With no further Council Comments, Mayor Ihnken moved into Staff Updates.

Staff Updates:

Town Manager Tom Fisher updated Council regarding the upcoming School Board Meeting surrounding their ongoing master planning process at an upcoming meeting.

Consent Agenda:

- Minutes from January 27, 2026
- Resolution 26-08: A RESOLUTION AUTHORIZING THE PURCHASE OF A MEECO SULLIVAN PADDLE DOCK FOR THE FRISCO BAY MARINA
- Resolution 26-09: A RESOLUTION AUTHORIZING THE PURCHASE OF PONTOON BOATS FOR THE FRISCO BAY MARINA

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

VOTE:

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

MOTION: PASSED AT 7:17PM

New Business:

Agenda Item #1: 2024 International Code Council Code Amendments Public Hearing

Mayor Ihnken read the item into the record at 7:17PM and opened the public hearing.

Katie Kent, Community Development Department Director, presented the item.

Mayor Ihnken opened the floor for Public Comment at 7:18PM.

Full Name of Commenter	In Person or Online	Address	Topic(s)
Matt Wright	In Person	“3B” Alpine Drive	Energy Code Adoption proposed amendments, supportive of using Energy Rating Index.
Valerie Connelly	In Person	Silverthorne Resident	Commented on behalf of the Summit County Builders Association, generally opposing proposed code amendments.
Eli Brown	In Person	Dillon Resident	Town of Frisco Board of Appeals Boardmember and Contractor who works in Frisco. Supports reduction in square footage requirement (fire code proposed amendments).

Mayor Ihnken closed public comment at 7:30PM and moved back to Council Discussion.

Councilmember Skrzypczak-Adrian stated that she feels she needs to dig deeper into the topic.

Councilmember Kibbie stated that he agrees with all three who provided public comment and more work is needed to determine what is appropriate for adoption in Frisco and provide clarity.

John Schumacher, Building Official for the Town of Frisco on behalf of Comprehensive Building Code Services, answered two of Mayor Ihnken’s questions. Mayor Ihnken also asked Mr. Schumacher to clarify the difference between the Prescriptive Path and Performance Path in the proposed code. Mr. Schumacher provided the requested information.

Further Council discussion ensued between Mayor Pro Tem Held, Mayor Ihnken, Councilmember Kibbie, and Mr. Schumacher. Mayor Pro Tem Held stated he would appreciate another Work Session, Councilmembers Kibbie and Skrzypczak-Adrian wants to see some form of summary to compare old and proposed changes. Town Manager Tom Fisher proposed that Mr. Schumacher use professional judgment to identify specifically what could potentially be problematic.

Mayor Ihnken closed the public hearing at 7:45PM.

Agenda Item #2: First Reading Ordinance 26-05: AN ORDINANCE ESTABLISHING, PURSUANT TO SECTION 171-11 OF THE CODE OF ORDINANCES OF THE TOWN OF FRISCO, THE PLANT INVESTMENT FEES, CAPITAL EQR SCHEDULES, DELIVERY CHARGES, FLAT RATES, AND USAGE FEES TO BE CHARGED IN CONNECTION WITH THE TOWN'S WATER SYSTEM

Mayor Ihnken read the item into the record at 7:45PM and opened the public hearing.

Finance Director Leslie Edwards presented the item, detailing the need for the adoption of the Ordinance, and offered to answer any questions.

Mayor Ihnken opened the floor for Public Comment at 7:53PM, seeing none, closed Public Comment.

Councilmembers Goldstein and Skrzypczak-Adrian thanked staff for their efforts on this project.

MOTION: COUNCILMEMBER SKRZYPCZAK-ADRIAN MOVED TO APPROVE THE ORDINANCE ON FIRST READING, SECONDED BY COUNCILMEMBER KIBBIE.

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

MOTION: PASSED AT 7:53PM

Agenda Item #3: First Reading Ordinance 26-06: AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2025 BUDGET

Mayor Ihnken read the item into the record at 7:54PM and opened the public hearing.

Finance Director Leslie Edwards presented the item, detailing the need for the adoption of the Ordinance, and offered to answer any questions.

Mayor Ihnken opened the floor for Public Comment at 7:57PM, seeing none, closed Public Comment.

No Council discussion ensued.

MOTION: MAYOR PRO TEM HELD MOVED TO APPROVE THE ORDINANCE ON FIRST READING, SECONDED BY COUNCILMEMBER SKRZYPCZAK-ADRIAN.

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

MOTION: PASSED AT 8:04PM

Agenda Item #4: First Reading Ordinance First Reading Ordinance 26-07: AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2026 BUDGET

Mayor Ihnken read the item into the record at 7:54PM and opened the public hearing.

Finance Director Leslie Edwards presented the item, detailing the need for the adoption of the Ordinance, and offered to answer any questions.

Mayor Ihnken opened the floor for Public Comment at 8:01PM, seeing none, closed Public Comment.

Councilmember Skrzypczak-Adrian praised efforts of staff

MOTION: MAYOR PRO TEM HELD MOVED TO APPROVE THE ORDINANCE ON FIRST READING, SECONDED BY COUNCILMEMBER SKRZYPCZAK-ADRIAN.

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

MOTION: PASSED AT 8:03PM

Old Business:

Agenda Item #5: Second Reading Ordinance 26-03: AN ORDINANCE AMENDING CHAPTER 180 OF THE CODE OF ORDINANCES OF THE TOWN OF FRISCO, CONCERNING THE UNIFIED DEVELOPMENT CODE, BY AMENDING SECTION 180-6.16 OUTDOOR LIGHTING, SECTION 180-6.19 SIGNS, SECTION 180-8. NONCONFORMITIES, AND SECTION 180-9.3. GENERAL DEFINITIONS, CONCERNING OUTDOOR LIGHTING

Mayor Ihnken read the item into the record at 8:04PM and opened the public hearing.

Emma Heth, Planner from the Community Development Department presented the item, offered to answer any questions, mentioned that Written Public Comment was received from the Towers Condominium Homeowners Association earlier today. Council asked Ms. Heth to pull up pictures regarding this matter.

Town Attorney Thad Renaud and Ms. Heth commented that specifically carving out the requested allowance could over-complicate Code, but that it's ultimately up to Council's discretion and direction.

Mayor Ihnken opened the floor for Public Comment at 8:11PM, seeing none, closed Public Comment.

MOTION: MAYOR PRO TEM HELD MOVED TO APPROVE THE ORDINANCE UPON SECOND READING, SECONDED BY COUNCILMEMBER SKRZYPCZAK-ADRIAN.

KIBBIE	YEA
GOLDSTEIN	YEA
HELD	YEA
SKRZYPCZAK-ADRIAN	YEA

RYAN	ABSENT
IHNKEN	YEA
ALLEN	ABSENT

MOTION: PASSED AT 8:12PM

Old Business:

Agenda Item #6: Second Reading Ordinance 26-01: AN ORDINANCE AMENDING CHAPTER 167 OF THE CODE OF ORDINANCES OF THE TOWN OF FRISCO, CONCERNING VEHICLES AND TRAFFIC, BY ADDING A NEW SECTION 167-14, CONCERNING THE VIOLATION OF VEHICLE REGISTRATION REQUIREMENTS, TO ALLOW FOR THE CITATION OF VEHICLE REGISTRATION VIOLATIONS INTO THE MUNICIPAL COURT

Mayor Ihnken read the item into the record at 8:12PM and opened the public hearing.

Town Attorney Thad Renaud presented the item, detailing the need for the adoption of the Ordinance, and offered to answer any questions.

Mayor Ihnken opened the floor for Public Comment at 8:13PM, seeing none, closed Public Comment.

MOTION: COUNCILMEMBER SKRZYPCZAK-ADRIAN MOVED TO APPROVE THE ORDINANCE UPON SECOND READING, SECONDED BY MAYOR PRO TEM HELD.

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

MOTION: PASSED AT 8:13PM

Agenda Item #7: Second Reading Ordinance 26-04: AN ORDINANCE AMENDING CHAPTER 1, SECTION 1-14, OF THE CODE OF ORDINANCES OF THE TOWN OF FRISCO, CONCERNING GENERAL PENALTIES FOR VIOLATIONS OF THE CODE, TO ALIGN THE PROVISIONS THEREOF WITH COLORADO STATUTORY AUTHORIZATIONS AND THE LIMITATIONS OF A RECENT DECISION OF THE COLORADO SUPREME COURT

Mayor Ihnken read the item into the record at 8:14PM and opened the public hearing.

Town Attorney Thad Renaud presented the item, detailing the need for the adoption of the Ordinance, and offered to answer any questions.

Mayor Ihnken opened the floor for Public Comment at 8:16PM, seeing none, closed Public Comment.

No Council discussion ensued.

MOTION: MAYOR PRO TEM MOVED TO APPROVE THE ORDINANCE UPON SECOND READING, SECONDED BY COUNCILMEMBER SKRZYPCZAK-ADRIAN.

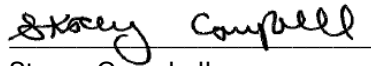
GOLDSTEIN	YEA
HELD	YEA
SKRZYPCZAK-ADRIAN	YEA
RYAN	ABSENT
IHNKEN	YEA
ALLEN	ABSENT
KIBBIE	YEA

MOTION: PASSED AT 8:17PM

Adjourn:

COUNCILMEMBER SKRZYPCZAK-ADRIAN MOVED TO ADJOURN, SECONDED BY COUNCILMEMBER SKRZYPCAK-ADRIAN AND COUNCIL VOTED UNANIMOUSLY IN FAVOR AT 8:17PM.

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
1VISION							
31	1VISION	2242984	Frisco Adventure Park Brochures	12/17/2025	1,446.84	1,446.84	01/07/2026
Total 1VISION:					1,446.84	1,446.84	
A.M. LOCKSMITHS, INC. & ENGRAVING							
205	A.M. LOCKSMITHS, INC. & ENG	PW-001	Town Hall HR new locks and reke	09/15/2025	429.61	429.61	01/15/2026
205	A.M. LOCKSMITHS, INC. & ENG	PW-002	Slopeside hall key copies	11/12/2025	15.00	15.00	01/15/2026
205	A.M. LOCKSMITHS, INC. & ENG	PW-003	Nordic Center front door repairs	11/11/2025	217.00	217.00	01/15/2026
Total A.M. LOCKSMITHS, INC. & ENGRAVING:					661.61	661.61	
ACORN PETROLEUM INC.							
410	ACORN PETROLEUM INC.	0035577-IN	Invoice 0035577-IN	12/31/2025	3,743.47	3,743.47	01/07/2026
410	ACORN PETROLEUM INC.	0035933-IN	Invoice 0035933-IN	01/06/2026	2,773.77	2,773.77	01/15/2026
410	ACORN PETROLEUM INC.	0036505-IN	Invoice 0036505-IN	01/13/2026	3,444.40	3,444.40	01/22/2026
410	ACORN PETROLEUM INC.	0037019-IN	Invoice 0037019-IN	01/20/2026	3,146.10	3,146.10	01/29/2026
410	ACORN PETROLEUM INC.	0037635-IN	Invoice 0037635-IN	01/27/2026	2,217.89	2,217.89	01/29/2026
Total ACORN PETROLEUM INC.:					15,325.63	15,325.63	
ADVANCED NETWORK MANAGEMENT, INC							
505	ADVANCED NETWORK MANAG	IN113542	Webex Calling Professional	12/26/2025	10,527.00	10,527.00	01/07/2026
Total ADVANCED NETWORK MANAGEMENT, INC:					10,527.00	10,527.00	
ADVOCATES FOR VICTIMS OF ASSAULT, INC							
520	ADVOCATES FOR VICTIMS OF	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	5,000.00	5,000.00	01/21/2026
Total ADVOCATES FOR VICTIMS OF ASSAULT, INC:					5,000.00	5,000.00	
ALERT/SAM							
690	ALERT/SAM	2026	2026 ALERT/SAM annual dues	01/01/2026	100.00	100.00	01/29/2026
Total ALERT/SAM:					100.00	100.00	
ALL ELECTRIC COMPANY INC.							
778	ALL ELECTRIC COMPANY INC.	032213	2025 Solar light retrofit for street li	12/04/2025	5,000.00	5,000.00	01/22/2026
778	ALL ELECTRIC COMPANY INC.	032213	2025 Solar light retrofit for street li	12/04/2025	18,151.70	18,151.70	01/22/2026
778	ALL ELECTRIC COMPANY INC.	032258	Electrical plans for FNC wax shac	12/11/2025	4,010.85	4,010.85	01/07/2026
Total ALL ELECTRIC COMPANY INC.:					27,162.55	27,162.55	
ALPENGLOW CHAMBER MUSIC FESTIVAL							
855	ALPENGLOW CHAMBER MUSIC	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	600.00	600.00	01/21/2026
Total ALPENGLOW CHAMBER MUSIC FESTIVAL:					600.00	600.00	
ALPINE SPECIALTY SERVICES							
997	ALPINE SPECIALTY SERVICES	6655	Snow removal - FAP	01/01/2026	2,416.00	2,416.00	01/29/2026
Total ALPINE SPECIALTY SERVICES:					2,416.00	2,416.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
A-PEAK, INC.							
1650	A-PEAK, INC.	25-0723-1	2025 Paving at Day Lodge parkin	11/19/2025	21,730.00	21,730.00	01/29/2026
Total A-PEAK, INC.:					21,730.00	21,730.00	
ARIA FILTRA							
1811	ARIA FILTRA	252 50000956	Surface Water Treatment Plant - P	12/12/2025	5,290.00	5,290.00	01/07/2026
Total ARIA FILTRA:					5,290.00	5,290.00	
ARIANA JIMENEZ							
1812	ARIANA JIMENEZ	1600136	Reimbursement for fingerprint pay	12/06/2025	57.50	57.50	01/07/2026
Total ARIANA JIMENEZ:					57.50	57.50	
ASCAP							
1890	ASCAP	2026	Music rights for concerts and even	12/20/2025	500.00	500.00	01/15/2026
Total ASCAP:					500.00	500.00	
AVERTIUM LLC							
2142	AVERTIUM LLC	INV612845	Managed XDR for Microsoft	01/05/2026	3,592.30	3,592.30	01/07/2026
Total AVERTIUM LLC:					3,592.30	3,592.30	
BETHANY IMMIGRATION SERVICES							
2658	BETHANY IMMIGRATION SERVI	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,500.00	1,500.00	01/21/2026
Total BETHANY IMMIGRATION SERVICES:					1,500.00	1,500.00	
BLAIR MILLER							
2986	BLAIR MILLER	1 2026	Reimbursement for Denver team/	01/23/2026	55.30	55.30	01/29/2026
Total BLAIR MILLER:					55.30	55.30	
BLUE RIVER WATERSHED GROUP							
3030	BLUE RIVER WATERSHED GRO	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,000.00	1,000.00	01/21/2026
Total BLUE RIVER WATERSHED GROUP:					1,000.00	1,000.00	
BONFIRE ENGINEERING AND CONSTRUCTION LLC							
3201	BONFIRE ENGINEERING AND C	001058	Fiber broadband technical assista	12/29/2025	47,900.78	47,900.78	01/15/2026
3201	BONFIRE ENGINEERING AND C	001061	Fiber broadband engineering and	12/30/2025	15,759.90	15,759.90	01/15/2026
Total BONFIRE ENGINEERING AND CONSTRUCTION LLC:					63,660.68	63,660.68	
BRAV USA INC							
3468	BRAV USA INC	US-2600157	FNC shop vice tools	01/02/2026	60.41	60.41	01/15/2026
3468	BRAV USA INC	US-2602736	Retail order for FNC	01/20/2026	395.21	395.21	01/22/2026
Total BRAV USA INC:					455.62	455.62	
BRECKENRIDGE BACKSTAGE THEATRE							
3505	BRECKENRIDGE BACKSTAGE T	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,000.00	1,000.00	01/21/2026
Total BRECKENRIDGE BACKSTAGE THEATRE:					1,000.00	1,000.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
BRECKENRIDGE OUTDOOR EDUC. CTR							
3570	BRECKENRIDGE OUTDOOR ED	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,500.00	1,500.00	01/21/2026
Total BRECKENRIDGE OUTDOOR EDUC. CTR:					1,500.00	1,500.00	
BROWNS HILL ENGINEERING & CONTROLS							
3810	BROWNS HILL ENGINEERING &	31721	Service Work	12/31/2025	1,264.20	1,264.20	01/07/2026
Total BROWNS HILL ENGINEERING & CONTROLS:					1,264.20	1,264.20	
BRYNN GREY X, LLC							
3917	BRYNN GREY X, LLC	1826	Whole foods - Traditional neighbor	01/08/2026	20.00	20.00	01/15/2026
3917	BRYNN GREY X, LLC	1826	Whole foods wetlands contingenc	01/08/2026	1,200.00	1,200.00	01/15/2026
Total BRYNN GREY X, LLC:					1,220.00	1,220.00	
BUFFALO MOUNTAIN MANAGERS							
3969	BUFFALO MOUNTAIN MANAGE	46048	January HOA Fees	01/05/2026	500.00	500.00	01/07/2026
Total BUFFALO MOUNTAIN MANAGERS:					500.00	500.00	
BURENJARGAL PERRONE							
4057	BURENJARGAL PERRONE	12726	Refund of application fees for AD	01/27/2026	110.00	110.00	01/29/2026
Total BURENJARGAL PERRONE:					110.00	110.00	
CAFE FOOD RESCUE							
4201	CAFE FOOD RESCUE	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	5,000.00	5,000.00	01/21/2026
Total CAFE FOOD RESCUE:					5,000.00	5,000.00	
CAREERS IN CONSTRUCTION COLORADO							
4319	CAREERS IN CONSTRUCTION	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	2,500.00	2,500.00	01/21/2026
Total CAREERS IN CONSTRUCTION COLORADO:					2,500.00	2,500.00	
CASA OF THE CONTINENTAL DIVIDE							
4440	CASA OF THE CONTINENTAL DI	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,000.00	1,000.00	01/21/2026
Total CASA OF THE CONTINENTAL DIVIDE:					1,000.00	1,000.00	
CDPHE							
4609	CDPHE	WU261177028	CDPHE Drinking Water Permit Fe	11/17/2025	580.00	580.00	01/29/2026
Total CDPHE:					580.00	580.00	
CEDAR LODGE CONDOMINIUMS							
4621	CEDAR LODGE CONDOMINIUM	10867	HOA Monthly Dues	01/01/2026	518.97	518.97	01/07/2026
Total CEDAR LODGE CONDOMINIUMS:					518.97	518.97	
CELEBRATE THE BEAT							
4629	CELEBRATE THE BEAT	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	2,000.00	2,000.00	01/21/2026
Total CELEBRATE THE BEAT:					2,000.00	2,000.00	
CIVICPLUS							
5591	CIVICPLUS	356769	MEETING AGENDA SOFTWARE	01/01/2026	10,534.65	10,534.65	01/07/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total CIVICPLUS:					10,534.65	10,534.65	
CMNM							
5727	CMNM	IN219009	BACK YARD PAGE MONDAYS S	12/31/2025	300.00	300.00	01/07/2026
5727	CMNM	IN219510	2025 CANDIDATE INFORMATIO	12/31/2025	172.84	.00	01/15/2026
Total CMNM:					472.84	300.00	
COLORADO LEARNING CONNECTIONS							
6766	COLORADO LEARNING CONNE	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	3,000.00	3,000.00	01/21/2026
Total COLORADO LEARNING CONNECTIONS:					3,000.00	3,000.00	
COLORADO MOUNTAIN COLLEGE							
6806	COLORADO MOUNTAIN COLLE	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,000.00	1,000.00	01/21/2026
Total COLORADO MOUNTAIN COLLEGE:					1,000.00	1,000.00	
COMPREHENSIVE BUILDING CODE SERVICES LLC							
7091	COMPREHENSIVE BUILDING C	027	Building Services December 2025	01/01/2026	33,850.00	33,850.00	01/07/2026
Total COMPREHENSIVE BUILDING CODE SERVICES LLC:					33,850.00	33,850.00	
CORE & MAIN LP							
7419	CORE & MAIN LP	X661659	2025 Outstanding Balance with C	11/12/2025	3,329.77	3,329.77	01/29/2026
7419	CORE & MAIN LP	Y177642	System Inventory Parts - Saddles	12/12/2025	1,848.75	1,848.75	01/07/2026
Total CORE & MAIN LP:					5,178.52	5,178.52	
CUMMINS SALES AND SERVICE							
7815	CUMMINS SALES AND SERVICE	42-251161387	Surface Water Treatment Plant G	11/11/2025	1,125.00	1,125.00	01/22/2026
Total CUMMINS SALES AND SERVICE:					1,125.00	1,125.00	
DH PACE COMPANY							
9105	DH PACE COMPANY	SVC/272-6026	2025 Bay 2 garage door service	01/13/2026	709.50	709.50	01/29/2026
Total DH PACE COMPANY:					709.50	709.50	
DIANE MCBRIDE							
9110	DIANE MCBRIDE	45992	2025 Monthly Cell Phone Reimbur	01/21/2026	70.00	70.00	01/29/2026
Total DIANE MCBRIDE:					70.00	70.00	
DILLON VALLEY ELEMENTARY PTSA							
9231	DILLON VALLEY ELEMENTARY	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	500.00	500.00	01/21/2026
Total DILLON VALLEY ELEMENTARY PTSA:					500.00	500.00	
DONALD J. COOK & DEIRDRE COOK							
9406	DONALD J. COOK & DEIRDRE C	1826	Refundable \$1,000.00 portion of t	01/08/2026	1,000.00	1,000.00	01/15/2026
Total DONALD J. COOK & DEIRDRE COOK:					1,000.00	1,000.00	
EAGLE COUNTY CLIMBING COALITION							
9771	EAGLE COUNTY CLIMBING CO	12026	Book order of local publications/g	01/22/2026	165.22	165.22	01/29/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total EAGLE COUNTY CLIMBING COALITION:					165.22	165.22	
EDUCATION FOUNDATION OF THE SUMMIT (EFS)							
9936	EDUCATION FOUNDATION OF T	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,000.00	1,000.00	01/21/2026
Total EDUCATION FOUNDATION OF THE SUMMIT (EFS):					1,000.00	1,000.00	
ELITE BRANDS OF COLORADO, INC.							
10079	ELITE BRANDS OF COLORADO,	W-1801608	Frisco Nordic Center Beer & Wine	11/28/2025	344.00	344.00	01/15/2026
Total ELITE BRANDS OF COLORADO, INC.:					344.00	344.00	
EMILY CRAWFORD							
10199	EMILY CRAWFORD	1225	Mileage Reimbursement Decemb	01/05/2026	104.16	104.16	01/07/2026
Total EMILY CRAWFORD:					104.16	104.16	
ePACT NETWORK LTD							
10254	ePACT NETWORK LTD	EP001017	ePACT Enterprise Package (Rec)	01/14/2026	3,475.00	3,475.00	01/22/2026
Total ePACT NETWORK LTD:					3,475.00	3,475.00	
FALLLINE							
10610	FALLLINE	INV8312	Ski area supply	12/10/2025	3,291.23	3,291.23	01/07/2026
10610	FALLLINE	INV8459	Shipping fee	12/29/2025	75.00	75.00	01/07/2026
Total FALLLINE:					3,366.23	3,366.23	
FIRST & MAIN FRISCO LLC							
10875	FIRST & MAIN FRISCO LLC	10226	Lease Purchase Payment 2026	01/02/2026	80,762.13	80,762.13	01/02/2026
10875	FIRST & MAIN FRISCO LLC	10226	Lease Purchase Payment Interest	01/02/2026	19,237.87	19,237.87	01/02/2026
Total FIRST & MAIN FRISCO LLC:					100,000.00	100,000.00	
FIRST DIGITAL COMMUNICATIONS, LLC							
10881	FIRST DIGITAL COMMUNICATIO	00894081-1	Invoice 00894081-1 + late fees	11/01/2025	315.49	315.49	01/22/2026
10881	FIRST DIGITAL COMMUNICATIO	00920247-1	December 2025 account 16977	01/01/2026	332.20	332.20	01/22/2026
Total FIRST DIGITAL COMMUNICATIONS, LLC:					647.69	647.69	
FORCE BUSINESS INTELLIGENCE							
11101	FORCE BUSINESS INTELLIGEN	23353	2026 MUNICIPAL ELECTION VO	11/30/2025	1,124.38	1,124.38	01/07/2026
Total FORCE BUSINESS INTELLIGENCE:					1,124.38	1,124.38	
FREDERIC PRINTING							
11255	FREDERIC PRINTING	359755526	Frisco Winter Trail Map	12/05/2025	1,288.00	1,288.00	01/07/2026
Total FREDERIC PRINTING:					1,288.00	1,288.00	
FREEDOM MAILING SERVICES INC.							
11260	FREEDOM MAILING SERVICES I	52068	Water Bill Processing/Mailing	01/10/2026	408.14	408.14	01/15/2026
Total FREEDOM MAILING SERVICES INC.:					408.14	408.14	
FRIENDS OF THE COLORADO AVALANCE							
11285	FRIENDS OF THE COLORADO A	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	4,500.00	4,500.00	01/21/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total FRIENDS OF THE COLORADO AVALANCE:					4,500.00	4,500.00	
FRIENDS OF THE DILLON RANGER							
11290	FRIENDS OF THE DILLON RAN	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	4,500.00	4,500.00	01/21/2026
Total FRIENDS OF THE DILLON RANGER:					4,500.00	4,500.00	
FRIENDS OF THE S.C. LIBRARY							
11310	FRIENDS OF THE S.C. LIBRARY	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,000.00	1,000.00	01/21/2026
Total FRIENDS OF THE S.C. LIBRARY:					1,000.00	1,000.00	
FRISCO ELEMENTARY PTSA							
11410	FRISCO ELEMENTARY PTSA	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	5,000.00	5,000.00	01/21/2026
Total FRISCO ELEMENTARY PTSA:					5,000.00	5,000.00	
GALENA PLACE HOA							
11756	GALENA PLACE HOA	1991	HOA Monthly Dues Unit 3	01/01/2026	550.00	550.00	01/07/2026
11756	GALENA PLACE HOA	1999	Monthly Dues Unit 7	01/01/2026	459.91	459.91	01/07/2026
Total GALENA PLACE HOA:					1,009.91	1,009.91	
GMCO CORPORATION							
12250	GMCO CORPORATION	CD202605279	2025 Ice slicer	12/28/2025	4,967.15	4,967.15	01/29/2026
12250	GMCO CORPORATION	CD202605280	2025 Ice slicer	12/28/2025	4,737.55	4,737.55	01/29/2026
12250	GMCO CORPORATION	CD202605281	2025 Ice slicer	12/28/2025	4,770.35	4,770.35	01/29/2026
12250	GMCO CORPORATION	CD202605282	2025 Ice slicer	12/28/2025	4,913.85	4,913.85	01/29/2026
Total GMCO CORPORATION:					19,388.90	19,388.90	
GRANT BARRICK							
12529	GRANT BARRICK	Nov-Dec 2025	Nov-Dec 2025 Phone Bill	12/17/2025	35.00	35.00	01/22/2026
Total GRANT BARRICK:					35.00	35.00	
H & L CONCRETE INC							
12731	H & L CONCRETE INC	PAY APPLICAT	2025 Miners creek culvert replace	08/28/2025	75,000.00	75,000.00	01/22/2026
12731	H & L CONCRETE INC	PAY APPLICAT	2025 Miners creek culvert replace	08/28/2025	43,607.96	43,607.96	01/22/2026
12731	H & L CONCRETE INC	Pay Application	Miners Creek culvert replacement	09/25/2025	15,868.80	15,868.80	01/22/2026
12731	H & L CONCRETE INC	Pay Application	Miners Creek culvert replacement	09/25/2025	7,077.72	7,077.72	01/22/2026
Total H & L CONCRETE INC:					141,554.48	141,554.48	
HBL CONSULTING INC.							
12970	HBL CONSULTING INC.	7985	Monthly rate + AV support Council	12/31/2025	12,040.00	12,040.00	01/06/2026
12970	HBL CONSULTING INC.	7987	IT Services - Fiber Project	12/31/2025	720.00	720.00	01/06/2026
Total HBL CONSULTING INC.:					12,760.00	12,760.00	
HEALTHJOY LLC							
13001	HEALTHJOY LLC	2023147187	Chronic Care Service Fees - Dece	01/12/2026	109.00	109.00	01/15/2026
Total HEALTHJOY LLC:					109.00	109.00	
HELTON BACKHOE SERVICE, INC							
13100	HELTON BACKHOE SERVICE, I	25-16569	Hawn Drive Main Repair	12/18/2025	52,111.76	52,111.76	01/07/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total HELTON BACKHOE SERVICE, INC:					52,111.76	52,111.76	
HIGH COUNTRY VETERANS ADVENTURES							
13293	HIGH COUNTRY VETERANS AD	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	2,000.00	2,000.00	01/21/2026
Total HIGH COUNTRY VETERANS ADVENTURES:					2,000.00	2,000.00	
HUDSON JENSEN							
13761	HUDSON JENSEN	1060432	Base layers Uniform Allowance	01/14/2026	464.13	464.13	01/29/2026
Total HUDSON JENSEN:					464.13	464.13	
IMEG CORP							
14006	IMEG CORP	22001966.00-4	GIS support	01/21/2026	1,120.00	1,120.00	01/29/2026
Total IMEG CORP:					1,120.00	1,120.00	
INTERSTATE PARKING COMPANY OF COLORADO							
14285	INTERSTATE PARKING COMPA	FRISCO-0126	26-Jan	12/21/2025	1,149.00	1,149.00	01/07/2026
Total INTERSTATE PARKING COMPANY OF COLORADO:					1,149.00	1,149.00	
JAMES GORHAM							
14703	JAMES GORHAM	10-12 2025 Ph	Oct-Dec Phone Reimbursement	01/07/2026	210.00	210.00	01/07/2026
Total JAMES GORHAM:					210.00	210.00	
KEYSTONE SCIENCE SCHOOL							
17030	KEYSTONE SCIENCE SCHOOL	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,000.00	1,000.00	01/21/2026
Total KEYSTONE SCIENCE SCHOOL:					1,000.00	1,000.00	
KRISTIN KALL							
17369	KRISTIN KALL	12 25	Cell phone reimbursement for Dec	12/17/2025	66.80	66.80	01/22/2026
17369	KRISTIN KALL	1726	Mileage reimbursement expense;	01/07/2026	133.00	133.00	01/22/2026
Total KRISTIN KALL:					199.80	199.80	
KRONOS SAASHR INC.							
17408	KRONOS SAASHR INC.	110080039035	Service Charges - December 202	01/08/2026	3,997.60	3,997.60	01/15/2026
Total KRONOS SAASHR INC.:					3,997.60	3,997.60	
KRYSTAL BROADCASTING, INC							
17420	KRYSTAL BROADCASTING, INC	7500-4	Wassail Days radio ads	12/31/2025	576.00	576.00	01/22/2026
17420	KRYSTAL BROADCASTING, INC	7500-5	Wassail Days radio ads	12/31/2025	144.00	144.00	01/22/2026
17420	KRYSTAL BROADCASTING, INC	7500-6	Wassail Days radio ads	12/31/2025	168.00	168.00	01/22/2026
Total KRYSTAL BROADCASTING, INC:					888.00	888.00	
LINSEY JOYCE							
18385	LINSEY JOYCE	1226	Roundtrip flights for Directs Summ	01/02/2026	223.99	223.99	01/07/2026
Total LINSEY JOYCE:					223.99	223.99	
LOGAN SNYDER							
18472	LOGAN SNYDER	45992	December 2025 Cell Phone Reim	12/20/2025	70.00	70.00	01/15/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total LOGAN SNYDER:					70.00	70.00	
LRE WATER							
18536	LRE WATER	32622	Water Rights Evaluation, 2025	01/09/2026	3,375.00	3,375.00	01/15/2026
Total LRE WATER:					3,375.00	3,375.00	
MCGRAPHIX CREATIVE, LTD							
19544	MCGRAPHIX CREATIVE, LTD	2025-027	Frisco Nordic Center winter trail m	12/31/2025	3,185.00	3,185.00	01/15/2026
Total MCGRAPHIX CREATIVE, LTD:					3,185.00	3,185.00	
MCKINSTRY ESSENTION LLC							
19576	MCKINSTRY ESSENTION LLC	20086182	Energy performance contract wor	09/22/2025	453,442.30	453,442.30	01/15/2026
19576	MCKINSTRY ESSENTION LLC	20087122	Energy performance construct wo	10/31/2025	246,815.39	246,815.39	01/15/2026
Total MCKINSTRY ESSENTION LLC:					700,257.69	700,257.69	
MEGAN BROWN							
19619	MEGAN BROWN	46037	January Phone Bill	01/15/2026	70.00	70.00	01/29/2026
Total MEGAN BROWN:					70.00	70.00	
MOSES, WITTEMYER, HARRISON							
20600	MOSES, WITTEMYER, HARRIS	16879	2025 Water Attorney, year 2025	01/07/2026	1,376.00	1,376.00	01/29/2026
Total MOSES, WITTEMYER, HARRISON:					1,376.00	1,376.00	
MOUNTAIN DREAMERS							
20666	MOUNTAIN DREAMERS	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	10,000.00	10,000.00	01/21/2026
Total MOUNTAIN DREAMERS:					10,000.00	10,000.00	
MOUNTAIN DWELLER COFFEE ROASTERS LLC							
20672	MOUNTAIN DWELLER COFFEE	1491	5# coffee bag	01/12/2026	80.00	80.00	01/29/2026
Total MOUNTAIN DWELLER COFFEE ROASTERS LLC:					80.00	80.00	
MOUNTAIN MENTORS							
20720	MOUNTAIN MENTORS	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,500.00	1,500.00	01/21/2026
Total MOUNTAIN MENTORS:					1,500.00	1,500.00	
MOUNTAIN SIDE CONDOMINIUM							
20776	MOUNTAIN SIDE CONDOMINIUM	12851	HOA Monthly Fee	01/01/2026	560.00	560.00	01/07/2026
20776	MOUNTAIN SIDE CONDOMINIUM	99	2026 Special Assessment 1	01/01/2026	3,867.00	3,867.00	01/07/2026
Total MOUNTAIN SIDE CONDOMINIUM:					4,427.00	4,427.00	
MOUNTAIN TOP CHILDRENS MUSEUM							
50091	MOUNTAIN TOP CHILDRENS M	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,000.00	1,000.00	01/21/2026
Total MOUNTAIN TOP CHILDRENS MUSEUM:					1,000.00	1,000.00	
MUNICIPAL TREATMENT EQUIP INC							
20880	MUNICIPAL TREATMENT EQUIP	007349	Chemical Pump Parts	01/19/2026	2,198.01	2,198.01	01/29/2026
20880	MUNICIPAL TREATMENT EQUIP	007353	Chemical Vacuum Regulator Reb	01/19/2026	469.35	469.35	01/29/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total MUNICIPAL TREATMENT EQUIP INC:					2,667.36	2,667.36	
MURRAY DAHL BEERY & RENAUD LLP							
20890	MURRAY DAHL BEERY & RENA	19519	General legal invoice 19519	01/07/2026	9,269.10	9,269.10	01/15/2026
20890	MURRAY DAHL BEERY & RENA	19520	Retainer invoice 19520	01/07/2026	825.00	825.00	01/15/2026
20890	MURRAY DAHL BEERY & RENA	19521	Basecamp lofts invoice 19521	01/07/2026	96.00	96.00	01/15/2026
20890	MURRAY DAHL BEERY & RENA	19522	Lakepoint manor invoice 19522	01/07/2026	560.00	560.00	01/15/2026
20890	MURRAY DAHL BEERY & RENA	19523	Talus haus invoice 19523	01/07/2026	880.00	880.00	01/15/2026
20890	MURRAY DAHL BEERY & RENA	19524	Municipal Court invoice 19524	01/07/2026	1,731.10	1,731.10	01/15/2026
Total MURRAY DAHL BEERY & RENAUD LLP:					13,361.20	13,361.20	
MUTUAL OF OMAHA							
20910	MUTUAL OF OMAHA	002003884173	Life Premium/AD&D premium pay	12/15/2025	2,052.67	2,052.67	01/22/2026
20910	MUTUAL OF OMAHA	002003884173	LTD Premium Payable	12/15/2025	2,046.82	2,046.82	01/22/2026
20910	MUTUAL OF OMAHA	002003884173	STD Premium Payable	12/15/2025	1,675.76	1,675.76	01/22/2026
20910	MUTUAL OF OMAHA	002003884173	VOL. Life EE/SP/DEP/VOL. AD&D	12/15/2025	505.88	505.88	01/22/2026
20910	MUTUAL OF OMAHA	002003884173	Critical Illness EE/DEP-SP/Accide	12/15/2025	596.88	596.88	01/22/2026
Total MUTUAL OF OMAHA:					6,878.01	6,878.01	
NATIONAL REPERTORY ORCHESTRA							
21180	NATIONAL REPERTORY ORCHE	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,000.00	1,000.00	01/21/2026
Total NATIONAL REPERTORY ORCHESTRA:					1,000.00	1,000.00	
NATURE'S EDUCATORS							
21231	NATURE'S EDUCATORS	07-11-2026FH	History Day 2026	01/22/2026	900.00	900.00	01/29/2026
Total NATURE'S EDUCATORS:					900.00	900.00	
NURSES 4 KIDS, LLC							
21694	NURSES 4 KIDS, LLC	2052	Nurse Consultant Dec 2025	01/15/2026	185.00	185.00	01/22/2026
Total NURSES 4 KIDS, LLC:					185.00	185.00	
OMNI REAL ESTATE COMPANY INC.							
21922	OMNI REAL ESTATE COMPANY	5996	January 2026 Management Fees f	01/11/2026	2,875.00	2,875.00	01/15/2026
21922	OMNI REAL ESTATE COMPANY	5997	Granite Park Management Fees N	01/11/2026	1,375.00	1,375.00	01/15/2026
21922	OMNI REAL ESTATE COMPANY	5998	Maintenance for Town Employee	01/11/2026	4,264.24	4,264.24	01/15/2026
21922	OMNI REAL ESTATE COMPANY	5999	Granite Park Maintenance Bill	01/11/2026	298.00	298.00	01/15/2026
Total OMNI REAL ESTATE COMPANY INC.:					8,812.24	8,812.24	
OPEN ARMS CHILDCARE & PRESCHOOL							
21951	OPEN ARMS CHILDCARE & PR	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,000.00	1,000.00	01/21/2026
Total OPEN ARMS CHILDCARE & PRESCHOOL:					1,000.00	1,000.00	
OPENSNOW							
21957	OPENSNOW	4539	Oct, Nov & Dec In-Email Promotio	01/07/2026	6,405.75	6,405.75	01/15/2026
Total OPENSNOW:					6,405.75	6,405.75	
PATRIOT PORTABLES & EVENTS LLC							
22381	PATRIOT PORTABLES & EVENT	2505	2025 summer porto payments	12/01/2025	2,160.00	2,160.00	01/22/2026
22381	PATRIOT PORTABLES & EVENT	2505	2025 summer porto payments	12/01/2025	1,080.00	1,080.00	01/22/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
22381	PATRIOT PORTABLES & EVENT	2681	Railpark Standard Unit	01/07/2026	500.00	500.00	01/29/2026
Total PATRIOT PORTABLES & EVENTS LLC:					3,740.00	3,740.00	
PEAK DIGITAL OFFICE SOLUTIONS							
22630	PEAK DIGITAL OFFICE SOLUTI	73757	Copier Bill for all town leased copi	01/23/2026	780.36	780.36	01/29/2026
22630	PEAK DIGITAL OFFICE SOLUTI	73757	Copier Bill for all town leased copi	01/23/2026	66.66	66.66	01/29/2026
Total PEAK DIGITAL OFFICE SOLUTIONS:					847.02	847.02	
PHIL LINDEMAN							
22897	PHIL LINDEMAN	10252025	Emcee for Turkey day 5K	10/25/2025	400.00	400.00	01/07/2026
Total PHIL LINDEMAN:					400.00	400.00	
PINNACOL ASSURANCE							
23020	PINNACOL ASSURANCE	2259923	Installment Premium/CO Deductib	01/03/2026	1,158.87	1,158.87	01/15/2026
Total PINNACOL ASSURANCE:					1,158.87	1,158.87	
PRINOTH - ROCKY MOUNTAIN BRANCH							
23387	PRINOTH - ROCKY MOUNTAIN	Q-04920	Prinoth Husky trail grooming snow	01/09/2026	305,000.00	305,000.00	01/29/2026
Total PRINOTH - ROCKY MOUNTAIN BRANCH:					305,000.00	305,000.00	
PUMP OUT USA, INC.							
23630	PUMP OUT USA, INC.	0011826001	pumpout barge	01/18/2026	36,092.68	36,092.68	01/29/2026
Total PUMP OUT USA, INC.:					36,092.68	36,092.68	
PVS DX INC.							
23638	PVS DX INC.	737004439-25	Chemicals - Chlorine 150# Cyl	12/17/2025	794.99	794.99	01/07/2026
23638	PVS DX INC.	RE7006047-25	December, monthly chlorine cylind	12/31/2025	100.00	100.00	01/15/2026
Total PVS DX INC.:					894.99	894.99	
RESIDENCES AT GRANITE PARK CONDO ASN							
29942	RESIDENCES AT GRANITE PAR	1126	January Dues	01/01/2026	8,792.19	8,792.19	01/07/2026
Total RESIDENCES AT GRANITE PARK CONDO ASN:					8,792.19	8,792.19	
REVENUE RECOVERY GROUP INC.							
24200	REVENUE RECOVERY GROUP I	94-12225	Trekbikes.com LLC Audit Services	12/18/2025	425.00	425.00	01/15/2026
24200	REVENUE RECOVERY GROUP I	94-12233	2025 Mini Mart INC audit services	12/19/2025	425.00	425.00	01/15/2026
Total REVENUE RECOVERY GROUP INC.:					850.00	850.00	
RICHARDS CARRINGTON							
24396	RICHARDS CARRINGTON	11407	Legal services for 619 Granite Str	12/31/2025	37,881.24	37,881.24	01/22/2026
Total RICHARDS CARRINGTON:					37,881.24	37,881.24	
ROCKY MOUNTAIN RESERVE							
25115	ROCKY MOUNTAIN RESERVE	1538885 2025	Admin Fees December 2025	01/13/2026	352.00	352.00	01/29/2026
25115	ROCKY MOUNTAIN RESERVE	1538885 2026	Admin Fees January 2026	01/13/2026	525.50	525.50	01/29/2026
Total ROCKY MOUNTAIN RESERVE:					877.50	877.50	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
SCJ ALLIANCE							
26046	SCJ ALLIANCE	83803	Pioneer Park invoice 83803, 11/15	01/08/2026	22,537.00	22,537.00	01/15/2026
Total SCJ ALLIANCE:					22,537.00	22,537.00	
SE GROUP							
26205	SE GROUP	7035	Backyard services through Decem	01/09/2026	737.00	737.00	01/15/2026
Total SE GROUP:					737.00	737.00	
SHANIN THEISS							
26425	SHANIN THEISS	45992	phone reimbur Dec 2025	01/05/2026	70.00	70.00	01/15/2026
Total SHANIN THEISS:					70.00	70.00	
SHORT ELLIOT HENDRICKSON, INC							
26682	SHORT ELLIOT HENDRICKSON,	502096	Project admin, CDOT MMOF gran	01/14/2026	7,487.48	7,487.48	01/29/2026
26682	SHORT ELLIOT HENDRICKSON,	502096	Project admin, development revie	01/14/2026	2,621.87	2,621.87	01/29/2026
26682	SHORT ELLIOT HENDRICKSON,	502096	DRA 408, 960 N ten mile	01/14/2026	1,305.00	1,305.00	01/29/2026
26682	SHORT ELLIOT HENDRICKSON,	502096	DRA 322, 580 main st	01/14/2026	435.00	435.00	01/29/2026
Total SHORT ELLIOT HENDRICKSON, INC:					11,849.35	11,849.35	
SILVERTHORNE ELEMENTARY PTA							
26791	SILVERTHORNE ELEMENTARY	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	500.00	500.00	01/21/2026
Total SILVERTHORNE ELEMENTARY PTA:					500.00	500.00	
SIX LINE METALWORKS LLC							
26891	SIX LINE METALWORKS LLC	1515	2025 Fabrication work for garage	01/09/2026	1,213.46	1,213.46	01/29/2026
Total SIX LINE METALWORKS LLC:					1,213.46	1,213.46	
SKI COUNTY AUTO REPAIR AND TOWING							
26985	SKI COUNTY AUTO REPAIR AN	25-126608	Towing of patrol car 12/27/25 incid	12/28/2025	175.00	175.00	01/07/2026
Total SKI COUNTY AUTO REPAIR AND TOWING:					175.00	175.00	
SMART BELLIES							
26992	SMART BELLIES	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	5,000.00	5,000.00	01/21/2026
Total SMART BELLIES:					5,000.00	5,000.00	
SMARTLINK							
26991	SMARTLINK	102 SCHOOL	SML #P-084268 FRISCO_NORT	01/05/2026	800.00	800.00	01/07/2026
Total SMARTLINK:					800.00	800.00	
SNOW ECONOMICS INC.							
27065	SNOW ECONOMICS INC.	10323	1 Halo Retrofit Kit for Frisco Adv P	04/16/2025	14,166.95	14,166.95	01/15/2026
Total SNOW ECONOMICS INC.:					14,166.95	14,166.95	
SPECIAL OLYMPICS COLORADO							
27240	SPECIAL OLYMPICS COLORAD	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,000.00	1,000.00	01/21/2026
Total SPECIAL OLYMPICS COLORADO:					1,000.00	1,000.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
STARTING HEARTS							
27505	STARTING HEARTS	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	15,000.00	15,000.00	01/21/2026
Total STARTING HEARTS:					15,000.00	15,000.00	
STAYING IN SUMMIT							
27539	STAYING IN SUMMIT	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	2,000.00	2,000.00	01/21/2026
Total STAYING IN SUMMIT:					2,000.00	2,000.00	
STEVEN A. NOFZIGER							
269	STEVEN A. NOFZIGER	INVOICE-2026-	Processing abandoned vehicles I	01/02/2026	750.00	750.00	01/15/2026
Total STEVEN A. NOFZIGER:					750.00	750.00	
SUMMIT ADVOCATES FOR GIFTED EDUCATION							
28033	SUMMIT ADVOCATES FOR GIFT	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	500.00	500.00	01/21/2026
Total SUMMIT ADVOCATES FOR GIFTED EDUCATION:					500.00	500.00	
SUMMIT COMMUNITY CARE CLINIC							
28090	SUMMIT COMMUNITY CARE CLI	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	10,000.00	10,000.00	01/21/2026
Total SUMMIT COMMUNITY CARE CLINIC:					10,000.00	10,000.00	
SUMMIT COUNTY 911 CENTER							
28125	SUMMIT COUNTY 911 CENTER	215479	2026 contributions 1st Q	01/12/2026	83,692.25	83,692.25	01/15/2026
Total SUMMIT COUNTY 911 CENTER:					83,692.25	83,692.25	
SUMMIT COUNTY CLERK & RECORDER							
28200	SUMMIT COUNTY CLERK & RE	01022026	Van Duzer DPAP Release	01/02/2026	43.00	43.00	01/15/2026
Total SUMMIT COUNTY CLERK & RECORDER:					43.00	43.00	
SUMMIT COUNTY GOVT - DRREC							
28340	SUMMIT COUNTY GOVT - DRRE	257712920	2025 user fees for DDReC and Su	12/16/2025	4,102.00	4,102.00	01/15/2026
Total SUMMIT COUNTY GOVT - DRREC:					4,102.00	4,102.00	
SUMMIT COUNTY MOUNTAIN BIKE ALLIANCE							
28394	SUMMIT COUNTY MOUNTAIN BI	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,000.00	1,000.00	02/05/2026
Total SUMMIT COUNTY MOUNTAIN BIKE ALLIANCE:					1,000.00	1,000.00	
SUMMIT COUNTY OFFICE OF EMERGENCY MGMT							
28398	SUMMIT COUNTY OFFICE OF E	215554	2026 multiagency coordination gr	01/23/2026	500.00	500.00	01/29/2026
Total SUMMIT COUNTY OFFICE OF EMERGENCY MGMT:					500.00	500.00	
SUMMIT COUNTY PET FOOD PANTRY							
28399	SUMMIT COUNTY PET FOOD P	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,000.00	1,000.00	01/21/2026
Total SUMMIT COUNTY PET FOOD PANTRY:					1,000.00	1,000.00	
SUMMIT COUNTY PRESCHOOL							
28400	SUMMIT COUNTY PRESCHOOL	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	45,000.00	45,000.00	01/21/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total SUMMIT COUNTY PRESCHOOL:					45,000.00	45,000.00	
SUMMIT COUNTY PUBLIC HEALTH DEPT							
28341	SUMMIT COUNTY PUBLIC HEAL	EHS20256029	Retail Food: License Renewal Fe	11/01/2025	338.00	338.00	01/15/2026
Total SUMMIT COUNTY PUBLIC HEALTH DEPT:					338.00	338.00	
SUMMIT COUNTY PUBLIC TRUSTEE							
28411	SUMMIT COUNTY PUBLIC TRU	01022026	Van Duzer DPAP Release	01/02/2026	30.00	30.00	01/15/2026
Total SUMMIT COUNTY PUBLIC TRUSTEE:					30.00	30.00	
SUMMIT COUNTY ROTARY CHARITABLE FUND							
28470	SUMMIT COUNTY ROTARY CHA	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,500.00	1,500.00	01/21/2026
Total SUMMIT COUNTY ROTARY CHARITABLE FUND:					1,500.00	1,500.00	
SUMMIT COUNTY SENIOR CITIZENS INC							
29020	SUMMIT COUNTY SENIOR CITI	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,000.00	1,000.00	01/21/2026
Total SUMMIT COUNTY SENIOR CITIZENS INC:					1,000.00	1,000.00	
SUMMIT FIRE & EMS							
17600	SUMMIT FIRE & EMS	1954	North Tenmile Pile Burn Expense	12/24/2025	103.02	103.02	01/22/2026
Total SUMMIT FIRE & EMS:					103.02	103.02	
SUMMIT FIRE AUTHORITY							
28670	SUMMIT FIRE AUTHORITY	1934	2026 Hazardous materials annual	01/19/2026	14,627.00	14,627.00	01/22/2026
Total SUMMIT FIRE AUTHORITY:					14,627.00	14,627.00	
SUMMIT HIGH SCHOOL							
17385	SUMMIT HIGH SCHOOL	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	500.00	500.00	01/21/2026
Total SUMMIT HIGH SCHOOL:					500.00	500.00	
SUMMIT HIGH SCHOOL AFTER PROM							
28773	SUMMIT HIGH SCHOOL AFTER	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,000.00	1,000.00	01/21/2026
Total SUMMIT HIGH SCHOOL AFTER PROM:					1,000.00	1,000.00	
SUMMIT HISTORICAL SOCIETY							
28830	SUMMIT HISTORICAL SOCIETY	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,000.00	1,000.00	01/21/2026
Total SUMMIT HISTORICAL SOCIETY:					1,000.00	1,000.00	
SUMMIT HUTS ASSOCIATION							
28855	SUMMIT HUTS ASSOCIATION	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	2,100.00	2,100.00	01/21/2026
Total SUMMIT HUTS ASSOCIATION:					2,100.00	2,100.00	
SUMMIT LOST PET RESCUE							
28032	SUMMIT LOST PET RESCUE	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	5,000.00	5,000.00	01/21/2026
Total SUMMIT LOST PET RESCUE:					5,000.00	5,000.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
SUMMIT MIDDLE SCHOOL PTA							
28931	SUMMIT MIDDLE SCHOOL PTA	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,000.00	1,000.00	01/21/2026
Total SUMMIT MIDDLE SCHOOL PTA:					1,000.00	1,000.00	
SUMMIT VALLEY HORSE CENTER							
28851	SUMMIT VALLEY HORSE CENT	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,000.00	1,000.00	01/21/2026
Total SUMMIT VALLEY HORSE CENTER:					1,000.00	1,000.00	
SUMMIT WATER QUALITY COMMITTEE							
29110	SUMMIT WATER QUALITY COM	1 2026	Annual dues to Summit Water Qu	01/01/2026	4,932.18	4,932.18	01/15/2026
Total SUMMIT WATER QUALITY COMMITTEE:					4,932.18	4,932.18	
SUMMIT YOUTH SPORTS							
29117	SUMMIT YOUTH SPORTS	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,000.00	1,000.00	01/21/2026
Total SUMMIT YOUTH SPORTS:					1,000.00	1,000.00	
SUZANNE BERKHOFER							
29351	SUZANNE BERKHOFER	1826	Refundable \$1,000.00 portion of \$	01/08/2026	1,000.00	1,000.00	01/15/2026
Total SUZANNE BERKHOFER:					1,000.00	1,000.00	
TEAM BRECKENRIDGE SPORTS CLUB							
29609	TEAM BRECKENRIDGE SPORT	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,000.00	1,000.00	01/21/2026
Total TEAM BRECKENRIDGE SPORTS CLUB:					1,000.00	1,000.00	
TEAM SUMMIT COLORADO							
29610	TEAM SUMMIT COLORADO	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,000.00	1,000.00	01/21/2026
Total TEAM SUMMIT COLORADO:					1,000.00	1,000.00	
TETRA TECH, INC.							
29800	TETRA TECH, INC.	52538878	2025 Engineering work for the Co	01/20/2026	54,428.01	54,428.01	01/29/2026
Total TETRA TECH, INC.:					54,428.01	54,428.01	
THE CYCLE EFFECT							
29868	THE CYCLE EFFECT	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,000.00	1,000.00	01/21/2026
Total THE CYCLE EFFECT:					1,000.00	1,000.00	
THE GAZETTE							
11890	THE GAZETTE	120125	2025- General winter ad	12/01/2025	291.78	291.78	01/07/2026
Total THE GAZETTE:					291.78	291.78	
THE PEAK SCHOOL							
29932	THE PEAK SCHOOL	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,000.00	1,000.00	01/21/2026
Total THE PEAK SCHOOL:					1,000.00	1,000.00	
THE ROSSIGNOL GROUP							
29938	THE ROSSIGNOL GROUP	5020259032	Rossignol rental equipment	12/09/2025	472.54	472.54	01/15/2026
29938	THE ROSSIGNOL GROUP	505700023775	Rossignol rental equipment	11/18/2025	40.01	40.01	01/15/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
29938	THE ROSSIGNOL GROUP	505700031649	Rossignol rental equipment	12/09/2025	432.53	432.53	01/15/2026
Total THE ROSSIGNOL GROUP:					945.08	945.08	
THOMAS FISHER							
30098	THOMAS FISHER	1225	Cell stipend December 2025	01/07/2026	100.00	100.00	01/07/2026
Total THOMAS FISHER:					100.00	100.00	
TIMBERLINE ADULT DAY SERVICE							
30360	TIMBERLINE ADULT DAY SERVI	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	5,000.00	5,000.00	01/21/2026
Total TIMBERLINE ADULT DAY SERVICE:					5,000.00	5,000.00	
TODD POWELL PHOTOGRAPHY							
30580	TODD POWELL PHOTOGRAPHY	TOF-25-3	Framed photographs for CML lobb	12/30/2025	1,125.00	1,125.00	01/07/2026
Total TODD POWELL PHOTOGRAPHY:					1,125.00	1,125.00	
TOLIN MECHANICAL SYSTEMS, INC.							
30590	TOLIN MECHANICAL SYSTEMS,	SV561348	2025 PW Shop bay heaters	10/31/2025	2,855.00	2,855.00	01/29/2026
30590	TOLIN MECHANICAL SYSTEMS,	SV563950	2025 1st and Main boiler repair	11/26/2025	1,597.76	1,597.76	01/29/2026
30590	TOLIN MECHANICAL SYSTEMS,	SV566706	Well 6 Heater	12/15/2025	2,238.59	2,238.59	01/15/2026
30590	TOLIN MECHANICAL SYSTEMS,	SV567886	760 Pitkin service call - no heat	01/13/2026	250.00	250.00	01/29/2026
Total TOLIN MECHANICAL SYSTEMS, INC.:					6,941.35	6,941.35	
TRANSWEST TRUCKS INC.							
31050	TRANSWEST TRUCKS INC.	41025	2025 Trans West purchase agree	04/10/2025	319,876.00	319,876.00	01/29/2026
Total TRANSWEST TRUCKS INC.:					319,876.00	319,876.00	
TREATMENT TECHNOLOGY, INC.							
31080	TREATMENT TECHNOLOGY, IN	196370	Well 5 - Chemicals	12/09/2025	765.40	765.40	01/07/2026
31080	TREATMENT TECHNOLOGY, IN	196377	Well 6 - Chemicals	12/09/2025	435.20	435.20	01/07/2026
31080	TREATMENT TECHNOLOGY, IN	196378	Surface Water Treatment Plant -	12/09/2025	1,020.60	1,020.60	01/07/2026
31080	TREATMENT TECHNOLOGY, IN	196623	Chemicals	01/20/2026	445.20	445.20	01/29/2026
31080	TREATMENT TECHNOLOGY, IN	196624	Chemicals Well 5	01/20/2026	700.40	700.40	01/29/2026
Total TREATMENT TECHNOLOGY, INC.:					3,366.80	3,366.80	
TRIANGLE ELECTRIC, INC.							
31130	TRIANGLE ELECTRIC, INC.	30334	Ten Mile Creek Water Storage Tan	12/26/2025	11,896.92	11,896.92	01/15/2026
Total TRIANGLE ELECTRIC, INC.:					11,896.92	11,896.92	
UMB BANK NA							
31500	UMB BANK NA	Dec25-1	110%, Inc.--Joyce--Directors Sum	12/02/2025	630.00	630.00	12/31/2025
31500	UMB BANK NA	Dec25-10	United--Pappas--2026 T Wickman	12/18/2025	434.57	434.57	12/31/2025
31500	UMB BANK NA	Dec25-100	Xcel --Account--Electricity - EV Ch	12/02/2025	176.43	176.43	12/31/2025
31500	UMB BANK NA	Dec25-101	Xcel --Account--Electricity - EV Ch	12/17/2025	176.92	176.92	12/31/2025
31500	UMB BANK NA	Dec25-102	Xcel --Account--Electricity - EV Ch	12/17/2025	260.91	260.91	12/31/2025
31500	UMB BANK NA	Dec25-103	Amazon--Broadbent--Office chairs	12/17/2025	451.69	451.69	12/31/2025
31500	UMB BANK NA	Dec25-104	Fedex--Pappas--Shipping to lab fo	12/10/2025	61.70	61.70	12/31/2025
31500	UMB BANK NA	Dec25-105	Tlo Transunion--Pappas--Novemb	12/02/2025	100.00	100.00	12/31/2025
31500	UMB BANK NA	Dec25-106	911emergencysupply--Wickman--	12/26/2025	14.20	14.20	12/31/2025
31500	UMB BANK NA	Dec25-107	Amazon--Pappas--C batteries for	12/28/2025	15.79	15.79	12/31/2025
31500	UMB BANK NA	Dec25-108	Badgeandwallet.Com--Wickman--	12/26/2025	69.95	69.95	12/31/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
31500	UMB BANK NA	Dec25-109	Frisco Conoco--Hornik--Car wash	11/29/2025	15.00	15.00	12/31/2025
31500	UMB BANK NA	Dec25-11	Flywire*hestra--Fette--Hestra glov	12/26/2025	2,129.78	2,129.78	12/31/2025
31500	UMB BANK NA	Dec25-110	National Medal Honor--Wickman--	12/16/2025	44.35	44.35	12/31/2025
31500	UMB BANK NA	Dec25-111	National Medal Honor--Wickman--	12/26/2025	62.55	62.55	12/31/2025
31500	UMB BANK NA	Dec25-112	Vistaprint--Broadbent--Business c	12/22/2025	39.99	39.99	12/31/2025
31500	UMB BANK NA	Dec25-113	Www.Linstar.Com--Pappas--ID ca	12/09/2025	39.51	39.51	12/31/2025
31500	UMB BANK NA	Dec25-114	AlSCO Inc.--Pappas--October floor	12/02/2025	175.22	175.22	12/31/2025
31500	UMB BANK NA	Dec25-115	nicoletti-Flater Assoc--Pappas--Pr	12/08/2025	300.00	300.00	12/31/2025
31500	UMB BANK NA	Dec25-116	Galls--Pappas--Uniform boots Inv	12/10/2025	281.19	281.19	12/31/2025
31500	UMB BANK NA	Dec25-117	Galls--Pappas--Uniforms Inv # 33	12/10/2025	796.68	796.68	12/31/2025
31500	UMB BANK NA	Dec25-118	Summitcleaners--Pappas--Novem	12/01/2025	39.05	39.05	12/31/2025
31500	UMB BANK NA	Dec25-119	Flatlinefiberco--Robinson--Emerg	12/01/2025	422.68	422.68	12/31/2025
31500	UMB BANK NA	Dec25-12	Legalshield--Fette--December ad	12/17/2025	745.10	745.10	12/31/2025
31500	UMB BANK NA	Dec25-120	Lowes--Miller--New ladder for sch	12/11/2025	49.00	49.00	12/31/2025
31500	UMB BANK NA	Dec25-121	Anc--Miller--Ancestry subscription	12/17/2025	409.00	409.00	12/31/2025
31500	UMB BANK NA	Dec25-122	Joinhomebase.Com--Miller--Sche	12/09/2025	30.00	30.00	12/31/2025
31500	UMB BANK NA	Dec25-123	Trimble Inc.--Miller--SketchUp sub	12/01/2025	399.00	399.00	12/31/2025
31500	UMB BANK NA	Dec25-124	Amazon--Miller--New field publicat	12/19/2025	32.52	32.52	12/31/2025
31500	UMB BANK NA	Dec25-125	Amazon--Miller--New field publicat	12/21/2025	188.50	188.50	12/31/2025
31500	UMB BANK NA	Dec25-126	Amazon--Miller--Refund on shippi	12/27/2025	3.50-	3.50-	12/31/2025
31500	UMB BANK NA	Dec25-127	Amazon--Miller--Refund on shippi	12/27/2025	3.49-	3.49-	12/31/2025
31500	UMB BANK NA	Dec25-128	Cloud Cover Music--Holley--cloud	12/02/2025	18.95	18.95	12/31/2025
31500	UMB BANK NA	Dec25-129	Xcel --Account--Gas/Electric Frisc	12/02/2025	20.89	20.89	12/31/2025
31500	UMB BANK NA	Dec25-13	Legalshield--Fette--Legal Shield p	12/05/2025	821.90	821.90	12/31/2025
31500	UMB BANK NA	Dec25-130	Xcel --Account--Gas/Electric Frisc	12/17/2025	32.46	32.46	12/31/2025
31500	UMB BANK NA	Dec25-131	Xcel --Account--Gas/Electric Frisc	12/02/2025	949.57	949.57	12/31/2025
31500	UMB BANK NA	Dec25-132	Xcel --Account--Gas/Electric Frisc	12/17/2025	1,475.36	1,475.36	12/31/2025
31500	UMB BANK NA	Dec25-133	Properly Cleaning--Schleifer--AM	12/02/2025	660.00	660.00	12/31/2025
31500	UMB BANK NA	Dec25-134	Amazon--Miller--drawer slides for	12/23/2025	32.98	32.98	12/31/2025
31500	UMB BANK NA	Dec25-135	Amazon--Miller--portable desk wo	12/27/2025	101.87	101.87	12/31/2025
31500	UMB BANK NA	Dec25-136	Lowes--Miller--snow mat and edg	12/02/2025	96.54	96.54	12/31/2025
31500	UMB BANK NA	Dec25-137	Lowes--Miller--Hinges and wood f	12/11/2025	100.32	100.32	12/31/2025
31500	UMB BANK NA	Dec25-138	Wal-Mart--Miller--Kitchen and org	12/11/2025	246.43	246.43	12/31/2025
31500	UMB BANK NA	Dec25-139	Natural Grocers--Arnold--gluten fr	12/05/2025	10.20	10.20	12/31/2025
31500	UMB BANK NA	Dec25-14	ycmats Llc--Zablocki--OCT biomet	12/03/2025	300.00	300.00	12/31/2025
31500	UMB BANK NA	Dec25-140	frisoadventurepa--Arnold--payme	12/06/2025	150.00	150.00	12/31/2025
31500	UMB BANK NA	Dec25-141	Simon And Schuster --Miller--Stoc	12/11/2025	199.60	199.60	12/31/2025
31500	UMB BANK NA	Dec25-142	Amazon--Miller--Matting stapler, r	12/21/2025	47.90	47.90	12/31/2025
31500	UMB BANK NA	Dec25-143	buffalo Mountain Storage--Miller--	12/10/2025	342.00	342.00	12/31/2025
31500	UMB BANK NA	Dec25-144	Amazon--Wipf--amazon return for	12/03/2025	18.00-	18.00-	12/31/2025
31500	UMB BANK NA	Dec25-145	Identogo - Co Fingerprint--Wipf--F	12/04/2025	57.50	57.50	12/31/2025
31500	UMB BANK NA	Dec25-146	Fedex--Canino--619 outstanding s	12/13/2025	10.95	10.95	12/31/2025
31500	UMB BANK NA	Dec25-147	Apple.Com--Canino--Apple storag	12/14/2025	.99	.99	12/31/2025
31500	UMB BANK NA	Dec25-148	Bluebeam Inc.--Canino--Bluebea	12/15/2025	190.00	190.00	12/31/2025
31500	UMB BANK NA	Dec25-149	Paddle.Net* Imazing--Canino--iPh	12/17/2025	39.99	39.99	12/31/2025
31500	UMB BANK NA	Dec25-15	ycmats Llc--Zablocki--November b	12/03/2025	666.00	666.00	12/31/2025
31500	UMB BANK NA	Dec25-150	Golden Parking--Southworth--Par	12/03/2025	10.00	10.00	12/31/2025
31500	UMB BANK NA	Dec25-151	Amazon--Hinton--glasses wipes	12/15/2025	49.65	49.65	12/31/2025
31500	UMB BANK NA	Dec25-152	Amazon--Hinton--Memory disk	12/22/2025	199.99	199.99	12/31/2025
31500	UMB BANK NA	Dec25-153	mountain Dweller Coffee--Hinton--	12/16/2025	80.00	80.00	12/31/2025
31500	UMB BANK NA	Dec25-154	Lowes--Hinton--water	12/02/2025	79.95	79.95	12/31/2025
31500	UMB BANK NA	Dec25-155	Wal-Mart--Hinton--office supplies	12/03/2025	27.43	27.43	12/31/2025
31500	UMB BANK NA	Dec25-156	Wal-Mart--Hinton--paper	12/17/2025	62.12	62.12	12/31/2025
31500	UMB BANK NA	Dec25-157	Indust Health Serv Network--Zabl	12/02/2025	49.90	49.90	12/31/2025
31500	UMB BANK NA	Dec25-158	Vistaprint--Broadbent--Business c	12/22/2025	39.98	39.98	12/31/2025
31500	UMB BANK NA	Dec25-159	Co Bldg Sup --Canino--New glove	12/04/2025	39.99	39.99	12/31/2025
31500	UMB BANK NA	Dec25-16	epic Print Pros--Harper--Print 175	12/03/2025	153.96	153.96	12/31/2025
31500	UMB BANK NA	Dec25-160	Lts--Hinton--Tax refund from Lts th	12/04/2025	115.56-	115.56-	12/31/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
31500	UMB BANK NA	Dec25-161	Co Driver Servi Emv--Batdorff--C	12/15/2025	18.66	18.66	12/31/2025
31500	UMB BANK NA	Dec25-162	timberline Disp--Schleifer--Main St	12/01/2025	4,976.45	4,976.45	12/31/2025
31500	UMB BANK NA	Dec25-163	AlSCO Inc.--Montes--work clothes -	12/01/2025	110.00	110.00	12/31/2025
31500	UMB BANK NA	Dec25-164	Murdochs --Walters--Work clothes	12/17/2025	32.25-	32.25-	12/31/2025
31500	UMB BANK NA	Dec25-165	Murdochs --Walters--work clothes	12/17/2025	149.99	149.99	12/31/2025
31500	UMB BANK NA	Dec25-166	Murdochs --Walters--Work clothes	12/17/2025	330.96	330.96	12/31/2025
31500	UMB BANK NA	Dec25-167	Rei --Walters--Work clothes - Kyle	12/16/2025	58.72	58.72	12/31/2025
31500	UMB BANK NA	Dec25-168	Amazon--Hinton--tire gauges	12/11/2025	31.53	31.53	12/31/2025
31500	UMB BANK NA	Dec25-169	neoteks, Inc--Johnsen--Plow ops	12/20/2025	390.00	390.00	12/31/2025
31500	UMB BANK NA	Dec25-17	2pitney Bowes Leasing--Jones--L	12/19/2025	408.99	408.99	12/31/2025
31500	UMB BANK NA	Dec25-170	Lowes--Walters--extension cord fo	12/21/2025	106.00	106.00	12/31/2025
31500	UMB BANK NA	Dec25-171	Xcel --Account--Electricity - N. 1st	12/17/2025	2.42	2.42	12/31/2025
31500	UMB BANK NA	Dec25-172	Xcel --Account--Electricity - N. 1st	12/02/2025	3.10	3.10	12/31/2025
31500	UMB BANK NA	Dec25-173	Xcel --Account--Electricity - Street	12/02/2025	3.67	3.67	12/31/2025
31500	UMB BANK NA	Dec25-174	Xcel --Account--Electricity - Street	12/17/2025	4.37	4.37	12/31/2025
31500	UMB BANK NA	Dec25-175	Xcel --Account--Electricity - Town	12/02/2025	212.80	212.80	12/31/2025
31500	UMB BANK NA	Dec25-176	Xcel --Account--Electricity - N. 1st	12/17/2025	110.10	110.10	12/31/2025
31500	UMB BANK NA	Dec25-177	Xcel --Account--Electricity - N. 1st	12/02/2025	140.73	140.73	12/31/2025
31500	UMB BANK NA	Dec25-178	Xcel --Account--Electricity - Street	12/02/2025	166.83	166.83	12/31/2025
31500	UMB BANK NA	Dec25-179	Xcel --Account--Electricity - Street	12/17/2025	198.53	198.53	12/31/2025
31500	UMB BANK NA	Dec25-18	Usps Po Boxes Online--Campbell-	12/16/2025	418.00	418.00	12/31/2025
31500	UMB BANK NA	Dec25-180	Xcel --Account--Electricity - Town	12/02/2025	9,672.57	9,672.57	12/31/2025
31500	UMB BANK NA	Dec25-181	rocky Mountain Recreation--Holle	12/04/2025	1,404.00	1,404.00	12/31/2025
31500	UMB BANK NA	Dec25-182	Lowes--Batdorff--chainsaw supply	12/26/2025	15.96	15.96	12/31/2025
31500	UMB BANK NA	Dec25-183	Lowes--Wiser--hardware for delin	12/16/2025	40.90	40.90	12/31/2025
31500	UMB BANK NA	Dec25-184	Summit County Ace --Montes--har	12/16/2025	46.97	46.97	12/31/2025
31500	UMB BANK NA	Dec25-185	Winter Equipment Co--Johnsen--	12/09/2025	3,928.32	3,928.32	12/31/2025
31500	UMB BANK NA	Dec25-186	Winter Equipment Co--Johnsen--p	12/09/2025	3,928.32	3,928.32	12/31/2025
31500	UMB BANK NA	Dec25-187	Allied Security Group --Schleifer--	12/26/2025	1,060.80	1,060.80	12/31/2025
31500	UMB BANK NA	Dec25-188	Amazon--Schleifer--Amazon PW c	12/16/2025	10.79	10.79	12/31/2025
31500	UMB BANK NA	Dec25-189	Amazon--Schleifer--Amazon - PW	12/23/2025	160.61	160.61	12/31/2025
31500	UMB BANK NA	Dec25-19	Att--Jones--PD, and REC cell pho	12/13/2025	1,957.09	1,957.09	12/31/2025
31500	UMB BANK NA	Dec25-190	Amazon--Broadbent--Faucet for T	12/15/2025	268.78	268.78	12/31/2025
31500	UMB BANK NA	Dec25-191	Amazon--Schleifer--Amazon - CIR	11/28/2025	57.90	57.90	12/31/2025
31500	UMB BANK NA	Dec25-192	Cintas Corp--Schleifer--Cintas PW	12/22/2025	158.93	158.93	12/31/2025
31500	UMB BANK NA	Dec25-193	Cintas D51--Schleifer--Cintas Tow	12/02/2025	2,109.90	2,109.90	12/31/2025
31500	UMB BANK NA	Dec25-194	Co Dept Of Labor And Empl--Schl	12/02/2025	246.17	246.17	12/31/2025
31500	UMB BANK NA	Dec25-195	Co Dept Of Labor And Empl--Schl	12/02/2025	460.89	460.89	12/31/2025
31500	UMB BANK NA	Dec25-196	Properly Cleaning--Schleifer--AM	12/02/2025	50.00	50.00	12/31/2025
31500	UMB BANK NA	Dec25-197	Properly Cleaning--Schleifer--AM	12/02/2025	325.00	325.00	12/31/2025
31500	UMB BANK NA	Dec25-198	Properly Cleaning--Schleifer--AM	12/02/2025	425.00	425.00	12/31/2025
31500	UMB BANK NA	Dec25-199	Properly Cleaning--Schleifer--AM	12/02/2025	630.00	630.00	12/31/2025
31500	UMB BANK NA	Dec25-2	Amigo Motor Lodge--Jones--Marti	12/13/2025	161.76	161.76	12/31/2025
31500	UMB BANK NA	Dec25-20	Centurylink Lumen--Jones--Long	12/01/2025	10.37	10.37	12/31/2025
31500	UMB BANK NA	Dec25-200	Properly Cleaning--Schleifer--AM	12/02/2025	774.00	774.00	12/31/2025
31500	UMB BANK NA	Dec25-201	Properly Cleaning--Schleifer--AM	12/02/2025	912.00	912.00	12/31/2025
31500	UMB BANK NA	Dec25-202	Properly Cleaning--Schleifer--AM	12/02/2025	1,215.00	1,215.00	12/31/2025
31500	UMB BANK NA	Dec25-203	high Country Waterwor--Thompso	12/08/2025	175.00	175.00	12/31/2025
31500	UMB BANK NA	Dec25-204	Lowes--Vollenweider--VIC heat tra	12/04/2025	4.78	4.78	12/31/2025
31500	UMB BANK NA	Dec25-205	Lowes--Vollenweider--Town drain	12/26/2025	66.16	66.16	12/31/2025
31500	UMB BANK NA	Dec25-206	Lowes--Vollenweider--VIC bathroo	12/17/2025	71.67	71.67	12/31/2025
31500	UMB BANK NA	Dec25-207	Lowes--Vollenweider--VIC bathroo	12/15/2025	92.58	92.58	12/31/2025
31500	UMB BANK NA	Dec25-208	Lowes--Vollenweider--Wash bay r	12/01/2025	123.98	123.98	12/31/2025
31500	UMB BANK NA	Dec25-209	Lowes--Vollenweider--VIC gutter r	12/11/2025	393.58	393.58	12/31/2025
31500	UMB BANK NA	Dec25-21	Centurylink Lumen--Jones--TH - E	12/08/2025	860.45	860.45	12/31/2025
31500	UMB BANK NA	Dec25-210	Murdochs --Sowers--Josn Sowers	12/16/2025	102.97	102.97	12/31/2025
31500	UMB BANK NA	Dec25-211	Royce Industries --Schleifer--Was	12/17/2025	618.78	618.78	12/31/2025
31500	UMB BANK NA	Dec25-212	Pace/Ankmar--Schleifer--Accident	12/26/2025	2,189.47-	2,189.47-	12/31/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
31500	UMB BANK NA	Dec25-213	Wm.Com--Schleifer--WM HP tras	12/16/2025	346.44	346.44	12/31/2025
31500	UMB BANK NA	Dec25-214	Co Bldg Sup --Canino--Furniture s	12/04/2025	22.99	22.99	12/31/2025
31500	UMB BANK NA	Dec25-215	Orkin Llc --Schleifer--Orkin TH pe	12/24/2025	213.00	213.00	12/31/2025
31500	UMB BANK NA	Dec25-216	Xcel --Account--Gas/Electricity - E	12/02/2025	.37	.37	12/31/2025
31500	UMB BANK NA	Dec25-217	Xcel --Account--Gas/Electricity - E	12/17/2025	.62	.62	12/31/2025
31500	UMB BANK NA	Dec25-218	Xcel --Account--Gas/Electricity -	12/02/2025	2.49	2.49	12/31/2025
31500	UMB BANK NA	Dec25-219	Xcel --Account--Gas/Electricity - E	12/02/2025	3.45	3.45	12/31/2025
31500	UMB BANK NA	Dec25-22	Comcast --Jones--Town Hall Phon	12/13/2025	3,240.07	3,240.07	12/31/2025
31500	UMB BANK NA	Dec25-220	Xcel --Account--Gas/Electricity -	12/17/2025	5.10	5.10	12/31/2025
31500	UMB BANK NA	Dec25-221	Xcel --Account--Gas/Electricity - E	12/17/2025	12.17	12.17	12/31/2025
31500	UMB BANK NA	Dec25-222	Xcel --Account--Gas/Electricity - T	12/17/2025	13.60	13.60	12/31/2025
31500	UMB BANK NA	Dec25-223	Xcel --Account--Gas/Electricity - T	12/02/2025	66.40	66.40	12/31/2025
31500	UMB BANK NA	Dec25-224	Xcel --Account--Gas/Electricity - E	12/02/2025	16.91	16.91	12/31/2025
31500	UMB BANK NA	Dec25-225	Xcel --Account--Gas/Electricity - E	12/17/2025	28.27	28.27	12/31/2025
31500	UMB BANK NA	Dec25-226	Xcel --Account--Gas/Electricity -	12/02/2025	113.04	113.04	12/31/2025
31500	UMB BANK NA	Dec25-227	Xcel --Account--Gas/Electricity - E	12/17/2025	125.25	125.25	12/31/2025
31500	UMB BANK NA	Dec25-228	Xcel --Account--Gas/Electricity - E	12/02/2025	156.68	156.68	12/31/2025
31500	UMB BANK NA	Dec25-229	Xcel --Account--Gas/Electricity - E	12/02/2025	180.57	180.57	12/31/2025
31500	UMB BANK NA	Dec25-23	Intermtn Enterprises Inc--Swenso	12/16/2025	65.00	65.00	12/31/2025
31500	UMB BANK NA	Dec25-230	Xcel --Account--Gas/Electricity - E	12/17/2025	205.53	205.53	12/31/2025
31500	UMB BANK NA	Dec25-231	Xcel --Account--Gas/Electricity -	12/17/2025	231.76	231.76	12/31/2025
31500	UMB BANK NA	Dec25-232	Xcel --Account--Gas/Electricity - T	12/17/2025	253.30	253.30	12/31/2025
31500	UMB BANK NA	Dec25-233	Xcel --Account--Gas/Electricity - E	12/02/2025	521.77	521.77	12/31/2025
31500	UMB BANK NA	Dec25-234	Xcel --Account--Gas/Electricity - E	12/17/2025	553.09	553.09	12/31/2025
31500	UMB BANK NA	Dec25-235	Xcel --Account--Gas/Electricity - E	12/17/2025	769.94	769.94	12/31/2025
31500	UMB BANK NA	Dec25-236	Xcel --Account--Gas/Electricity - T	12/02/2025	2,353.45	2,353.45	12/31/2025
31500	UMB BANK NA	Dec25-237	timberline Disp--Schleifer--Town w	12/01/2025	1,136.35	1,136.35	12/31/2025
31500	UMB BANK NA	Dec25-238	Wm.Com--Schleifer--WM Mary Ru	12/21/2025	382.32	382.32	12/31/2025
31500	UMB BANK NA	Dec25-239	Wm.Com--Schleifer--WM TH dum	12/16/2025	602.90	602.90	12/31/2025
31500	UMB BANK NA	Dec25-24	Tmobile --Swenson--Personal cell	12/08/2025	70.00	70.00	12/31/2025
31500	UMB BANK NA	Dec25-240	Wm.Com--Schleifer--WM Commu	12/16/2025	666.31	666.31	12/31/2025
31500	UMB BANK NA	Dec25-241	Wm.Com--Schleifer--WM - 1M - tr	12/16/2025	822.96	822.96	12/31/2025
31500	UMB BANK NA	Dec25-242	Amazon--Hinton--parts	12/24/2025	26.75	26.75	12/31/2025
31500	UMB BANK NA	Dec25-243	Amazon--Hinton--snow blower par	12/12/2025	26.75	26.75	12/31/2025
31500	UMB BANK NA	Dec25-244	Amazon--Hinton--snow blower par	12/12/2025	30.64	30.64	12/31/2025
31500	UMB BANK NA	Dec25-245	Amazon--Hinton--tools	12/23/2025	107.52	107.52	12/31/2025
31500	UMB BANK NA	Dec25-246	Carquest --Outinen--Oil filters	12/09/2025	184.03	184.03	12/31/2025
31500	UMB BANK NA	Dec25-247	Lowes--Himes--Shop Supplies	12/02/2025	417.58	417.58	12/31/2025
31500	UMB BANK NA	Dec25-248	Napa Auto --Outinen--mudflap for	12/09/2025	23.86	23.86	12/31/2025
31500	UMB BANK NA	Dec25-249	Napa Auto --Outinen--Hydraulic Fi	12/03/2025	134.00	134.00	12/31/2025
31500	UMB BANK NA	Dec25-25	Vzwriss--Jones--Cell phones TH,	12/15/2025	1,167.53	1,167.53	12/31/2025
31500	UMB BANK NA	Dec25-250	Napa Auto --Robinson--batteries f	12/17/2025	150.65	150.65	12/31/2025
31500	UMB BANK NA	Dec25-251	Utopia Tire & Service--Himes--Par	12/10/2025	316.44	316.44	12/31/2025
31500	UMB BANK NA	Dec25-252	Amazon--Hinton--paint markers	12/05/2025	75.60	75.60	12/31/2025
31500	UMB BANK NA	Dec25-253	Amazon--Hinton--work order supp	12/09/2025	99.08	99.08	12/31/2025
31500	UMB BANK NA	Dec25-254	Amazon--Hinton--Work order track	12/15/2025	139.80	139.80	12/31/2025
31500	UMB BANK NA	Dec25-255	Carquest --Outinen--DEF fluid	12/16/2025	470.57	470.57	12/31/2025
31500	UMB BANK NA	Dec25-256	Cintas Corp--Hinton--mechanic un	12/05/2025	381.04	381.04	12/31/2025
31500	UMB BANK NA	Dec25-257	Lowes--Himes--Clothing Allowanc	12/02/2025	39.91	39.91	12/31/2025
31500	UMB BANK NA	Dec25-258	Murdochs --Outinen--Clothing Allo	12/04/2025	87.99	87.99	12/31/2025
31500	UMB BANK NA	Dec25-259	Murdochs --Himes--Clothing Allow	12/03/2025	444.94	444.94	12/31/2025
31500	UMB BANK NA	Dec25-26	Vzwriss--Muth--Government cell p	12/21/2025	35.00	35.00	12/31/2025
31500	UMB BANK NA	Dec25-260	Wal-Mart--Robinson--Phone case	12/05/2025	34.85	34.85	12/31/2025
31500	UMB BANK NA	Dec25-261	Napa Auto --Robinson--Battery Ch	12/04/2025	31.99	31.99	12/31/2025
31500	UMB BANK NA	Dec25-262	Lowes--Himes--Office Supplies	12/23/2025	78.90	78.90	12/31/2025
31500	UMB BANK NA	Dec25-263	Napa Auto --Walters--electrical su	12/21/2025	22.89	22.89	12/31/2025
31500	UMB BANK NA	Dec25-264	Napa Auto --Himes--Parts	12/11/2025	69.98	69.98	12/31/2025
31500	UMB BANK NA	Dec25-265	Napa Auto --Himes--Parts	12/16/2025	77.69	77.69	12/31/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
31500	UMB BANK NA	Dec25-266	Napa Auto --Himes--Multi Hog har	12/22/2025	112.20	112.20	12/31/2025
31500	UMB BANK NA	Dec25-267	Napa Auto --Himes--Parts	12/12/2025	230.00	230.00	12/31/2025
31500	UMB BANK NA	Dec25-268	Napa Auto --Himes--Parts	12/12/2025	230.80	230.80	12/31/2025
31500	UMB BANK NA	Dec25-269	Simple Tire--Outinen--Cop Car Wi	12/04/2025	5,086.40	5,086.40	12/31/2025
31500	UMB BANK NA	Dec25-27	Vzwriss--Harper--Nikki Harper cell	12/19/2025	70.00	70.00	12/31/2025
31500	UMB BANK NA	Dec25-270	Amazon--Hinton--tire gauges	12/11/2025	31.52	31.52	12/31/2025
31500	UMB BANK NA	Dec25-271	Hd Supply Facilities--Johnsen--Tr	12/11/2025	171.10	171.10	12/31/2025
31500	UMB BANK NA	Dec25-272	Lowes--Hutchinson--bailing wire	12/03/2025	16.88	16.88	12/31/2025
31500	UMB BANK NA	Dec25-273	Wal-Mart--Hutchinson--Safety rop	12/17/2025	5.24	5.24	12/31/2025
31500	UMB BANK NA	Dec25-274	Amazon--Johnsen--snow shovels	12/15/2025	243.56	243.56	12/31/2025
31500	UMB BANK NA	Dec25-275	Wal-Mart--Hutchinson--pitchers fo	12/02/2025	9.94	9.94	12/31/2025
31500	UMB BANK NA	Dec25-276	Spotify --McKay--Music Subscripti	12/18/2025	6.49	6.49	12/31/2025
31500	UMB BANK NA	Dec25-277	peppinos Pizza--Pierce--Staff lunc	11/29/2025	47.12	47.12	12/31/2025
31500	UMB BANK NA	Dec25-278	Xcel --Account--Gas/Electricity - S	12/02/2025	10.94	10.94	12/31/2025
31500	UMB BANK NA	Dec25-279	Xcel --Account--Gas/Electricity - S	12/17/2025	14.72	14.72	12/31/2025
31500	UMB BANK NA	Dec25-28	Nytimes Disc--McBride--NY Times	12/14/2025	4.02	4.02	12/31/2025
31500	UMB BANK NA	Dec25-280	Xcel --Account--Gas/Electricity - S	12/02/2025	497.50	497.50	12/31/2025
31500	UMB BANK NA	Dec25-281	Xcel --Account--Gas/Electricity - S	12/17/2025	669.23	669.23	12/31/2025
31500	UMB BANK NA	Dec25-282	Ac Hotel Frisco--Lope--Night for S	12/05/2025	573.54	573.54	12/31/2025
31500	UMB BANK NA	Dec25-283	Safeway --Lope--Supplies for Bre	12/06/2025	29.97	29.97	12/31/2025
31500	UMB BANK NA	Dec25-284	epic Print Pros--Harper--Print 500	12/03/2025	49.99	49.99	12/31/2025
31500	UMB BANK NA	Dec25-285	gatherhouse, Inc.--McKay--Glass t	12/09/2025	550.00	550.00	12/31/2025
31500	UMB BANK NA	Dec25-286	The Webstaurant Store --McKay--	12/02/2025	298.92	298.92	12/31/2025
31500	UMB BANK NA	Dec25-287	peppinos Pizza--Lope--Pizza for F	12/02/2025	181.45	181.45	12/31/2025
31500	UMB BANK NA	Dec25-288	Spotify --McKay--Music Subscripti	12/18/2025	6.50	6.50	12/31/2025
31500	UMB BANK NA	Dec25-289	Amazon--McKay--Dry Erase Cale	12/11/2025	31.43	31.43	12/31/2025
31500	UMB BANK NA	Dec25-29	Costco Whse --Fette--training sup	12/07/2025	124.75	124.75	12/31/2025
31500	UMB BANK NA	Dec25-290	Co Govt Services--McKay--Trails	12/03/2025	31.44	31.44	12/31/2025
31500	UMB BANK NA	Dec25-291	Language Testing --Dean--Langua	12/17/2025	126.00	126.00	12/31/2025
31500	UMB BANK NA	Dec25-292	Krystal Media--Agee--Turkey Day	12/04/2025	1,808.00	1,808.00	12/31/2025
31500	UMB BANK NA	Dec25-293	Swift Communications--Harper--T	12/10/2025	1,728.50	1,728.50	12/31/2025
31500	UMB BANK NA	Dec25-294	Wal-Mart--Pierce--Supplies for win	12/16/2025	93.04	93.04	12/31/2025
31500	UMB BANK NA	Dec25-295	Vistaprint--Broadbent--Business c	12/22/2025	19.99	19.99	12/31/2025
31500	UMB BANK NA	Dec25-296	Amazon--Sovine--Driveway marke	12/09/2025	79.99	79.99	12/31/2025
31500	UMB BANK NA	Dec25-297	Amazon--Sovine--Walkie Talkie ra	12/12/2025	275.00	275.00	12/31/2025
31500	UMB BANK NA	Dec25-298	Lowes--Sovine--Paint for rails	12/09/2025	27.92	27.92	12/31/2025
31500	UMB BANK NA	Dec25-299	Lowes--Sovine--Weather seal for	12/09/2025	39.96	39.96	12/31/2025
31500	UMB BANK NA	Dec25-3	Amigo Motor Lodge--Jones--Tom'	12/13/2025	287.36	287.36	12/31/2025
31500	UMB BANK NA	Dec25-30	Safeway --Dean--Food for Staff Or	12/03/2025	99.82	99.82	12/31/2025
31500	UMB BANK NA	Dec25-300	Lowes--Sovine--Key cabinet and s	12/20/2025	85.38	85.38	12/31/2025
31500	UMB BANK NA	Dec25-301	Lowes--Sovine--Ladders and salt f	12/23/2025	278.25	278.25	12/31/2025
31500	UMB BANK NA	Dec25-302	Mountain Dirty Motorsport--Sovine	12/23/2025	43.47	43.47	12/31/2025
31500	UMB BANK NA	Dec25-303	Murdochs --Sovine--snow pants fo	12/21/2025	94.93	94.93	12/31/2025
31500	UMB BANK NA	Dec25-304	Summit County Ace --Sovine--Pad	12/20/2025	90.97	90.97	12/31/2025
31500	UMB BANK NA	Dec25-305	Wal-Mart--Beck--Yak-traks	12/11/2025	99.66	99.66	12/31/2025
31500	UMB BANK NA	Dec25-306	Tmobile --Henkel--December \$70	12/09/2025	70.00	70.00	12/31/2025
31500	UMB BANK NA	Dec25-307	Amazon--Henkel--Hand hole cove	12/01/2025	145.98	145.98	12/31/2025
31500	UMB BANK NA	Dec25-308	Lowes--Henkel--Fake turf for carp	12/12/2025	235.20	235.20	12/31/2025
31500	UMB BANK NA	Dec25-309	Mountain Dirty Motorsport--Souler	12/02/2025	67.92	67.92	12/31/2025
31500	UMB BANK NA	Dec25-31	Amazon--Broadbent--Order reque	12/05/2025	21.99	21.99	12/31/2025
31500	UMB BANK NA	Dec25-310	Mountain Dirty Motorsport--Souler	12/12/2025	267.71	267.71	12/31/2025
31500	UMB BANK NA	Dec25-311	Prinoth Llc--Souleret--first service	12/09/2025	1,042.25	1,042.25	12/31/2025
31500	UMB BANK NA	Dec25-312	Amazon--Hintz--Air freshener for s	11/30/2025	8.67	8.67	12/31/2025
31500	UMB BANK NA	Dec25-313	Amazon--Hintz--iPad case and m	12/11/2025	78.48	78.48	12/31/2025
31500	UMB BANK NA	Dec25-314	Amazon--Hintz--Cornhole bags, al	12/17/2025	88.96	88.96	12/31/2025
31500	UMB BANK NA	Dec25-315	Amazon--Hintz--Ticket Office and	12/01/2025	141.55	141.55	12/31/2025
31500	UMB BANK NA	Dec25-316	Hd Supply Facilities--Davis--Air fr	12/18/2025	9.56	9.56	12/31/2025
31500	UMB BANK NA	Dec25-317	Otc Brands--Hintz--Yard games fo	12/15/2025	38.40	38.40	12/31/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
31500	UMB BANK NA	Dec25-318	Otc Brands--Hintz--Yard games fo	12/15/2025	48.57	48.57	12/31/2025
31500	UMB BANK NA	Dec25-319	Stapls--Davis--Lotion for the differ	12/10/2025	37.13	37.13	12/31/2025
31500	UMB BANK NA	Dec25-32	Amazon--Broadbent--Phone case	12/05/2025	31.53	31.53	12/31/2025
31500	UMB BANK NA	Dec25-320	Wal-Mart--Hintz--Storage bins and	11/28/2025	153.18	153.18	12/31/2025
31500	UMB BANK NA	Dec25-321	Blains Farm & Fleet--Socks--FAP	12/17/2025	341.25	341.25	12/31/2025
31500	UMB BANK NA	Dec25-322	Sticker Mule--Hintz--stickers for s	12/12/2025	221.50	221.50	12/31/2025
31500	UMB BANK NA	Dec25-323	Wal-Mart--Socks--bike locks for sl	12/16/2025	105.17	105.17	12/31/2025
31500	UMB BANK NA	Dec25-324	Whole Resort Accessories--Hintz-	12/15/2025	50.00-	50.00-	12/31/2025
31500	UMB BANK NA	Dec25-325	Whole Resort Accessories--Hintz-	12/05/2025	1,523.34	1,523.34	12/31/2025
31500	UMB BANK NA	Dec25-326	Antlers Liquor --Davis--Wine for wi	12/20/2025	20.99	20.99	12/31/2025
31500	UMB BANK NA	Dec25-327	Antlers Liquor --Davis--Wine for wi	12/20/2025	83.96	83.96	12/31/2025
31500	UMB BANK NA	Dec25-328	Melio*melio--Davis--Processing fe	12/16/2025	4.41	4.41	12/31/2025
31500	UMB BANK NA	Dec25-329	Melio*odyssey Beerwerks--Davis-	12/16/2025	152.00	152.00	12/31/2025
31500	UMB BANK NA	Dec25-33	Amazon--Broadbent--Request of c	12/18/2025	39.25	39.25	12/31/2025
31500	UMB BANK NA	Dec25-330	Wal-Mart--Davis--Sugar and crea	12/01/2025	15.56	15.56	12/31/2025
31500	UMB BANK NA	Dec25-331	Dunkin --Henkel--donuts & coffee	12/24/2025	69.21	69.21	12/31/2025
31500	UMB BANK NA	Dec25-332	mountain Dweller Coffee--Rosenc	12/08/2025	80.00	80.00	12/31/2025
31500	UMB BANK NA	Dec25-333	mountain Dweller Coffee--Rosenc	12/03/2025	80.00	80.00	12/31/2025
31500	UMB BANK NA	Dec25-334	Safeway --Henkel--Christmas me	12/24/2025	234.00	234.00	12/31/2025
31500	UMB BANK NA	Dec25-335	enzas Delicatessen--Henkel--Foo	12/23/2025	87.50	87.50	12/31/2025
31500	UMB BANK NA	Dec25-336	Wal-Mart--Sovine--hot chocolate a	12/23/2025	43.74	43.74	12/31/2025
31500	UMB BANK NA	Dec25-337	Spotify --Hintz--Spotify for PRA	12/21/2025	18.41	18.41	12/31/2025
31500	UMB BANK NA	Dec25-338	summit County Signs--Harper--4 -	12/03/2025	600.00	600.00	12/31/2025
31500	UMB BANK NA	Dec25-339	Whattodo.Info--Agee--Full page a	12/08/2025	2,560.00	2,560.00	12/31/2025
31500	UMB BANK NA	Dec25-34	Amazon--Broadbent--Restock of l	12/17/2025	54.48	54.48	12/31/2025
31500	UMB BANK NA	Dec25-340	Helly Hansen--Socks--fap staff uni	12/17/2025	1,372.46	1,372.46	12/31/2025
31500	UMB BANK NA	Dec25-341	summit County Signs--Hintz--Nam	12/03/2025	83.09	83.09	12/31/2025
31500	UMB BANK NA	Dec25-342	The Ups Store --Socks--shipping	12/23/2025	105.88	105.88	12/31/2025
31500	UMB BANK NA	Dec25-343	Zazzle Inc--Hintz--Refund for tax c	12/03/2025	12.93-	12.93-	12/31/2025
31500	UMB BANK NA	Dec25-344	Zazzle Inc--Hintz--Nametags for o	11/30/2025	164.00	164.00	12/31/2025
31500	UMB BANK NA	Dec25-345	Wm.Com--Davis--Trash dumpster	12/16/2025	728.34	728.34	12/31/2025
31500	UMB BANK NA	Dec25-346	Xcel --Account--Gas/Electricity - F	12/02/2025	169.69	169.69	12/31/2025
31500	UMB BANK NA	Dec25-347	Xcel --Account--Gas/Electricity - F	12/17/2025	287.88	287.88	12/31/2025
31500	UMB BANK NA	Dec25-348	Xcel --Account--Gas/Electricity - F	12/02/2025	7,713.34	7,713.34	12/31/2025
31500	UMB BANK NA	Dec25-349	Xcel --Account--Gas/Electricity - F	12/17/2025	13,085.46	13,085.46	12/31/2025
31500	UMB BANK NA	Dec25-35	Amazon--Broadbent--swiffer mop f	12/09/2025	71.23	71.23	12/31/2025
31500	UMB BANK NA	Dec25-350	Creationnetwork--Socks--refund f	12/22/2025	50.40-	50.40-	12/31/2025
31500	UMB BANK NA	Dec25-351	Creationnetwork--Socks--plaza sp	12/03/2025	115.64	115.64	12/31/2025
31500	UMB BANK NA	Dec25-352	Wal-Mart--Socks--day lodge tix off	12/03/2025	38.82	38.82	12/31/2025
31500	UMB BANK NA	Dec25-353	Amazon--Henkel--Hand hole cove	12/09/2025	104.93	104.93	12/31/2025
31500	UMB BANK NA	Dec25-354	Amazon--Henkel--Clocks for tubin	12/18/2025	588.00	588.00	12/31/2025
31500	UMB BANK NA	Dec25-355	Co Bldg Sup --Henkel--Timberlok'	12/11/2025	167.99	167.99	12/31/2025
31500	UMB BANK NA	Dec25-356	Lowes--Henkel--Spray paint for te	12/11/2025	27.92	27.92	12/31/2025
31500	UMB BANK NA	Dec25-357	AlSCO Inc.--Davis--Rug service for	12/11/2025	398.43	398.43	12/31/2025
31500	UMB BANK NA	Dec25-358	Hd Supply Facilities--Davis--Trash	12/17/2025	34.18	34.18	12/31/2025
31500	UMB BANK NA	Dec25-359	Hd Supply Facilities--Davis--Mop	12/18/2025	117.48	117.48	12/31/2025
31500	UMB BANK NA	Dec25-36	Amazon--Broadbent--Restock of	12/21/2025	699.57	699.57	12/31/2025
31500	UMB BANK NA	Dec25-360	Hd Supply Facilities--Davis--Clean	12/17/2025	205.16	205.16	12/31/2025
31500	UMB BANK NA	Dec25-361	Hd Supply Facilities--Davis--Carp	12/18/2025	699.64	699.64	12/31/2025
31500	UMB BANK NA	Dec25-362	Vesta--Davis--Restroom supplies	12/05/2025	32.32	32.32	12/31/2025
31500	UMB BANK NA	Dec25-363	Intermtn Enterprises Inc--Swenso	12/15/2025	57.00	57.00	12/31/2025
31500	UMB BANK NA	Dec25-364	Carquest --Outinen--DEF for FAP	12/12/2025	405.29	405.29	12/31/2025
31500	UMB BANK NA	Dec25-365	Mountain Dirty Motorsport--Souler	12/02/2025	67.91	67.91	12/31/2025
31500	UMB BANK NA	Dec25-366	Mountain Dirty Motorsport--Souler	12/12/2025	409.97	409.97	12/31/2025
31500	UMB BANK NA	Dec25-367	Psia-Aasi--Swenson--PSIA memb	12/23/2025	100.00	100.00	12/31/2025
31500	UMB BANK NA	Dec25-368	Spotify --Rosencrans--monthly sp	12/05/2025	12.99	12.99	12/31/2025
31500	UMB BANK NA	Dec25-369	Trail Builder Magazine--Swenson-	12/26/2025	9.99	9.99	12/31/2025
31500	UMB BANK NA	Dec25-37	mountain Dweller Coffee--Broadb	12/19/2025	80.00	80.00	12/31/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
31500	UMB BANK NA	Dec25-370	Amazon--Rosencrans--Expo mark	12/26/2025	31.76	31.76	12/31/2025
31500	UMB BANK NA	Dec25-371	Amazon--Rosencrans--Guest serv	11/28/2025	132.13	132.13	12/31/2025
31500	UMB BANK NA	Dec25-372	Lowes--Rosencrans--Window tint	12/02/2025	162.80	162.80	12/31/2025
31500	UMB BANK NA	Dec25-373	Lowes--Swenson--Shelving for FN	12/19/2025	187.40	187.40	12/31/2025
31500	UMB BANK NA	Dec25-374	Wal-Mart--Melkonian--Coffee	12/07/2025	34.16	34.16	12/31/2025
31500	UMB BANK NA	Dec25-375	Wal-Mart--Rosencrans--Office sup	12/02/2025	59.93	59.93	12/31/2025
31500	UMB BANK NA	Dec25-376	Bouldericyclenordic--Swenson--B	12/11/2025	706.22	706.22	12/31/2025
31500	UMB BANK NA	Dec25-377	mountain Dweller Coffee--Rosenc	12/08/2025	80.00	80.00	12/31/2025
31500	UMB BANK NA	Dec25-378	mountain Dweller Coffee--Rosenc	12/03/2025	80.00	80.00	12/31/2025
31500	UMB BANK NA	Dec25-379	Milk X Whiskey--Swenson--staff s	12/12/2025	1,443.00	1,443.00	12/31/2025
31500	UMB BANK NA	Dec25-38	the Lavender Fox Llc--Jones--Flo	12/08/2025	150.00	150.00	12/31/2025
31500	UMB BANK NA	Dec25-380	Honey Stinger--Rosencrans--hone	12/09/2025	38.76	38.76	12/31/2025
31500	UMB BANK NA	Dec25-381	360training.Com--Rosencrans--TI	12/17/2025	38.00	38.00	12/31/2025
31500	UMB BANK NA	Dec25-382	City-Market --Socks--staff lunch x	12/24/2025	145.71	145.71	12/31/2025
31500	UMB BANK NA	Dec25-383	Natural Grocers--Joyce--Grocerie	12/26/2025	33.39	33.39	12/31/2025
31500	UMB BANK NA	Dec25-384	Safeway --Swenson--Food for staf	12/19/2025	35.92	35.92	12/31/2025
31500	UMB BANK NA	Dec25-385	Safeway --Joyce--Groceries purch	12/26/2025	72.59	72.59	12/31/2025
31500	UMB BANK NA	Dec25-386	The Breakfast Deli--Rosencrans--	12/04/2025	116.28	116.28	12/31/2025
31500	UMB BANK NA	Dec25-387	Wholefds --Swenson--Eggnog for	12/26/2025	3.17	3.17	12/31/2025
31500	UMB BANK NA	Dec25-388	Wholefds --Swenson--Food for sta	12/26/2025	53.47	53.47	12/31/2025
31500	UMB BANK NA	Dec25-389	Wholefds --Swenson--Staff food fo	12/24/2025	59.68	59.68	12/31/2025
31500	UMB BANK NA	Dec25-39	Vrc Companies Llc--Broadbent--V	12/15/2025	132.56	132.56	12/31/2025
31500	UMB BANK NA	Dec25-390	Joinhomebase.Com--Socks--nordi	12/13/2025	30.00	30.00	12/31/2025
31500	UMB BANK NA	Dec25-391	height Of Land Public--Harper--Fu	12/08/2025	2,000.00	2,000.00	12/31/2025
31500	UMB BANK NA	Dec25-392	Swift Communications--Harper--N	12/10/2025	518.55	518.55	12/31/2025
31500	UMB BANK NA	Dec25-393	Xcel --Account--Gas/Electricity - N	12/17/2025	364.88	364.88	12/31/2025
31500	UMB BANK NA	Dec25-394	Co Bldg Sup --Melkonian--Shovel	12/11/2025	118.36	118.36	12/31/2025
31500	UMB BANK NA	Dec25-395	Xcel --Account--Gas/Electricity - S	12/02/2025	26.88	26.88	12/31/2025
31500	UMB BANK NA	Dec25-396	Xcel --Account--Gas/Electricity - S	12/17/2025	50.24	50.24	12/31/2025
31500	UMB BANK NA	Dec25-397	Xcel --Account--Gas/Electricity - S	12/02/2025	1,221.97	1,221.97	12/31/2025
31500	UMB BANK NA	Dec25-398	Xcel --Account--Gas/Electricity - S	12/17/2025	2,283.69	2,283.69	12/31/2025
31500	UMB BANK NA	Dec25-399	Centurylink Lumen--Jones--Water	12/08/2025	564.40	564.40	12/31/2025
31500	UMB BANK NA	Dec25-4	Blue360 Media Llc--Pappas--2026	12/11/2025	503.01	503.01	12/31/2025
31500	UMB BANK NA	Dec25-40	Lsu Outer Range Brewing--Broad	12/18/2025	50.00	50.00	12/31/2025
31500	UMB BANK NA	Dec25-400	Vzwriss--Jones--Phones Water D	12/15/2025	263.28	263.28	12/31/2025
31500	UMB BANK NA	Dec25-401	Paypal--Zavagno--Online Class fo	12/14/2025	280.00	280.00	12/31/2025
31500	UMB BANK NA	Dec25-402	Psi Exams--Wall--Joe Wall Water	12/13/2025	104.00	104.00	12/31/2025
31500	UMB BANK NA	Dec25-403	Colorado Analytical--Thompson--	12/23/2025	42.00	42.00	12/31/2025
31500	UMB BANK NA	Dec25-404	Colorado Analytical--Thompson--	12/23/2025	53.00	53.00	12/31/2025
31500	UMB BANK NA	Dec25-405	Colorado Analytical--Thompson--4	11/26/2025	440.00	440.00	12/31/2025
31500	UMB BANK NA	Dec25-406	Geowater Services--Thompson--X	11/28/2025	200.00	200.00	12/31/2025
31500	UMB BANK NA	Dec25-407	Murdochs --Wall--Joe Wall Work	11/28/2025	70.54	70.54	12/31/2025
31500	UMB BANK NA	Dec25-408	Murdochs --Wall--Joe Wall Work	11/28/2025	407.14	407.14	12/31/2025
31500	UMB BANK NA	Dec25-409	Usabluebook--Thompson--Ear Plu	12/12/2025	151.58	151.58	12/31/2025
31500	UMB BANK NA	Dec25-41	Natural Grocers--Broadbent--Rest	12/18/2025	100.00	100.00	12/31/2025
31500	UMB BANK NA	Dec25-410	Lowes--Irwin--Muriatic Acid for Qu	12/16/2025	39.92	39.92	12/31/2025
31500	UMB BANK NA	Dec25-411	Usabluebook--Thompson--S.W.T.	12/12/2025	87.67	87.67	12/31/2025
31500	UMB BANK NA	Dec25-412	Xcel --Account--Gas/Electricity -	12/02/2025	75.30	75.30	12/31/2025
31500	UMB BANK NA	Dec25-413	Xcel --Account--Gas/Electricity -	12/17/2025	101.15	101.15	12/31/2025
31500	UMB BANK NA	Dec25-414	Xcel --Account--Gas/Electricity -	12/02/2025	3,422.83	3,422.83	12/31/2025
31500	UMB BANK NA	Dec25-415	Xcel --Account--Gas/Electricity -	12/17/2025	4,597.92	4,597.92	12/31/2025
31500	UMB BANK NA	Dec25-416	Xcel --Account--Gas/Electricity - E	12/02/2025	12.73	12.73	12/31/2025
31500	UMB BANK NA	Dec25-417	Xcel --Account--Gas/Electricity - E	12/17/2025	18.44	18.44	12/31/2025
31500	UMB BANK NA	Dec25-418	Xcel --Account--Gas/Electricity - E	12/17/2025	20.47	20.47	12/31/2025
31500	UMB BANK NA	Dec25-419	Xcel --Account--Gas/Electricity - E	12/02/2025	25.96	25.96	12/31/2025
31500	UMB BANK NA	Dec25-42	Safeway --Broadbent--Restock of	12/18/2025	100.00	100.00	12/31/2025
31500	UMB BANK NA	Dec25-420	Column Public Notice--Canino--N	12/05/2025	52.34	52.34	12/31/2025
31500	UMB BANK NA	Dec25-421	Comcast --Canino--Life safety sys	12/27/2025	374.68	374.68	12/31/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
31500	UMB BANK NA	Dec25-422	Comcast --Canino--Life safety sys	12/27/2025	374.68	374.68	12/31/2025
31500	UMB BANK NA	Dec25-423	Xcel --Account--Gas/Electricity - E	12/02/2025	1.69	1.69	12/31/2025
31500	UMB BANK NA	Dec25-424	Xcel --Account--Gas/Electricity - E	12/17/2025	1.83	1.83	12/31/2025
31500	UMB BANK NA	Dec25-425	Xcel --Account--Gas/Electricity - E	12/02/2025	61.42	61.42	12/31/2025
31500	UMB BANK NA	Dec25-426	Xcel --Account--Gas/Electricity - E	12/02/2025	76.71	76.71	12/31/2025
31500	UMB BANK NA	Dec25-427	Xcel --Account--Gas/Electricity - E	12/17/2025	83.30	83.30	12/31/2025
31500	UMB BANK NA	Dec25-428	Xcel --Account--Gas/Electricity - E	12/17/2025	93.79	93.79	12/31/2025
31500	UMB BANK NA	Dec25-429	Amazon--Holley--colored paper fo	12/02/2025	20.26	20.26	12/31/2025
31500	UMB BANK NA	Dec25-43	Wal-Mart--Broadbent--Restock of	12/18/2025	50.00	50.00	12/31/2025
31500	UMB BANK NA	Dec25-430	Amazon--Holley--christmas mints	12/04/2025	26.60	26.60	12/31/2025
31500	UMB BANK NA	Dec25-431	Cloud Cover Music--Holley--cloud	12/02/2025	18.95	18.95	12/31/2025
31500	UMB BANK NA	Dec25-432	Safeway --Holley--Wassail supplie	11/30/2025	37.49	37.49	12/31/2025
31500	UMB BANK NA	Dec25-433	Safeway --Holley--wassail supplie	11/29/2025	50.41	50.41	12/31/2025
31500	UMB BANK NA	Dec25-434	Safeway --Holley--cups for wassai	12/01/2025	54.90	54.90	12/31/2025
31500	UMB BANK NA	Dec25-435	rocky Mountain Recreation--Holle	12/04/2025	2,119.00	2,119.00	12/31/2025
31500	UMB BANK NA	Dec25-436	patriot Portables --Lope--Toilets fo	12/02/2025	900.00	900.00	12/31/2025
31500	UMB BANK NA	Dec25-437	Butterhorn Bakery --McBride--Tur	11/28/2025	161.04	161.04	12/31/2025
31500	UMB BANK NA	Dec25-438	Comcast --Jones--VIC Phones	12/13/2025	536.48	536.48	12/31/2025
31500	UMB BANK NA	Dec25-439	Amazon--Holley--Furniture risers f	12/07/2025	48.00	48.00	12/31/2025
31500	UMB BANK NA	Dec25-44	Wholefds --Broadbent--Restock of	12/18/2025	100.00	100.00	12/31/2025
31500	UMB BANK NA	Dec25-440	Amazon--Holley--Yak Traks for St	12/22/2025	32.23	32.23	12/31/2025
31500	UMB BANK NA	Dec25-441	Safeway --Holley--apple juice for	12/07/2025	18.00	18.00	12/31/2025
31500	UMB BANK NA	Dec25-442	Safeway --Finnerty--Wassail Days	11/29/2025	34.82	34.82	12/31/2025
31500	UMB BANK NA	Dec25-443	Safeway --Holley--supplies for wa	12/05/2025	71.50	71.50	12/31/2025
31500	UMB BANK NA	Dec25-444	Wal-Mart--Finnerty--Wassail Days	11/29/2025	42.88	42.88	12/31/2025
31500	UMB BANK NA	Dec25-445	Wal-Mart--Holley--bows for wrappi	12/17/2025	47.79	47.79	12/31/2025
31500	UMB BANK NA	Dec25-446	Xcel --Account--Gas/Electricity - O	12/02/2025	664.63	664.63	12/31/2025
31500	UMB BANK NA	Dec25-447	Properly Cleaning--Schleifer--AM	12/02/2025	1,710.00	1,710.00	12/31/2025
31500	UMB BANK NA	Dec25-448	Wal-Mart--Hutchinson--xmas supp	12/04/2025	6.54	6.54	12/31/2025
31500	UMB BANK NA	Dec25-449	Wal-Mart--Johnsen--I Central mon	12/14/2025	65.61	65.61	12/31/2025
31500	UMB BANK NA	Dec25-45	Wal-Mart--Kender--MyFit completi	12/04/2025	200.00	200.00	12/31/2025
31500	UMB BANK NA	Dec25-450	Butterhorn Bakery --McKay--Hot	12/09/2025	165.00	165.00	12/31/2025
31500	UMB BANK NA	Dec25-451	joe Kusumoto Photography--Agee	12/18/2025	300.00	300.00	12/31/2025
31500	UMB BANK NA	Dec25-452	Alaska Structures--Snyder--Shade	12/08/2025	2,689.50	2,689.50	12/31/2025
31500	UMB BANK NA	Dec25-453	anderson & Worth Offi--Barrick--F	12/19/2025	4,218.88	4,218.88	12/31/2025
31500	UMB BANK NA	Dec25-454	association Of Marina--Theiss--do	12/04/2025	1,000.00	1,000.00	12/31/2025
31500	UMB BANK NA	Dec25-455	Lowes--Snyder--Holiday lights, co	12/02/2025	451.98	451.98	12/31/2025
31500	UMB BANK NA	Dec25-456	Wal-Mart--Theiss--coffee keurig fil	12/16/2025	5.87	5.87	12/31/2025
31500	UMB BANK NA	Dec25-457	Att--Jones--Marina Phones, Cell p	12/13/2025	455.09	455.09	12/31/2025
31500	UMB BANK NA	Dec25-458	Centurylink Lumen--Jones--Marin	12/08/2025	222.75	222.75	12/31/2025
31500	UMB BANK NA	Dec25-459	Comcast --Jones--Marina Phones	12/13/2025	736.34	736.34	12/31/2025
31500	UMB BANK NA	Dec25-46	City-Market --Zablocki--supplies fo	12/05/2025	235.00	235.00	12/31/2025
31500	UMB BANK NA	Dec25-460	Comcast Business--Jones--Marin	12/26/2025	1,165.05	1,165.05	12/31/2025
31500	UMB BANK NA	Dec25-461	Napa Auto --Hogeman--Hydraulic	12/16/2025	25.98	25.98	12/31/2025
31500	UMB BANK NA	Dec25-462	Napa Auto --Hogeman--Replacem	12/02/2025	168.65	168.65	12/31/2025
31500	UMB BANK NA	Dec25-463	Lowes--Hogeman--Shelf brackets	12/22/2025	34.98	34.98	12/31/2025
31500	UMB BANK NA	Dec25-464	wildflower Bbq--Brown--Took Gran	12/23/2025	50.40	50.40	12/31/2025
31500	UMB BANK NA	Dec25-465	Dry Box Inc --Snyder--December	12/20/2025	154.50	154.50	12/31/2025
31500	UMB BANK NA	Dec25-466	Stars Ink & Threa--Theiss--fall/win	12/23/2025	490.75	490.75	12/31/2025
31500	UMB BANK NA	Dec25-467	Xcel --Account--Gas/Electric Frisc	12/17/2025	.30	.30	12/31/2025
31500	UMB BANK NA	Dec25-468	Xcel --Account--Gas/Electric Frisc	12/02/2025	.30	.30	12/31/2025
31500	UMB BANK NA	Dec25-469	Xcel --Account--Gas/Electricity -	12/02/2025	.45	.45	12/31/2025
31500	UMB BANK NA	Dec25-47	godaddy.Com--Gajewski--ssl certif	12/10/2025	239.98	239.98	12/31/2025
31500	UMB BANK NA	Dec25-470	Xcel --Account--Gas/Electricity -	12/17/2025	.48	.48	12/31/2025
31500	UMB BANK NA	Dec25-471	Xcel --Account--Gas/Electric Frisc	12/02/2025	12.59	12.59	12/31/2025
31500	UMB BANK NA	Dec25-472	Xcel --Account--Gas/Electric Frisc	12/17/2025	12.77	12.77	12/31/2025
31500	UMB BANK NA	Dec25-473	Xcel --Account--Gas/Electricity - F	12/02/2025	17.21	17.21	12/31/2025
31500	UMB BANK NA	Dec25-474	Xcel --Account--Gas/Electricity - F	12/17/2025	23.45	23.45	12/31/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
31500	UMB BANK NA	Dec25-475	Xcel --Account--Gas/Electric Frisc	12/17/2025	13.52	13.52	12/31/2025
31500	UMB BANK NA	Dec25-476	Xcel --Account--Gas/Electric Frisc	12/02/2025	13.55	13.55	12/31/2025
31500	UMB BANK NA	Dec25-477	Xcel --Account--Gas/Electricity -	12/02/2025	20.55	20.55	12/31/2025
31500	UMB BANK NA	Dec25-478	Xcel --Account--Gas/Electricity -	12/17/2025	21.97	21.97	12/31/2025
31500	UMB BANK NA	Dec25-479	Xcel --Account--Gas/Electric Frisc	12/02/2025	572.44	572.44	12/31/2025
31500	UMB BANK NA	Dec25-48	Duo*com--Gajewski--DUO 2 facto	12/15/2025	180.00	180.00	12/31/2025
31500	UMB BANK NA	Dec25-480	Xcel --Account--Gas/Electric Frisc	12/17/2025	580.60	580.60	12/31/2025
31500	UMB BANK NA	Dec25-481	Xcel --Account--Gas/Electricity - F	12/02/2025	782.10	782.10	12/31/2025
31500	UMB BANK NA	Dec25-482	Xcel --Account--Gas/Electricity - F	12/17/2025	1,066.12	1,066.12	12/31/2025
31500	UMB BANK NA	Dec25-483	Properly Cleaning--Snyder--Month	12/05/2025	540.00	540.00	12/31/2025
31500	UMB BANK NA	Dec25-484	Spotify --Theiss--spotify dec 2025	12/25/2025	18.41	18.41	12/31/2025
31500	UMB BANK NA	Dec25-485	Wal-Mart--Brown--christmas wreath	12/04/2025	124.04	124.04	12/31/2025
31500	UMB BANK NA	Dec25-486	Hayn Lic--Hogeman--Sailboat lifeli	12/03/2025	573.61	573.61	12/31/2025
31500	UMB BANK NA	Dec25-49	Microsoft--Gajewski--Microsoft se	12/09/2025	203.37	203.37	12/31/2025
31500	UMB BANK NA	Dec25-5	Global Assets Integrated--Pappas	12/09/2025	1,595.00	1,595.00	12/31/2025
31500	UMB BANK NA	Dec25-50	Openai *chatgpt Subscript--Gajew	12/24/2025	20.00	20.00	12/31/2025
31500	UMB BANK NA	Dec25-51	Zoom.Com --Campbell--TOWN Z	12/10/2025	10.00	10.00	12/31/2025
31500	UMB BANK NA	Dec25-52	Zoom.Com --Campbell--TOWN Z	12/10/2025	100.00	100.00	12/31/2025
31500	UMB BANK NA	Dec25-53	Amazon--Gajewski--chambers mi	12/13/2025	61.05	61.05	12/31/2025
31500	UMB BANK NA	Dec25-54	Amazon--Gajewski--chambers mi	12/10/2025	316.00	316.00	12/31/2025
31500	UMB BANK NA	Dec25-55	Dell K-12/govt--Gajewski--new su	12/13/2025	2,085.58	2,085.58	12/31/2025
31500	UMB BANK NA	Dec25-56	Colorado Municipal League--Jones	12/22/2025	149.00	149.00	12/31/2025
31500	UMB BANK NA	Dec25-57	Amazon--Broadbent--Tape reques	12/18/2025	25.99	25.99	12/31/2025
31500	UMB BANK NA	Dec25-58	Shutterfly--Broadbent--Pictures for	12/19/2025	21.82	21.82	12/31/2025
31500	UMB BANK NA	Dec25-59	kemosabe --Jones--Council Dinne	12/09/2025	1,188.00	1,188.00	12/31/2025
31500	UMB BANK NA	Dec25-6	Peak 1 Express--Pappas--2026 e	12/19/2025	203.60	203.60	12/31/2025
31500	UMB BANK NA	Dec25-60	Wholefids --Jones--Whole Foods -	12/09/2025	33.02	33.02	12/31/2025
31500	UMB BANK NA	Dec25-61	Wholefids --Jones--Council Dinner	12/09/2025	44.97	44.97	12/31/2025
31500	UMB BANK NA	Dec25-62	Colorado Municipal League--Edw	12/09/2025	149.00	149.00	12/31/2025
31500	UMB BANK NA	Dec25-63	Rocky Mountain Government--Ke	12/02/2025	40.00	40.00	12/31/2025
31500	UMB BANK NA	Dec25-64	Amazon--Kender--2026 calendar	12/26/2025	13.99	13.99	12/31/2025
31500	UMB BANK NA	Dec25-65	Pure Kitchen--McBride--Admin Ma	12/10/2025	50.00	50.00	12/31/2025
31500	UMB BANK NA	Dec25-66	vine Street Social--Broadbent--TC	12/16/2025	1,439.50	1,439.50	12/31/2025
31500	UMB BANK NA	Dec25-67	Amazon--Broadbent--Restock of r	12/03/2025	25.01	25.01	12/31/2025
31500	UMB BANK NA	Dec25-68	Signupgenius--Fette--yearly dues	12/27/2025	269.89	269.89	12/31/2025
31500	UMB BANK NA	Dec25-69	Vistaprint--Broadbent--Business c	12/22/2025	90.95	90.95	12/31/2025
31500	UMB BANK NA	Dec25-7	Smartforce--Pappas--2026 annual	12/20/2025	799.92	799.92	12/31/2025
31500	UMB BANK NA	Dec25-70	Google Ads--Agee--GoogleAds re	12/01/2025	351.65	351.65	12/31/2025
31500	UMB BANK NA	Dec25-71	Swift Communications--Zablocki--	12/15/2025	1,290.65	1,290.65	12/31/2025
31500	UMB BANK NA	Dec25-72	Five1four Supply --Fette--Staff win	12/04/2025	9,617.52	9,617.52	12/31/2025
31500	UMB BANK NA	Dec25-73	Lazer Designs.Com--Dean--Shipp	12/16/2025	181.01	181.01	12/31/2025
31500	UMB BANK NA	Dec25-74	Lazer Designs.Com--Fette--staff w	12/04/2025	8,550.00	8,550.00	12/31/2025
31500	UMB BANK NA	Dec25-75	Taco Bell--Zablocki--team lunch m	12/16/2025	45.61	45.61	12/31/2025
31500	UMB BANK NA	Dec25-76	squeeze Designz, LLC--Agee--New	12/04/2025	178.75	178.75	12/31/2025
31500	UMB BANK NA	Dec25-77	Krystal Media--Agee--Wassail Day	12/04/2025	1,512.00	1,512.00	12/31/2025
31500	UMB BANK NA	Dec25-78	Miles Partnership--Agee--Colorad	12/26/2025	15,000.00	15,000.00	12/31/2025
31500	UMB BANK NA	Dec25-79	Paypal--Agee--Winter ad Brecken	12/26/2025	1,300.00	1,300.00	12/31/2025
31500	UMB BANK NA	Dec25-8	United--Pappas--2026 T Wickman	12/18/2025	62.34	62.34	12/31/2025
31500	UMB BANK NA	Dec25-80	epic Print Pros--Harper--4 large wi	12/03/2025	294.45	294.45	12/31/2025
31500	UMB BANK NA	Dec25-81	Swift Communications--Harper--Di	12/10/2025	6,560.51	6,560.51	12/31/2025
31500	UMB BANK NA	Dec25-82	Hotel Frisco --Agee--December m	12/02/2025	218.75	218.75	12/31/2025
31500	UMB BANK NA	Dec25-83	Lsu Outer Range Brewing--Holley	12/03/2025	50.00	50.00	12/31/2025
31500	UMB BANK NA	Dec25-84	Rocky Mountain Coffee --Holley--c	12/03/2025	18.95	18.95	12/31/2025
31500	UMB BANK NA	Dec25-85	Tavern West--Holley--gift card for	12/04/2025	100.00	100.00	12/31/2025
31500	UMB BANK NA	Dec25-86	Butterhorn Bakery --Holley--gift ca	12/04/2025	50.00	50.00	12/31/2025
31500	UMB BANK NA	Dec25-87	Pure Kitchen--Holley--gift card for	12/04/2025	75.00	75.00	12/31/2025
31500	UMB BANK NA	Dec25-88	bread & Salts--Holley--gift card for	12/03/2025	50.00	50.00	12/31/2025
31500	UMB BANK NA	Dec25-89	Bitly.Com--Dastous--Bitly annual s	11/28/2025	120.00	120.00	12/31/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
31500	UMB BANK NA	Dec25-9	United--Pappas--T Wickman to Sc	12/18/2025	75.24	75.24	12/31/2025
31500	UMB BANK NA	Dec25-90	Campaignmonitor--Harper--200,0	12/18/2025	2,400.00	2,400.00	12/31/2025
31500	UMB BANK NA	Dec25-91	Codegeek--Agee--October and N	12/04/2025	941.90	941.90	12/31/2025
31500	UMB BANK NA	Dec25-92	godaddy--Agee--Domain renewal	12/12/2025	60.95	60.95	12/31/2025
31500	UMB BANK NA	Dec25-93	Bluebeam Inc.--Kent--BlueBeam	12/01/2025	89.00	89.00	12/31/2025
31500	UMB BANK NA	Dec25-94	Eclectic Kitchen And Bar--Kent--C	12/11/2025	253.50	253.50	12/31/2025
31500	UMB BANK NA	Dec25-95	Amazon--Broadbent--Order reque	12/05/2025	56.69	56.69	12/31/2025
31500	UMB BANK NA	Dec25-96	Wholefids --Jackson--Pioneer Park	12/08/2025	75.20	75.20	12/31/2025
31500	UMB BANK NA	Dec25-97	Xcel --Account--Electricity - EV Ch	12/02/2025	3.88	3.88	12/31/2025
31500	UMB BANK NA	Dec25-98	Xcel --Account--Electricity - EV Ch	12/17/2025	3.89	3.89	12/31/2025
31500	UMB BANK NA	Dec25-99	Xcel --Account--Electricity - EV Ch	12/17/2025	5.74	5.74	12/31/2025
Total UMB BANK NA:					229,215.75	229,215.75	
UNSHELTERED IN SUMMIT							
31666	UNSHELTERED IN SUMMIT	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,000.00	1,000.00	01/21/2026
Total UNSHELTERED IN SUMMIT:					1,000.00	1,000.00	
USDA FOREST SERVICE							
31891	USDA FOREST SERVICE	BF021510AGO	2720 SPECIAL USES DIL1607	12/01/2025	3,421.32	3,421.32	01/07/2026
31891	USDA FOREST SERVICE	BF021510AGO	USDA Nov/Dec 2025 Fees	01/08/2026	893.33	893.33	01/15/2026
Total USDA FOREST SERVICE:					4,314.65	4,314.65	
UTILITY NOTIFICATION CENTER CO							
31930	UTILITY NOTIFICATION CENTE	101208	Colorado 811 - Locates	12/22/2025	1.55	1.55	01/07/2026
31930	UTILITY NOTIFICATION CENTE	225120578	Colorado 811 invoice	12/31/2025	131.28	131.28	01/29/2026
Total UTILITY NOTIFICATION CENTER CO:					132.83	132.83	
VERTEXONE SOFTWARE, LLC							
32149	VERTEXONE SOFTWARE, LLC	038-FI0000033	WATERSMART PLATFORM INTE	12/30/2025	19,133.65	19,133.65	01/22/2026
Total VERTEXONE SOFTWARE, LLC:					19,133.65	19,133.65	
WAGNER RENTS							
32410	WAGNER RENTS	D1602501	Frisco Railpark Light Tower x2 4 w	01/02/2026	1,973.28	1,973.28	01/29/2026
32410	WAGNER RENTS	D1631801	Frisco railpark 4x wk, 3 Portable L	01/05/2026	2,667.42	2,667.42	01/29/2026
Total WAGNER RENTS:					4,640.70	4,640.70	
WESTERN STATES FIRE PROTECTION							
32930	WESTERN STATES FIRE PROT	WSF728847	PW backflow repairs	11/05/2025	5,150.00	5,150.00	01/15/2026
Total WESTERN STATES FIRE PROTECTION:					5,150.00	5,150.00	
YOUTH ENTITY							
33455	YOUTH ENTITY	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,500.00	1,500.00	01/21/2026
Total YOUTH ENTITY:					1,500.00	1,500.00	
ZOOMERS INC							
33541	ZOOMERS INC	ToF 2026 Grant	ToF 2026 Grant Award	01/01/2026	1,000.00	1,000.00	01/21/2026
Total ZOOMERS INC:					1,000.00	1,000.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Grand Totals:					2,695,768.57	2,695,595.7	

Dated: _____

Finance Director: _____

Dated: _____

Accountant: _____

Report Criteria:

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

P Card Charges 1/28/2026

Transaction Date	Supplier Name	Transaction Amount	GL Coding	Transaction Description
01/23/2026	83640 - Park Dia	\$ (43.99)	10-1150-4227	Parking refund
01/19/2026	83640 - Park Dia	\$ 43.99	10-1150-4227	Airport parking for an out of state conference
01/01/2026	Ac Hotel Frisco	\$ 765.19	10-1121-4276	Hotel for victim case 2025-7402
12/31/2025	Ac Hotel Frisco	\$ 335.00	10-1121-4276	Hotel for victim case 2025-7402
12/29/2025	Ac Hotel Frisco	\$ 315.20	10-1121-4276	Hotel for victim case 2025-7402
12/31/2025	Airbnb * Hm38aqmqra	\$ 2,003.71	10-1121-4282	Lodging to attend training in Arizona
12/30/2025	Alaska Structures	\$ 2,689.50	90-9000-4895	Replacement Tent for Paddle Dock - Shade Structure
01/27/2026	Allied Security Group In	\$ 240.00	10-1132-4207	HP fire alarm repairs
01/07/2026	Allied Security Group In	\$ 289.00	10-1132-4207	Town Hall fire alarm cell service upgrades
01/13/2026	AlSCO Inc.	\$ 1,032.48	10-1160-4477	Slopeside, Nordic and Day lodge rug cleaning service
01/13/2026	AlSCO Inc.	\$ 436.91	10-1125-4477	Rug replacement services
01/06/2026	AlSCO Inc.	\$ 229.48	10-1121-4250	December floor mat cleaning
01/10/2026	Amazon Mark* 2854d8np3	\$ 27.98	10-1121-4233	Sharpie markers for PD
01/24/2026	Amazon Mktp	\$ 18.30	10-1110-4233	Restock of Dust-off for keyboards
01/23/2026	Amazon Mktp	\$ 21.91	10-1110-4233	Restock of packing tape for mail room
01/21/2026	Amazon Mktp	\$ 164.83	10-1111-4229	Replacement 36" wall clock for chambers
01/12/2026	Amazon Mktp	\$ 43.99	10-1110-4211	Recordkeeping in the vault
01/12/2026	Amazon Mktp	\$ 32.98	10-1115-4233	Supplies
01/12/2026	Amazon Mktp	\$ 21.09	10-1110-4233	Restock on batteries and super glue
01/22/2026	Amazon Mktp	\$ 93.95	90-9000-4200	Ethernet cords, desk cord holders, electrical tape, Velcro tape. putting the new workstdeks together
01/22/2026	Amazon Mktp	\$ 61.35	90-9000-4200	Hook and loop cable holders, Strip Holder Self Adhesive, Velcro straps. Putting new desks together.
01/02/2026	Amazon Mktp	\$ 55.19	10-1117-4233	Desk heater for front desk 1st floor
01/21/2026	Amazon Mktp	\$ 144.17	10-1110-4704	labeler for fiber optic sites and connections
01/16/2026	Amazon Mktp	\$ 2.26	10-1110-4704	Phone connectors to repair phone lines at all sites
01/27/2026	Amazon Mktp	\$ 582.98	10-1160-4270	Hi-Vis vests for Snowmaking/terrain park/events/etc.
01/26/2026	Amazon Mktp	\$ 169.64	10-1160-4205	Earplugs for shop/pumphouse
01/07/2026	Amazon Mktp	\$ 94.99	10-1160-4411	Radon fan for boot dryer unit.
01/28/2026	Amazon Mktp	\$ 35.99	10-1130-4270	Uniform
01/27/2026	Amazon Mktp	\$ 163.75	10-1130-4270	Uniform
01/27/2026	Amazon Mktp	\$ 16.99	10-1130-4270	Uniform
01/09/2026	Amazon Mktp	\$ 32.96	10-1131-4403	Windshield de-fogging for equipment
01/02/2026	Amazon Mktp	\$ 95.96	10-1133-4233	Office supplies
01/02/2026	Amazon Mktp	\$ 119.47	10-1133-4271	Tools
12/30/2025	Amazon Mktp	\$ 17.90	10-1133-4233	Office supplies
12/31/2025	Amazon Mktp	\$ 53.50	10-1133-4205	Parts
12/29/2025	Amazon Mktp	\$ 49.30	10-1133-4233	Office supplies
01/20/2026	Amazon Mktp	\$ 90.06	10-1160-4221	Ticket office hole punch, mini tubes, band aids, alcohol wipes
01/08/2026	Amazon Mktp	\$ 23.59	10-1160-4221	Craft stamps for ticket marking
01/07/2026	Amazon Mktp	\$ 193.54	10-1160-4227	Employee of the month prizes Jan-April
01/05/2026	Amazon Mktp	\$ 70.99	10-1160-4221	Arm bands for season pass holders
01/21/2026	Amazon Mktp	\$ 22.27	90-9000-4201	Stainless hardware
01/15/2026	Amazon Mktp	\$ 36.84	80-8001-4233	Candy for guests
01/05/2026	Amazon Mktp	\$ 43.25	80-8001-4233	Curtain rod for office curtains
01/09/2026	Amazon Mktp	\$ 196.82	40-4000-4270	Clothing Allowance
01/08/2026	Amazon Mktp	\$ 149.99	40-4000-4270	Clothing Allowance
01/06/2026	Amazon Mktp	\$ 47.56	40-4000-4200	Screen Protector, Adaptor For Sensus Fieldlogic Tool
01/26/2026	Amazon Mktp	\$ 273.94	80-8002-4585	Poop bag dispensers
01/02/2026	Amazon Mktp	\$ 12.99	10-1134-4404	Shear pins for snow blower
01/17/2026	Amazon Mktp	\$ 77.50	10-1125-4207	Water filter system for staff to drink from in Schoolhouse bathroom
01/17/2026	Amazon Mktp	\$ 31.99	10-1125-4703	Frame for 1983 Museum Poster in workspace
01/21/2026	Amazon Mktp	\$ 8.49	10-1121-4233	Name badge
01/16/2026	Amazon Mktp	\$ 54.13	10-1133-4205	Air chuck lock adaptors \\\ WO organization
01/20/2026	Amazon Mktp	\$ 68.82	10-1160-4223	Retail hand warmers for nordic lodge - 2 boxes
01/20/2026	Amazon Mktp	\$ 84.99	10-1160-4221	Toe warmers for instructors
01/07/2026	Amazon Mktp	\$ 114.70	10-1170-4221	Laminating sheets, gloves, trash pickers, cleaning supplies
12/29/2025	Amazon Mktp	\$ 26.97	10-1170-4221	Isopropyl spray for rental sheet cleaning
01/17/2026	Amazon Mktp	\$ 735.31	10-1132-4207	PW toilet repairs
01/11/2026	Amazon Mktp	\$ 27.98	10-1132-4207	Boiler testing supplies
01/05/2026	Amazon Mktp	\$ 152.06	10-1160-4221	Pens and bathroom signs for slopeside
01/05/2026	Amazon Mktp	\$ 44.52	10-1160-4221	Sticky notes for slopeside
01/20/2026	Amazon Mktp	\$ 42.97	10-1160-4411	Hole punches for tickets in yurt
01/20/2026	Amazon Mktp	\$ 120.19	10-1160-4411	Hand warmers and hot chocolate for tubing hill
01/14/2026	Amazon Mktp	\$ 182.07	10-1160-4270	EDC tools for med and lead
12/29/2025	Amazon Mktp	\$ 106.59	10-1160-4227	Hot Chocolate and apple cider for tubing staff
01/10/2026	Amazon Mktp	\$ 107.30	90-9000-4201	Spill absorbant pad and coils
01/25/2026	Amazon Mktpplace Pmts	\$ (21.45)	80-8001-4233	Refund for velvet ropes that were never delivered
01/27/2026	Amazon Mktpplace Pmts	\$ (149.99)	40-4000-4270	Clothing Allowance Refund
01/17/2026	Amazon Reta* Ai4j9iu3	\$ 37.78	10-1121-4233	Copy paper for PD
01/26/2026	Amazon Reta* D77cm2gz3	\$ 19.98	10-1134-4233	New keyboard
01/03/2026	Amazon Reta* G68254h03	\$ 100.94	10-1121-4233	Tissues and paper towels for PD
01/02/2026	Amazon Reta* Jq5941nm3	\$ 89.97	10-1160-4221	Webcams for each ticket office station
01/07/2026	Amazon Reta* Ox43k7253	\$ 39.21	10-1160-4411	Pens
01/27/2026	Amazon Reta* Rq8wc13u3	\$ 249.98	10-1110-4704	USBs for IT to export and move data for all new PCs replacing old devices
01/06/2026	Amazon Reta* Xq3a48xq3	\$ 41.98	10-1170-4225	Creamer for guests at coffee bar
01/15/2026	Amazon.Com	\$ (31.41)	80-8001-4233	Keyboard refund
01/07/2026	Amazon.Com*214a85la3	\$ 623.94	10-1160-4411	Yac-tracks and sunscreen
01/20/2026	Amazon.Com*4t2sa6zd3	\$ 43.66	10-1140-4233	BeanBags for cornhole games for concerts and events
01/02/2026	Amazon.Com*nx8nm4j93	\$ 168.99	10-1115-4233	Label printer
01/15/2026	Amazon.Com*pv8wm8yh3	\$ 119.99	10-1110-4229	Amazon/Whole Foods order for MMC Managers Lunch
01/05/2026	Amazon.Com*wl14o1dg3	\$ 31.69	80-8001-4233	Keyboard
01/27/2026	Amigo Motor Lodge	\$ 84.42	10-1119-4227	Amigo Motor Lodge - CAST
01/26/2026	Amigo Motor Lodge	\$ 84.43	10-1119-4227	Room charge CAST
01/17/2026	Antlers Liquor & Wine Cel	\$ 52.96	10-1160-4225	Alcohol for winter parties
01/14/2026	Apple.Com/Bill	\$ 0.99	10-1130-4210	Increased storage for iPhone work phone for project documentation and other work related items.
01/23/2026	Atlantic Corporation	\$ 618.26	10-1170-4221	Fibrestraps - new wickets for daily nordic tickets for guests + shipping
01/09/2026	Atssa	\$ 95.00	10-1131-4227	ATSSA Flagger cert
01/13/2026	Atssa	\$ 95.00	10-1131-4227	Flagger Training

01/13/2026	Att	\$	1,852.12	10-1110-4203	Phone Lines town / Rec and PW
01/13/2026	Att	\$	366.16	90-9000-4203	Phone lines marina
01/26/2026	Att	\$	70.00	10-1110-4203	Jan phone reimbursement
01/03/2026	Att	\$	70.00	10-1110-4203	Phone reminbursement
01/07/2026	B2b Prime*up54e32c3	\$	349.00	10-1110-4210	Amazon prime business account 2026 dues
12/29/2025	Badgeandwallet.Com	\$	4.46	10-1121-4233	Sales tax on badge order # 791377
01/07/2026	Big O Tires 6279	\$	85.00	10-1133-4205	Tire disposal
01/07/2026	Big O Tires 6279	\$	110.50	10-1133-4205	Tire disposal
01/23/2026	Bl*iconix Llc	\$	309.22	10-1110-4651	Volleyball Team T-Shirts
01/08/2026	Breckenridge Lasergraphic	\$	483.00	10-1110-4233	Window envelopes for TH
01/05/2026	Breckenridge Lasergraphic	\$	46.90	10-1125-4221	Printing bookmarks to go with book sales from gift shop
01/12/2026	Brp US Inc	\$	274.72	90-9000-4210	Bossweb subscription
01/15/2026	Bt *the Shore Shack	\$	5,176.00	90-9000-4895	Mounting brackets for kayak launchers and cleats
01/25/2026	Carquest 3948	\$	29.30	10-1170-4205	Yellowstone groomer trailer plug
01/12/2026	Carquest 3948	\$	118.05	10-1133-4205	Specialty oil, Brake cleaner
01/05/2026	Carquest 3948	\$	116.99	10-1133-4205	Sno-Go Battery
01/16/2026	Cccma	\$	425.00	10-1115-4210	CCCMA Annual Membership
01/05/2026	Centurylink Lumen	\$	187.05	90-9000-4203	Marina DSL
01/05/2026	Centurylink Lumen	\$	35.70	90-9000-4401	Marina Lift
01/05/2026	Centurylink Lumen	\$	860.36	10-1110-4203	Town and Rec DSL
01/05/2026	Centurylink Lumen	\$	564.49	40-4000-4203	Water Dept and Wells DSL
12/31/2025	Centurylink Lumen	\$	16.71	10-1110-4203	Th Long distance
01/05/2026	Cintas Corp	\$	486.12	10-1133-4270	Mechanic uniforms
01/20/2026	Cintas Corp	\$	278.86	10-1132-4207	Cintas PW first aid cabinets
01/02/2026	City-Market #0430	\$	104.47	10-1170-4227	Holiday Lunch
01/02/2026	Cloud Cover Music	\$	18.95	10-1125-4233	Cloud Cover Subscription
01/02/2026	Cloud Cover Music	\$	18.95	80-8001-4233	Cloud Cover Subscription
01/08/2026	Co Bldg Sup 051001 Bre	\$	433.46	10-1132-4207	New door for TH office
01/14/2026	Co Dept Of Revenue - Sipa	\$	103.02	10-1160-4455	ALCOHOL STORAGE PERMIT RENEWAL
01/20/2026	Co Govt Services	\$	31.44	10-1150-4250	Background check TRAILS
01/15/2026	Co Govt Services	\$	31.44	10-1150-4250	Trails Background check
01/15/2026	Colorado Analytical	\$	42.00	40-4000-4250	JANUARY DISCHARGE SAMPLES
01/15/2026	Colorado Cwp	\$	85.00	40-4000-4227	Collection License Renewal
01/14/2026	Colorado Municipal Clerks	\$	180.00	10-1115-4210	COLORADO MUNICIPAL CLERKS ASSN ANNUAL RENEWAL
01/13/2026	Comcast / Xfinity	\$	4,486.72	10-1110-4203	Town Phones
01/13/2026	Comcast / Xfinity	\$	752.84	90-9000-4203	Marina Phones
01/13/2026	Comcast / Xfinity	\$	552.98	80-8001-4203	Phones VIC
01/06/2026	Comcast Advertising	\$	7,375.25	10-1160-4265	Winter cable advertising
01/26/2026	Comcast Business	\$	1,165.05	90-9000-4203	Marina Phones
01/22/2026	Common Spirit Mtn Eov Pmt	\$	754.00	10-1130-4250	2025 PW Drug Screenings - 8 total
01/01/2026	Cvent* Ukg Aspire 2025	\$	(1,895.00)	10-1114-4227	Refund UKG Conference Registration for Speaker
01/14/2026	Delta Air	\$	183.22	90-9000-4227	Delta Flight Change Receipt for AMI Conference
01/01/2026	Denver Life Magazine	\$	2,500.00	10-1118-4265	February full page ad
12/30/2025	Dillon Towing	\$	169.95	10-1133-4205	PD INSURANCE TO BE REIMBURSED
01/13/2026	Discountmugs.Com	\$	11,748.80	10-1120-4603	Reusable water bottles
01/07/2026	Dmi* Dell Bus Online	\$	379.29	10-1110-4704	Rec-docking station-2 monitors
01/07/2026	Dmi* Dell Bus Online	\$	223.25	10-1110-4704	Dell docking station and 2 monitors for REC
01/07/2026	Dmi* Dell Bus Online	\$	223.25	10-1110-4704	Public works docking station
01/28/2026	Dmi* Dell K-12/govt	\$	3,391.11	20-2000-4102	Laptop replacement
01/16/2026	Dmi* Dell K-12/Govt	\$	38,718.42	20-2000-4102	Capital project PC replacements
01/09/2026	Dmi* Dell K-12/govt	\$	1,794.20	20-2000-4102	Capital project monitors for replacements
01/20/2026	Dmi* Dell Sales & Servic	\$	322.37	10-1110-4704	IT Dept. spare laptop power supplies
01/27/2026	Dnh*godaddy	\$	24.38	10-1118-4265	Domain renewal FRISCOMARINAPLAN.COM
01/06/2026	Dnh*godaddy	\$	12.19	10-1118-4655	Domain renewal THETOWNOFFRISCO.COM
01/14/2026	Dri*signs	\$	132.29	10-1160-4411	Railpark Signage
01/02/2026	Dri*signs	\$	120.86	10-1160-4409	Signage for ticket checking at the lift
01/20/2026	Dry Box Inc - Surcharge	\$	154.50	90-9000-4250	Marine Service Storage Container Rental
01/02/2026	Dt	\$	115.52	10-1132-4207	Duluth trading clothing allowance
01/07/2026	Dunkin #363668	\$	9.13	10-1130-4233	Breakfast for ERC meeting
01/15/2026	Duo*com	\$	180.00	10-1110-4702	DUO 2 factor for VPN
01/13/2026	Ebay O*01-14109-13294	\$	260.00	10-1133-4205	PD Wheels
01/13/2026	Ebay O*12-14093-23716	\$	21.99	10-1133-4233	Uniform Rack
12/29/2025	Eclectic Kitchen And Bar	\$	272.40	10-1118-4227	Employee townwide going away gathering
01/25/2026	Eddie Bauer 4119	\$	59.70	90-9000-4270	UNIFORM VEST
01/27/2026	Efilemyforms.Com	\$	9.96	10-1114-4202	E-File and Mail 1098 Mortgage Interest EDPA
01/09/2026	Etsy, Inc.	\$	3.47	10-1125-4890	Wassail walrus pattern
01/09/2026	Evident Inc	\$	(180.00)	10-1121-4233	Refund for drug testing kits that were on back order
01/09/2026	Evident Inc	\$	(18.00)	10-1121-4233	Refund for drug testing kits that were on back order
01/21/2026	Fedex	\$	33.16	10-1121-4202	Postage for lab testing Case 2026-120
01/14/2026	Fedex	\$	38.91	10-1121-4202	Postage for lab kit case 2026-0089
01/01/2026	Fedex	\$	24.40	10-1121-4202	Test to lab for case 2025-7031
12/30/2025	Ferrell*gas Lp	\$	12.00	90-9000-4401	Propane for shop
01/23/2026	Fiberoptic Supply Ecom	\$	3,669.95	10-1110-4704	TOF fiber optic tester for new backbone network
01/02/2026	Flywire*hestra	\$	69.53	10-0010-2111	Hestra glove order
01/07/2026	Fmcsa D&a Clearinghouse	\$	25.00	10-1130-4233	DACH querie
01/13/2026	Frisco Inn On Galena	\$	10.00	10-1110-4229	Winter parking charge per Avery at hotel
12/30/2025	Frisco Inn On Galena	\$	219.00	10-1110-4227	Hotel res for Margaret Loperfido, consultant for the Pioneer Park project speaking at TC 1/13.
01/23/2026	Fsp*cgfoa	\$	40.00	10-1114-4227	Xcel 2.0 class
01/23/2026	Fsp*cgfoa	\$	35.00	10-1114-4227	CTAC quarterly meeting
01/23/2026	Fsp*cgfoa	\$	65.00	10-1114-4210	CGFOA membership renewal
01/22/2026	Fsp*cgfoa	\$	40.00	10-1114-4227	CGFOA excel class
01/26/2026	Fsp*outer Range Brewing C	\$	20.00	10-1118-4590	Gift card for media hosting
01/27/2026	Fsp*premier Denver Event	\$	55.00	10-1110-4227	Chocolate Fountain Rental for February All Staff Meeting/Activation
01/01/2026	Galls	\$	969.91	10-1121-4270	2025 expense uniforms Inv. #s 033403174, 033447756, 033474783
01/20/2026	Gdp*pastperfect	\$	846.00	10-1125-4210	Past Perfect subscription, online archive and collections management database
01/02/2026	Geowater Services, Llc	\$	200.00	40-4000-4250	December Bacteriological Distribution System Samples x5, Compliance
01/07/2026	Gold Label Specialties	\$	700.00	10-1132-4207	PW pit bay garage door replacement
01/01/2026	Google Ads9512978270	\$	450.90	10-1117-4265	December recruitment ads
01/27/2026	Government Finance Office	\$	760.00	10-1114-4210	GFOA Budget Submission
01/11/2026	Greco's Pastaria	\$	35.16	10-1121-4233	Dinner for witnesses and detective, case 2025-7402

01/23/2026	Hacienda Real	\$	41.90	10-1115-4227	Staff Lunch/Meeting
01/23/2026	Hd Supply Facilities	\$	524.73	10-1160-4477	Toilet tissue
01/07/2026	Hd Supply Facilities	\$	112.14	10-1160-4477	Gloves to take out trash and facial tissue
01/07/2026	Hd Supply Facilities	\$	53.27	10-1160-4477	A new trash can along with toilet seat covers and bacterial Digestant
01/07/2026	Hd Supply Facilities	\$	123.95	10-1160-4477	Trash bags
01/24/2026	Hd Supply Facilities	\$	37.11	10-1132-4233	Janitorial supplies
01/24/2026	Hd Supply Facilities	\$	22.21	10-1132-4233	Janitorial supplies
01/24/2026	Hd Supply Facilities	\$	579.76	10-1132-4233	Janitorial supplies
01/24/2026	Hd Supply Facilities	\$	74.22	10-1132-4233	Janitorial supplies
01/23/2026	Hd Supply Facilities	\$	181.08	10-1170-4221	Tissue paper for FNC / split order
01/06/2026	Homedepot.Com	\$	378.92	10-1132-4207	Fans for the historic park to circulate heating air
01/24/2026	Hotel Frisco Colorado	\$	906.60	10-1118-4590	Media hosting
01/18/2026	lcounty.Org	\$	2.25	10-1119-4233	Fee to download a recorded document re. Northside PUD
01/16/2026	lcounty.Org	\$	15.52	10-1119-4233	Recorded Document Download for Northway PUD
01/16/2026	ldentogo - Co Fingerprint	\$	57.50	10-1150-4250	Fingerprint for Background Check
01/07/2026	limc	\$	195.00	10-1115-4210	INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS ANNUAL RENEWAL
12/30/2025	ln	\$	350.00	10-1150-4606	Frosted Flamingo activity
12/29/2025	ln *all Electric Company	\$	292.89	10-1132-4207	All electric 760 pitkin switch repairs
01/24/2026	ln *amp Properly Cleaning	\$	2,100.00	10-1160-4477	Janitorial services
01/02/2026	ln *amp Properly Cleaning	\$	900.00	10-1160-4477	Slopeside Cleaning Dec
01/02/2026	ln *amp Properly Cleaning	\$	407.00	10-1170-4477	Nordic cleaning dec
01/02/2026	ln *amp Properly Cleaning	\$	1,600.00	10-1160-4477	Day Lodge Cleaning Dec
01/06/2026	ln *amp Properly Cleaning	\$	988.00	10-1132-4412	AMP PW cleaning
01/06/2026	ln *amp Properly Cleaning	\$	660.00	10-1125-4477	AMP HP cleaning
01/06/2026	ln *amp Properly Cleaning	\$	630.00	10-1132-4412	AMP CC cleaning
01/06/2026	ln *amp Properly Cleaning	\$	1,080.00	10-1132-4412	AMP TH cleaning
01/06/2026	ln *amp Properly Cleaning	\$	1,660.00	10-1132-4412	AMP VIC cleaning
01/06/2026	ln *amp Properly Cleaning	\$	1,215.00	10-1132-4412	AMP TH cleaning
01/06/2026	ln *amp Properly Cleaning	\$	770.00	10-1132-4412	AMP CC cleaning and deep clean
01/06/2026	ln *amp Properly Cleaning	\$	325.00	10-1132-4412	AMP 1M cleaning
01/06/2026	ln *amp Properly Cleaning	\$	350.00	10-1132-4412	AMP WB cleaning
01/06/2026	ln *amp Properly Cleaning	\$	774.00	10-1132-4412	AMP PD cleaning
01/06/2026	ln *amp Properly Cleaning	\$	988.00	10-1132-4412	AMP PW cleaning
01/06/2026	ln *amp Properly Cleaning	\$	1,710.00	80-8001-4477	AMP VIC Cleaning
01/06/2026	ln *amp Properly Cleaning	\$	425.00	10-1132-4412	AMP WB cleaning
01/06/2026	ln *amp Properly Cleaning	\$	688.00	10-1132-4412	AMP PD cleaning
01/06/2026	ln *amp Properly Cleaning	\$	325.00	10-1132-4412	AMP 1M cleaning
01/06/2026	ln *amp Properly Cleaning	\$	660.00	10-1125-4477	AMP HP cleaning
01/07/2026	ln *amp Properly Cleaning	\$	540.00	90-9000-4477	January Monthly Cleaning Services for The Landing
01/21/2026	ln *amp Properly Cleaning	\$	1,073.00	10-1170-4477	Cleaning bill nordic jan
01/21/2026	ln *amp Properly Cleaning	\$	2,700.00	10-1160-4477	Jan slopeside cleaning
01/23/2026	ln *anderson & Worth Offi	\$	2,778.94	90-9000-4200	New cabinets for inside the landing retail space
12/30/2025	ln *architectural Opening	\$	91.41	90-9000-4207	Restroom deadbolt indicators for Landing
01/05/2026	ln *association Of Marina	\$	2,795.00	90-9000-4227	Remainder of AML- AMM class for Feb 2026
01/11/2026	ln *best Craft Distributi	\$	34.00	10-1160-4225	Alcohol for winter events
01/06/2026	ln *high Country Waterwor	\$	600.00	80-8002-4585	x4 Median Irrigation Backflow Assembly Benchtop Tests
01/21/2026	ln *mountain Dweller Coff	\$	160.00	10-1170-4225	10 lbs of ground coffee to sell at nordic lodge
01/06/2026	ln *mountain Dweller Coff	\$	160.00	10-1170-4225	Coffee to sell at nordic lodge - 2 bags
01/26/2026	ln *neotreks, Inc	\$	390.00	10-1131-4271	Plow ops - Monthly service
01/26/2026	ln *patriot Portables & E	\$	750.00	80-8002-4585	Portos - Monthly service
01/26/2026	ln *patriot Portables & E	\$	1,610.00	80-8002-4585	Portos - Monthly service
12/31/2025	ln *tropical Threads, Lic	\$	285.00	10-1160-4270	FAP logo embroidering on tubing shells
01/05/2026	Indust Health Serv Networ	\$	458.60	10-1130-4250	Annual fee and services for Dept of Trans compliance w/ Randoms
01/09/2026	Joinhomebase.Com	\$	30.00	10-1125-4210	Staff scheduling app
01/13/2026	Joinhomebase.Com	\$	30.00	10-1170-4210	Scheduling app for FNC
01/22/2026	Kimball Midwest Payeezy	\$	203.32	10-1160-4477	Soap and paper towels
01/14/2026	Language Testing Inter	\$	126.00	10-1150-4250	Language Testing
01/08/2026	Lefevre Law Pc	\$	2,479.89	60-6000-4011	2025 - NQTL analysis
12/29/2025	Loaf N Jug 0048	\$	5.08	10-1121-4233	Case 2025-4702
01/16/2026	Lowes #03206	\$	436.98	10-1160-4411	Heater for yurt, propane heater for barn and lift, astroturf carpet for lift, supplies for boot dry
01/14/2026	Lowes #03206	\$	77.94	10-1160-4411	Astroturf for load terminal, hose and regulator for propane tank
01/04/2026	Lowes #03206	\$	335.22	80-8004-4589	Materials for flower boxes
01/21/2026	Lowes #03206	\$	33.76	10-1160-4411	Boot dryer materials
01/16/2026	Lowes #03206	\$	30.97	10-1160-4411	Boot dryer materials.
01/13/2026	Lowes #03206	\$	79.95	10-1130-4233	Water
12/30/2025	Lowes #03206	\$	37.00	90-9000-4207	Replacement fan for service building bathroom
12/31/2025	Lowes #03206	\$	(44.98)	40-4000-4201	Field Tool-Tote
12/31/2025	Lowes #03206	\$	94.98	40-4000-4201	Field Tool-Tote Organizer
12/30/2025	Lowes #03206	\$	210.15	40-4000-4201	Tool Tote- Organizer (got returned), plumbing supplies & hand tools
01/14/2026	Lowes #03206	\$	12.72	10-1131-4403	Hardware for street signs
01/14/2026	Lowes #03206	\$	(12.72)	10-1131-4403	Hardware for street sign - return for tax
01/14/2026	Lowes #03206	\$	11.74	10-1131-4403	Hardware for street signs
01/16/2026	Lowes #03206	\$	954.86	10-1140-4233	Shelves for 1st & Main bldg
01/14/2026	Lowes #03206	\$	298.78	10-1125-4207	Sink, pipes, fittings, and mounting hardware for replacing our employee bathroom wash area.
12/30/2025	Lowes #03206	\$	497.64	10-1125-4207	Lumber and hardware resupply for building maintenance
01/20/2026	Lowes #03206	\$	34.66	10-1131-4271	Tools for Streets dept
01/08/2026	Lowes #03206	\$	25.96	80-8004-4589	Stain for flower boxes
01/26/2026	Lowes #03206	\$	103.86	10-1132-4207	Historic park winter window treatments
01/12/2026	Lowes #03206	\$	289.14	10-1132-4207	Misc repairs and cleaning supplies
01/07/2026	Lowes #03206	\$	19.98	10-1132-4207	Lowes voltage tester
01/04/2026	Lowes #03206	\$	253.44	10-1160-4411	Wire wheels for waxing features and various terrain park supplies
01/22/2026	Lowes #03206	\$	17.98	80-8002-4585	Xmas light supply
01/17/2026	Lowes #03206	\$	467.30	10-1134-4404	Ice melt
01/14/2026	Lowes #03206	\$	157.26	80-8004-4589	Materials for planter boxes
01/27/2026	Lowes #03206	\$	40.11	10-1132-4207	TH door repairs
01/21/2026	Lowes #03206	\$	157.30	10-1132-4207	PW shop area repair parts
01/15/2026	Lowes #03206	\$	60.32	10-1132-4207	Misc repair parts
01/14/2026	Lowes #03206	\$	8.98	10-1132-4207	TH mech room vent supplies
01/10/2026	Lowes #03206	\$	149.96	10-1132-4207	Historic park heater
12/31/2025	Lowes #03206	\$	200.76	10-1132-4207	Wash bay repairs and TH venting supplies

12/30/2025	Lowes #03206	\$	29.60	10-1132-4207	Washbay repairs
01/25/2026	Lsu Outer Range Brewin	\$	30.00	10-1118-4590	Gift card for bird craft for media hosting
01/09/2026	Microsoft#g133481092	\$	191.46	10-1110-4702	Azure Sentinel for Avertium
01/05/2026	Miles Partnership	\$	5,000.00	10-1118-4265	City page on Colorado Tourism Office visitor website
01/09/2026	Mill Industries Inc.	\$	(71.10)	10-1110-4653	Tax Refund for Mill (Composting Processor)
01/09/2026	Mill Industries Inc.	\$	(71.10)	10-1110-4653	Tax Refund for Mill (Composting Processor)
01/09/2026	Mill Industries Inc.	\$	(71.10)	10-1110-4653	Tax Refund for Mill (Composting Processor)
01/08/2026	Mill Industries Inc.	\$	920.10	10-1110-4653	Composting Processor
01/08/2026	Mill Industries Inc.	\$	920.10	10-1110-4653	Composting Processor
01/08/2026	Mill Industries Inc.	\$	920.10	10-1110-4653	Composting Processor
01/13/2026	Mountain Dirty Motorsport	\$	51.29	10-1170-4221	Replacement fuel can nozzles snowmobile, groomer accessories
01/21/2026	Mountain Dirty Motorsport	\$	72.08	90-9000-4206	Oil and Filter for UTV
01/07/2026	Mountain Dirty Motorsport	\$	121.52	90-9000-4206	Wear Bar for UTV Snow Plow
01/13/2026	Mountain Dirty Motorsport	\$	43.47	10-1160-4411	Propane for waxing rails
01/16/2026	Mountain States Employers	\$	7,350.00	10-1117-4210	MSEC annual fee
01/18/2026	Mouser Electronics Inc	\$	122.58	10-1133-4205	Replacement low voltage control ends
01/02/2026	Murdochs Silverthorne	\$	501.65	10-1133-4270	Uniforms
01/16/2026	Murdochs Silverthorne	\$	164.99	40-4000-4270	Clothing Allowance
01/13/2026	Murdochs Silverthorne	\$	63.93	10-1170-4221	Safety glasses PPE snowmobile, grooming, accessories
01/08/2026	Murdochs Silverthorne	\$	194.14	10-1133-4270	Uniform allowance
01/02/2026	Murdochs Silverthorne	\$	281.97	10-1133-4270	2026 uniform
12/29/2025	Murdochs Silverthorne	\$	21.99	10-1170-4205	Cutting blades
12/31/2025	Murdochs Silverthorne	\$	52.41	80-8002-4585	Chainsaw parts
12/29/2025	Murdochs Silverthorne	\$	124.97	10-1131-4270	Winter gloves, traction devices
01/16/2026	Napa Auto & Truck Frisco	\$	461.97	10-1133-4271	Tools
01/16/2026	Napa Auto & Truck Frisco	\$	185.61	10-1133-4205	Shop Supplies
01/16/2026	Napa Auto & Truck Frisco	\$	36.41	10-1133-4205	Shop Supplies
12/29/2025	Napa Auto & Truck Frisco	\$	137.06	10-1133-4404	Parts
12/29/2025	Napa Auto & Truck Frisco	\$	403.78	10-1133-4404	Fuel system parts
01/22/2026	Napa Auto & Truck Frisco	\$	129.95	90-9000-4205	Replacement hydraulic hose for tractor
01/26/2026	Napa Auto & Truck Frisco	\$	23.99	10-1133-4205	Hose fittings for Multi Hog
01/16/2026	Napa Auto & Truck Frisco	\$	79.98	10-1133-4233	Replacement air hoses
01/09/2026	Napa Auto & Truck Frisco	\$	60.29	10-1133-4205	belos 60 A breaker
01/09/2026	Napa Auto & Truck Frisco	\$	9.96	10-1133-4205	60A Fuse for belos
01/09/2026	Napa Auto & Truck Frisco	\$	40.06	10-1133-4205	Isolater switch for belos
01/05/2026	Napa Auto & Truck Frisco	\$	11.28	10-1170-4205	Oil plug washer
01/21/2026	Natural Grocers DI	\$	100.00	10-1110-4650	Restock of PEAK Awards
01/03/2026	Natural Grocers DI	\$	44.80	10-1170-4227	Groceries purchased for staff lunch.
01/02/2026	Nrpa Operating	\$	189.00	10-1115-4210	National Recreation & Parks Assn Annual Membership
01/11/2026	Nytimes Disc	\$	4.02	10-1110-4210	NY Times Subscription
01/24/2026	Openai *chatgpt Subscr	\$	20.00	10-1110-4702	Upgraded OPenAI to enhance IT troubleshooting to reduce 3rd party fees.
01/13/2026	Otc Brands	\$	13.67	10-1160-4221	Birthday Party Package Supplies
01/12/2026	Otc Brands	\$	108.39	10-1160-4221	Birthday Party Package Supplies
01/09/2026	Outdoor Prolink Inc.	\$	246.46	10-1133-4270	Work clothes
01/11/2026	Paypal	\$	5,032.37	10-1160-4221	BOCA tickets for tubing/skiing
01/27/2026	Peak 1 Express	\$	178.00	10-1121-4227	R/T shuttle
01/19/2026	Prinoth Llc	\$	1,941.47	10-1160-4205	Tire for 23 Bison
01/19/2026	Prinoth Llc	\$	348.27	10-1170-4205	Spherical Bearing
01/19/2026	Prinoth Llc	\$	456.00	10-1133-4205	Bolts for tracks
01/19/2026	Prinoth Llc	\$	427.21	10-1170-4205	O-rings for Husky
01/10/2026	Py *buffalo Mountain Stor	\$	342.00	10-1125-4893	Storage unit for exhibit cases
12/29/2025	Rainmaster	\$	275.26	80-8002-4585	I Central Monthly service
01/21/2026	Rbg Promotions	\$	1,510.00	80-8003-4588	Prizes for Brewski
01/26/2026	Rei #18 Denver	\$	178.95	10-1133-4270	Work clothes
01/04/2026	Rei #182 Dillon	\$	24.00	80-8004-4589	Material for flower boxes
01/15/2026	Res* Bestwester	\$	1,382.93	10-1121-4227	Hotel to attend Krav Maga Instructor training - contacted hotel to have taxes removed
01/09/2026	Rmwewa	\$	525.00	40-4000-4227	WATER FUNDAMENTALS SCHOOL
01/25/2026	Rocky Mountain Coffee Ro	\$	20.95	10-1118-4590	Coffee for media hosting goodie bag
12/31/2025	Rocky Mountain Coffee Ro	\$	25.14	80-8001-4233	Coffee for staff
01/26/2026	Safeway #0836	\$	72.42	10-1111-4229	TC dinner 1.27.26 Seltzers, garlic bread, dessert, salad & salad dressings
01/21/2026	Safeway #0836	\$	100.00	10-1110-4650	Restock of PEAK Awards
01/14/2026	Safeway #0836	\$	156.63	10-1110-4651	Lunch & Learn 1.15.26 food/supplies for hands on activity
01/12/2026	Safeway #0836	\$	62.79	10-1111-4229	TC dinner 1.13.26 supplies
01/08/2026	Safeway #0836	\$	59.99	10-1110-4229	Fruit tray for MMC morning meeting 1.8.26
01/05/2026	Safeway #0836	\$	11.99	10-1111-4229	Frito chips for TC chili dinner 1.13.26
01/05/2026	Safeway #0836	\$	7.99	10-1110-4229	OJ for MMC morning meeting
01/24/2026	Safeway #0836	\$	36.49	10-1160-4225	Breakfast food for tubing hill employee appreciation
01/07/2026	Safeway #0836	\$	51.40	10-1110-4227	Breakfast for Orientation
01/05/2026	Safeway #0836	\$	44.74	10-1170-4227	Holiday Soup Lunch (from Finance)
12/31/2025	Safeway #0836	\$	83.51	10-1160-4227	New Years meal for employees
01/20/2026	Safeway #0836	\$	101.90	10-1130-4227	Snow and ice refresher lunch
12/31/2025	Safeway #0836	\$	128.42	10-1170-4227	Staff food for the holidays
12/29/2025	Safeway #0836	\$	201.35	10-1119-4306	Food and drink for planning commission
12/29/2025	Safeway #0836	\$	137.35	10-1119-4306	Food and drinks for planning commission
01/15/2026	Safeway #0836	\$	11.98	10-1110-4229	Fruit for MMC
01/07/2026	Safeway #0836	\$	27.71	10-1110-4650	Snack for ERC meeting
01/03/2026	Safeway #0836	\$	9.63	10-1170-4227	Groceries purchased for staff lunch.
01/14/2026	Safeway #0836	\$	66.44	10-1119-4210	BoA Meeting_1.14.26
01/21/2026	Safeway #0836	\$	70.44	10-1121-4233	Refreshments for county wide Records Meeting
12/30/2025	Safeway #0836	\$	70.75	10-1150-4606	Supplies for camp
01/26/2026	Safeway #0836	\$	69.32	10-1160-4227	Grilled cheese lunch for fap and nordic staff freezing day
01/26/2026	Safeway #0836	\$	40.00	10-1170-4227	Grilled cheese lunch for fap and nordic staff on freezing day
12/29/2025	Safeway #0836	\$	150.34	10-1170-4227	Burgers and hot dogs for staff lunch
12/29/2025	Safeway #0836	\$	49.21	10-1121-4233	Coffee for PD
12/30/2025	Saved By The Wine	\$	2,700.00	80-8003-4588	Mini Pies for Turkey Day 5K 2025
01/15/2026	Sherwin-Williams707277	\$	275.75	10-1132-4207	PW wash bay paint
01/20/2026	Sherwin-Williams707277	\$	243.85	10-1132-4207	PW wash bay paint
01/20/2026	Sherwin-Williams707277	\$	243.85	10-1132-4207	Paint for wash bay
01/16/2026	Shop.Deere.Com	\$	725.34	90-9000-4205	Replacement suspension mount for seat
01/16/2026	Shop.Deere.Com	\$	119.27	90-9000-4205	Tail light for tractor

01/16/2026	Shop.Deere.Com	\$	858.03	90-9000-4205	Replacement starter for tractor
01/07/2026	Simple Tire	\$	1,743.24	10-1133-4205	Tires for Police and Tires For Truck
01/02/2026	Snarfs 33 Dillon	\$	102.35	40-4000-4227	1st Quarter Water Division Team Building Lunch
01/21/2026	Sp Pro-Eagle	\$	309.00	90-9000-4201	Floor jack
01/09/2026	Sp Sellgoodr	\$	3,615.00	10-1160-4223	Goodr for retail
01/09/2026	Sp Sellgoodr	\$	1,260.00	10-1170-4223	Goodr sunglasses order to sell at nordic lodge
01/05/2026	Spotify P3e1ff8115	\$	12.99	10-1170-4210	Monthly spotify subscription for nordic lodge
01/25/2026	Spotify P3eb8fc2a9	\$	18.41	90-9000-4704	Spotify january
01/21/2026	Spotify Usa	\$	18.41	10-1160-4250	Spotify for the PRA
01/18/2026	Spotify Usa	\$	6.50	10-1150-4210	Music Streaming Service for Kids Camps
01/18/2026	Spotify Usa	\$	6.49	10-1140-4210	Music Streaming Services for Events
01/20/2026	Sq *amich And Jenks, Inc	\$	160.00	10-1121-4250	Polygraph testing
01/07/2026	Sq *epic Print Pros	\$	160.00	10-1110-4650	PEAK Award Cards
01/22/2026	Sq *epic Print Pros	\$	55.00	10-1160-4265	Google review biz cards with Q to scan
01/05/2026	Sq *nicoletti-Flater Asso	\$	300.00	10-1121-4250	Pre-employment check
01/12/2026	Sq *summit County Signs	\$	14.00	10-1115-4224	Name tag
01/12/2026	Sq *summit County Signs	\$	106.00	10-1150-4607	Nameplates & name tags
01/08/2026	Sq *summit County Signs	\$	90.00	10-1110-4254	Updated Employee Entrance door decal
12/29/2025	Sq *summit County Signs	\$	240.00	10-1170-4201	Two large Nordic Center Trail Map Signs
01/14/2026	Sq *summit County Signs	\$	381.68	10-1160-4207	Door logos for Slopeside Hall
01/23/2026	Stapls7673487794000001	\$	1,348.52	10-1160-4221	3 different Toners for the printer and some hand soap
12/31/2025	Starbucks Store 05372	\$	85.30	10-1170-4227	Drinks for nordic team working holidays
12/28/2025	Sticker Mule	\$	236.50	10-1160-4223	Stickers for sale and swag
01/05/2026	Stjernholm Chiropractic	\$	87.00	10-1130-4250	DOT Physical
01/16/2026	Stjernholm Chiropractic	\$	87.00	10-1130-4250	DOT Physical
01/16/2026	Stockpress Corp	\$	2,124.00	10-1118-4655	Annual subscription for photo storage and sharing tool
01/21/2026	Summit County Ace Hdwe	\$	117.87	10-1133-4205	Shop Supplies
01/15/2026	Summit County Ace Hdwe	\$	227.70	10-1170-4205	Tools and supplies for fixing Yellowstone groomer
01/12/2026	Summit County Ace Hdwe	\$	85.95	10-1170-4205	Parts and shop supplies
01/12/2026	Summit County Ace Hdwe	\$	39.54	10-1132-4207	Key copies
12/29/2025	Summit County Ace Hdwe	\$	42.98	10-1170-4205	Cutting blades
01/22/2026	Summit County Alarm	\$	70.00	10-1132-4207	HP fire alarm panel permit
01/23/2026	Summit Historical Soc	\$	250.00	10-1118-4825	Sponsorship of the Women of Distinction luncheon
01/22/2026	Sweetwater Sound	\$	1,064.93	10-1140-4233	Portable speakers & Mic for Events and Programming
01/17/2026	Sweetwater Sound	\$	2,885.79	10-1140-4233	Speakers & Sound equipment
01/09/2026	Swift Communications	\$	2,037.16	10-1118-4265	Wassail Days print ads and digital ads
01/09/2026	Swift Communications	\$	1,901.35	10-1170-4265	Nordic Skate Ski Clinic print ads
01/09/2026	Swift Communications	\$	172.84	10-1115-4211	Election candidate information session print ad
01/05/2026	Text My Gov	\$	3,800.00	10-1118-4655	TextMyGov texting tool renewal
12/30/2025	The Publishing House	\$	1,975.00	10-1118-4265	Full page ad Colorado Ballet Nutcracker program book
01/02/2026	Theiacp	\$	220.00	10-1121-4210	2026 annual dues
01/26/2026	Theparkingspot-Ecw508	\$	40.00	90-9000-4227	Parking at DIA for AMI Florida Conference.
01/02/2026	Tlo Transunion	\$	100.00	10-1121-4210	December police data base subscription
01/09/2026	Tmobile Postpaid Web	\$	70.00	10-1110-4203	Personal cell phone stipend
01/06/2026	Tools Up Llc Cornwell	\$	44.95	10-1133-4271	Electrical Circuit Tester
01/13/2026	Tools Up Llc Cornwell	\$	307.90	10-1133-4205	Drum brake slack adjuster and battery charger
01/07/2026	Tower Electric Inc	\$	500.00	10-1132-4207	VIC heat tape repairs
01/26/2026	Trail Builder Magazine	\$	9.99	10-1170-4210	Monthly subscription to Trail Builder magazine
01/03/2026	Tst* Butterhorn Bakery &	\$	175.69	10-1170-4227	Holiday Breakfast for staff
01/25/2026	Tst* Mountain Dweller Cof	\$	100.00	10-1118-4590	Gift card for media hosting
01/09/2026	Tst* Mountain Dweller Cof	\$	304.98	10-1111-4229	MMC breakfast
01/26/2026	Tst* Pure Kitchen	\$	50.00	10-1118-4590	Gift card for media hosting
01/16/2026	Tst* Pure Kitchen	\$	550.00	10-1110-4651	Lunch and Learn meal for 1/15/26 - nutrition l&l
01/25/2026	Tst* The Silver Crown	\$	50.00	10-1118-4590	Gift card for media hosting
01/25/2026	Tst*5th Ave Grill	\$	50.00	10-1118-4590	Gift card for media hosting
01/06/2026	Tst*bread & Salts	\$	55.83	10-1150-4227	New Employee Lunch Recognition
01/06/2026	Tst*bread & Salts	\$	55.82	10-1140-4227	New Employee Lunch Recognition
01/20/2026	Tst*peppinos Pizza & Su	\$	344.04	10-1130-4227	Snow and Ice Refresher lunch
01/07/2026	Tst*peppinos Pizza & Su	\$	184.38	10-1150-4609	Pizza for Kids Night Out
12/31/2025	Tst*the Gondolier	\$	32.30	10-1121-4227	Lunch Boulder County re case review
01/26/2026	United	\$	35.00	10-1121-4227	Baggage fee IACP Conference
01/26/2026	United	\$	35.00	10-1121-4227	Baggage fee IACP Conference
01/26/2026	United	\$	494.47	10-1121-4227	Original flight for IACP conference
01/16/2026	Usdn	\$	1,030.00	10-1120-4210	Yearly subscription to USDN
01/27/2026	Usps Po 0733840210	\$	12.95	80-8001-4202	Brochure mailing
01/05/2026	Usps Po 0733840210	\$	10.48	40-4000-4202	Backflow Program - Certified Mail
01/06/2026	Utopia Tire & Service	\$	260.34	10-1133-4205	Vehicle Alignment
01/04/2026	Vesta	\$	32.69	10-1160-4401	Nordic, Slopeside and the Day lodge rug cleaning service
01/23/2026	Vistaprint	\$	34.78	10-1121-4233	Restock of business cards
01/23/2026	Vistaprint	\$	36.39	10-1150-4607	Business cards
01/23/2026	Vistaprint	\$	18.89	10-1130-4265	Business cards
01/23/2026	Vistaprint	\$	18.88	10-1114-4233	Restock of business cards
01/16/2026	Vistaprint	\$	91.97	10-1121-4233	Business card order
01/14/2026	Vistaprint	\$	47.97	10-1170-4221	Restock of Nordic Check-in cards & business cards
01/02/2026	Vistaprint	\$	2,483.70	10-1160-4223	Beanies for retail sales and hot cocoa cards
01/15/2026	Vrc Companies Llc	\$	162.91	10-1110-4233	December 2025 Shred service
01/15/2026	Vsi*friscoadventurepa	\$	(30.00)	10-1160-4411	Refund for rail park night tix test sale
01/15/2026	Vsi*friscoadventurepa	\$	30.00	10-1160-4411	Test night tix sale for railpark
12/30/2025	Vsi*tos Rec Center	\$	165.00	10-1150-4606	Silverthorne pool
01/15/2026	Vzwrlls*apocc Visb	\$	1,210.95	10-1110-4203	Town, Rec, and PW cell phones, on call phones and hot spots
01/15/2026	Vzwrlls*apocc Visb	\$	284.17	40-4000-4203	Water department cell phones, on-call phones and Hot spots
01/21/2026	Vzwrlls*bill Pay Vn	\$	70.00	10-1110-4203	Monthly cell phone stipend.
01/05/2026	Vzwrlls*bill Pay Vn	\$	70.00	10-1110-4203	Monthly cell phone stipend.
01/19/2026	Vzwrlls*bill Pay Vw	\$	70.00	10-1110-4203	Cell phone reimbursement
01/20/2026	Vzwrlls*bill Pay Vw	\$	35.00	10-1110-4203	Government cell phone stipend
01/27/2026	Wagner Equipment Co	\$	61.25	10-1160-4205	Bison DEF pump
01/23/2026	Wagner Rents Silverthorn	\$	1,741.22	80-8002-4585	Genie rental for Xmas lights
01/08/2026	Wal-Mart #0986	\$	32.46	10-1131-4271	Supply for shop
01/16/2026	Wal-Mart #0986	\$	25.15	10-1160-4227	Hot chocolate and cider for attendants
01/21/2026	Wal-Mart #0986	\$	100.00	10-1110-4650	Restock of PEAK Awards

01/21/2026	Wal-Mart #0986	\$	50.47	10-1150-4609	Snacks, towels
01/21/2026	Wal-Mart #0986	\$	32.83	10-1150-4233	Command strips
12/29/2025	Wal-Mart #0986	\$	23.96	10-1121-4233	Expense new location for crime scene 2025-4702
01/10/2026	Wal-Mart #0986	\$	50.84	10-1160-4227	Staff snacks for breakroom
12/31/2025	Wal-Mart #0986	\$	21.92	80-8001-4233	Kleenex, Clorox wipes, soap
01/08/2026	Wal-Mart #0986	\$	80.03	10-1170-4227	Water coffee, dish soap, glass cleaner
01/14/2026	Wal-Mart #0986	\$	20.78	10-1132-4207	PW wall hanging supplies
01/11/2026	Wal-Mart #0986	\$	33.76	10-1160-4411	Tools to clear rope tow terminal of snow
12/28/2025	Wal-Mart #0986	\$	15.70	10-1160-4201	Wiper fluid and sprayer for iced up magic carpet
01/15/2026	Wal-Mart #0986	\$	5.44	40-4000-4200	Office Supplies
12/30/2025	Wal-Mart #0986	\$	10.29	10-1125-4894	Program supplies for holiday program
01/26/2026	Wal-Mart #0986	\$	33.58	10-1131-4403	Hitch lock for message board
12/29/2025	Wal-Mart #986	\$	66.53	10-1119-4306	Planning Commission Food & Drinks
01/08/2026	Wal-Mart #986	\$	13.44	10-1150-4233	Fig bars for lil vikings
01/08/2026	Wal-Mart #986	\$	19.98	10-1160-4221	AA batteries for slopeside
01/08/2026	Wal-Mart #986	\$	416.00	55-5500-4270	4 twin bed frames for tof emp housing
12/30/2025	Wal-Mart #986	\$	50.00	10-1160-4409	NYE day lodge decor
12/30/2025	Wal-Mart #986	\$	243.38	10-1160-4227	Staff breakfast for jan1 fap and nordic teams
01/01/2026	Wci*timberline Disp	\$	1,157.23	10-1132-4411	Town wide recycling bins
01/01/2026	Wci*timberline Disp	\$	4,976.45	10-1131-4250	Main Street trash and recycling
01/23/2026	West Marine #400	\$	(21.10)	90-9000-4892	Sail boat hardware - Refund
01/10/2026	West Marine #400	\$	6.53	90-9000-4892	Sailboat hardware
01/09/2026	West Marine #400	\$	14.57	90-9000-4892	Sailboat hardware
12/31/2025	West Marine #400	\$	21.10	90-9000-4892	Sailboat hardware
01/23/2026	Whole Resort Accessories	\$	(30.00)	10-1160-4223	Partially refunded order - Retail supplies
01/16/2026	Whole Resort Accessories	\$	1,376.93	10-1160-4223	Goggles and handwarmers for retail sales
01/02/2026	Whole Resort Accessories	\$	(40.00)	10-1160-4223	Partially refunded order - retail supplies
12/28/2025	Whole Resort Accessories	\$	1,918.80	10-1160-4223	Kids mittens, goggles, chapstick
01/21/2026	Wholefids Fco #10470	\$	100.00	10-1110-4650	Restock of PEAK Awards
01/12/2026	Wholefids Fco #10470	\$	97.98	10-1111-4229	TC dinner 1.13.26 chili
01/05/2026	Wholefids Fco #10470	\$	75.92	10-1111-4229	TC dinner 1.13.26 Chili
01/05/2026	Wholefids Fco #10470	\$	193.76	10-1170-4227	Holiday Soup Lunch (from Finance)
01/01/2026	Wholefids Fco #10470	\$	43.99	10-1170-4227	Food for FNC staff
12/30/2025	Wholefids Fco #10470	\$	63.74	10-1170-4227	Food for FNC staff.
01/18/2026	Wm.Com	\$	1,472.46	10-1160-4401	Lease for recycle dumpster and trash dumpsters
01/22/2026	Wm.Com	\$	1,460.95	10-1132-4411	PW dumpster
01/22/2026	Wm.Com	\$	382.32	10-1132-4411	Mary Ruth trash
01/18/2026	Wm.Com	\$	920.48	10-1132-4411	WM 1M trash and recycling
01/18/2026	Wm.Com	\$	346.62	10-1132-4411	HP trash and recycling
01/18/2026	Wm.Com	\$	661.73	10-1132-4411	WM CC trash dumpster
01/18/2026	Wm.Com	\$	598.76	10-1132-4411	WM TH trash dumpster
12/27/2025	Wpsg, Inc.	\$	30.48	10-1121-4233	Commendation bars
01/02/2026	Www Costco Com	\$	175.88	10-1170-4225	Retail food and bev order for food bar in lodge
01/20/2026	Www.Linstar.Com	\$	12.80	10-1121-4233	ID card
01/22/2026	Xcel Ez-Pay Fee Web	\$	28.54	10-1120-4401	Electricity - EV Charging Station 621 Recreation Way
01/22/2026	Xcel Ez-Pay Fee Web	\$	4.60	10-1120-4401	Electricity - EV Charge Station PW
01/22/2026	Xcel Ez-Pay Fee Web	\$	256.72	10-1160-4401	Gas/Electricity - Frisco Adventure Park & Day Lodge
01/22/2026	Xcel Ez-Pay Fee Web	\$	104.52	40-4000-4401	Gas/Electricity - Water Treatment Plant & Wells
01/22/2026	Xcel Ez-Pay Fee Web	\$	4.84	10-1131-4401	Electricity - Street Lights
01/22/2026	Xcel Ez-Pay Fee Web	\$	5.81	10-1120-4401	Electricity - EV Charge Station Marina Road
01/22/2026	Xcel Ez-Pay Fee Web	\$	4.73	10-1132-4401	Gas/Electricity - Walter Byron Park Restrooms
01/22/2026	Xcel Ez-Pay Fee Web	\$	14.59	10-1132-4401	Gas/Electricity - Employee Housing
01/22/2026	Xcel Ez-Pay Fee Web	\$	0.30	90-9000-4401	Gas/Electric Frisco Bay Marina
01/22/2026	Xcel Ez-Pay Fee Web	\$	95.68	10-1131-4401	Electricity - Town Street Lights
01/22/2026	Xcel Ez-Pay Fee Web	\$	236.16	10-1132-4401	Gas/Electricity - Town Buildings
01/22/2026	Xcel Ez-Pay Fee Web	\$	11.87	10-1140-4401	Gas/Electricity - Special Events Power Pedestals
01/22/2026	Xcel Ez-Pay Fee Web	\$	32.08	10-1120-4401	Gas/Electricity - EV Charging Station 99 S 3rd Ave
01/22/2026	Xcel Ez-Pay Fee Web	\$	0.45	90-9000-4401	Gas/Electricity - Marina Lift Station
01/22/2026	Xcel Ez-Pay Fee Web	\$	1.80	10-1132-4401	Gas/Electricity - Employee Housing
01/22/2026	Xcel Ez-Pay Fee Web	\$	3.11	10-1131-4401	Electricity - N. 1st Ave. Street Lights
01/22/2026	Xcel Ez-Pay Fee Web	\$	0.72	10-1132-4401	Gas/Electricity - Employee Housing
01/22/2026	Xcel Ez-Pay Fee Web	\$	23.06	90-9000-4401	Gas/Electricity - Frisco Bay Marina
01/22/2026	Xcel Ez-Pay Fee Web	\$	39.63	10-1125-4401	Gas/Electric Frisco Historic Park & Museum
01/22/2026	Xcel Ez-Pay Fee Web	\$	48.70	20-2000-5024	Gas/Electricity - Slopeside Hall
01/22/2026	Xcel Ez-Pay Fee Web	\$	22.09	90-9000-4401	Gas/Electric Frisco Bay Marina
01/22/2026	Xcel Ez-Pay Web	\$	855.79	10-1132-4401	Gas/Electricity - Employee Housing
01/22/2026	Xcel Ez-Pay Web	\$	32.75	10-1132-4401	Gas/Electricity - Employee Housing
01/22/2026	Xcel Ez-Pay Web	\$	264.30	10-1120-4401	Electricity - EV Charge Station Marina Road
01/22/2026	Xcel Ez-Pay Web	\$	184.04	10-1132-4401	Gas/Electricity - Employee Housing
01/22/2026	Xcel Ez-Pay Web	\$	1,054.06	10-1170-4401	Gas/Electricity - Nordic Building
01/22/2026	Xcel Ez-Pay Web	\$	953.41	80-8001-4401	Gas/Electricity - Old Town Hall/VIC
01/22/2026	Xcel Ez-Pay Web	\$	8,727.09	10-1132-4401	Gas/Electricity - Town Buildings
01/22/2026	Xcel Ez-Pay Web	\$	141.47	10-1131-4401	Electricity - N. 1st Ave. Street Lights
01/22/2026	Xcel Ez-Pay Web	\$	4,349.02	10-1131-4401	Electricity - Town Street Lights
01/22/2026	Xcel Ez-Pay Web	\$	22.87	55-5500-4266	Gas/Electricity - Employee Housing
01/22/2026	Xcel Ez-Pay Web	\$	11,668.99	10-1160-4401	Gas/Electricity - Frisco Adventure Park & Day Lodge
01/22/2026	Xcel Ez-Pay Web	\$	1,297.24	10-1120-4401	Electricity - EV Charging Station 621 Recreation Way
01/22/2026	Xcel Ez-Pay Web	\$	187.93	10-1132-4401	Gas/Electricity - Employee Housing
01/22/2026	Xcel Ez-Pay Web	\$	4,751.06	40-4000-4401	Gas/Electricity - Water Treatment Plant & Wells
01/22/2026	Xcel Ez-Pay Web	\$	35.26	55-5500-4266	Gas/Electricity - Employee Housing
01/22/2026	Xcel Ez-Pay Web	\$	13.42	90-9000-4401	Gas/Electric Frisco Bay Marina
01/22/2026	Xcel Ez-Pay Web	\$	2,213.75	20-2000-5024	Gas/Electricity - Slopeside Hall
01/22/2026	Xcel Ez-Pay Web	\$	215.18	10-1132-4401	Gas/Electricity - Walter Byron Park Restrooms
01/22/2026	Xcel Ez-Pay Web	\$	209.08	10-1120-4401	Electricity - EV Charge Station PW
01/22/2026	Xcel Ez-Pay Web	\$	220.05	10-1131-4401	Electricity - Street Lights
01/22/2026	Xcel Ez-Pay Web	\$	1,004.12	90-9000-4401	Gas/Electric Frisco Bay Marina
01/22/2026	Xcel Ez-Pay Web	\$	1,801.14	10-1125-4401	Gas/Electric Frisco Historic Park & Museum
01/22/2026	Xcel Ez-Pay Web	\$	1,048.25	90-9000-4401	Gas/Electricity - Frisco Bay Marina
01/22/2026	Xcel Ez-Pay Web	\$	81.67	55-5500-4268	Gas/Electricity - Employee Housing
01/22/2026	Xcel Ez-Pay Web	\$	1,458.26	10-1120-4401	Gas/Electricity - EV Charging Station 99 S 3rd Ave

01/22/2026	Xcel Ez-Pay Web	\$	20.35	90-9000-4401	Gas/Electricity - Marina Lift Station
01/22/2026	Xcel Ez-Pay Web	\$	663.20	10-1132-4401	Gas/Electricity - Employee Housing
01/22/2026	Xcel Ez-Pay Web	\$	539.48	10-1140-4401	Gas/Electricity - Special Events Power Pedestals
01/22/2026	Xcel Ez-Pay Web	\$	110.07	55-5500-4268	Gas/Electricity - Employee Housing
01/10/2026	Zoom.Com 888-799-9666	\$	100.00	10-1110-4703	ZOOM PAID ACCOUNTS JANUARY 2026 MONTHLY SUBSCRIPTION
01/10/2026	Zoom.Com 888-799-9666	\$	10.00	10-1110-4703	ZOOM STORAGE JANUARY 2026 MONTHLY SUBSCRIPTION



TO: Mayor and Town Council
FROM: Addison Canino, Capital Projects Senior Manager
RE: Resolution 26-10: A RESOLUTION AUTHORIZING THE PURCHASE
OF A CAT 938 WHEEL LOADER
DATE: February 24, 2026

Summary & Background:

In October 2024, the Frisco Town Council adopted the 2025 Budget and the 2025 Capital Improvement Program (CIP). A key component of the Capital Plan is the vehicle replacement schedule, which identifies existing fleet assets as well as any proposed additions. The schedule specifies the type of vehicle or equipment and the budgeted amount for each item, providing transparency to both Council and the public regarding Town assets and their planned lifecycle. Currently, there are several wheel loaders that are outlined on that plan, and they are integral to both winter and summer operations to the Town. While summer operations are important to ensure the longevity of the Town's infrastructure and parks, winter operations are when these machines experience their most usage during snow removal operations and Nordic preparation for early season loops. These versatile machines provide Town staff with the ability to work snow removal events all the way to special events like Spontaneous Combustion.

Analysis:

The Public Works Department currently operates four (4) wheel loaders serving both the Streets and Grounds divisions. These units are essential to year-round operations, supporting construction, maintenance, snow removal, and other core functions throughout the summer and winter seasons. All loaders are subject to a seven-year replacement cycle as defined in the adopted Vehicle Replacement Plan. Wheel Loader 19-06 (TOF fleet number) is scheduled for replacement in 2026.

Utilizing the Town's Sourcwell membership, staff evaluated construction equipment vendors capable of supplying a loader that meets the required operational specifications. CAT was selected based on equipment performance, suitability for Public Works applications, and staff familiarity. Having a CAT fleet of heavy equipment allows for operational efficiencies in which operators can transition between units without retraining, and the Fleet Division benefits from economies of scale in parts, fluids, and routine maintenance supplies. Each loader is covered under a CAT premium warranty for seven years or 7,500 hours, whichever occurs first. The proposed

replacement unit carries the same warranty coverage as the existing loaders, supporting high equipment availability and minimizing downtime.

Financial Impact:

The adopted 2026 Vehicle Replacement Plan, a component of the Town's five-year Capital Plan, includes the addition replacement of one existing CAT (Caterpillar) 938 wheel loader, fleet number 19-06 assigned to the Public Works Street Division. This replacement was budgeted for at a price of \$375,000. The base price of the prospective machine is \$371,572.49, with current machine 19-06 having a trade-in value of \$123,400.00. Regardless of trade-in value, the Town had budgeted sufficient sums of money for this purchase, with the trade-in value going into Capital Sale of Assets line item in the Capital Fund.

Environmental Sustainability:

The prospective new loader comes with a tier 4 final exhaust after treatment system which adheres to all guidelines that have been set forth by the EPA. Even though these machines do produce greenhouse gases, they are at a lower rate than those pieces of equipment that are not equipped with this system.

Alignment with Strategic Plan:

The purchase aligns with the Strategic Plan priority of providing progress-driven quality core services by maintaining infrastructure and providing basic public safety services. During the early season of Nordic operations, this piece of equipment can assist staff in providing recreational opportunities for Nordic Center users.

Staff Recommendation:

Staff recommend that the Council approve this purchase of a new CAT (Caterpillar) wheel loader as they are a critical piece of equipment for many different Town operations, from events to snow removal.

Reviews and Approvals:

Addison Canino, Capital Projects Senior Manager	Created/Initiated - 2/11/2026
Josh Southworth, Public Works Director	Approved - 2/11/2026
Leslie Edwards, Finance Director	Approved - 2/17/2026
Diane McBride, Assistant Town Manager	Approved - 2/19/2026
Tom Fisher, Town Manager	Final Approval - 2/19/2026

Attachments:

1. Attachment 1 - Resolution 26-10 Wheel Loader Purchase Approval
2. Attachment 2 - Executed CAT 938 Wheel Loader Sales Agreement

**TOWN OF FRISCO
COUNTY OF SUMMIT
STATE OF COLORADO**

RESOLUTION 26-10

A RESOLUTION AUTHORIZING THE PURCHASE OF A CAT 938 WHEEL LOADER

WHEREAS, Town Code 9-9.A states that department managers may use bid obtained through coordinated government purchasing agreements; and

WHEREAS, the Town Council has previously approved the 2026 Vehicle Replacement Schedule; and

WHEREAS, there are sufficient sums of money budgeted in the Capital Improvement Fund for this contract; and

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

The Mayor and Town Clerk are hereby authorized to execute any and all documents necessary to execute the purchase of one (1) CAT 938 Wheel Loader, as set forth therein, at a cost of two hundred forty-nine thousand one hundred seventy-two dollars and forty-nine cents (\$249,172.49).

INTRODUCED, READ, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF FRISCO, COLORADO THIS 24TH DAY OF FEBRUARY, 2026.

TOWN OF FRISCO:

Frederick J. Ihnken, Mayor

ATTEST:

Stacey Campbell, Town Clerk



SALES AGREEMENT

DATE **Feb 04, 2026**
QUOTE# **300130**

Aurora, Colorado, Albuquerque, New Mexico, El Paso, Texas

PURCHASER TOWN OF FRISCO		TOWN OF FRISCO	
STREET ADDRESS PO BOX 4100		0120 SCHOOL RD	
CITY/STATE FRISCO, CO	COUNTY SUMMIT CO	FRISCO, CO 80443 4100	
POSTAL CODE 80443 4100	PHONE NO. 970 418 5543	SUMMIT CO, 970 418 5543	
EQUIPMENT ADDISON CANINO		PHONE NO. 970 668 9150	
CUSTOMER CONTACT:		EMAIL AddisonC@townoffrisco.com	
PRODUCT SUPPORT ADDISON CANINO		PHONE NO. 970 668 9150	
INDUSTRY CODE:		PRINCIPAL WORK CODE:	
Ownership Customer # 35117	Invoice Customer # 35117	Sales Tax Exemption # (if applicable) 98-04395	Customer PO Number
		Ship Via Aurora	
PAYMENT TERMS: (All terms and payments are subject to Finance Company - OAC approval)			
NET PAYMENT ON RECEIPT OF INVOICE ☒		NET ON DELIVERY ☐	FINANCIAL SERVICES ☐ CSC ☐ LEASE
CASH WITH ORDER \$0.00	BALANCE TO FINANCE 0.00	CONTRACT INTEREST RATE 0.00	NOTES:
PAYMENT PERIOD	PAYMENT AMOUNT 0.00	NUMBER OF PAYMENTS 0	OPTIONAL BUY-OUT
DESCRIPTION OF EQUIPMENT ORDERED / PURCHASED			
MAKE: CATERPILLAR		MODEL: 938	YEAR: TBA
STOCK NUMBER: 545350		SERIAL NUMBER: TBA	SMU: TBA
		NEW ☒ USED ☐	
938 14A WHEEL LOADER		LIGHTS, STD, HALOGEN	PACK, DOMESTIC TRUCK
CHASSIS AR-938		LIGHTS, ROADING, HALOGEN, RH	QUICK COUPLER, FUSION, EXT DUTY
PREP PACK, UNITED STATES		STANDARD RADIO (12V), DUAL USB	JUMPER LINES, NONE
PRODUCT LINK, CELLULAR PLE643		WINDSHIELD ACCESS STEPS	BUCKET-GP, 3.5 YD3, FUS, BOCE
STANDARD LIFT, COUPLER READY		FENDERS, STANDARD	BEACON, WARNING, STROBE, AMBER
JOYSTICK 2V, STEERING WHEEL		CTWT, HEAVY, 3770LBS, 7PCS	KIT, CAMERA MULTI VIEW
STEERING WHEEL, STANDARD		TOOLBOX AUX	KIT, FENDERS, EXTENDED COVER
DIFFERENTIAL, LIMITED SLIP REAR		SERIALIZED TECHNICAL MEDIA KIT	KIT, FULL COVER, MUD FLAPS
WEATHER, COLD START 120V		RIDE CONTROL	KIT, LICENSE PLATE
CAB, STANDARD		BEACON, WARNING, STROBE, AMBER	KIT, OBJECT DETECTION, RADAR
AIR CONDITIONING, R134A REF		LIGHTS, WARN, WHITE REV STROBE	CERTIFICATE OF ORIGIN, ENGL
PUSH START, PASSCODE SECURITY		GUARD, POWERTRAIN, LOWER	RYLIND 12' MDP MULTI DIRECTIONAL FOLDING V PLOW, FUSION
CAMERA, REAR VIEW		GUARD, CRANKCASE	PIN ADJUSTABLE MUSHROOM SKID SHOES
MIRRORS, HEAT, ELEC ADJUST		GUARD, DRIVESHAFT	FOURTH VALVE PARTS
SEAT, DELUXE, TILT AND TELE		GUARD, STEERING CYLINDER	EXCHANGE TIRES, 20.5R25 MX XHA2 * L3 WITH MICHELEN SNOW PLUS
TRADE-IN EQUIPMENT			
MODEL: 938-M - CATERPILLAR(AA)	YEAR: 2019	SN.: J3R07934	SELL PRICE \$371,572.49
PAYOUT TO:	AMOUNT:	PAID BY: Customer	LESS GROSS TRADE ALLOWANCE (\$123,400.00)
MODEL:	YEAR:	SN.:	SUBTOTAL \$248,172.49
PAYOUT TO:	AMOUNT:	PAID BY:	MACHINE DELIVERY \$1,000.00
MODEL:	YEAR:	SN.:	TOTAL \$249,172.49
PAYOUT TO:	AMOUNT:	PAID BY:	
ALL TRADE-INS ARE SUBJECT TO EQUIPMENT BEING IN "AS INSPECTED CONDITION" BY VENDOR AT TIME OF DELIVERY OF REPLACEMENT MACHINE PURCHASE ABOVE.			
PURCHASER HEREBY SELLS THE TRADE-IN EQUIPMENT DESCRIBED ABOVE TO THE VENDOR AND WARRANTS IT TO BE FREE AND CLEAR OF ALL CLAIMS, LIENS, MORTGAGES AND SECURITY INTEREST EXCEPT AS SHOWN ABOVE.			
☒ CATERPILLAR EQUIPMENT WARRANTY & COVERAGE		INITIAL	☐ USED EQUIPMENT COVERAGE
The customer acknowledges that he has received a copy of the Wagner Equipment Co./Caterpillar Warranty and has read and understood said warranty. Scheduled oil sampling (S.O.S.) is mandatory with this warranty. The customer is responsible for taking oil samples at designated intervals from all power train components and failure to do so may result in voiding the warranty.		All used equipment is sold as is , with all faults. EXCEPT FOR THE FOLLOWING LIMITED WARRANTY SET FORTH HERE, IF ANY, WAGNER MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, IN FACT OR BY LAW, WHETHER OF MERCHANTABILITY, FITNESS FOR ANY PARTICULAR PURPOSE OR OTHERWISE. WAGNER SHALL NOT BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES. Customer acknowledges that it is required to fully examine the used equipment and hereby assumes the risks of any defects which examination ought to reveal.	
Warranty applicable including expiration date where necessary: 12 Months Unlimited Hours, Parts and Labor (Travel Time included for the first 6 months) 938-84 MO/7500 HR PREMIER		Warranty applicable:	
☐ ALLIED WARRANTY & COVERAGE		SIGNATURE	
Preventative Maintenance:			
NOTES: SOURCEWELL CATERPILLAR HEAVY CONSTRUCTION EQUIPMENT CONTRACT #011723-CAT			

THIS AGREEMENT IS SUBJECT TO THE TERMS AND CONDITIONS ON THE REVERSE

ORDER RECEIVED BY **Heiman, Robert**
WAGNER EQUIPMENT CO.
REPRESENTATIVEPURCHASER
DATE APPROVED AND ACCEPTED ON **02/07/2026**
TOWN OF FRISCO
BY
SIGNATURE
Capital Project Senior Manager
TITLE

TERMS AND CONDITIONS (COLORADO, NEW MEXICO OR TEXAS)

1. Pricing is subject to change based on manufacturer changes to cost and availability.

2. METHODS OF ACCEPTANCE and TERMS OF AGREEMENT: This Machine Sales Order ("MSO") is an offer for the sale of the equipment and attachments described on the face hereof (referred to herein generally as "equipment" and "goods" interchangeably) to Customer under the terms and conditions specified herein. This offer may be accepted by (1) the execution of this MSO by a representative of Customer or (2) Customer's verbal or written authorizations or conduct consistent with prior course of dealing between the parts authorizing WAGNER to take action to fulfill this order, or (3) the commencement of manufacture or shipment of the goods or services specified in this Order, whichever of the foregoing first occurs. Acceptance of this offer is limited to the express terms stated in this Order. Any proposal in Buyer's acceptance for additional or different terms or any attempt by Customer to vary in any degree any of the terms or any attempt by Customer to vary in any degree any of the terms of this offer is objected to and hereby rejected, but such proposals shall not operate as a rejection of this offer, unless such variances are in the terms of the description, quantity, price or delivery schedule of the goods or services, but shall be deemed a material alteration of this Order and this offer shall be deemed accepted by Seller without said additional or different terms. Once accepted, this Order shall constitute the entire agreement between WAGNER and Customer. WAGNER is not bound by any representation or agreements, express, or implied, oral or otherwise, which are not stated within this agreement or contained in a separate writing supplementing this agreement and signed by authorized agents of both WAGNER and Customer.

3.TIME OF DELIVERY and SHIPPING: Orders for equipment are processed in the order of their acceptance by WAGNER and WAGNER will use its reasonable efforts to deliver the equipment to You on the scheduled delivery date on the face hereof. However, shipping and delivery dates are acknowledged to be estimates only and dependent upon many factors outside of WAGNER's control including, but not limited to, the manufacturer's production schedule, material and labor shortages, shipping delays and various other unrelated factors. WAGNER is not liable for delays or damages caused by delays in delivery or shipment of the equipment, unless stated on the face of this order to the contrary. You are responsible for all freight, shipping, loading and unloading costs.

4. To secure Customer's obligations under this agreement and to secure all of Customer's present or future debts, obligations or liabilities of whatever nature to WAGNER, Customer grants to WAGNER a security interest in the goods described on the reverse side hereof, together with any attachments or accessions thereto and proceeds from the sale or lease thereof. Customer agrees to deliver to WAGNER, properly executed, any certificate of title or other document or instrument required by WAGNER to protect WAGNER's security interest as created in this paragraph. Customer also authorizes WAGNER to file financing statement(s) with respect to the security interest granted herein. Customer grants Wagner Equipment the right to assign Wagner Equipment's security interest in the goods to any other entity or person, at any time Wagner Equipment so chooses.

5. Risk of loss of the goods shall pass to Customer as soon as the goods are properly loaded on the carrier. WAGNER's responsibility for shipment ceases upon delivery of the goods to a transportation company. Customer shall carry such fire and other insurance as necessary to protect its interest and the interest of WAGNER. Any claim by Customer for shortage in shipment shall be made within fifteen (15) days after receipt of the shipment. It is specifically agreed that the risk of loss shall not be altered by the fact that the conduct of either party hereto may constitute a default or breach. The shortage in shipment notice must be in writing within fifteen (15) days and further, shortage in shipment is not deemed to constitute a nonconformity

6. Any notices pertaining to rejection or claims of nonconformity must be made in writing specifying in detail Customer's objections and such notices must be delivered within ten (10) days after delivery of the goods. It is agreed that in the event of rejection, Customer may in no event resell the goods, even in the absence of instructions from WAGNER, and Customer will store the goods or reship the goods to WAGNER. Should Customer sell the goods, such sale shall be deemed an unequivocal acceptance of the goods. If Customer accepts goods tendered under this agreement, such acceptance shall be final and irrevocable; no attempted revocation shall have any effect whatsoever.

7. No right or interest in this agreement shall be assigned by Customer without the written permission of WAGNER, and no delegation of any obligation owed or of the performance of any obligation by Customer shall be made without written permission of WAGNER. Any attempted assignment or delegation by Customer shall be wholly void and totally ineffective for all purposes unless made in conformity with this paragraph.

8. WAGNER shall have all rights and remedies provided in the Uniform Commercial Code and in any other document executed in connection with this agreement. Customer agrees to pay all costs incurred by WAGNER in enforcing this agreement or any of its provisions, including without limitation reasonable attorney's fees and costs and all costs of reclaiming the goods, whether or not legal action is commenced. In the event the goods are reclaimed, Customer agrees that WAGNER may bid on the goods and that a commercially reasonable price for said reclaimed goods, a public sale, may be determined by WAGNER based upon current national auction values, market trends relating to supply and demand, and related factor, for goods of similar type and condition.

9.CANCELLATION/TERMINATION: This Order may be canceled by Customer only with WAGNER's written consent and then only upon such terms as will protect Seller from any loss. This Order may be cancelled by WAGNER in the event of any default by Customer or in the event Customer fails, upon WAGNER's request, to provide reasonable assurances of future performance.

10.PERMISSIBLE VARIATIONS: All goods shall be subject to the standard manufacturing and commercial variation and practices of the Manufacturer of the goods of WAGNER. In the event of shipment of non-conforming goods, WAGNER shall be given a reasonable opportunity to replace the goods with those which conform to the order.

11.FORCE MAJEURE: a) WAGNER shall not be responsible or liable for any delay or failure to deliver any or all of the goods and/or performance of the services of such delay or failure is caused by any act of God, fire, flood, inclement weather, explosion, war, insurrection, riot, embargo, stature, ordinance, regulation or order of any government or agent thereof, shortage of labor, material fuel, supplies or transportation, strike or other labor dispute, or any other cause, contingency, occurrence or circumstance of any nature, whether or not similar to those herein before specified beyond WAGNER's control, which prevents, hinders or interferes with manufacture, assembly or delivery of the goods or performance of the services. Any such cause, contingency, occurrence or circumstances shall release WAGNER from performance of its obligations hereunder.

12. VENUE: Venue for any and all disputes between the parties will be in state court located in Adams County, Colorado. Purchaser hereby expressly consents to jurisdiction in Adams County, Colorado and waives any objection based on inconvenient forum and any right to remove any legal action from the court originally acquiring jurisdiction.

WS2.702.1

INITIAL HERE _____



DIGITAL AUTHORIZATION

CATERPILLAR TELEMATICS DATA AND CAT REMOTE SERVICES-SOFTWARE UPDATES PROCESS FOR SELECT PRODUCT LINK TELEMATICS AND CAT EQUIPMENT CONTROL MODULE SOFTWARE.

Customer equipment has installed devices that transmit data to Caterpillar Inc. ("Caterpillar").

Data transmitted to Caterpillar is used in accordance with Caterpillar's [Data Governance Statement](https://www.caterpillar.com/en/legal-notices/data-governance-statement.html) ("DGS"), which describes Caterpillar's practices for collecting, sharing and using data and information related to customer's machines, products, Devices or other Assets and their associated worksites. The DGS can be reviewed at <https://www.caterpillar.com/en/legal-notices/data-governance-statement.html>

Caterpillar's process for performing remote diagnostics and making available remote software and firmware updates and upgrades, such as configuration, patches, bug fixes, new or enhanced features, etc., for Assets and Devices is described in the [Cat® Remote Services – Software Update Process for select Product Link™ Telematics and Cat Equipment Control Module Software](https://www.cat.com/remoteservicesprocess?_ga=2.245276421.1412167159.1561985855-475983137.1559312215) document (the "RSP Document") The RSP Document can be reviewed at https://www.cat.com/remoteservicesprocess?_ga=2.245276421.1412167159.1561985855-475983137.1559312215.

Company acknowledges and agrees to data transmission to Caterpillar via devices installed on Company equipment or by other means as outlined and described in the DGS, and grants to Caterpillar the right to collect, use, and share such information, including to its Distribution Networks or other affiliates, in accordance with the [Caterpillar Data Governance Statement](#) . Company's authorization also applies to any data and information previously collected by Caterpillar.

AGREE ☐

DECLINE ☐

Company acknowledges and agrees to participate in Remote Services (including, remote diagnostics and remote updates and upgrades) and authorizes Caterpillar to remotely access, program, and install updates and upgrades for Company's Assets and Devices in accordance with the [Remote Services Process Document](#).

AGREE ☐

DECLINE ☐

The rights granted in this authorization survive the termination or expiration of the Company's subscriptions to any Digital Offerings. Except as set out in a written agreement between Company and Caterpillar expressly referencing the Data Governance Statement, this authorization supercedes and replaces any other authorizations with regard to the subject matter hereof.

TOWN OF FRISCO

Company

Company (Print)

Company Representative (Print)

Signature

Feb 04, 2026

Date

Caterpillar: Confidential Green

FOR DEALER USE ONLY

Company UCID

Company Representative CWS ID

Main Store Dealer Code

Dealer Representative Name

Dealer Representative CWS ID



TO: Mayor and Town Council
FROM: Leslie Edwards, Finance Director, Josh Southworth, Public Works Director, Ryan Thompson, Water Superintendent
RE: Second Reading Ordinance 26-05: AN ORDINANCE ESTABLISHING, PURSUANT TO SECTION 171-11 OF THE CODE OF ORDINANCES OF THE TOWN OF FRISCO, THE PLANT INVESTMENT FEES, CAPITAL EQR SCHEDULES, DELIVERY CHARGES, FLAT RATES, AND USAGE FEES TO BE CHARGED IN CONNECTION WITH THE TOWN'S WATER SYSTEM
DATE: February 24, 2026

Summary & Background:

Ordinance 26-05 establishes updated water utility rates, tiered usage charges, and Plant Investment Fees (Tap Fees) pursuant to Section 171-11 of the Town Code. The ordinance implements the recommendations from the Town's 2025 Water Rate and Connection Fee Study and is intended to ensure the continued financial sustainability, reliability, and long-term viability of the Town of Frisco's water utility system.

In May 2025, the Town initiated a comprehensive Water Rate and Connection Fee Study in partnership with Raftelis Financial Consultants, Inc. to evaluate whether existing revenues were sufficient to meet the current and future costs of operating, maintaining, and reinvesting in critical water infrastructure.

At the December 9, 2025 Council work session, Staff and Raftelis presented a Peer Utility Comparison benchmarking Frisco's rates against comparable mountain communities and reviewed two potential rate structure alternatives designed to achieve the planned 8.5% annual increases from 2026 through 2029. At that meeting, Town Council directed Staff to advance a scenario that aligns rate components with underlying system cost drivers, strengthens conservation incentives, and maintains fairness across customer types.

The Council-directed scenario maintains the base service charge at the current level, applies the same tiered structure to both residential and commercial/mixed-use accounts, reduces the top end of Tier 3 usage from 50,000 gallons to 35,000 gallons, and increases the Tier 3-to-Tier 4 pricing ratio to more clearly differentiate moderate and high-volume consumption. Irrigation accounts are billed at a uniform rate.

At the January 27, 2026 Council work session, Council reviewed proposed updates to Plant Investment Fees (Tap Fees), discussed the recommended public outreach plan, and accepted Staff recommendations to proceed to the next step of adopting a formal ordinance to amend the Town Code and implement the updated rates and fees. Ordinance 26-05 represents that next step in finalizing the Town's comprehensive water rate package.

Analysis:

Ordinance 26-05 establishes updated rates and charges effective April 1, 2026, including the following major components:

A. Quarterly Base Water Service Charge

The ordinance establishes a quarterly minimum delivery charge of \$57.43 per capital EQR. This fixed base rate supports system readiness and service availability regardless of consumption.

B. Updated Tiered Usage Charges (Conservation Pricing)

Customers are assessed tiered volumetric usage charges designed to encourage conservation and ensure high-use customers pay their proportional share of demand costs. Tier 4 is adjusted to begin at 35,001 gallons per quarter, strengthening conservation pricing and aligning with Council direction.

Tier	Quarterly Usage per EQR	Rate per 1,000 Gallons
Tier 1	1–8,000 gallons	\$1.73
Tier 2	8,001–16,000 gallons	\$3.46
Tier 3	16,001–35,000 gallons	\$6.06
Tier 4	>35,001 gallons	\$9.08

C. Irrigation Rate

Irrigation-only accounts will be billed at a uniform rate of \$5.29 per 1,000 gallons.

D. Annual Rate Escalator

The ordinance provides that the base rate and tiered charges will increase annually by 8.5% through 2029, effective January 1 of each year

E. Updated Plant Investment Fees (Tap Fees)

Beginning April 1, 2026, the Plant Investment Fee is updated so that 1 capital EQR = \$10,475.

Beginning January 1, 2027, tap fees will adjust annually through 2029 based on an inflationary escalator tied to construction inputs:

- Annual adjustment equal to the twelve-month percentage change in the Producer Price Index (PPI) Inputs to Construction Industries (Series ID WPUIP2300001)

This ensures Plant Investment Fees remain aligned with increasing costs of infrastructure and water rights acquisition over time.

Affordable Housing Subsidies: Ordinance 26-05 clarifies that deed-restricted affordable housing units will continue to pay one-third of the standard Plant Investment Fee, with the Town subsidizing the remaining two-thirds. The ordinance expands the allowable funding sources for this subsidy, permitting support from any legally available governmental fund (such as the Housing Fund or Capital Fund), rather than limiting the subsidy to the General Fund.

Financial Impact:

The updated rates and charges are intended to generate sufficient revenue to:

- Maintain appropriate operating reserves
- Fund planned capital improvements on a pay-as-you-go basis
- Avoid significant future rate spikes
- Support long-term infrastructure replacement needs

Without these adjustments, projected revenues would not keep pace with increasing operational costs, regulatory requirements, and reinvestment needs.

Environmental Sustainability:

Ordinance 26-05 strengthens conservation-based pricing by lowering the Tier 4 threshold to begin at 35,001 gallons per quarter, ensuring that higher-volume users pay a proportionate share of system costs while supporting reduced discretionary use. The ordinance also updates tap fees to reflect inflationary infrastructure and water resource costs, ensuring future growth contributes appropriately to the preservation of limited water resources. Together, these measures advance the Town's commitment to responsible resource stewardship, drought preparedness, and sustainable water service delivery.

Alignment with Strategic Plan:

Ordinance 26-05 advances several key pillars of the Town of Frisco's Strategic Plan by ensuring the long-term sustainability and resiliency of an essential public utility. The ordinance supports Good Governance through data-driven financial planning and responsible rate-setting, aligns with Infrastructure objectives by funding ongoing system

maintenance and reinvestment, reinforces Environment and Sustainability through conservation pricing, and contributes to Quality of Life through safe and reliable water service for residents and businesses..

Staff Recommendation:

Staff recommends approval of Ordinance 26-05 to amend the Town Code and implement the updated water rates and Plant Investment Fees as presented through the Town's Water Rate Study process.

Reviews and Approvals:

Leslie Edwards, Finance Director
Diane McBride, Assistant Town Manager

Created/Initiated - 2/17/2026
Final Approval - 2/17/2026

Attachments:

1. Attachment 1 - Ordinance 26-05

**TOWN OF FRISCO
COUNTY OF SUMMIT
STATE OF COLORADO
ORDINANCE 26-05**

AN ORDINANCE ESTABLISHING, PURSUANT TO SECTION 171-11 OF THE CODE OF ORDINANCES OF THE TOWN OF FRISCO, THE PLANT INVESTMENT FEES, CAPITAL EQR SCHEDULES, DELIVERY CHARGES, FLAT RATES, AND USAGE FEES TO BE CHARGED IN CONNECTION WITH THE TOWN'S WATER SYSTEM

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 in order to protect the public health, safety and welfare by ensuring the continued economic viability of the Town's water system, and the availability of water during times of drought; and

WHEREAS, Section 171-11(A) of the Code of Ordinances of the Town of Frisco authorizes the Town Council, by ordinance from time to time, to adopt plant investment fees, capital EQR schedules, delivery charges, flat rates and usage fees in connection with its water utility system; and

WHEREAS, the Town Council has directed the preparation of a water rates study to review and analyze the cost of day-to-day operations and ongoing maintenance and improvement of the Town's water utility system against the revenues generated by or in connection with that system, and to provide information concerning the nature of maintenance, capital improvement and capital replacement needs of the water utility system that are anticipated in the future; and

WHEREAS, the Town Council finds, based upon the information provided in the water rates study, that the existing water rates, fees and charges of the Town's water utility system are insufficient to provide the revenue needed for the projected expenses of day-to-day operations, ongoing maintenance and improvement of the Town's water utility system, and that the rates and rate tiers currently in place do not adequately promote the conservation of water; and

WHEREAS, based upon all of the foregoing, the Town Council finds that the Town's current plant investment fees and water delivery charges are not sufficient to pay the long term costs of the production and delivery of water by the Town's water utility system; and

WHEREAS, the Town Council anticipates that the plant investment fees and water delivery charge schedule adopted herein will provide revenues that are sufficient to meet the long term costs of the production and delivery of water by the Town's water utility system.

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

Section 1. The plant investment fees, capital EQR schedule, delivery charges, flat rates and fees to be collected by the Town in connection with the Town's water system shall be as follows:

§ 171-11. Rates and charges.

Plant Investment Fees. Plant investment fees, Capital EQR schedules, delivery charges, flat rates, the per-acre-foot valuation used to calculate required Cash in Lieu of Water Right Dedication, and fees shall be determined and adopted by Council Ordinance from time to time. New Construction: Except for new construction pursuant to a development application that was submitted to the Town and was complete on or before ~~December 31, 2018~~ April 1, 2026 (for which the previously applicable rate of ~~\$4,304.00~~ \$7,320.50 per one (1) capital EQR shall apply), beginning on ~~January 1, 2020~~ April 1, 2026, for purposes of plant investment fees, one (1) capital EQR equals \$5,000. ~~In each subsequent year to and including the year 2024, the plant investment fee will increase by ten percent over the prior year's fee as of October 1 of each year. ten thousand four hundred seventy five dollars (\$10,475.00). In each subsequent year through and including 2029, the Plant Investment Fee shall be adjusted annually, effective January 1. The adjustment shall be based on the twelve-month percentage change in the Producer Price Index (PPI) Commodity Data for Inputs to Construction Industries: Goods, Not Seasonally Adjusted (Series ID WPUIP2300001), as published by the U.S. Bureau of Labor Statistics, or any successor index. This escalator is intended to ensure the fee remains aligned with inflationary increases in system and water rights costs.~~

A. Plant Investment Fee Calculation. Plant investment fees shall be calculated, on a capital EQR ("EQR") basis, as follows:

1. Single-family residences, single-family homes and mobile homes established for permanent residences: one and zero-hundredths (1.00).
 - (a) An "affordable housing" unit as defined in Chapter 180 of the Code of Ordinances of the Town of Frisco (the "Code"), as amended, and which is deed restricted for at least 20 years to assure the unit is available as a long term rental shall have the Plant Investment Fee assessed at one-third of the otherwise applicable rate, and the Town shall pay the remaining two-thirds of the otherwise applicable rate from ~~the Town's general fund~~ one or more of the Town's governmental funds, excluding enterprise funds, into the Town's water fund.
2. Duplexes (two-family units), multifamily residential units, apartments, condominiums, townhouses and similar facilities in the same complex, one and zero-hundredths (1.00) per unit, plus the following if applicable:
 - (a) Clubhouse: one and five-tenths (1.5).
 - (b) Laundry facility: five-tenths (0.5) per washing machine.
3. Transient residential units: hotels, motels, dormitories, bed-breakfast (as defined in Community Development Policy Number CD-12) and similar facilities:
 - (a) Manager's unit: one and zero-hundredths (1.00).
 - (b) Units without kitchen facilities and with one (1) or two (2) bed spaces: twenty-five hundredths (0.25).
 - (c) Units with kitchen facilities and one (1) or two (2) bed spaces: seventy-five hundredths (0.75)
 - (d) Each additional bed space for Subsection B.3 (b) and (c) above: one-tenth (0.1).

(e) Travel trailer/camper park per space available: one and zero hundredths (1.00).

(f) Dormitories, per each bed space: one-tenth (0.1).

(g) For laundry facilities add five-tenths (0.5).

4. Restaurants, bars and lounges:

(a) Business with a seating capacity of fewer than twenty-five (25): one and twenty-five hundredths (1.25).

(b) Second twenty-five (25) seating capacity, or part thereof: eight tenths (0.8).

(c) Each additional twenty-five (25) seating capacity, or part thereof: six-tenths (0.6).

5. Service station:

(a) Without wash rack: one and fifty-hundredths (1.50).

(b) Each wash rack: one and zero hundredths (1.00).

6. Car wash, each rack: one and zero-tenths (1.0).

7. Commercial or public buildings, such as stores, offices and similar uses, having no process water:

(a) Minimum for each building or customer for up to one thousand (1,000) square feet of building area: one and zero-hundredths (1.00).

(b) Each additional one thousand (1,000) square feet of building area, or part thereof: sixty-hundredths (0.60).

(c) Each pair of public rest rooms: forty-hundredths (0.40).

8. Industrial warehouses with no public rest rooms and no process water requirements:

(a) Having less than two thousand (2,000) square feet of gross floor area: one and zero-hundredths (1.00).

(c) Each additional two thousand (2,000) square feet: eighty hundredths (0.80).

9. Churches and nonprofit organization halls (no residence or regular eating facilities): one and zero-hundredths (1.00).

10. Schools, public or private:

(a) Basic rate, per pupil capacity of fifty (50): two and zero-tenths (2.0).

(b) Each additional forty (40) students or fraction thereof: one and zero-tenths (1.0).

11. Swimming pools, hot tubs:

(a) Each twenty-five thousand (25,000) gallons, or fraction there-of, of swimming pool capacity: one and zero-hundredths (1.00).

(b) Hot tubs, other than for single-family use, per one hundred (100) gallons: eleven dollars (\$11).

12. Laundromat: one and five-tenths (1.5).

(a) Each washing machine: five-tenths (0.5).

13. The rate for commercial or individual users of unusual nature or using process water will be set individually by the Town Council.

14. For establishments of any kind falling into more than one (1) category, each separate category will be computed individually and all categories totaled for that establishment's total charge.

15. Businesses of a seasonal nature which are open less than one hundred twenty (120) days per year shall be required to pay tap fees, as provided for above, unless otherwise determined by the Town Council.

B. Minimum Delivery Charges and Usage Charges. Beginning ~~October 1, 2019~~ April 1, 2026, a quarterly rate of fifty-seven dollars and forty-three cents (\$57.43) per capital EQR (the "Base Rate" or "minimum delivery charge") will apply to all metered billings. Beginning ~~October 1, 2019~~ April 1, 2026, the rates per thousand (1,000) gallons of water usage per quarter, per usage tier, per capital EQR, are as set forth in the Gallons/Rate table below. The usage charges shall be in addition to the Base Rate.

In each subsequent year, to and including the year ~~2024-2029~~, the Base Rate, and each of the tiered rates set forth below shall increase by eight and a half (8.5%) percent over the prior year's rates, respectively, as of ~~October~~ January 1 of each year.

Gallons	Rate
No usage included in base rate	\$45.00 <u>\$57.43</u> ("Base Rate")/EQR
1 to 8,000 gallons/EQR	\$1.12 <u>\$1.73</u> per 1,000
8,001 to 16,000 gallons/EQR	\$2.24 <u>\$3.46</u> per 1,000
16,001 to 50,000 <u>35,000</u> gallons/EQR	\$4.00 <u>\$6.06</u> per 1,000
50,001-35,001 and greater gallons/EQR	\$5.00 <u>\$9.08</u> per 1,000

Irrigation water shall be billed at five dollars and twenty-nine cents (\$5.29) per thousand gallons per quarter, per irrigation-only account.

Temporary construction water shall be billed at one dollar and fifty cents (\$1.50) per thousand gallons used, plus a hydrant connection fee of twenty five dollars (\$25).

C. Malfunctioning Meters. There shall be a flat rate for malfunctioning meters in the amount of two (2) times the Base Rate.

D. Late Payment Charges, Late Notice Fees, Water Shut-Off and Reinstatement Fees. All water accounts are subject to a finance charge for late payment at an annual percentage rate of eighteen percent (18%) (monthly rate of one and one-half percent (1.5%)) of the total past due balance. For any account with a past due balance, a late payment notice shall be sent to the customer and a fee of five dollars (\$5.00) shall be charged to the account for the sending of the notice. For any account with a past due balance in excess of thirty (30) days, a shut-off notice shall be sent to the customer by certified mail, return receipt requested and a fee of ten dollars (\$10.00) shall be charged to the account for the sending of the notice. For any customer that does not respond to the shut-off notice within the five (5) days set forth in the notice, a peace officer shall post a shut-off notice on the property and the Water Department shall locate the curb stop and shut off water service to the property. A fee of fifty dollars (\$50.00) shall be charged to the account for the shut-off and posting of the notice. For any customer whose water service has been shut off, a reinstatement fee of one hundred dollars (\$100.00) shall be charged for the reinstatement of water service.

E. Nontransferable. Water taps, once issued, shall remain with the property to which they are issued and shall not be transferable. In the event a building for which a plant investment fee has been purchased is removed or razed, quarterly user fees in the amount of one-half EQR shall be assessed against the property to maintain the presence of the plant investment fee. In the event that the user fees become delinquent for more than six quarters (18 months) the plant investment fee is forfeited, and resumption of water service to the premises shall require a new plant investment fee.

F. User fees. Payment of water user fees shall begin 12 months after the issuance of building permit from the building department or upon the issuance of a certificate of occupancy, whichever occurs first.

G. Responsibility for water payments.

1. All water fees shall be charged against the owner of the property served and shall be a lien upon the respective lots or parcels of land where said water is used from the time when due and shall be a perpetual charge against said lots or parcels until paid.
2. In the event that a notice of non-payment is sent, an administration fee shall be added to the required payment. In the event that the water to any premises is shut off for nonpayment, the Water Superintendent shall not reinstitute service until all sums remaining due for water service and other fees are paid either by the owner, occupant, new owner or other person who may pay the same.
3. Water fees shall be due and payable each quarter. In the event that the same is not paid, the Water Billing Clerk shall notify the delinquent user by certified mail, with return receipt, that the payment has not been received. If payment has not been received 72 hours after acknowledgment of notification, the Water Superintendent shall cease the delivery of water to the premises by turning off the water at the curb stop.
4. All payments for water service and other fees prescribed hereunder shall be made to the Town Treasurer to be deposited by the Treasurer to the Water Fund.
5. Until paid in full, all service charges, including but not limited to rates, fees, tolls, minimum charges, disconnection fees, reconnection fees and reasonable penalties for delinquencies,

including interest on delinquencies from any due date at a rate determined by Council, reasonable attorney fees and other costs of collection, for the use of services furnished by or for the direct or indirect connection with town water facilities shall constitute a perpetual lien on and against the property served, and any such lien may be foreclosed in the same manner as provided by the laws of the State of Colorado for the foreclosure of mechanics' liens.

6. Nothing in the above shall be construed to limit the town's legal remedies to collect fees.

H. Paper Water billing Fee. Commencing with the periodic billing statement issued by the Town in January 2023, there shall be added to each paper billing statement mailed by the Town, and there shall be assessed and paid by the owner of the property that is the subject of the billing statement, a paper water bill fee. The paper water bill fee shall be due and payable to the Town at the same time and in the same manner as other water charges are due and payable under this chapter. There shall be no paper water bill fee charged if the owner elects to have the billing statement delivered by the Town's electronic billing means. The Finance Director shall establish the paper water billing fee, and amend the fee from time to time, in an amount reasonably necessary to recoup the Town's cost in processing and sending paper bills, and to encourage the electronic receipt of such bills from the Town. In order to incentivize the receipt of periodic billing statements by electronic means, the Finance Director may waive up to \$40.00 in accumulated paper water bill fees for any single property.

Section 2. Effective Date. This ordinance shall become effective in accordance with the home-rule Charter of the Town of Frisco, Colorado. Effective April 1, 2026, any prior ordinance or resolution setting forth rates and charges in connection with the Town's water system are hereby repealed and are of no further force or effect.

INTRODUCED, PASSED ON FIRST READING AND PUBLICATION AND POSTING
ORDERED THIS 10th DAY OF FEBRUARY, 2026.

ADOPTED ON SECOND AND FINAL READING AND PUBLICATION BY TITLE ORDERED
THIS 24th DAY OF FEBRUARY, 2026.

TOWN OF FRISCO, COLORADO:

Frederick J. Ihnken, Mayor

ATTEST:

Stacey Campbell, Town Clerk



TO: Mayor and Town Council
FROM: Leslie Edwards, Finance Director
**RE: Second Reading Ordinance 26-06: AN ORDINANCE MAKING
SUPPLEMENTAL APPROPRIATIONS TO THE 2025 BUDGET**
DATE: February 24, 2026

Summary & Background:

The Town Council approves a budget each year. From time to time, it is necessary to make changes to the budget as circumstances necessitate. Per the Town's Charter, these changes must be adopted by Council ordinance. Below is a list of those changes and attached is the official ordinance submitted for approval.

Analysis:

2025 Supplemental Appropriations

These supplemental appropriations were discussed with Council during the 2025 calendar year. The related ordinance will amend the 2025 budget by the amounts listed below.

General Fund Expenditures – \$538,369

Unspent Reusable Bag Fees (dedicated to waste reduction) – \$538,369

Capital Improvement Fund Revenue – \$2,136,000

Energy Improvements Grants – \$1,467,000

Energy Improvement Financing – \$669,000

Capital Improvement Fund Expenditures – \$2,181,000

Energy Improvements - \$2,136,000

Tubing Hill LED Lights (Energy Improvement) - \$45,000

Housing Fund Revenue - \$923,041

More Housing Now 101 W Main Grant - \$923,041

Insurance Reserve Fund Revenue - \$1,310,000

Health Insurance Premiums (Employee / Employer) - \$310,000

Stop Loss Insurance Reimbursements - \$1,000,000

Insurance Reserve Fund Expenditures - \$1,310,000

Health Insurance Claims - \$1,310,000

Arts & Culture Fund Revenue - \$100,000

Transfer In - \$100,000

Arts & Culture Expenditures - \$100,000

Programming - \$50,000

Capital Outlay - \$50,000

Rollover to 2026 Budget – Related Reductions

The adjustments listed below reduce 2025 budget appropriations for projects that were approved but not completed during the year. These projects will continue in 2026, and the associated budget authority is being carried forward accordingly. Adoption of the ordinance reduces the 2025 budget by the amounts shown below to avoid duplicating appropriations across budget years.

General Fund Expenditures – (\$1,678,576)

Unspent Reusable Bag Fees (dedicated to waste reduction) – (\$541,397)

Unspent Municipal Emergency Response Team (MERT) contributions – (\$25,198)

Drainage Master Plan – (\$57,376)

Incomplete Road Resurfacing – (\$374,022)

Incomplete Curb Replacement – (\$221,044)

Bridge Improvements – (\$443,695)

Facilities Repair & Maintenance (Historic Park) – (\$15,844)

Capital Improvement Fund Revenue – (\$1,621,689)

Energy Improvements Grants – (\$1,046,609)

Energy Improvement Financing – (\$575,080)

Capital Improvement Fund Expenditures – (\$2,753,697)

Vehicles / Equipment – (\$479,982)

Summit Blvd Lighting – (\$520)

Tubing Hill Lighting – (\$45,000)

Energy Improvements – (\$1,666,689)

Walkability Improvements – (\$75,000)

Park Improvements (Pioneer Park Design) – (\$76,215)

Fiber Infrastructure – (\$321,220)

Technology Equipment (servers) – (\$89,071)

Water Fund Expenses – (\$2,556,272)

Capital Improvements (water tank rehab, Well 8 Study, Water Treatment upgrades) – (\$2,219,166)

System Repairs not completed in 2025 (Main Repairs) – (\$337,106)

Housing Fund Revenue – (\$4,419,465)

602 Galena & 101 W Main Grants – (\$4,419,465)

Housing Fund Expenditures – (\$779,658)

602 Galena Infrastructure Construction – (\$779,658)

Financial Impact:

The proposed budget amendments include both increases and reductions to the 2025 Budget to accurately reflect project timing and funding availability. Certain supplemental appropriations add authority to the 2025 budget for revenues and expenditures discussed with Council during the year, while other amendments reduce 2025 appropriations for projects that were not completed and are being rolled forward to the 2026 budget.

Reductions to the 2025 budget effectively offset the corresponding increases to the 2026 budget, ensuring that unfinished projects maintain budget authority without duplicating appropriations across fiscal years. Upon adoption, these amounts are transferred from the 2025 budget to the 2026 budget and do not represent new spending commitments.

Overall, these revenues and expenditures were anticipated and reflected in the 2026 Adopted Budget Book. Sufficient revenues and available fund balances exist within each respective fund to support the appropriations, and the proposed amendments do not negatively impact projected ending fund balances beyond what was previously presented to Council. The additional appropriations requested total net impact to the 2025 budget is a reduction of \$2,066,721: \$1,572,113 decrease to revenue and a \$3,638,834 decrease to expenditures.

Environmental Sustainability:

Several of the supplemental appropriations rolled forward from the 2025 budget support the Town's environmental sustainability and resiliency goals. This includes the completion of the Energy Improvements under the Town's energy services contract with McKinstry, which modernize municipal facilities, reduce energy consumption, and lower long-term operating costs.

Unspent reusable bag fee revenues are also being re-appropriated for their intended purpose of funding waste reduction and prevention initiatives, consistent with Town policy and state statute. In addition, the Drainage Master Plan supports environmental stewardship and climate resiliency by identifying stormwater infrastructure improvements that protect water quality and reduce flood risk.

Alignment with Strategic Plan:

The supplemental appropriations outlined in this memo align with multiple goals in the Town's Strategic Plan updated in August 2024. These revisions primarily reflect the continuation and completion of projects previously authorized by Council.

Energy efficiency projects, waste reduction initiatives, and infrastructure investments—including the Drainage Master Plan and water system capital projects—support Strategic Plan priorities related to sustainability, infrastructure, and fiscal responsibility. Overall, the proposed appropriations advance Council-adopted objectives while maintaining the Town’s strong financial position.

Staff Recommendation:

Based on the need to recognize supplemental appropriations discussed with Council during the 2025 calendar year and to adjust appropriations for projects not completed and rolled forward to the 2026 budget, Staff recommends that Town Council adopt the ordinance amending the 2025 budget by the amounts described in this memo. These amendments align with previously approved funding assumptions, maintain fiscal integrity across both budget years, and ensure continued progress on Council-directed projects.

Reviews and Approvals:

Leslie Edwards, Finance Director
Diane McBride, Assistant Town Manager

Created/Initiated - 2/18/2026
Final Approval - 2/19/2026

Attachments:

1. Attachment 1 - Ordinance 26-06

**TOWN OF FRISCO
COUNTY OF SUMMIT
STATE OF COLORADO
ORDINANCE 26-06**

**AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2025 TOWN
BUDGET**

WHEREAS, the Town Council of the Town of Frisco has adopted the annual budget in accordance with the Local Government Budget Law; and

WHEREAS, the Town Council of the Town of Frisco desires to amend the Town's 2025 budget to reduce revenue appropriations by \$1,572,113 and to reduce expenditure appropriations by \$3,638,834; and

WHEREAS, such reductions to the 2025 budget do not authorize additional spending and maintain compliance with statutory requirements that appropriations not exceed available revenues and fund balances.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FRISCO, COLORADO that the 2025 budget is amended, and supplemental appropriations for the amended 2025 Town budget are made as follows:

General Fund Expenditures – (\$1,140,207)

1. General Operating Expenditure – (\$1,140,207)

Capital Improvement Fund Revenue - \$514,311

1. Grant Revenue - \$420,391
2. Other Financing Sources - \$93,920

Capital Improvement Fund Expenditures - (\$572,697)

1. Capital Outlay – (\$572,697)

Water Fund Expenses – (\$2,556,272)

1. Capital Outlay – (\$2,219,166)
2. Operating Expenses – (\$337,106)

Housing Fund Revenue – (\$3,496,424)

1. Grant Revenue – (\$3,496,424)

Housing Fund Expenditures – (\$779,658)

1. Housing Programs – (\$779,658)

Insurance Reserve Fund Revenue - \$1,310,000

1. Grant Revenue - \$1,310,000

Insurance Reserve Fund Expenses - \$1,310,000

1. Operating Expenses - \$1,310,000

Arts & Culture Fund Revenue - \$100,000

1. Transfer In - \$100,000

Arts & Culture Fund Expenditures - \$100,000

1. Operating Expenses - \$50,000
2. Capital - \$50,000

INTRODUCED, PASSED ON FIRST READING AND PUBLICATION AND
POSTING ORDERED THE 10th DAY OF FEBRUARY, 2026.

ADOPTED ON SECOND AND FINAL READING AND PUBLICATION BY
TITLE ORDERED THIS _____ DAY OF _____, 2026.

TOWN OF FRISCO:

Frederick J Ihnken, Mayor

ATTEST:

Stacey Campbell, Town Clerk



TO: Mayor and Town Council
FROM: Leslie Edwards, Finance Director
RE: Second Reading Ordinance 26-07: AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2026 BUDGET
DATE: February 24, 2026

Summary & Background:

The Town Council approves a budget each year. From time to time, it is necessary to make changes to the budget as circumstances necessitate. Per the Town's Charter, these changes must be adopted by Council ordinance. Below is a list of those changes and attached is the official ordinance submitted for approval.

Analysis:

2026 Supplemental Appropriations

Rolled Over from 2025 Budget

In this instance, the supplemental appropriations listed below relate to projects budgeted but not completed in the 2025 budget. The related ordinance will amend the 2026 budget by the amounts listed below.

General Fund Expenditures - \$1,678,576

Unspent Reusable Bag Fees (dedicated to waste reduction) - \$541,397

Unspent Municipal Emergency Response Team (MERT) contributions - \$25,198

Drainage Master Plan - \$57,376

Incomplete Road Resurfacing - \$374,022

Incomplete Curb Replacement - \$221,044

Bridge Improvements - \$443,695

Facilities Repair & Maintenance (Historic Park) - \$15,844

Capital Improvement Fund Revenue - \$1,621,689

Energy Improvements Grants - \$1,046,609

Energy Improvement Financing - \$575,080

Capital Improvement Fund Expenditures - \$2,753,697

Vehicles / Equipment - \$479,982

Summit Blvd Lighting - \$520

Tubing Hill Lighting - \$45,000

Energy Improvements - \$1,666,689
Walkability Improvements - \$75,000
Park Improvements (Pioneer Park Design) - \$76,215
Fiber Infrastructure - \$321,220
Technology Equipment (servers) - \$89,071

Water Fund Expenses - \$2,556,272

Capital Improvements (water tank rehab, Well 8 Study, Water Treatment upgrades) - \$2,219,166
System Repairs not completed in 2025 (Main Repairs) - \$337,106

Housing Fund Revenue - \$4,419,465

602 Galena & 101 W Main Grants - \$4,419,465

Housing Fund Expenditures - \$779,658

602 Galena Infrastructure Construction - \$779,658

Financial Impact:

Overall, funds are available within each fund's ending balance in order to absorb the additional appropriations. The amounts described in this memo were generally included in 2025 projected amounts. Re-allocating the expenses from the 2025 budget to the 2026 budget does not decrease the total projected ending fund balance for 2026 below the amounts published in the 2026 Adopted Budget Book. The additional appropriations requested total net impact to the 2026 budget is \$1,727,049: \$6,041,154 increase to revenue and a \$7,768,203 increase to expenditures.

Environmental Sustainability:

Several of the supplemental appropriations rolled forward from the 2025 budget support the Town's environmental sustainability and resiliency goals. This includes the completion of the Energy Improvements under the Town's energy services contract with McKinstry, which modernize municipal facilities, reduce energy consumption, and lower long-term operating costs.

Unspent reusable bag fee revenues are also being re-appropriated for their intended purpose of funding waste reduction and prevention initiatives, consistent with Town policy and state statute. In addition, the Drainage Master Plan supports environmental stewardship and climate resiliency by identifying stormwater infrastructure improvements that protect water quality and reduce flood risk.

Alignment with Strategic Plan:

The supplemental appropriations outlined in this memo align with multiple goals in the Town's Strategic Plan updated in August 2024. These revisions primarily reflect the continuation and completion of projects previously authorized by Council.

Energy efficiency projects, waste reduction initiatives, and infrastructure investments—

including the Drainage Master Plan and water system capital projects—support Strategic Plan priorities related to sustainability, infrastructure, and fiscal responsibility. Overall, the proposed appropriations advance Council-adopted objectives while maintaining the Town’s strong financial position.

Staff Recommendation:

Based upon the current needs of the Town and expectations to complete projects directed by Council in the 2025 budget as well as objectives stated in the Strategic Plan, Staff is requesting to amend the 2026 budget by the amounts described in this memo.

Reviews and Approvals:

Leslie Edwards, Finance Director
Diane McBride, Assistant Town Manager

Created/Initiated - 2/18/2026
Final Approval - 2/19/2026

Attachments:

1. Attachment 1 - Ordinance 26-07

**TOWN OF FRISCO
COUNTY OF SUMMIT
STATE OF COLORADO
ORDINANCE 26-07**

**AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2026 TOWN
BUDGET**

WHEREAS, the Town Council of the Town of Frisco has adopted the annual budget in accordance with the Local Government Budget Law; and

WHEREAS, the Town Council of the Town of Frisco desires to amend the Town's 2026 budget by making supplemental appropriations in the amount of \$6,041,154 in revenue and \$7,768,203 in expenditures; and

WHEREAS, the Finance Department on behalf of the Town Manager, has certified that there are available for appropriation, revenues in excess of those estimated in the Town's 2026 budget or revenues not previously appropriated in an amount sufficient for the proposed supplemental appropriations; and

WHEREAS, the Town Council has made provision therein for revenue and reserves in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law but also necessary to appropriate the revenues provided in the budget for the purposes described below so as not to impair the operation of the Town of Frisco;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FRISCO, COLORADO that the 2026 budget is amended, and supplemental appropriations for the amended 2026 Town budget are made as follows:

General Fund Expenditures - \$1,678,576

1. General Operating Expenditure - \$1,678,576

Capital Improvement Fund Revenue - \$1,621,689

1. Grant Revenue - \$1,046,609
2. Other Financing Sources - \$575,080

Capital Improvement Fund Expenditures - \$2,753,697

1. Capital Outlay - \$2,753,697

Water Fund Expenses - \$2,556,272

1. Capital Outlay - \$2,219,166
2. Operating Expenses - \$337,106

Housing Fund Revenue - \$4,419,465

1. Grant Revenue - \$4,419,465

Housing Fund Expenditures - \$779,658

1. Housing Programs - \$779,658

INTRODUCED, PASSED ON FIRST READING AND PUBLICATION AND
POSTING ORDERED THE 10th DAY OF FEBRUARY, 2026.

ADOPTED ON SECOND AND FINAL READING AND PUBLICATION BY
TITLE ORDERED THIS 24th DAY OF FEBRUARY, 2026.

TOWN OF FRISCO:

Frederick J Ihnken, Mayor

ATTEST:

Stacey Campbell, Town Clerk