



Notice of Kremmling Board of Trustees Regular Meeting
Kremmling Area Chamber of Commerce, 203 Park Ave, Kremmling,
CO 80459

Wednesday, August 19, 2026, 6:00 PM

Citizens making comments during Public Comments or Public Hearings should state their names for the record, be topic-specific, and limit their comments to no longer than five minutes. The Board does not take action on public comments; instead, comments are taken under advisement. If a Council response is appropriate, the individual may receive a formal response at a later date.

Agenda

Call to Order

Roll Call

Pledge of Allegiance

Conflicts of Interest

Additions/Deletions to the Agenda

Correspondence

- Grand County Drought Preparedness Committee Update

Citizen Comments (Comments are limited to three minutes.)

Individuals wishing to participate during public comment are requested to sign up on the form provided in the Town Board Chambers. When you are recognized, step to the podium, state your name and address, then speak to the Town Board. Written comments are welcome and should be given to the Town Clerk prior to the start of the meeting. The Town Board will not respond to any questions or comments made by the public during this section of the meeting, though it will take all input under advisement. If requesting a response from the Town, please leave your contact information with the Town Clerk. The Town Manager or other appropriate staff member will reach out after the meeting to address specific questions or concerns when appropriate.

Consent Agenda

1. Expenditures Dated July 16, 2026 - August 19, 2026.
2. Recording of Proceedings from the July 15, 2026, Regular Meeting.

Staff Reports

- Public Works & Town Engineer
- Kremmling Police Department
- Town Clerk & Treasurer
- Town Planner
- Town Manager

New Business

1. **Public Hearing: Discussion & Action Item.** Ordinance No. 740: An Ordinance Zoning Property Annexed to the Town of Kremmling and Known as the Grand County Library District Annexation.



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2. **Discussion & Action Item.** Ordinance No. 741: An Ordinance Amending the Official Zoning Map of the Town of Kremmling by Rezoning Portions of Block 37, Frontier Investment Company's Addition to the Town of Kremmling from Single-Family Detached Residential (R-1) to Mixed Use (MU).
3. **Discussion & Action Items.** 2026 Roadway Improvements and Paving Projects.
 - a. **Public Hearing: Discussion & Action Item.** Resolution No. 2026-08-01: A Resolution Appropriating Additional Sums of Money to the General Fund in the Amount and for the Purpose as Set Forth Below, for the Town of Kremmling, Colorado, for the 2026 Budget Year.
 - b. **Discussion & Action Item.** Resolution No. 2026-08-02: A Resolution Accepting a Bid and Awarding a Contract for the Town of Kremmling 2026 Roadway Improvements Project.
- a. **Public Hearing: Discussion & Action Item.** Resolution No. 2026-08-01: A Resolution Appropriating Additional Sums of Money to the General Fund in the Amount and for the Purpose as Set Forth Below, for the Town of Kremmling, Colorado, for the 2026 Budget Year.
- b. **Discussion & Action Item.** Resolution No. 2026-08-02: A Resolution Accepting a Bid and Awarding a Contract for the Town of Kremmling 2026 Roadway Improvements Project.
4. **Discussion Item.** Natural Disaster Mitigation Enterprise (NDME) Grant Opportunity Discussion.

Board of Trustees Reports & Future Agenda Items for Consideration

Adjournment

Future Meetings:

- Board of Trustees Work Session: September 2, 2026 - 6 PM @ 203 Park Avenue, Chamber of Commerce
- Regular Board of Trustees Meeting: September 16, 2026 - 6 PM @ 203 Park Avenue, Chamber of Commerce
- Board of Trustees Work Session: October 7, 2026 - 6 PM @ 203 Park Avenue, Chamber of Commerce

Stage 3: Exceptional Drought

An Exceptional Drought has been declared by the Drought Preparedness Committee because indicators point to conditions that are extreme. Stage 3 indicates exceptionally dry conditions and will recommend water rationing. If conditions warrant, the Drought Preparedness Committee may not allow outdoor watering, and indoor water use may be restricted. Stage 3 drought recommendations could affect the quality of life in Grand County and will result in the long-term loss of landscapes.

Indicators and Triggers

- The [US Drought Monitor Index](#) has Grand County in an extreme (D3) drought or exceptional (D4) drought conditions.
- [Snow-water equivalent](#) is less than 50% of median on April 30th and precipitation accumulation for the water year is less than 50% of average.
- [Standardized Precipitation and Evapotranspiration Index](#) is greater than -1.6.
- [QuickDRI](#) is red - indicating exceptionally dry and intense conditions.
- [VegDRI](#) is indicating extreme drought.
- The situation suggests that severe impacts on water-dependent businesses are unavoidable.

Recommended Actions

The following recommendations are voluntary and not regulatory in nature. Suggested actions go above and beyond the 'Routine Water Conservation Practices' recommended for everyday indoor and outdoor water use.

Drought Pricing: Drought pricing by municipal water restrictions is recommended for Stage 3 restrictions.

Well Users: In all cases, please review the well permit and/or water court decree for the legal uses of the well. For more information, see the Division of Water Resources website <https://dwr.colorado.gov/services/well-permitting>. To search for a well permit visit <https://dwr.state.co.us/Tools/WellPermits>.

Element	Stage 3: Exceptional
Outdoor watering and irrigation	
Lawn grass (residential, HOA, commercial, industrial, institutional)	No lawn watering. <i>Follow best management practices for Watering a Home Landscape During Drought as recommended in Appendix C of Final Drought Preparedness Plan:</i> https://www.co.grand.co.us/1341/Drought-Preparedness-Program
Agricultural water, golf courses, and vegetable gardens	Voluntary reductions.
Water wise landscapes, native/adaptive, Trees, shrubs, and perennials (private)	Water no more than one day per month.
New landscape establishment	Not allowed.
Municipal streetscape	No watering.
Flowers gardens (private)	No watering.
Sport fields and parks	Irrigated per mandatory scheduling or water budget restrictions to achieve a 30% reduction.
Water Features	
Swimming pools, hot tubs & water features	Operation of single-family residential pools and hot tubs will not be permitted. No filling of pools or hot tubs.
Washing / Events	
Cars - washing at home and charity events	Not permitted. Must use commercial car wash.
Fleet vehicle washing	Not allowed.
Street cleaning	Street sweeping for extreme health and safety issues only.
Driveway and sidewalk washing	Washing and spraying on impervious surfaces is prohibited.
Commercial-Institutional Processes	
Restaurants	Water served only on request.
Lodging	Change linens and towels only on request.
Mag chloride application / grading	Grade only after rain events.
Bulk water / Construction water	No waste of water.
Hydrants	Hydrant flushing is prohibited unless necessary for public health and safety reasons. Use of all water for fire training and use of water from hydrants is not permitted unless necessary for public safety.

HELP OUT DURING DROUGHT

GRAND COUNTY IS CURRENTLY IN
STAGE 3: **EXCEPTIONAL DROUGHT**

WATCH	WARNING	SEVERE	EXCEPTIONAL
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- Indoor water rationing recommended
- Restrict ALL outdoor watering



GRAND COUNTY
DROUGHT
PREPAREDNESS
PROGRAM

FOLLOW Routine Water Conservation Practices



DISCOVER MORE WAYS TO HELP
GrandCountyDrought.com

1/12 page

Report Criteria:

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	Voided
General								
00-002-2130								
1370	NWCCOG	26-0293	AUG 2026 CHP	08/04/2026	22,975.23	.00		
Total 00-002-2130:					22,975.23	.00		
00-002-2403								
1302	KREMMLING SANITATION DIST	7/31/2026	SEWER FEES REIMBURSEMENT	07/31/2026	62,696.85	.00		
Total 00-002-2403:					62,696.85	.00		
Total :					85,672.08	.00		
Mayor and Legislative								
00-120-6400								
1071	CARD SERVICES	7/31/26	BIG FLAG WEST OF TOWN	07/31/2026	1,496.15	.00		
1297	KREMMLING CHAMBER OF CO	2041	DONATION	07/13/2026	12,500.00	.00		
Total 00-120-6400:					13,996.15	.00		
Total Mayor and Legislative:					13,996.15	.00		
Town Manager								
00-122-6245								
1071	CARD SERVICES	7/31/26	VERIZON	07/31/2026	17.46	.00		
Total 00-122-6245:					17.46	.00		
Total Town Manager:					17.46	.00		
Administrative								
00-125-4040								
1333	MASA	2428418	MASA COVERAGE	08/01/2026	320.00	.00		
Total 00-125-4040:					320.00	.00		
00-125-5500								
1289	KELLY P.C.	AUGUST 3, 20	ADMIN ATTORNEY FEES	08/03/2026	2,700.00	.00		
Total 00-125-5500:					2,700.00	.00		
00-125-5550								
1076	CASELLE INC	INV-21855	CONTRACT SUPPORT AND MAINT	08/01/2026	1,251.80	.00		
1689	EXECUTECH	DEN-258247	ON SITE SUPPORT & MAINT	08/01/2026	829.67	.00		
1640	XPRESS BILL PAY	INV-XPR03860	ONLINE TRANSACTIONS	07/31/2026	136.46	.00		
Total 00-125-5550:					2,217.93	.00		
00-125-5825								
1793	RISER ACCOUNTING	2209	CPA JULY AUDIT WORK	07/31/2026	590.15	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 00-125-5825:					590.15	.00		
00-125-6000								
1071	CARD SERVICES	7/31/26	GCLD ANNEX PUBLISHING	07/31/2026	365.20	.00		
Total 00-125-6000:					365.20	.00		
00-125-6030								
1357	MOUNTAIN PARKS ELECTRIC	7/22/2026	CONVENIENCE FEE	07/22/2026	2.00	.00		
Total 00-125-6030:					2.00	.00		
00-125-6050								
1071	CARD SERVICES	7/31/26	EMPLOYER'S COUNCIL	07/31/2026	382.83	.00		
1071	CARD SERVICES	7/31/26	COUNTY RECORDS SEARCH	07/31/2026	10.00	.00		
1071	CARD SERVICES	7/31/26	MICROSOFT	07/31/2026	115.50	.00		
1071	CARD SERVICES	7/31/26	ADOBE	07/31/2026	19.99	.00		
1071	CARD SERVICES	7/31/26	ADOBE	07/31/2026	239.90	.00		
1071	CARD SERVICES	7/31/26	MICROSOFT	07/31/2026	9.99	.00		
1617	STATEWIDE INTERNET PORTAL	12902	COMMON LOOK ADA LICENSES	07/31/2026	1,876.00	.00		
Total 00-125-6050:					2,654.21	.00		
00-125-6110								
1071	CARD SERVICES	7/31/26	7.14.26 TRAINING DINNER	07/31/2026	52.67	.00		
1071	CARD SERVICES	7/31/26	CLERK SCHOOL HOTEL	07/31/2026	845.00	.00		
1071	CARD SERVICES	7/31/26	7.17.26 TRAINING LUNCH	07/31/2026	31.34	.00		
Total 00-125-6110:					929.01	.00		
00-125-6115								
1644	FREEDOM MAILING SERVICES,	53493	POSTCARD UTILITY BILLS	07/29/2026	361.86	.00		
Total 00-125-6115:					361.86	.00		
00-125-6200								
1417	QUILL LLC	49575093	TOWN HALL PAPERTOWELS, L	07/13/2026	162.22	.00		
Total 00-125-6200:					162.22	.00		
00-125-6240								
1071	CARD SERVICES	7/31/26	COUNTY DOCUMENTS	07/31/2026	3.58	.00		
Total 00-125-6240:					3.58	.00		
00-125-6245								
1071	CARD SERVICES	7/31/26	CENTURYLINK WEBHOSTING	07/31/2026	4.33	.00		
1071	CARD SERVICES	7/31/26	8 X 8 PHONES	07/31/2026	154.65	.00		
Total 00-125-6245:					158.98	.00		
00-125-6300								
1357	MOUNTAIN PARKS ELECTRIC	7/22/2026	200 EAGLE AVE	07/22/2026	131.55	.00		
1357	MOUNTAIN PARKS ELECTRIC	7/22/2026	208 EAGLE AVE STORE	07/22/2026	43.39	.00		
1357	MOUNTAIN PARKS ELECTRIC	7/22/2026	208 EAGLE AVE	07/22/2026	42.23	.00		
1568	XCEL ENERGY	988709501	200 EAGLE AVE	07/31/2026	54.37	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 00-125-6300:					271.54	.00		
00-125-6310								
1357	MOUNTAIN PARKS ELECTRIC	7/22/2026	OLD FIRE HALL	07/22/2026	45.44	.00		
1568	XCEL ENERGY	988709501	301 CENTRAL AVE	07/31/2026	65.37	.00		
Total 00-125-6310:					110.81	.00		
Total Administrative:					10,847.49	.00		
Planning & Zoning								
00-130-6000								
1071	CARD SERVICES	7/31/26	REZONE BLOCK 37 PUBLISHIN	07/31/2026	39.94	.00		
1071	CARD SERVICES	7/31/26	PATRIOT PORTABLES USR PUB	07/31/2026	30.48	.00		
Total 00-130-6000:					70.42	.00		
Total Planning & Zoning:					70.42	.00		
Police								
00-140-5550								
1071	CARD SERVICES	7/31/26	CRIMINAL INVESTIGATION DAT	07/31/2026	50.00	.00		
1071	CARD SERVICES	7/31/26	PICKUP & SHIPPING FEES REC	07/31/2026	84.27	.00		
1689	EXECUTECH	DEN-258247	ON SITE SUPPORT & MAINT	08/01/2026	829.66	.00		
1628	LANGUAGE LINE SERVICES	11984879	INTERPRETATION SERVICES J	07/31/2026	21.56	.00		
Total 00-140-5550:					985.49	.00		
00-140-6110								
1071	CARD SERVICES	7/31/26	MEAL DURING TRAINING	07/31/2026	17.88	.00		
Total 00-140-6110:					17.88	.00		
00-140-6200								
1071	CARD SERVICES	7/31/26	PD OFFICE COOLING	07/31/2026	267.75	.00		
1071	CARD SERVICES	7/31/26	AMPAD POCKET NOTEBOOKS (	07/31/2026	15.67	.00		
1071	CARD SERVICES	7/31/26	BATTERIES, DUCK TAPE, SPOO	07/31/2026	56.27	.00		
1367	NORTHWEST RANCH SUPPLY	7/25/2026	TOOL FOR USE AT RANGE	07/25/2026	27.28	.00		
Total 00-140-6200:					366.97	.00		
00-140-6240								
1071	CARD SERVICES	7/31/26	NEW TIRES_VEHICLE MAINT	07/31/2026	1,232.00	.00		
Total 00-140-6240:					1,232.00	.00		
00-140-6245								
1071	CARD SERVICES	7/31/26	CENTURYLINK WEBHOSTING	07/31/2026	4.33	.00		
1071	CARD SERVICES	7/31/26	8 X 8 PHONES	07/31/2026	154.65	.00		
1071	CARD SERVICES	7/31/26	VERIZON	07/31/2026	131.00	.00		
1086	CENTURY LINK	JUL. 19, 2026	970-724-3528 SPLIT	07/19/2026	40.77	.00		
Total 00-140-6245:					330.75	.00		
00-140-6280								
1071	CARD SERVICES	7/31/26	LIFE SAVING COMMENDATION	07/31/2026	60.19	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 00-140-6280:					60.19	.00		
00-140-6300								
1357	MOUNTAIN PARKS ELECTRIC	7/22/2026	1318 PARK AVE - PD	07/22/2026	113.88	.00		
Total 00-140-6300:					113.88	.00		
00-140-6320								
1221	GRAND COUNTY ACCOUNTING	INV06091	POLICE FUEL & SURCHARGE	08/01/2026	1,253.73	.00		
Total 00-140-6320:					1,253.73	.00		
00-140-7000								
1800	HIGH WEST HEATING & COOLI	2035	KPD HVAC DOWN PAYMENT	07/16/2026	8,675.00	.00		
Total 00-140-7000:					8,675.00	.00		
Total Police:					13,035.89	.00		
Highways & Streets								
00-150-6110								
1071	CARD SERVICES	7/31/26	EE GOING AWAY LUNCH	07/31/2026	70.00	.00		
Total 00-150-6110:					70.00	.00		
00-150-6122								
1753	FARIS MACHINERY	R49136	STREET SWEEPER RENTAL	07/02/2026	9,000.00	.00		
Total 00-150-6122:					9,000.00	.00		
00-150-6126								
1803	FONES CONSTRUCTION LLC	233697	KSD COST SHARE PAVING	07/23/2026	55,180.86	.00		
1367	NORTHWEST RANCH SUPPLY	7/25/2026	BLACKTOP PATCH	07/25/2026	1,385.37	.00		
Total 00-150-6126:					56,566.23	.00		
00-150-6240								
1062	BUCKEYE WELDING SUPPLY C	0005123755	OXYDEN CYLINDER RENTAL	07/31/2026	9.56	.00		
1367	NORTHWEST RANCH SUPPLY	7/25/2026	BOLTS	07/25/2026	17.57	.00		
1367	NORTHWEST RANCH SUPPLY	7/25/2026	WELDED RINGS	07/25/2026	75.75	.00		
1367	NORTHWEST RANCH SUPPLY	7/25/2026	CHAINSAW FUEL	07/25/2026	29.99	.00		
1367	NORTHWEST RANCH SUPPLY	7/25/2026	MARKING PAINT & FLAGS FOR	07/25/2026	44.96	.00		
1367	NORTHWEST RANCH SUPPLY	7/25/2026	BUCKETS	07/25/2026	22.96	.00		
Total 00-150-6240:					200.79	.00		
00-150-6245								
1071	CARD SERVICES	7/31/26	CENTURYLINK WEBHOSTING	07/31/2026	4.34	.00		
1086	CENTURY LINK	JUL. 19, 2026	970-724-3528 SPLIT	07/19/2026	40.77	.00		
Total 00-150-6245:					45.11	.00		
00-150-6310								
1357	MOUNTAIN PARKS ELECTRIC	7/22/2026	SL ONLY	07/22/2026	1,296.72	.00		
1357	MOUNTAIN PARKS ELECTRIC	7/22/2026	1318 PARK AVE - PD	07/22/2026	113.89	.00		
1357	MOUNTAIN PARKS ELECTRIC	7/22/2026	PARK AVE & 1ST ST S	07/22/2026	59.04	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
1357	MOUNTAIN PARKS ELECTRIC	7/22/2026	PARK AVE & 1ST ST N	07/22/2026	46.70	.00		
1357	MOUNTAIN PARKS ELECTRIC	7/22/2026	4TH ST BTWN PARK & CENTRA	07/22/2026	45.72	.00		
1357	MOUNTAIN PARKS ELECTRIC	7/22/2026	PARK AVE & 5TH ST	07/22/2026	43.89	.00		
1357	MOUNTAIN PARKS ELECTRIC	7/22/2026	3RD ST BTWN PARK & EAGLE A	07/22/2026	43.47	.00		
1357	MOUNTAIN PARKS ELECTRIC	7/22/2026	1421 PARK AVE	07/22/2026	43.20	.00		
Total 00-150-6310:					1,692.63	.00		
00-150-6315								
1568	XCEL ENERGY	988709501	1318 PARK AVE	07/31/2026	55.60	.00		
Total 00-150-6315:					55.60	.00		
00-150-6320								
1221	GRAND COUNTY ACCOUNTING	INV06091	STREETS FUEL & SURCHARGE	08/01/2026	635.18	.00		
Total 00-150-6320:					635.18	.00		
00-150-6500								
1300	KREMMLING MERCANTILE	01-83864	WATER	07/21/2026	10.38	.00		
1300	KREMMLING MERCANTILE	02-69709	WATER	08/01/2026	10.38	.00		
1804	STEVENS FIRE & FLOW	1306900	FIRE EXTINGUISHERN INSPEC	07/23/2026	1,566.92	.00		
Total 00-150-6500:					1,587.68	.00		
Total Highways & Streets:					69,853.22	.00		
Cemetery								
00-155-6240								
1367	NORTHWEST RANCH SUPPLY	7/25/2026	SYNTHETIC OIL	07/25/2026	10.78	.00		
1367	NORTHWEST RANCH SUPPLY	7/25/2026	WEED EATER STRING	07/25/2026	15.99	.00		
1367	NORTHWEST RANCH SUPPLY	7/25/2026	WEED EATER STRING	07/25/2026	95.98	.00		
1367	NORTHWEST RANCH SUPPLY	7/25/2026	METAL TRIMMER	07/25/2026	33.99	.00		
1367	NORTHWEST RANCH SUPPLY	7/25/2026	MARKING PAINT	07/25/2026	149.88	.00		
Total 00-155-6240:					306.62	.00		
00-155-6300								
1357	MOUNTAIN PARKS ELECTRIC	7/22/2026	1400 EAGLE AVE	07/22/2026	40.67	.00		
Total 00-155-6300:					40.67	.00		
Total Cemetery:					347.29	.00		
00-156-6250								
1367	NORTHWEST RANCH SUPPLY	7/25/2026	STAKES	07/25/2026	69.90	.00		
1367	NORTHWEST RANCH SUPPLY	7/25/2026	BASEBALL FIELD POST	07/25/2026	16.71	.00		
1367	NORTHWEST RANCH SUPPLY	7/25/2026	BOLTS FOR DRAG	07/25/2026	1.26	.00		
1367	NORTHWEST RANCH SUPPLY	7/25/2026	DRUM LINER & STAINING RAGS	07/25/2026	73.96	.00		
Total 00-156-6250:					161.83	.00		
Total :					161.83	.00		

Parks

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
00-158-4030								
1095	CIRSA	WINV1001426	WORKER'S COMP CLAIM 5.20.2	08/04/2026	29.95	.00		
Total 00-158-4030:					29.95	.00		
00-158-6240								
1367	NORTHWEST RANCH SUPPLY	7/25/2026	SPRINKLER CONTROL	07/25/2026	420.39	.00		
1562	WEST GRAND GREENHOUSE	8/1/2026	FLOWERS BASKETS	08/01/2026	480.00	.00		
Total 00-158-6240:					900.39	.00		
00-158-6300								
1357	MOUNTAIN PARKS ELECTRIC	7/22/2026	2305 CENTRAL AVE	07/22/2026	309.39	.00		
1357	MOUNTAIN PARKS ELECTRIC	7/22/2026	303 S 8TH ST	07/22/2026	189.33	.00		
1357	MOUNTAIN PARKS ELECTRIC	7/22/2026	GRAND AVE & 5TH ST	07/22/2026	75.50	.00		
1357	MOUNTAIN PARKS ELECTRIC	7/22/2026	203 PARK AVE	07/22/2026	71.17	.00		
1357	MOUNTAIN PARKS ELECTRIC	7/22/2026	DOC CERIANI	07/22/2026	64.09	.00		
Total 00-158-6300:					709.48	.00		
Total Parks:					1,639.82	.00		
Airport								
00-160-6300								
1357	MOUNTAIN PARKS ELECTRIC	7/22/2026	450 AIRPORT RD	07/22/2026	200.13	.00		
Total 00-160-6300:					200.13	.00		
Total Airport:					200.13	.00		
Total General:					195,841.78	.00		
Water								
02-600-3205								
1801	MEAGEN STUBBS	07232026	404 S 3RD ST. UTILITY REIMBU	07/23/2026	340.00	.00		
Total 02-600-3205:					340.00	.00		
02-600-3230								
1802	ASCENT TREE SERVICES	JUN 18, 2026	BULK WATER PERMIT REFUND	06/18/2026	189.00	189.00	08/11/2026	
Total 02-600-3230:					189.00	189.00		
Total :					529.00	189.00		
Water Admin								
02-625-5500								
1029	APPLEGATE GROUP INC.	56112	WATER RIGHTS ATTORNEY	07/20/2026	1,000.00	.00		
Total 02-625-5500:					1,000.00	.00		
02-625-5550								
1689	EXECUTECH	DEN-258247	ON SITE SUPPORT & MAINT	08/01/2026	829.67	.00		
1459	SENSUS USA INC.	ZA82602794	SOFTWARE SUPPORT	07/21/2026	4,839.97	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 02-625-5550:					5,669.64	.00		
02-625-6115								
1071	CARD SERVICES	7/31/26	HP CERTIFIED MAIL	07/31/2026	6.37	.00		
1071	CARD SERVICES	7/31/26	CERTIFIED MAIL	07/31/2026	11.02	.00		
Total 02-625-6115:					17.39	.00		
02-625-6320								
1221	GRAND COUNTY ACCOUNTING	INV06091	WATER FUEL & SURCHARGE	08/01/2026	635.18	.00		
Total 02-625-6320:					635.18	.00		
Total Water Admin:					7,322.21	.00		
Water Plant								
02-630-5550								
1071	CARD SERVICES	7/31/26	REMOTE LOG IN WTP	07/31/2026	839.99	.00		
1622	STILLWATER TECH LLC	1558	WTP ORC CONTRACT	07/31/2026	1,500.00	.00		
Total 02-630-5550:					2,339.99	.00		
02-630-6240								
1532	USA BLUEBOOK	INV01120929	CL 17 KITS	08/03/2026	443.92	.00		
Total 02-630-6240:					443.92	.00		
02-630-6245								
1071	CARD SERVICES	7/31/26	8 X 8 PHONES	07/31/2026	77.33	.00		
1071	CARD SERVICES	7/31/26	VERIZON	07/31/2026	26.20	.00		
1086	CENTURY LINK	JUL. 19, 2026	970-724-8999 WTR TREATMENT	07/19/2026	178.59	.00		
1086	CENTURY LINK	JUL. 19, 2026	970-724-3249 366B	07/19/2026	309.09	.00		
Total 02-630-6245:					591.21	.00		
02-630-6300								
1071	CARD SERVICES	7/31/26	VISIONARY	07/31/2026	121.82	.00		
1357	MOUNTAIN PARKS ELECTRIC	7/22/2026	WATER FILTRATION	07/22/2026	2,178.95	.00		
1357	MOUNTAIN PARKS ELECTRIC	7/22/2026	WATER FILTRATION	07/22/2026	521.00	.00		
Total 02-630-6300:					2,821.77	.00		
02-630-6410								
1361	NALCO COMPANY LLC	6604139798	NEW WTP 8187 - HP TO REIMB	07/23/2026	11,688.26	.00		
1361	NALCO COMPANY LLC	6604139799	NEW WTP 8187 - HP TO REIMB	07/23/2026	6,724.06	.00		
1159	PVS DX, INC	RE7010706-26	CHLORINE 150 CYL	06/10/2026	150.00	.00		
1159	PVS DX, INC	RE7013159-26	CHLORINE 150 CYL BOTTLE RE	07/31/2026	150.00	.00		
Total 02-630-6410:					18,712.32	.00		
02-630-6500								
1804	STEVENS FIRE & FLOW	1304966	BACKFLOW DEVICE TESTS	07/20/2026	315.00	.00		
Total 02-630-6500:					315.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
02-630-7000								
1171	BOWMAN CONSULTING GROU	574280	WATER PLANT PROJ-MGMT SE	07/31/2026	13,759.64	.00		
1357	MOUNTAIN PARKS ELECTRIC	3765	1697 GCR FILTRATION PLANT R	08/12/2026	5,452.00	.00		
Total 02-630-7000:					19,211.64	.00		
Total Water Plant:					44,435.85	.00		
Water Distribution								
02-640-5550								
1171	BOWMAN CONSULTING GROU	574282	WATER TANK GRANT CORR DIN	07/31/2026	160.00	.00		
1171	BOWMAN CONSULTING GROU	574283	RIVER INTAKE PROJECT	07/31/2026	195.00	.00		
Total 02-640-5550:					355.00	.00		
02-640-6300								
1357	MOUNTAIN PARKS ELECTRIC	7/22/2026	WATER TANK	07/22/2026	50.91	.00		
Total 02-640-6300:					50.91	.00		
Total Water Distribution:					405.91	.00		
Water Supply								
02-660-6300								
1357	MOUNTAIN PARKS ELECTRIC	7/22/2026	WATER PUMP STATION #2	07/22/2026	120.89	.00		
Total 02-660-6300:					120.89	.00		
Total Water Supply:					120.89	.00		
Total Water:					52,813.86	189.00		
Water System Dev								
12-700-3255								
1302	KREMMLING SANITATION DIST	07/21/2026	CDOT TAP FEE REIMBURSEME	07/21/2026	7,231.00	.00		
Total 12-700-3255:					7,231.00	.00		
Total :					7,231.00	.00		
Total Water System Dev:					7,231.00	.00		
Solid Waste								
15-800-3205								
1801	MEAGEN STUBBS	07232026	404 S 3RD ST. UTILITY REIMBU	07/23/2026	170.00	.00		
Total 15-800-3205:					170.00	.00		
Total :					170.00	.00		
Solid Waste Expenditures								
15-800-5550								
1420	RANCH CREEK WASTE	74352	TRASH SERVICE 4/16/26 - 5/15/	05/16/2026	32,138.79	.00		
1420	RANCH CREEK WASTE	76002	TRASH SERVICE 5/16/26 - 6/15/	06/15/2026	32,215.42	.00		
1420	RANCH CREEK WASTE	79008	TRASH SERVICE 6/16/26 - 7/15/	07/15/2026	33,099.13	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 15-800-5550:					97,453.34	.00		
Total Solid Waste Expenditures:					97,453.34	.00		
Total Solid Waste:					97,623.34	.00		

Grant**16-460-5200**

1171	BOWMAN CONSULTING GROU	574281	DEVELOPMENT STANDARDS P	07/31/2026	238.00	.00		
Total 16-460-5200:					238.00	.00		
Total :					238.00	.00		
Total Grant:					238.00	.00		
Grand Totals:					353,747.98	189.00		

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

Record of Proceedings

Town of Kremmling
Regular Meeting of the Town Board of Trustees
July 15, 2026

Call to Order

The Board of Trustees for the Town of Kremmling met in the Boardroom located at the Kremmling Area Chamber of Commerce, 203 Park Ave, Kremmling, CO 80459. With Mayor Wes Howell presiding, the meeting was called to order at 6:00 PM.

Roll Call

Trustees present: Dave Sammons, Erik Woog, Jim Miller, Brad Perry, Leo Pesch. Brady Mathis was absent. Staff present: Town Manager Jen MacPherson, Public Works Director Dillon Willson, Town Clerk & Treasurer Teagan Serres, Planner Alan Hassler, and the Town's Water Attorney Katie Randall. Chief of Police Jesse Lisenby was present virtually for New Business item #5.

Pledge of Allegiance

Those present at the meeting recited the Pledge of Allegiance.

Conflicts of Interest

Trustee Woog disclosed that he owns property adjacent to Block 37 in the FIC Addition, which is currently under consideration for rezoning on the agenda. He clarified that he does not have any financial interest in the matter and has not engaged in any ex parte communications. Mayor Howell thanked Trustee Woog for his transparency and stated that he will not be required to recuse himself from the public hearing and decision-making process.

Additions/Deletions to the Agenda

None.

Correspondence

- Press Release — Town of Kremmling Declares Local Drought-Related Emergency
- Resolution No. 2026-07-01PZ A Resolution Granting Approval of a Special Review Use Permit for Hill Holdings, LLC at 109 West Park Avenue.
- Great Outdoors Colorado (GOCO) Kremmling Community Parks Revitalization Grant Agreement.

There were no questions or concerns regarding the correspondence.

Citizen Comments (Comments are limited to three minutes.)

Individuals wishing to participate during public comment are requested to sign up on the form provided in the Town Board Chambers. When you are recognized, step to the podium, state your name and address, then speak to the Town Board. Written comments are welcome and should be given to the Town Clerk prior to the start of the meeting. The Town Board will not respond to any questions or comments made by the public during this section of the meeting, though it will take all input under advisement. If requesting a response from the Town, please leave your contact information with the Town Clerk. The Town Manager or other appropriate staff member will reach out after the meeting to address specific questions or concerns when appropriate.

John David (JD) Shine, Middle Park Meat Market, raised concerns regarding GPS mapping software directing drivers to make dangerous U-turns and cut through his parking lot off Highway 9 to reach County Road 396. He requested the Town consider requesting a U-turn prohibition sign from CDOT.

Consent Agenda

1. Expenditures Dated June 18, 2026 – July 15, 2026.
2. Recording of Proceedings from the June 17, 2026, Regular Meeting.
3. Recording of Proceedings from the July 1, 2026, Special Meeting.
4. Resolution No. 2026-07-02 A Resolution of the Board of Trustees of the Town of Kremmling, Colorado, Ratifying the Administrative Order Issued by the Mayor on July 2, 2026, Implementing Stage 2 Fire Restrictions.

TRUSTEE MILLER MOTION TO APPROVE THE CONSENT AGENDA FOR JULY 15, 2026. TRUSTEE WOOG SECONDS. Voice vote taken: 5 “aye” votes, 0 “nay” votes. MOTION PASSED.

Staff Reports

- Public Works & Town Engineer

Public Works Director Dillon Willson reported that two of three filter skids were successfully wetted and sequence-tested, with a two-week plant proofing period scheduled for early August. Staff supervised 15 water service line installations and inspected Grand Cliffs' new water main installation and isolation valve placement on 3rd Street. Water production for June was 9.4 MGD. Wolford Mountain Reservoir released 300 CFS into the Colorado River. Willow mitigation was completed on the Jones Reservoir No. 2 dam/spillway as part of water rights due diligence. Reclaimed water distribution and irrigation schedules were fine-tuned across municipal zones. The annual street sweeping was completed two weeks ahead of schedule, using early-morning shifts and reclaimed water. Right-of-way mowing was completed after mower repairs. The 2026 town-wide paving project bid package was issued. Prep work shifted from the concluding baseball season to upcoming August soccer leagues and adult softball tournament play. Grant documentation was initiated for the revitalization projects at Red Mountain Sports Complex and Doc Ceriani Park.

- Kremmling Police Department

Chief of Police Jesse Lisenby was absent from the meeting, and the Board of Trustees had no questions or concerns to report to him.

- Town Clerk & Treasurer

Town Clerk and Treasurer Teagan Serres reported that the administrative staff successfully launched the new CivicPlus agenda software for both the Board and the public. Additionally, they processed 104 business licenses, attributed to a summer influx of vendors. There were also 6 requests under the Colorado Open Records Act (CORA), 8 notary requests, and several park and event reservations. The local transfer of ownership for The Blacksmith Tavern (formerly Dean West) has been completed. Annual licenses have been renewed for Kremmling Mercantile, The Moose Café, and Grand Old West, while renewals for Los Amigos and Kremmling House of Pizza are currently in progress. Regarding financial matters, \$7,050 of \$15,914 in delinquent utility liens from 2025 has been collected. The May sales tax revenue amounted to \$129,069.43. The financial audit for 2025 is progressing well with the newly contracted CPA, although an extension was requested due to the additional workload from a mandatory federal single-audit for the \$1 million+ Water Treatment Plant state revolving fund loan.

- Town Planner

Planner Alan Hassler reported that Grand Cliffs has made progress in getting four housing units under construction. The final plats for two 2-unit townhomes have been signed off, and foundation work has begun for the Fourth & Eagle minor subdivision. Bob's Western Motel has completed its Use by Special Review (USR) process, while the USR review for Patriot Portables has just started. Additionally, work has been done with a property owner on an encroachment license to permit paving on town property located between Highway 40 and their business. Policy items are also being addressed, including zoning regulations, water development standards, and annexation agreements for the Sunrise major annexation located east of town. Lastly, the Town is in the process of creating a digital server library that will house original town plats and their revisions.

- Town Manager

Town Manager Jen MacPherson reported that 30% of her time was dedicated to drought and water-related infrastructure projects, 42% to core managerial and team duties, and 10% to coordinating Fourth of July activities. The town was awarded a \$318,000 emergency grant from the Department of Local Affairs (DOLA) for the Colorado River Intake Rehabilitation Project. She coordinated with local and county entities, as well as the public, to discourage the lighting of personal fireworks, resulting in one of the quietest and safest Fourth of July holidays on record. Additionally, she continues to oversee mosquito mitigation, the execution of the GOCO grant, procurement for paving projects, and water treatment plant pay applications and additional financing.

New Business

1. **Executive Session** pursuant to C.R.S. § 24-6-402(4)(b) for a conference with the Town's Water Attorney for the purpose of receiving legal advice on specific legal questions and pursuant to C.R.S. § 24-6-402(4)(e) determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators **regarding Water Rights Strategy**.

Trustee Perry MOTION TO ENTER THE EXECUTIVE SESSION pursuant to C.R.S. § 24-6-402(4)(b) for a conference with the Town's Water Attorney for the purpose of receiving legal advice on specific legal questions and pursuant to C.R.S. § 24-6-402(4)(e) determining positions

relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators regarding Water Rights Strategy. Trustee Pesch SECONDS. Roll call vote taken: Trustee Miller "aye", Trustee Perry "aye", Trustee Pesch "aye", Trustee Sammons "aye", Trustee Woog "aye". 5 "aye" votes, 0 "nay" votes. MOTION Passed.

Town Water Attorney Katie Randall reported that, in her legal opinion, all items discussed in the executive session are subject to attorney-client privilege and that the executive session will not be recorded.

The executive session concluded at 7:28. Those present during the executive session were Planner Alan Hassler, Town Water Attorney Katie Randall, Public Works Director Dillon Willson, Town Clerk & Treasurer Teagan Serres, Town Manager Jen MacPherson, Trustee Jim Miller, Trustee Brad Perry, Trustee Leo Pesch, Mayor Wes Howell, Trustee Dave Sammons, and Trustee Erik Woog.

2. **Public Hearing: Discussion & Action Item.** Second Reading of Ordinance No. 737 An Emergency Ordinance Adopting by Reference the 2025 Colorado Wildfire Resiliency Code (CWRC), Adopting the Grand County Community Wildfire Protection Plan Wildlands Urban Interface Map and Providing Penalties for Violations of the Same, and Amending Title 15 of the Kremmling Municipal Code.

Mayor Howell opened the Public Hearing at 7:30 p.m.

Town Planner Alan Hassler summarized the status of Ordinance No. 737, which adopts the 2025 Colorado Wildfire Resiliency Code as modified by Grand County. Key topics included modifications to county-level triggers for footprint expansion, the enforcement pressure from the state Division of Fire Prevention and Control (DFPC), impacts on insurance ratings, and disputes regarding mapping classifications (specifically, the distinction between moderate and low intensity).

Mayor Howell asked for public comments, and there were none. Mayor Howell closed the Public Hearing at 7:43 p.m.

The Board expressed concerns regarding unapproved state map modifications, potential unfunded mandates, and unresolved enforcement mechanics.

TRUSTEE WOOG MOTION TO TABLE ORDINANCE NO. 737 UNTIL THE SEPTEMBER 16, 2026, MEETING. TRUSTEE PESCH SECONDS. Voice vote taken: 5 "aye" votes, 0 "nay" votes. MOTION PASSED.

3. **Public Hearing:** Grand County Library District Annexation:

Mayor Howell opened the Public Hearing at 7:53 p.m.

Planner Alan Hassler and Library District Director MaryAnn Degginger presented the annexation request for the new library site (Grand County Library District Outright Exemption) at 12th St. and Jackson Ave. Staff noted that the zoning portion of the hearing was being pulled and restarted due to a procedural correction. The Planning Commission recommended approval without an annexation agreement, provided the project undergoes site plan review, including

pedestrian/sidewalk evaluation.

Mayor Howell closed the Public Hearing at 8:03 p.m.

- a. **Discussion & Action Item.** *Resolution No. 2026-07-05 A Resolution Concerning a Petition for the Annexation of Property to the Town of Kremmling, Colorado, Known as the Grand County Library District Annexation and Finding the Area Proposed to be Annexed Eligible for Annexation.

TRUSTEE WOOG MOTION TO APPROVE RESOLUTION NO. 2026-07-05, AS PRESENTED. TRUSTEE MILLER SECONDS. Voice vote taken: 5 “aye” votes, 0 “nay” votes. MOTION PASSED.

- b. **Discussion & Action Item.** Ordinance No. 739 An Ordinance Approving an Annexation Known as the Grand County Library District Annexation to the Town of Kremmling, Colorado.

TRUSTEE MILLER MOTION TO APPROVE ORDINANCE NO. 739, AS PRESENTED. TRUSTEE PERRY SECONDS. Voice vote taken: 5 “aye” votes, 0 “nay” votes. MOTION PASSED.

- c. **Discussion & Action Item.** Ordinance No. 740 An Ordinance Zoning Property Annexed to the Town of Kremmling and Known as the Grand County Library District Annexation.

Ordinance No. 740 regarding zoning of the Library District property will be on the agenda for the August 19, 2026, Regular Board of Trustees meeting.

4. **Public Hearing: Discussion & Action Item.** Town-Initiated Rezoning Proposal to Rezone Block 37, FIC Addition to the Town of Kremmling, located between 7th Street and 8th Street, and bounded by Railroad Avenue and Highway 9 / Tyler Avenue (including 511 S. 8th Street, 505 S. 8th Street, 507 S. 8th Street, and 704 Railroad Avenue) from the existing Single Family Residential (R-1) to Mixed Use (MU).

Mayor Howell opened the Public Hearing at 8:06 p.m.

Planner Alan Hassler presented the proposal to rezone the southern portion of Block 37 (FIC Addition, bounded by 7th St, 8th St, Railroad Ave, and Hwy 9) from Single Family Residential (R-1) to Mixed Use (MU). The rezoning brings non-conforming structures into compliance and aligns Highway 9 parcels with commercial potential without impacting property tax assessments. Surrounding landowners voiced support during the Planning Commission review and Public Hearing on July 8, 2026.

Mayor Howell asked for public comments, and there were none. Mayor Howell closed the Public Hearing at 8:11 p.m.

TRUSTEE MILLER MOTION TO APPROVE THE REZONING REQUEST FROM R-1 TO MIXED USE FOR LOTS 5–9, PARTS OF LOTS 4 & 9, AND LOTS 11–16 OF BLOCK 37, FIC ADDITION. TRUSTEE WOOG SECONDS. Voice vote taken: 5 “aye” votes, 0 “nay” votes. MOTION PASSED.

5. **Public Hearing: Discussion & Action Item.** Resolution No. 2026-07-03: A Resolution Appropriating Additional Sums of Money to the General Fund to Cover the Town's Matching Share for the Kremmling Police Department HVAC Replacement Project for the 2026 Budget Year.

Mayor Howell opened the Public Hearing at 8:13 p.m.

Town Clerk Teagan Serres and Chief Lisenby presented a budget amendment expanding the scope of a DOLA Civic Solutions Grant project. Inspection revealed the Police Department's heating system was 40 years outdated and lacked cooling. DOLA approved sharing the updated costs. The resolution allocates \$10,375 from General Fund reserves toward the town's matching share for the HVAC upgrade.

Mayor Howell closed the Public Hearing at 8:18 p.m.

TRUSTEE WOOG MOTION TO APPROVE RESOLUTION NO. 20026-07-03, AS PRESENTED. TRUSTEE PESCH SECONDS. Voice vote taken: 5 “aye” votes, 0 “nay” votes. MOTION PASSED.

6. **Discussion & Action Item.** Resolution No. 2026-07-04 A Resolution of the Board of Trustees of the Town of Kremmling, Colorado, Authorizing the Integrated Cost-Sharing and Procurement with the Kremmling Sanitation District for the 1st Street Bank Alternate and Railroad Avenue Restoration Projects within the 2026 Paving Program.

Ms. Serres presented Resolution No. 2026-07-04, which approves an integrated procurement partnership with the Kremmling Sanitation District for paving work on 1st Street (United Business Bank alternate) and Railroad Avenue. By leveraging the Sanitation District's existing contractor pricing and combining project scopes, the Town can avoid duplicate mobilization fees and achieve full-width street paving. The Town's financial responsibility will be \$12,000 for 1st Street and \$38,000 for Railroad Avenue, utilizing a total of \$50,000 from existing street maintenance funds.

TRUSTEE PERRY MOTION TO APPROVE RESOLUTION NO. 2026-07-04, AS PRESENTED. TRUSTEE MILLER SECONDS. Voice vote taken: 5 “aye” votes, 0 “nay” votes. MOTION PASSED.

7. **Discussion & Action Item.** Request for Extension of Time to File Audit for Year-End December 31, 2025.

Ms. Serres requested authorization to file a proactive extension for the 2025 financial audit. The core audit is nearly complete, but additional federal single-audit compliance is required this year because the project received over \$1 million in State Revolving Fund loan/bond proceeds for the new water treatment plant.

TRUSTEE SAMMONS MOTION TO AUTHORIZE THE MAYOR TO EXECUTE A REQUEST FOR AN EXTENSION OF TIME TO FILE THE AUDIT FOR THE YEAR ENDING DECEMBER 31, 2025. TRUSTEE MILLER SECONDS. Voice vote taken: 5 “aye” votes, 0 “nay” votes. MOTION PASSED.

8. Discussion & Action Item. Grand County Historic Preservation Board Appointment Recommendation.

Ms. Serres reported that following Grand County's reinstatement of the Historic Preservation Board, each municipality was requested to appoint a representative. Trustee Jim Miller expressed interest in filling Kremmling's designated seat.

TRUSTEE SAMMONS MOTION TO RECOMMEND THE SELECTION OF TRUSTEE JIM MILLER TO SERVE AS THE TOWN OF KREMMLING REPRESENTATIVE ON THE GRAND COUNTY HISTORIC PRESERVATION BOARD FOR A THREE-YEAR TERM, AND DIRECT STAFF TO FORWARD THIS RECOMMENDATION TO THE GRAND COUNTY BOARD OF COUNTY COMMISSIONERS. TRUSTEE PESCH SECONDS. Voice vote taken: 5 “aye” votes, 0 “nay” votes. MOTION PASSED.

Board of Trustees Reports & Future Agenda Items for Consideration

Trustee Woog provided a brief update regarding Headwaters Trails Alliance (HTA) funding discussions. Trustee Sammons commended staff and the mosquito control contractor for diligent, effective performance this season.

Adjournment

TRUSTEE SAMMONS MOTION TO ADJOURN. Voice vote taken: 5 “aye” votes, 0 “nay” votes. The meeting was adjourned at 8:29 p.m.

Teagan Serres, Town Clerk

Wes Howell, Mayor

August 2026 - Public Works Staff Report

Parks & Recreation

- Staff successfully completed the first youth gymnastics event in coordination with Middle Park health staff. This was specifically designed for ages 3-8. These types of camps will continue once a month.
- Adult softball league has come to an end along with youth baseball. Staff will be working with community members to try and increase the number of teams for the next adult softball season.
- Staff is still working with community members for input on the GOCO playground design.

Streets and Roads

- Staff has been working on training on equipment and procedures on how to maintain rights of way. Staff also continues to work on pothole repairs.
- Staff assisted with the road closure for the kick off to fair. This was a new event and had some unique challenges, but was an overall success.

Water

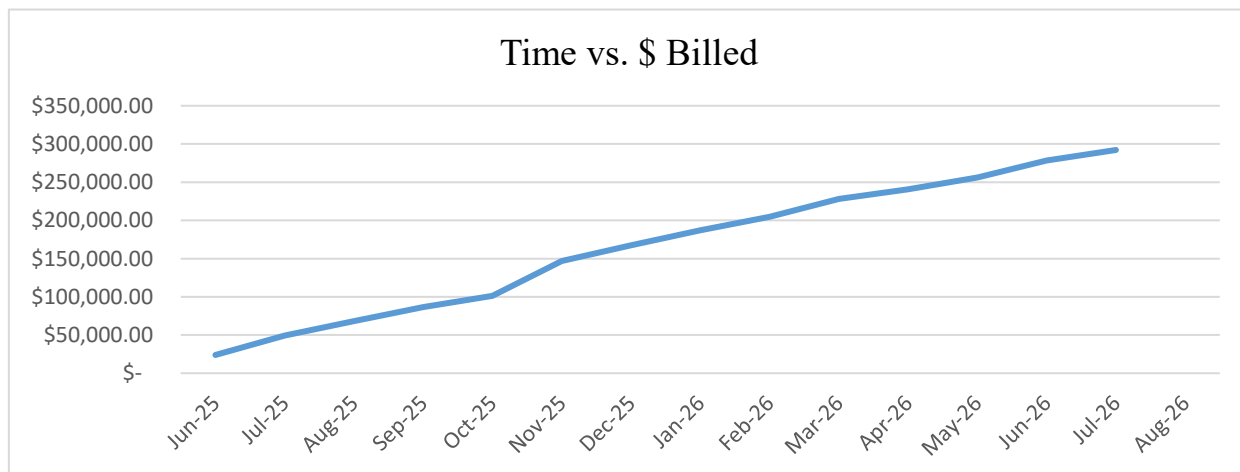
- Water production for the month of July was 9.9 MGD.
- Staff has completed over 30 locates, and supervised 3 water service installations.
- A vast majority of staff time has been dedicated to the new Water Treatment Plant site. There are currently more than four contractor companies working on the new plant as we move through start-up and commissioning. Each company has required specialized training, totaling more than 40 hours of hands-on training for staff.
- Due to the elevated fire danger and Mountain Parks safety precautions, staff has spent a significant amount of time maintaining, repairing, and operating the old Water Treatment Plant to ensure reliable water production.

Monthly Board Report - Element Engineering

Client:	<u>Town of Kremmling</u>	Date:	<u>8/10/2026</u>
Project Name:	<u>Water Treatment Improvements</u>	Monthly Report:	<u>July of 2026</u>
Project Number:	<u>0069.0003</u>	Notice of Award:	<u>6/1/2023</u>
Original Contract \$:	<u>\$317,960.00</u>	Notice to Proceed:	<u>5/14/2025</u>

Last Month	
SC Date:	8/28/2026
FC Date:	10/2/2026
Days Remaining to SC:	79
Days Remaining to FC:	114
\$ Billed Last Month:	\$ 22,070.00
% Billed Last Month:	7%
Total \$ Billed:	\$ 278,408.59
Total % Billed:	88%

This Month	
SC Date:	8/28/2026
FC Date:	10/2/2026
Days Remaining to SC:	14
Days Remaining to FC:	49
\$ Billed This Month:	\$ 13,759.64
% Billed This Month:	4%
Total \$ Billed:	\$ 292,168.23
Total % Billed:	92%



SC - "Substantial Completion", project is ready for use, but punch list items remain to be completed.

FC - "Final Completion", project is complete, including punch list items.

NOA - "Notice of Award", official notice to selected Contractor that they have been awarded the project.

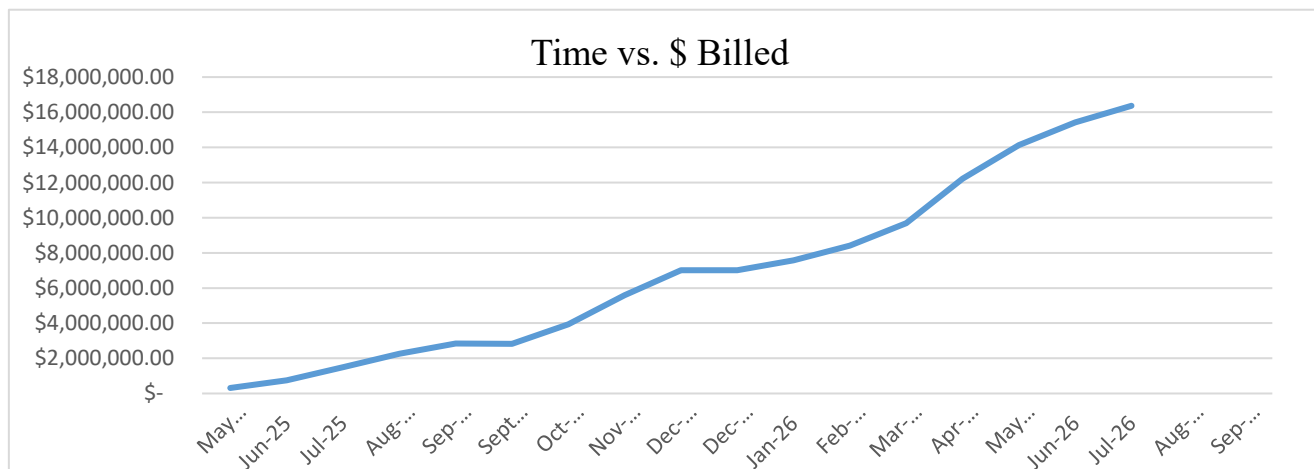
NTP - "Notice to Proceed", official notice to Contractor that the project has started. Total Contract Days allotted start from this date.

Monthly Board Report - Construction Progress

Client:	Town of Kremmling	Date:	8/10/2026
Project Name:	Water Treatment Improvements	Monthly Report:	July of 2026
Project Number:	0069.0003	Notice of Award:	6/1/2023
Original Contract \$:	\$17,540,853.00	Notice to Proceed:	5/14/2025
Current Contract \$:	\$17,540,853.00		

Last Month	
SC Date:	8/28/2026
FC Date:	10/2/2026
Days Remaining to SC:	79
Days Remaining to FC:	114
\$ Billed Last Month:	\$ 1,285,366.27
% Billed Last Month:	7%
Total \$ Billed:	\$ 15,423,733.86
Total % Billed:	88%
Construction Narrative	
Final grading and perimeter drain installation Finish grade around ponds Interior piping for UF skids and components Electrical and cathodic protection at tank Landing and testing electrical in building Commissioning meetings Cogent and Wiggins onsite to begin commissioning and start up. Will continue through July	

This Month	
SC Date:	8/28/2026
FC Date:	10/2/2026
Days Remaining to SC:	14
Days Remaining to FC:	49
\$ Billed This Month:	\$ 943,661.17
% Billed This Month:	5%
Total \$ Billed:	\$ 16,367,395.03
Total % Billed:	93%
Construction Narrative	
Continued final grading Fence installation around the site Final ring out and testing of electrical Water tank disinfection Cogent and Wiggins continued to work onsite through commissioning Painting on interior of building Project punch list walk through the week of 8/24	



	Beginning Budget	Remaining Balance
Owner Contingency (Current)	\$ 182,134.00	\$ 14,252.00 Float*
Contractors Contingency	\$ 554,497.00	\$ 368,148.31 Float*

NTP - "Notice to Proceed", official notice to Contractor that the project has started. Total Contract Days allotted start from this date.

SC - "Substantial Completion", project is ready for use, but punch list items remain to be completed.

FC - "Final Completion", project is complete, including punch list items.

NOA - "Notice of Award", official notice to selected Contractor that they have been awarded the project.

Kremmling WTP Improvements

ID	Name	Planned Duration	Start	Finish	Expected Finish	RESPONSIBILITY	August 2026														September							
							Aug 03		Aug 09		Aug 16		Aug 23		Aug 30		Sep											
							M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	
Kremmling WTP - 4 Week Lookahead			50d	20-Jul-26	A	28-Sep-26	13-Aug-26																					
Construction			30d	20-Jul-26	A	28-Aug-26	13-Aug-26																					
Project Milestones			4d	17-Aug-26		21-Aug-26																						
A3500	Final Sitework Complete	0d				17-Aug-26																						
A3510	Cx Complete	0d				21-Aug-26																						
Site Work			30d	20-Jul-26	A	28-Aug-26	13-Aug-26																					
Final Site Work			21d	20-Jul-26	A	17-Aug-26	13-Aug-26																					
A2350	Fencing and Gates - Phases 1 & 2	21d	20-Jul-26	A	13-Aug-26	13-Aug-26	IDEAL - Fencing																					
A3470	Site Signage	2d	14-Aug-26		17-Aug-26		HP - Hensel Phelps																					
Demobilization			28d	22-Jul-26	A	28-Aug-26																						
A3400	Demobilize out of Trailers, Connexs, Laydown	10d	22-Jul-26	A	06-Aug-26	A		HP - Hensel Phelps																				
A3410	Disconnect Trailers	2d	06-Aug-26	A	06-Aug-26	A		TRIANGLE - Electrician																				
A3420	Pick Trailers Up	3d	10-Aug-26		12-Aug-26			WILLSCOT - Trailers																				
A3430	Final Grade Laydown and Trailer Location	5d	13-Aug-26		19-Aug-26			HP - Hensel Phelps																				
A3440	Spread Topsoil Laydown and Trailer Location	5d	20-Aug-26		26-Aug-26			HP - Hensel Phelps																				
A3450	Hydroseed Phase 2	2d	27-Aug-26		28-Aug-26			ENVIRO LOGISTICS - Seeding																				
Treatment Building			13d	10-Aug-26		26-Aug-26																						
Structure			10d	13-Aug-26		26-Aug-26																						
A2810	Floor Sealer	5d	13-Aug-26		19-Aug-26			QUALITY LININGS - Painter																				
A2860	Caulk Concrete Joints, Sidewalk & Bollards	5d	20-Aug-26		26-Aug-26			AAA - Sealants																				
Buildout			10d	10-Aug-26		21-Aug-26																						
Coatings			10d	10-Aug-26		21-Aug-26																						
A2030	Paint Doors and Final Coat on Walls/Ceilings	5d	10-Aug-26		14-Aug-26			QUALITY LININGS - Painter																				
A2020	Process Pipe Lables	5d	17-Aug-26		21-Aug-26			QUALITY LININGS - Painter																				
A3480	Interior Signage & Wall Base	2d	17-Aug-26		18-Aug-26			HP - Hensel Phelps																				
Commissioning & Closeout			40d	03-Aug-26	A	28-Sep-26	10-Aug-26																					
Installed Equipment Testing			11d	03-Aug-26	A	17-Aug-26	10-Aug-26																					
Site Equipment			2d	14-Aug-26		17-Aug-26																						
CXA2570	Septic Tank & Infiltrators	2d	14-Aug-26		17-Aug-26			TRIANGLE - Electrician																				
Finished Water Tank			5d	03-Aug-26	A	10-Aug-26	10-Aug-26																					
CXA2680	Cathodic Protection & Disinfect Tank	5d	03-Aug-26	A	10-Aug-26	10-Aug-26		PASO ROBLES - Tank																				
System Function Testing			4d	10-Aug-26		13-Aug-26																						
CXB2810	Chemical Feed Panels (With Chemical)	4d	10-Aug-26		13-Aug-26			COGENT/WIGEN - Cx																				
Disinfection			10d	10-Aug-26		21-Aug-26																						
CXB2820	Full System Operational Trial Period	10d	10-Aug-26		21-Aug-26																							
Substantial Completion			25d	24-Aug-26		28-Sep-26																						
A2770	Final Punchlist	25d	24-Aug-26		28-Sep-26																							
A2780	Substantial Completion	0d	28-Aug-26		28-Aug-26																							



Town of Kremmling

Police Department Staff Report

August 2026

Department

- July was a busy month for KPD. Total officer response was significantly higher than previous months and more in line with the normal summer pattern for Kremmling.

Personnel

- Officer McGovern put together a tactics course, which was held at the West Grand High School building on July 30th. This course was attended by representatives from all Grand County police and Sheriff agencies.
- All KPD officers assisted with the Middle Park Fair and Rodeo parade.
- Officer Crocker responded to a call of an unresponsive man on CR 22 just outside of Kremmling. He quickly assessed the situation and began CPR, which he continued until EMS arrived. Officer Crocker continued providing emergency first aid measures for the duration of the call (even with EMS on scene). The man was ultimately flown to a Denver hospital, where he made a recovery and was discharged. Officer Crocker's efforts on scene were instrumental in the man being alive today. Because of this, he received the Phoenix Lifesaving Award from Grand County EMS and a similar Lifesaving Award from KPD. Due to his vacation scheduling, he is not present at the time of this Board meeting to accept his award(s). Those will be presented at a later meeting.

Code Enforcement

- KPD has been responding to watering restriction violations and complaints.
- KPD addressed several complaints of people camping in the right of way near a rafting business.
- RV enforcement is at a manageable level, and all RV's in the right of way have been addressed or have been resolved.

Projects

- The DOLA Workforce, Benefits & Technology Strategies Grant efforts are still ongoing. The PD window is ordered and awaiting installation. The HVAC upgrade was approved by the Board, and the deposit was paid to High West Heating and Cooling in order to get the system ordered. The Digiticket project is ongoing with GCSO.



Town of Kremmling

Police Department Staff Report

August 2026

Police Staff Report

The following tables depict the activities of the Kremmling Police Department for the month of July 2026:

Patrol Response	Number
Total Officer Response	158
Reports Written	14
Calls For Service	114
Officer Initiated	44

Violent Crimes	Number
Criminal Homicide	0
Rape	0
Robbery	0
Aggravated Assault	0

Property Crime	Number
Burglary	0
Theft	0
Motor Vehicle Theft	0
Arson	0

Enforcement (In Town and HVE)	Number
Traffic Stops	23
Total Citations	7
Total Summons	1
Total Arrests	4

Arrests	Number
Officer on View	4
Warrant Service	0

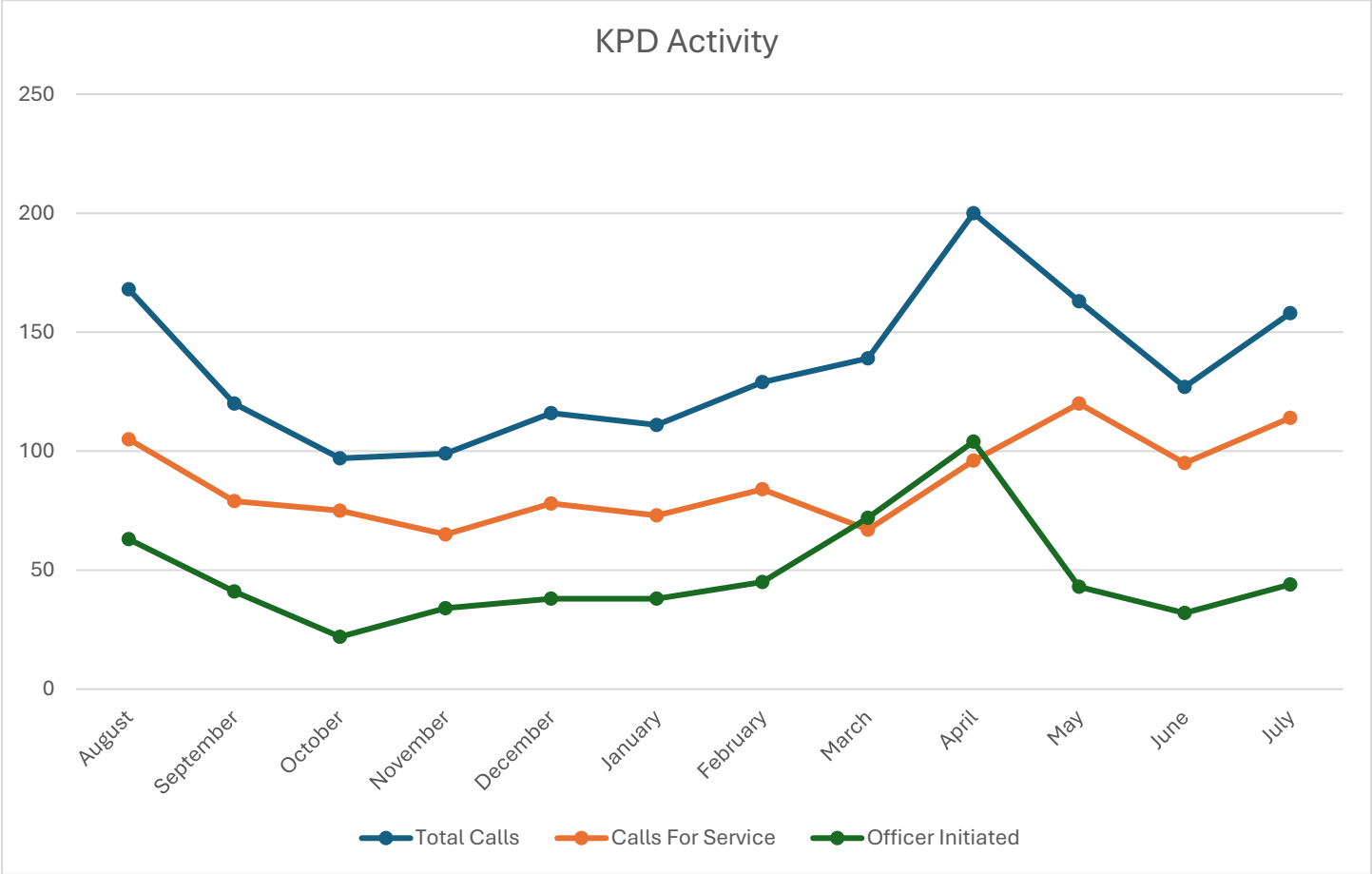
Summons	Number
Not Traffic Related	1
Traffic Violations	0

Public Services	Number
Open Records Request	3
VIN Inspections	1
Special Events	1



Town of Kremmling

Police Department Staff Report
August 2026



August 2026 - Town Clerk & Treasurer Staff Report

Town Clerk

Administrative and Board Support

- Prepared official agendas, minutes, ordinances, resolutions, and memos for the Board of Trustees (BOT) and the Planning and Zoning Commission.
- Participated in ongoing strategic coordination meetings with the Mayor, Town Manager, Town Planner, Public Works Director, and Chief of Police.
- Assisted the Town Planner with critical research and records searches for upcoming development projects, alongside continuing support regarding active Zoning Violations.
- Facilitated the scheduling of multiple public hearings for code adoptions, use by special review applications, and annexations.
- Processed 104 Business Licenses to date. We see an influx in the summer months for vendors coming to Kremmling for summer events.
- Processed eight Colorado Open Records Act (CORA) requests and provided Notary Public services ten times.
- Facilitated the sale of one cemetery plot and one cremains burial.
- Park reservations and community event permits remain fully booked through the peak summer season. A new Community Event has been proposed for October and staff is currently reviewing the application.
- CivicPlus Implementation: The system launch was successful at the July 1 work session, introducing streamlined portals and alert options for both board members and the general public. Staff is currently finalizing the historic import of prior meetings into the Agenda Meeting Management Software.
- Revised and published the updated job description and current opening for the Public Works Technician position.

Liquor Licensing

- **Special Events:** All of the Town's usual special event permits have been processed for the year, and staff has not received any additional requests to date.
- **Ongoing Applications:**
 - **Transfer of Ownership:** The application for the former Dean West location has progressed smoothly through the background and processing phases, and the transfer is complete following the official receipt of their updated State license.
 - **Approved Renewals:** Annual renewals for Kremmling House of Pizza, The Moose, the Kremmling Mercantile Liquor Store, and Grand Old West have been granted by both the Town and the State.
 - **Pending Renewals:** The renewal applications for Los Amigos and Cold Beer & Whiskey Liquor Store have been submitted and are currently underway.

August 2026 - Town Clerk & Treasurer Staff Report

Treasurer

- \$10,968.12 of the \$15,914 in delinquent accounts filed in 2025 has been collected.
- **Water Plant Project:** Project reporting and reimbursements through May have been completed, and June is underway.
- **Utility Account Adjustments:** The Treasurer's office continues to provide technical support to the Town Manager and the Utility Billing Clerk to correct water usage billing units for specific utility accounts.
- **Audit & Reporting:** The 2025 audit and the required single audit for federal funding were completed. Finance Staff and the contracted CPA are now working through the 2026 fiscal year. Completed the Second Quarter Local Planning Capacity and Workers' Compensation reporting.
- **Sales Tax:** The Town received \$152,642.86 in sales tax for June.

Received	Collected	2022	2023	2024	2025	2026	Difference
November	January	\$148,085.59	\$141,550.48	\$138,329.03	\$130,626.15	\$142,708.21	\$12,082.06
December	February	\$133,112.13	\$133,650.87	\$142,997.34	\$135,956.94	\$151,186.94	\$15,230.00
January	March	\$118,493.62	\$127,230.29	\$135,307.90	\$142,445.37	\$114,333.01	-\$28,112.36
February	April	\$117,856.40	\$129,929.96	\$112,343.93	\$109,113.95	\$124,637.75	\$15,523.80
March	May	\$118,415.95	\$128,831.84	\$122,208.73	\$127,790.55	\$133,166.40	\$5,375.85
April	June	\$114,067.80	\$118,752.67	\$111,202.44	\$162,390.51	\$113,133.93	-\$49,256.58
May	July	\$120,242.01	\$130,579.17	\$123,958.43	\$146,306.90	\$129,069.43	-\$17,237.47
June	August	\$146,509.10	\$156,059.93	\$160,662.25	\$161,150.75	\$152,642.86	-\$8,507.89
July	September	\$161,165.84	\$170,817.48	\$156,785.85	\$166,535.41		
August	October	\$163,566.43	\$154,060.57	\$164,648.89	\$166,724.43		
September	November	\$168,817.41	\$166,181.58	\$166,651.67	\$167,536.50		
October	December	\$152,115.78	\$150,753.00	\$153,092.77	\$150,350.54		
	Total	\$1,662,448.06	\$1,708,397.84	\$1,688,189.23	\$1,766,928.00	\$1,060,878.53	-\$54,902.59
Budget						\$1,700,000.00	\$639,121.47

August Town Manager Update

Key Insights

- Water was again the dominant focus (30%), although the majority of the administrative lift for the WTP (\$1.5M of additional financing) and CR Project (\$300K) has been completed
- Team time and catching up on backlogged items was the other priority (50%)

Completed Tasks

- Annual Audit (no extension required)
- Treasury Update
- DOLA WTP Pay Apps 13 & 14 (\$183K)
- Water Billing Legal Dispute
- Executed GoCo Grant agreement
- County meetings
- Evaluated local construction use tax
- Supplement credit application for the WTP required an additional day and a half and is now being recommended for approval via the consent agenda by the State's Project Finance Committee
- Colorado Public Radio interview / article
- 1st Kremmling coordination meeting scheduled to compliment budget season
- Review of Initiative 175 and HB26-1430

Projects Underway

- Colorado River Rehabilitation
- Commissioning of new WTP
- NDME (National Disaster Mitigation Enterprise) grant application
- GoCo Grant
- 2026 Paving
- 2027 Draft Budget
- Mosquito Mitigation
- Renewal of Hangar 14 Lease
- Contractor selection for Airport project

September Focus

- Colorado River Rehabilitation
- 2027 Budget

TOWN OF KREMMLING
PLANNING AND ZONING COMMISSION
And
BOARD OF TRUSTEES
ZONING HEARING PACKET

Address: 12TH Street and Jackson Avenue

Owner: Grand County Library District

Applicant: Same

**Request: Zone the Subject Property as R2 Multiple
Family Residential Zoning District with a
Governmental/Public Property Overlay, Approve the
Public Library Use of the Parcel and Direct Site Plan
Review**

Hearing Date: August 19, 2026

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**STAFF REPORT ON
GRAND COUNTY LIBRARY DISTRICT
REQUEST TO ZONE A
PARCEL OF LAND NEAR 12TH STREET AND JACKSON AVENUE**

This Staff Report is given to and for the use of both the Planning and Zoning Commission and to the Board of Trustees for each body's hearing the matter.

APPLICATION INFORMATION:

Applicant: GRAND COUNTY LIBRARY DISTRICT
225 East Jasper Avenue
Granby, CO 80456
(970) 887-8411

Representative: Executive Director MaryAnn Degginger. The Grand County Library District is a Colorado local government and a public entity. Application attached, pp. 8-11).

1. Subject Property: The property lies in a parcel of land in the northeast quadrant of the intersection of 12th Street and Jackson Avenue. The property was recently annexed to the Town of Kremmling, and platted as the "Grand County Library District Annexation," and assigned an address of 1331 Jackson Avenue. The prior property legal description was the "Grand County Library District Outright Exemption, in the North ½ of the Southeast ¼ and the Southwest ¼ of the Northeast ¼ of Section 8, Township 1 North, Range 80 west of the 6 P.M., County of Grand, State of Colorado."

The parcel is 3.504 acres in size, with (rough) dimensions of: west border along 12th Street 274 feet; north border along Estates at the Bluffs Mobile Home Park 610 feet; east border adjacent to vacant land 230 feet; and south border along Jackson Avenue 607 feet.

To the north, west, and southwest of the Subject Property, the properties are in use under the R-2 Residential Multiple Family, (which zone is recognized on the zoning map as R-2: Residential, High Density). The mobile home park to the north is not within the Town, but under County zoning of "Residential." The school use property to the south is identified as an "R1 Residential, Low Density," zone, but further identified as "Public Property." (Aerial attached p. 12; Plat attached, p. 13).

2 Applicant Request: A. That the Planning and Zoning Commission review the requested zoning of R-2 Multiple Family Residential, with a public property (governmental) overlay, and recommend to the Board of Trustees appropriate zoning.

B. That the Planning and Zoning Commission allow the proposed public use is an appropriate use within the “public” or “governmental” zoning overlay, and determine that the Site Plan Approval process will sufficiently control development.

3. Current Use and Zoning: While the subject Parcel was unincorporated (county jurisdiction land), it was zoned county residential. The County zoning district for the land to the north and east is residential, including the Estates at the Bluffs Mobile Home Park. Land within Town west of 12th Street is zoned R2 Multiple Family Residential. Uses include a church at 12th Street and Jackson Avenue, and residential uses along 12th Street. The West Grand High School parcel, south across Jackson Avenue is zoned as R1 Single Family Residential, with a public property overlay for the school use.

4. Proposed Use: The owner, Grand County Library District (“GCLD”), acquired this parcel for the purpose of constructing a new building and grounds for the Kremmling Library, a branch library of the GCLD system. GCLD “library” uses include numerous programs for all ages, not simply a repository of books. There are no plans to further subdivide the Subject Property.

5. Ownership: The Subject Property is titled to the Grand County Library District.

ZONING & LAND USE:

6. The Proposal Complies With and Contributes to Comprehensive Plan Goals

Land Use and Community Design, Goal: Land Use and Community Design.

The Comprehensive Plan includes as an element of the public category, government facilities such as a library.

Library use will contribute to the identified Land Use Goals of balancing land uses to provide for residential, commercial, industrial, intercultural and public needs of the community, while mitigating impacts of such uses on each other and the community at large.

The Comprehensive Plan recognizes that improvements such as this new building would contribute to overall aesthetics and functionality of public places.

This particular location contributes to the goal of walkability, by moving the library facility to a more centralized area of denser residential development and use, and placing the library closer to both major school buildings. While the specific site plan for the project is not yet available, the project will meet offstreet parking requirements, and contribute to the Comprehensive Plan goal of providing an adequate supply of parking for this particular use.

The new structure and development will contribute to the Comprehensive Plan Goal of architecture and aesthetics improvements.

7. ZONING PURPOSES. The Kremmling Municipal Code provides some guidance but no specific zoning procedure. The zoning process follows the state statutes found in C.R.S. § 31-23-211, § 31-23-215 and § 31-23-301 et seq.

The Kremmling Municipal Code, § 17.01.020, “Purpose,” directs the Planning and Zoning Commission to implement the specific purposes identified by the Board of Trustees. The Code purposes set out are:

“The general purpose of this Zoning code is to implement the planning policies adopted by the Town Board. The specific purposes of this Zoning Code are:

- A. To promote the health, safety and general welfare of the citizens of the Town.
- B. To protect the beauty of the landscape, water and air quality, significant wildlife corridors and habitat, to conserve open space and recreational resources and otherwise protect and preserve the natural environment.
- C. To promote the orderly use, development and redevelopment of land while protecting and enhancing the economy of the Town.
- D. To provide for efficient vehicular movement throughout the Town and to ensure the provision of adequate public facilities for existing and future citizens.
- E. To establish unified regulations and procedures to implement the policies of the Comprehensive Plan and the other purposes of this Zoning Code.
- F. To secure safety from fire, other dangers, and to provide adequate sunlight and air.”

Under general zoning principles, zoning should separate uses into zones allowing compatible uses. The Town Code establishes the eight recognized zones, and lays out the various uses identified by the enacting Board of Trustees as compatible. Zoning districts are often assigned in a way to buffer groups of uses from other groups of uses. For example, Kremmling’s Industrial Zone is applied to areas with historic heavy industry and

transportation use, such as the railroad area and the airport. Commercial zoning and mixed use zoning and the Highway zone are all established along transportation corridors. Both residential zones are intended to support, primarily, residential uses segregated from commerce and industry. The customary practice is to separate residential uses by density; hence the different dimensional requirements and types of structures allowed between the Town's R-1 and R-2 districts.

8. THE PROPOSED ZONE, R-2 Multiple Family Residential with Public Property (Governmental) Overlay IS APPROPRIATE

Code Provisions: Exercising the authority established in CRS 31-23-302, the Town Board divided the municipality "into districts deemed best suited to carry out the purposes of the statute, and exercise the authority to regulate and restrict the erection, construction,... or use of buildings, structure or land." KMC § 17.04.010, "Zoning District Standards Established," sets out the purposes of the residential districts:

- "A. Residential Districts. In order to secure for the persons residing in the district a comfortable, healthy, safe, and pleasant environment in which to live sheltered from incompatible and disruptive activities and to encourage a diversity of housing options, the following residential districts are established.
1. R 1A: Residential Agricultural.
 2. R 1: Single Family Detached Residential.
 3. R 2: Multiple Family Residential . . ."

KMC § 17.04.020.C, R 2: Multiple Family Residential identifies libraries as an appropriate use in R-2 zoning, but as a "Use by Special Review."

- "2. Use by Special Review. The following categories are allowed in R 2 zone districts only by special review. . . .
- e. Libraries. . . ."

Given the type of development to the west and the north of the Subject Property, applying the R-2 zone to the Subject Property is appropriate. The R-2 zone specifically allows the library use.

As a zoning overlay, the requested public (governmental) use, supersedes the normal classification of uses in a zone, and permits uses simply because it is a governmental

activity. Without the overlay, a use request for a library in an R2 zone without recognizing the governmental use, would require use by special review approval.

If the requested R-2 zoning is granted, the proposed use on the 3+ acre Subject Property can easily meet the Code dimensional requirements:

KMC 17.04.020.C, “3. Dimensional requirements. The following dimensional requirements apply to all

structures constructed and located within R 2 zone districts:

- a. Minimum lot area: six thousand (6,000) square feet unless the lot is a townhouse lot, in which event minimum lot sizes shall be three thousand five hundred (3,500) square feet.
- b. Minimum front setback: fifteen (15) feet
- c. Minimum side setback: seven and one half (7.5) feet for residences; five (5) feet for accessory structures (Ord. 464 §3, 2002)
- d. Minimum rear setback: ten (10) feet for principal structure; five (5) feet for accessory structure
- e. Minimum lot width: thirty (30) feet per unit, fifty (50) feet minimum
- f. Side setbacks do not apply to townhouse lots, except that the townhouse must be set back seven and one half (7.5) feet from the townhouse subdivision side boundary.”

The requested zoning is appropriate under general zoning principles, as well. The proposed zone continues adjacent zoning and land uses.

9. KMC 14.04.040.E., NOTICE AND PUBLIC COMMENTS

Public Notice for both the Planning and Zoning Commission hearing and the Board of Trustees hearing was given concurrently. Public notice meeting the posting and publication requirements of KMC 17.09.010 and C.R.S. § 31-23-208 and § 31-23-304 was completed.

Notice was published in the Sky-Hi News on July 29, 2026 (pgs. 14-15).

The property was posted with notices on August 8, 2026 (photos attached pp. 16-17).

Notices were mailed to the property owners of adjacent parcels on August 8, 2026 (see form and receipts attached p. 18 and 19).

10. PUBLIC COMMENT

No comment on the proposed zoning has been received as of Wednesday, August 12, 2026.

11. STAFF RECOMMENDATION

Zoning Request: Staff recommends that the Planning Commission recommend and that the Board of Trustees zone the Subject Property as R-2 Multiple Family Residential zone district, with a Public Property/Governmental use overlay, and that the proposed use be approved as a governmental/public activity, subject to Site Plan review and approval; said Site Plan review process to assure sidewalks providing access along and from adjacent streets.

12. SAMPLE MOTIONS

PLANNING AND ZONING COMMISSION:

A. Sample Motion To Recommend to the Board of Trustees that the subject property be Zoned R-2 Multiple Family Residential with a Governmental Overlay, as identified on the Zoning Map as “Public Property” and requiring sidewalk access:

I move that the Planning and Zoning Commission (a) recommend to the Board of Trustees of the Town of Kremmling that the Board of Trustees zone the Subject Parcel Zone R-2 Multiple Family Residential with a Governmental Overlay, to be identified on the Town’s Zoning Map as “Public Property,” on the bases discussed in the Staff Report, and (b) that the governmental /public library use of the land be approved, subject to Site Plan approval and that sidewalk access along and from adjacent streets be required.

B. Sample Motion To Recommend to the Board of Trustees that the subject property be Zoned a different zone, with a Governmental Overlay, as identified on the Zoning Map as “Public Property:”

I move that the Planning and Zoning Commission recommend to the Board of Trustees of the Town of Kremmling that the Board of Trustees that the Subject Parcel be zoned Zone _____ with a Governmental Overlay, as identified on the Zoning Map as “Public Property” on the bases discussed in the Staff Report, particularly Sections _____, and the Petitioner’s Narrative for the reason the _____ zone is more properly applied, given the uses and dimensions allowed in the Kremmling Municipal Code for the zone and the surrounding area (and other conditions?)

C. Sample Motion Recommending Denial of Zoning:

I move that the Planning and Zoning Commission recommend to the Board of Trustees of the Town of Kremmling that the Board of Trustees not zone the Subject Property for the reason (explain basis for delay of zoning).

SAMPLE MOTIONS , continued–

BOARD OF TRUSTEES:

A. Sample Motion zoning the Subject Parcel R-2 Multiple Family Residential with a Governmental Overlay, as identified on the Zoning Map as “Public Property, and allowing the governmental/public use of the Subject Parcel for a library:

I move that the Board of Trustees of the Town of Kremmling (a) zone the Subject Parcel Zone R-2 Multiple Family Residential with a governmental/Public Use Overlay, identified on the Zoning Map as “Public Property,” on the bases discussed in the Staff Report, and that, (b) that the governmental /public library use of the land be approved, subject to Site Plan approval and that sidewalk access along and from adjacent streets be required.

B. Sample Motion zoning the subject property be a different zone, with a Governmental Overlay, as identified on the Zoning Map as “Public Property:”

I move that the Board of Trustees of the Town of Kremmling zone the subject parcel as zoning district _____ with a Governmental Overlay, as identified on the Zoning Map as “Public Property” on the bases discussed in the Staff Report, for the reason the _____ zone is more properly applied, given the uses and dimensions allowed in the Kremmling Municipal Code for the zone and the surrounding area (and other conditions?)

C. Sample Motion denying zoning

I move that the Board of Trustees of the Town of Kremmling not zone the Subject Property, for the reason (explain basis for delay of annexation).



Town of Kremmling
200 Eagle Ave. | P.O. Box 538
Kremmling, CO 80459-0538
Office 970.724.3249
<https://townofkremmling.colorado.gov/>

LAND USE APPLICATION

LAND USE APPLICATION

Application is made for: (Check all that apply)

- ☒ Annexation (Sec. 14.04.040)
- ☐ Boundary Line Adjustment (Sec. 16.11.030)
- ☐ Fence Permit (Sec. 17.12.010)
- ☐ Final Development Plan (Sec. 17.03.080.F.2)
- ☐ Final Plan (Sec. 16.06.070)
- ☐ Minor Subdivision (Sec. 16.05.010)
- ☐ Mobile Home Park (Sec. 17.16.040)
- ☐ Zoning Verification
- ☐ Permitted Use Approval (Sec. 17.03.030)
- ☐ Preliminary Development Plan (Sec. 17.03.080.F.1)
- ☐ Preliminary Plan (Sec. 16.06.050)
- ☒ Rezoning (Sec. 17.05.020)
- ☐ Sign Permit (Sec. 17.11.035)
- ☐ Sketch Plan (Sec. 16.06.030)
- ☐ Variance (Sec. 17.06.020)
- ☐ Use by Special Review (Sec. 17.03.070)
- ☐ Land Use Inquiry
- ☐ Site Plan Approval (Sec. 17.03.070)
- ☐ Encroachment License
- ☐ Other: _____

Checklists for each application must be submitted to the Town with this application form filled out and signed. Please fill out all requested information on this form clearly and legibly. If this application is incomplete or not legible, the application may be deemed incomplete. Zoning inquiries can take a minimum of four weeks to process. Providing a copy of the Grand County Assessor Property Card with your application improves the processing time for Land Use Applications.

Project Name: GRAND County LIBRARY District Outright Exemption Annex & Rezone
Signed Cost, Fee, and Expense Agreement: _____ CK#: _____ Amt: \$ _____

Contact information: (Please attach any additional contacts)

Owner: GRAND County LIBRARY District Email: executivedirector@gold.org
Address: 225 E INSPIRE Ave. Phone: 970-887-9411
GRAND, CO 80446 Fax: _____
Applicant: MARY Ann Degginger Email: _____
Address: SAME Phone: 970-887-9411
Fax: _____



Town of Kremmling
200 Eagle Ave. | P.O. Box 538
Kremmling, CO 80459-0538
Office 970.724.3249
<https://townofkremmling.colorado.gov/>

LAND USE APPLICATION

Property Description:

Legal Description: Grand County Library District Outright Exemption
Address or Location: NE CORNER of Jackson Ave and 12th Street
TBD Jackson Ave (Planner to Assign)

Existing Zoning: F/O Existing Use: Agricultural
Proposed Zoning: R2 w/Public Entity Use Proposed Use: New Library

Purpose of Application: (Please attach any additional information)

To Annex and re-zone the parcel.

Certification: Must be signed

OWNER CERTIFICATION OF COMPLETED APPLICATION

Signed: May Lu Degegn Date: 3/25/26

APPLICANT CERTIFICATION OF COMPLETED APPLICATION

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owners. I understand that all materials and fees required by the Town of Kremmling must be submitted prior to having this application processed.

Signed: May Lu Degegn Date: 3/25/26

Applicant, please do not write below this line.

Fee(s) Paid:		Date:		Check #		Received By:	
-----------------	--	-------	--	---------	--	-----------------	--



Town of Kremmling
200 Eagle Ave. | P.O. Box 538
Kremmling, CO 80459-0538
Office 970.724.3249
<https://townofkremmling.colorado.gov/>

Application Certification

Acknowledgement of responsibilities

Project Name: Grand County Library District Outright Exemption - Annexation and Rezoning

Applicant Name: Mary Ann Degginger

The undersigned applicant has requested a permit, approval, or license from the Town of Kremmling.

Applicant acknowledges the following responsibilities:

1. Applicant shall permit a true and correct application for any activity.
2. Applicant has had the opportunity to review the applicable provisions of the Kremmling Municipal Code, Rules, and Regulations related to the activity the applicant wishes to undertake.
3. Applicant will be responsible for properly locating and changes or improvements on the ground and will be responsible for any encroachments onto neighboring property.
4. Applicant is responsible for demonstrating authority to make an application. Applicant may be required to provide proof of authority, such as title insurance commitments, ownership and encumbrance reports, power of attorney, corporate resolutions delegation authority, contracts, leases, or other indicia or right of apply.
5. Applicant understands filing of an application does not in any way guarantee approval of the application, with or without conditions. The applicant undertakes the application and the risk of conditions of denial at applicant's sole cost and expense.
6. Unless otherwise provided, the applicant may not undertake any work, or commence any improvements, under the application unless and until such application is approved.
7. Applicant agrees to indemnify and hold harmless the Town, its officials, officers, employees, and agents or any acts undertaken by any of them with respect to this application.

Dated this 25 day of 3, 2026

Mary Ann Degginger
Applicant Signature

225 E. Aspen Ave, GRANBY, CO 80446
Applicant Address

970-887-9411
Applicant Phone Number

executivedirector@gcld.org
Applicant E-mail Address



Town of Kremmling
200 Eagle Ave. | P.O. Box 538
Kremmling, CO 80459-0538
Office 970.724.3249
<https://townofkremmling.colorado.gov/>

Cost, Fee, and Expense Agreement

Acknowledgement of Responsibilities

Project Name: Grand County Library District Outright Exemption - Annexation and Rezoning

Applicant Name: (Print) Mary Ann Degginger

The undersigned applicant for the permit, approval, or license from the Town of Kremmling acknowledges responsibility for paying all fees imposed, and for any costs or expenses related to the application. These costs and fees include any publication fees, the cost of mailing any notices required by any provision of the Code, and for the Town's professional services, consultants, or review agencies, determined by the Town of Kremmling to be necessary to its evaluation of the application.

All application fees must be paid upon submittal of the application.

All costs and expenses must be paid upon an invoice sent by the Town to the applicant. Any invoices must be paid prior to the next formal decision by the Town. No decision or approval will be granted while any invoiced amounts are outstanding and unpaid.

Occasionally, outstanding amounts will not be invoiced to the applicant until after final action by the Town. Applicant agrees to pay any amounts invoiced after final action.

The obligation to pay fees, costs, and expenses shall survive withdrawal of an application, and shall survive denial of any application. If any fees, costs, and expenses are not timely paid, applicant agrees to pay cost of collection, including reasonable attorney fees and interest at twelve percent (12%) compounded monthly.

Dated this 25 day of 3, 2026

Mary Ann Degginger
Applicant Signature

225 E. Jasper Ave. Granby, CO 80446
Applicant Address

970 - 887-9411
Applicant Phone Number

executivedirector@gcld.org
Applicant E-mail Address



Mixed Housing

No Property Record Card Available-- record still shows Bumgarner as owner but the Grand County Library Outright Exemption Plat is recorded at Recep. #2026001512.

Grand County Library District Outright Exemption
North 1/2 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4
of Section 8, Township 1 North, Range 80 West of the 6th P.M.
County of Grand, State of Colorado
Conveyance to the owners is recorded at Reception No. 2022003266

Rayner Amended
 Outright Exemption
 Rayners Trailer Court.
 Parcel 10.766 AC.
 plat Rec.No. 2024002949
 Item 26, Sched. B-II

Grand County Library District
 Outright Exemption
 Acres = 3.504

Bungamer
 Accr# R313296
 Accr# R014029
 Acres = 36.214

20' Easement & R-o-W MPEI
 Rec.no. 2023002241.

10' Overhead Electric -
 Line Easement
 Rec.no. 201201473
 Item 23 and Rec.no
 2025004849
 Item 27, Sched.B-II.

24' x 27' Easement-Vault-Power, MPEI
 Rec.no. 2012001130, Item 22, Sched. B-II.

Right of Way for 12th St.
 Rec.no. 2024002949
 Item 26, Sched. B-II.

Lot 1, Blk. 1
 Grand West
 Sub. Amended
 SW 1/4 S8
 Rec.No. 173764

ORTH

12th Street R-o-W = 60'

229.67'
 S74°19'W

98.35'
 S83°20'38"E

342.59'
 S83°11'15"E

266.68'

606.97' Basis of Bearing

N87°24'30"W

S87°24'30"E
 1062.51'

60.12'
 N65°02'E

273.78'

1298.70'
 S87°25'00"E

238.0'

60.12'

Jackson Ave. R-o-W = 60'

Page 46 of 68

AFFIDAVIT OF PUBLICATION**Ad #: m6co5jgdEIAZgFKyGSf9****Customer: TOWN OF KREMMLING**

State of New Jersey, County of Camden, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sky-Hi News and Middle Park Times, that the same weekly newspaper printed, in whole or in part and published in the County of Grand, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Grand for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as a periodical under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 1 insertion; and that the first publication of said notice was in the issue of said newspaper dated 29 Jul 2026 in the issue of said newspaper. That said newspaper was regularly issued and circulated on those dates.

Total cost for publication: \$44.40**Edmar Corachia**

(Signed) _____

VERIFICATIONState of New Jersey
County of Camden**SHARONN E THOMAS-POPE**
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

Subscribed in my presence and sworn to before me on this: 07/29/2026

Sharon E. Pope

Notary Public

Notarized remotely online using communication technology via Proof.

TOWN OF KREMMLING, COLORADO
NOTICE OF PUBLIC HEARINGS
NOTICE IS HEREBY GIVEN that the Town of Kremmling has accepted for consideration a Petition for Annexation and Zoning for the Grand County Library District Outright Exemption, according to the plat recorded on March 12, 2026, under Reception No. 2026001512 in the records of the Grand County Clerk and Recorder's Office.
Public hearings will be held to consider the proposed annexation and requested zoning designation of Residential High Density (R-2) with a Public Property Overlay:

Planning & Zoning Commission Public Hearing
Date: Wednesday, August 19, 2026
Time: 5:45 p.m.
Location: Kremmling Area Chamber of Commerce, 203 Park Avenue, Kremmling, CO 80459
Purpose: To review the concept land use for public use and make recommendations to the Board of Trustees regarding the requested zoning (R-2 with a Public Property Overlay).

Board of Trustees Public Hearing
Date: Wednesday, August 19, 2026
Time: 6:00 p.m.
Location: Kremmling Area Chamber of Commerce, 203 Park Avenue, Kremmling, CO 80459
Purpose: To determine whether the property meets statutory requirements for annexation under Colorado law and, if approved, to determine the appropriate zoning for the parcel.

PROPERTY DETAILS: Applicant / Owner: Grand County Library District.
Location: Northeast quadrant of the intersection of 12th Street and Jackson Avenue
Parcel Size: 3.504 acres.

Proposed Use: Construction and operation of a new Kremmling Branch Library building, parking facilities, grounds, and public spaces.

Any interested person may appear at the public hearings and present comments or evidence regarding the proposed annexation or zoning. Copies of the annexation petition, zoning request, site surveys, and related application materials are on file and available for public inspection during regular business hours at the Town Clerk's Office: Town of Kremmling Town Hall, 200 Eagle Avenue (P.O. Box 538), Kremmling, CO 80459. Phone: (970) 724-3249 | Email: planner@townofkremmling.org

Dated this 27th day of July 2026.

/s/
Teagan Serres, Town Clerk
PUBLISHED IN THE SKY-HI NEWS AND MIDDLE PARK TIMES ON WEDNESDAY, JULY 29, 2026.

NOTICE OF PUBLIC HEARING

PURPOSE & TYPE OF APPROVAL:
**ZONING DESIGNATION OF RESIDENTIAL
HIGH DENSITY WITH PUBLIC PROPERTY
OVERLAY**

APPLICANT NAME AND ADDRESS:
**GRAND COUNTY LIBRARY DISTRICT
PO BOX 1050, GRANBY, CO 80446**

**HEARING DATE/TIME: PLANNING
COMMISSION 8/19/2026 @ 5:45 PM**

BOARD OF TRUSTEES 8/19/26 @ 6:00 PM

**HEARING LOCATION: 203 PARK AVENUE,
Kremmling, CO 80459**

**LEGAL DESCRIPTION/GENERAL
LOCATION: GRAND COUNTY LIBRARY
DISTRICT OUTRIGHT EXEMPTION AS
RECORDED AT RECEPTION # 2026001512**

**FOR MORE INFORMATION: Call the
Kremmling Community Development
Department at 970-724-3249 or email
planner@townofkremmling.org**



**NOTICE OF
PUBLIC HEARING**
PURPOSE & TYPE OF APPROVAL:
ZONING DESIGNATION OF RESIDENTIAL
HIGH DENSITY WITH PUBLIC PROPERTIES
OVERLAY
APPLICANT NAME AND ADDRESS:
GRAND COUNTY LIBRARY DISTRICT
PO BOX 1955, GRANBY, CO 80446
HEARING DATE/TIME: PLANNING
COMMISSION 8:30 AM & 5:00 PM
BOARD OF DIRECTORS 8:30 AM & 5:00 PM
HEARING LOCATION: 201 PARK AVENUE,
GRANBY, CO 80449
LEGAL DESCRIPTION: GENERAL
LOCATION: GRAND COUNTY LIBRARY
DISTRICT, OUTRIGHT EXAMINATION AS
RECORDED AT REC. 7-100-2-400000000
FOR MORE INFORMATION: Call the
Planning & Community Development
Department at 970-734-3187 or email
planning@townofgranby.org

TOWN OF KREMMLING, COLORADO
NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Town of Kremmling has accepted for consideration a Petition for Zoning for the Grand County Library District Outright Exemption, according to the plat recorded on March 12, 2026, under Reception No. 2026001512 in the records of the Grand County Clerk and Recorder's Office. The annexation was approved by the Board of Trustees at its July 15, 2026 meeting. Public hearings will be held to consider the requested zoning designation of Residential High Density (R-2) with a Public Property Overlay:

Planning & Zoning Commission Public Hearing

Date: Wednesday, August 19, 2026. Time: 5:45 p.m.

Location: Kremmling Area Chamber of Commerce, 203 Park Avenue, Kremmling, CO 80459

Purpose: To review the concept land use for public use and make recommendations to the Board of Trustees regarding the requested zoning designation of Residential High Density (R-2) with a Public Property Overlay.

Board of Trustees Public Hearing

Date: Wednesday, August 19, 2026. Time: 6:00 p.m.

Location: Kremmling Area Chamber of Commerce, 203 Park Avenue, Kremmling, CO 80459

Purpose: To consider the requested zoning designation of Residential High Density (R-2) with a Public Property Overlay for the parcel.

PROPERTY DETAILS: Applicant / Owner: Grand County Library District.

Location: Northeast quadrant of the intersection of 12th Street and Jackson Avenue

Parcel Size: 3.504 acres.

Proposed Use: Construction and operation of a new Kremmling Branch Library building, parking facilities, grounds, and public spaces.

Any interested person may appear at the public hearings and present comments or evidence regarding the requested zoning.

Copies of the annexation petition, zoning request, site surveys, and related application materials are on file and available for public inspection during regular business hours at the Town Clerk's Office: Town of Kremmling Town Hall, 200 Eagle Avenue (P.O. Box 538), Kremmling, CO 80459. Phone: (970) 724-3249 | Email: planner@townofkremmling.org

Dated this 27th day of July 2026.

9589 0710 5270 0983 8143 25

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Shiner, TX 77984

OFFICIAL USE

Certified Mail Fee	\$5.55	0257
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	15
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	

Postage \$0.82

Total Postage and Fees \$6.37

Sent To

Street and Apt. No. ESTATES BLUFF MHC LLC
PO BOX 32

City, State, ZIP+4® SHINER, TX 77984-0032

Postmark Here 08/08/2026

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Kremmling, CO 80459

OFFICIAL USE

Certified Mail Fee	\$5.55	0257
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	15
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	

Postage \$0.82

Total Postage and Fees \$6.37

Sent To

Street and Apt. No. BUMGARNER, GARY & JENNIFER
PO BOX 186

City, State, ZIP+4® KREMMLING, CO 80459-0186

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Fraser, CO 80442

OFFICIAL USE

Certified Mail Fee	\$5.55	0257
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	15
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	

Postage \$0.82

Total Postage and Fees \$6.37

Sent To

Street and Apt. No. FRASER VALLEY BAPTIST CHURCH
PO BOX 58

City, State, ZIP+4® FRASER, CO 80442-0058

Postmark Here 08/08/2026

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For delivery information, visit our website at www.usps.com®.

Silverthorne, CO 80498

OFFICIAL USE

Certified Mail Fee	\$5.55	0257
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	15
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	

Postage \$0.82

Total Postage and Fees \$6.37

Sent To

Street and Apt. No. GONZALEZ HUGO
112 HAYSTACK RD

City, State, ZIP+4® SILVERTHORNE, CO 80498

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Kremmling, CO 80459

OFFICIAL USE

Certified Mail Fee	\$5.55	0257
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	15
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	

Postage \$0.82

Total Postage and Fees \$6.37

Sent To

Street and Apt. No. WEST GRAND SCHOOL DISTRICT 1-JT
PO BOX 515

City, State, ZIP+4® KREMMLING, CO 80459-0515

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Windsor, CO 80550

OFFICIAL USE

Certified Mail Fee	\$5.55	0257
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	15
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	

Postage \$0.82

Total Postage and Fees \$6.37

Sent To

Street and Apt. No. OUR ISLAND, LLC
37153 NORTHWEST DR

City, State, ZIP+4® WINDSOR, CO 80550-2501

Postmark Here 08/08/2026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

TOWN OF KREMMLING, COLORADO
ORDINANCE NO. 740

**AN ORDINANCE ZONING PROPERTY ANNEXED TO THE TOWN OF
KREMMLING AND KNOWN AS THE GRAND COUNTY LIBRARY DISTRICT
ANNEXATION**

WHEREAS, a petition for annexation of certain property, known as the “Grand County Library District Outright Exemption,” was filed with the Board of Trustees of the Town of Kremmling; and

WHEREAS, the Property was annexed to the Town by ordinance as “The Grand County Library District Annexation” (the “Property”); and

WHEREAS, the Board of Trustees must provide for the zoning of the Property; and

WHEREAS, the Board of Trustees provided notice of the public hearing on said zoning by publication as provided by law; and

WHEREAS, no protests were received by the Town pursuant to C.R.S. § 31-23-305; and

WHEREAS, the landowner of the Property requested the Property be zoned “Residential Multiple Family (R-2) with a Public Property/Governmental Use” overlay; and

WHEREAS, the R-2 zoning with a Public Property/Governmental use overlay classification as requested is consistent with the Town's plan and goals for the area encompassed by the Grand County Library District Annexation; and

WHEREAS, the Kremmling Planning and Zoning Commission held a public hearing on July 8, 2026, on the landowner's zoning request, finding that the requested zoning is appropriate;

WHEREAS, the Planning and Zoning Commission recommended that the Property be zoned R-2 zoning with a Public Property/Governmental use overlay;

WHEREAS, the Planning and Zoning Commission recommended an added condition of zoning be added, that proper sidewalks shall be required through either the site plan process, or the use by special review process, and has forwarded its recommendation to the Board of Trustees, and the Board of Trustees has duly considered that recommendation.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF
THE TOWN OF KREMMLING, COLORADO:**

Section 1. That certain property contained within the Grand County Library District Annexation to the Town of Kremmling, the legal description of which is, “A tract of land in the N ½ of the SE ¼ and SW ¼ of the NE ¼, all in Section 8, Township 1 North,

Range 80 West of the 6th P.M., County of Grand, State of Colorado, known as the Grand County Library District Outright Exemption according to the Plat recorded March 12, 2026, under Reception No. 2026001512”, is hereby zoned Residential Multiple Family (R-2) with a Public Property/Governmental use overlay pursuant to the zoning ordinances of the Town, and the Town zoning map shall be amended accordingly.

Section 2. The governmental use overlay recognizes and approves the land use as public library, subject to Site Plan review, and no Use by Special Review is required.

Section 3. As a specific condition of this zoning designation and subsequent development approval, a proper sidewalk shall be required to be provided and approved during the Site Plan review process.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED
this 19th day of August, 2026.

TOWN OF KREMMLING

Wes Howell, Mayor

ATTEST:

Teagan Serres, Town Clerk



Kremmling Board of Trustees Regular Meeting

Agenda Item Cover Letter

Agenda Item:

Discussion & Action Item. Ordinance No. 741: An Ordinance Amending the Official Zoning Map of the Town of Kremmling by Rezoning Portions of Block 37, Frontier Investment Company's Addition to the Town of Kremmling from Single-Family Detached Residential (R-1) to Mixed Use (MU).

Department:

Planner Alan Hassler and Town Manager Jen MacPherson

Executive Summary:

This item presents for formal consideration and adoption Ordinance No. 741, which officially enacts the Town-initiated rezoning for the southern and eastern portions of Block 37, Frontier Investment Company's Addition.

At its regular meeting on July 15, 2026, the Board of Trustees held a duly noticed public hearing to consider the proposal. Following the public hearing and consideration of staff analysis and the Planning Commission's recommendation, the Board voted to approve the rezoning request. Adoption of this ordinance formally records the rezoning approval into the town code and authorizes staff to update the Town's Official Zoning Map accordingly.

Summary:

According to Kremmling Municipal Code (KMC) §17.05.020.D, a rezoning application must meet four statutory criteria. The staff evaluation confirms that the application complies with the following:

1. Promotes Health, Safety, or Welfare: The proposed rezoning aligns existing residential densities, non-conforming dimensions, and real-world uses with appropriate municipal zoning designations without negatively impacting current operations.
2. Consistency with the Comprehensive Plan: The rezoning fulfills the Comprehensive Plan Land Use Goal of providing a variety of zoning districts that accommodate commercial and mixed uses along high-traffic transit corridors.
3. Compatibility with Surrounding Uses: The rezoning establishes a seamless buffer between adjacent single-family residential properties to the north and industrial zones across Highway 9 to the south.
4. Changed Conditions in the Community: The application responds to development trends in the area, where adjacent blocks along Highway 9 have already been successfully rezoned to Mixed Use. It also considers the previous construction of multifamily duplexes on Lots 11–16.

Block 37 was previously zoned as Single Family Detached Residential (R-1), which no longer reflects the multifamily densities and established real-world uses on the block. Rezoning Lots 5–9 and 11–16 to Mixed Use (MU) will create a continuous Mixed Use corridor along Highway 9, resolve existing dimensional non-conformities, and bring multifamily housing into compliance.

The Board conducted a public hearing on July 15, 2026, and determined that the application met all four statutory criteria set forth in KMC §17.05.020.D, which include promoting public welfare, consistency with the Comprehensive Plan, compatibility with surrounding uses, and addressing changed community conditions.

The Planning and Zoning Commission previously held a public hearing on July 8, 2026, and adopted Resolution No. 2026-07-03PZ, recommending approval of the rezoning.

Approval of this ordinance completes the legal rezoning process and instructs staff to amend the Official Zoning Map. This action does not trigger any immediate physical development or construction.

Financial Impacts:

As a Town-initiated request, mailing and publication notice costs (~\$130) and ordinance recording/zoning map update fees (~\$100–\$200) are absorbed within existing administrative funds.

Staff Recommendation:

1. Motion to approve Ordinance No. 741: An Ordinance Amending the Official Zoning Map of the Town of Kremmling by Rezoning Portions of Block 37, Frontier Investment Company's Addition to the Town of Kremmling from Single-Family Detached Residential (R-1) to Mixed Use (MU) as presented.
2. Motion to table Ordinance No. 741: An Ordinance Amending the Official Zoning Map of the Town of Kremmling by Rezoning Portions of Block 37, Frontier Investment Company's Addition to the Town of Kremmling from Single-Family Detached Residential (R-1) to Mixed Use (MU) until the _____ meeting.
3. Deny approval.

Attachments:

1. Ordinance No. 741 Rezoning Block 37 of the FIC Addition
2. Reso 2026-07-03PZ Rezone Block 37 Recommendation

**TOWN OF KREMMLING
ORDINANCE NO. 741**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF
KREMMLING BY REZONING PORTIONS OF BLOCK 37, FRONTIER INVESTMENT
COMPANY'S ADDITION TO THE TOWN OF KREMMLING FROM SINGLE
FAMILY DETACHED RESIDENTIAL (R-1) TO MIXED USE (MU)**

WHEREAS, the Town of Kremmling initiated a request to rezone portions of Block 37, Frontier Investment Company's Addition to the Town of Kremmling, County of Grand, State of Colorado; and

WHEREAS, the property proposed for rezoning is legally described as Lots 5 through 9 (parts of Lots 8 and 9) and Lots 11 through 16, Block 37, Frontier Investment Company's Addition to the Town of Kremmling, County of Grand, State of Colorado (the "Property"); and

WHEREAS, the application requests that the Town rezone the Property from Single Family Detached Residential (R-1) to Mixed Use (MU); and

WHEREAS, the Planning and Zoning Commission held a properly noticed public hearing on July 8, 2026, to consider the rezoning request, and adopted Resolution No. 2026-07-03PZ recommending that the Board of Trustees approve the rezoning of the Property; and

WHEREAS, the Board of Trustees held a public hearing to consider the rezoning request on July 15, 2026, notice of which was duly provided by publication, posting, and mailing as required by law and Section 17.09.010 of the Kremmling Municipal Code; and

WHEREAS, no protests were received by the Town pursuant to C.R.S. § 31-23-305; and

WHEREAS, after consideration of the evidence presented at the public hearing, the staff recommendations, and the criteria for rezoning set forth in Section 17.05.020.D of the Kremmling Municipal Code, the Board of Trustees finds as follows:

1. The proposed rezoning promotes the health, safety, or welfare of the Town's inhabitants by aligning long-standing physical structures, multi-family densities, and actual real-world uses with proper municipal zoning designations;
2. The proposed rezoning is consistent with the Town's Comprehensive Plan by supporting the Land Use Objective to provide an appropriate variety of zoning districts to accommodate commercial and mixed uses along high-traffic corridors;
3. The proposed zoning is compatible with surrounding uses, establishing a continuous Mixed Use corridor along Highway 9 and serving as a seamless buffer between adjacent residential and industrial districts; and
4. Changed conditions in the community since the time the current zoning district was first established—including the development of multi-family uses on the block and the transition of adjacent properties along Colorado Highway 9 to Mixed Use—make rezoning

a logical extension of desired development and land use patterns.

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

Section 1. Lots 5 through 9 (parts of Lots 8 and 9) and Lots 11 through 16, Block 37, Frontier Investment Company's Addition to the Town of Kremmling, County of Grand, State of Colorado, are hereby rezoned from Single Family Detached Residential (R-1) to Mixed Use (MU). The Town's official zoning map shall be amended accordingly.

Section 2. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

INTRODUCED, READ, PASSED, ADOPTED AND ORDERED PUBLISHED BY TITLE AND POSTED ON THE TOWN'S WEBSITE THIS 19th DAY OF AUGUST, 2026.

TOWN OF KREMMLING

Wes Howell, Mayor

ATTEST:

Teagan Serres, Town Clerk

RESOLUTION 2026-07-03PZ

**A RESOLUTION BY THE PLANNING AND ZONING COMMISSION REQUESTING
THAT THE BOARD OF TRUSTEES OF THE TOWN OF KREMMLING, COLORADO
REZONE BLOCK 37, FIC ADDITION**

WHEREAS, the Town Manager has requested rezoning all or part of Block 37 of the Frontier Investment Company's Addition to the Town of Kremmling; and

WHEREAS, public hearing on the requested rezoning has been properly noticed; and

WHEREAS, a public hearing on the request and staff recommendation to rezone the property was conducted before the Planning and Zoning Commission on July 8, 2026; and

WHEREAS, the Planning and Zoning Commission of the Town of Kremmling has considered the neighborhood, the current uses, and future possible development of Block 37 of the Frontier Investment Company's Addition to the Town of Kremmling; and

WHEREAS, the north and east sides of Colorado Highway 9, which highway is also denominated as Tyler Avenue and Sixth Street, are zoned as MU-Mixed Use except for Block 37, a single block lying between Highway 9 and Railroad Avenue, and Seventh and Eighth Street; and

WHEREAS, one or more of the existing structures have more than one dwelling unit, contrary to the current zoning; and

WHEREAS, not all structures on Block 37 meet the R1 zone dimension requirements; and

WHEREAS, the current R1 Single Family Detached Residential Zone does not reflect the actual use of housing on the block; and

WHEREAS, the vacant land on Block 37 fronts Highway 9 and would be suitable for uses allowed in the Mixed Use zone; and

WHEREAS, rezoning would not constitute spot zoning because rezoning will make consistent the zoning along the north and east sides of Highway 9; and

WHEREAS, the re-zoning to an MU zoning district will reflect the actual use of Block 37, the potential and best uses of Block 37, and provide a cohesive and continuous zoning along the north and east sides of Colorado Highway 9; and

WHEREAS, the Planning and Zoning Commission can recommend zoning and re-zoning actions for adoption by the Board of Trustees;

NOW, THEREFORE BE IT RESOLVED, the Planning and Zoning Commission hereby recommends to the Board of Trustees of the Town of Kremmling that Lots 5 through 9 (parts of

Lots 8 and 9) and Lots 11 through 16, Block 37, Frontier Investment Company's Addition to the Town of Kremmling be re-zoned and the "MU-Mixed Use" be established for said lots.

Duly moved, seconded and passed this 8th day of July, 2026.

PLANNING AND ZONING COMMISSION
TOWN OF KREMMLING

By: _____

Chair, Paul Johnson



Kremmling Board of Trustees Regular Meeting

Agenda Item Cover Letter

Agenda Item:

Discussion & Action Items. 2026 Roadway Improvements and Paving Projects.

- a. **Public Hearing: Discussion & Action Item.** Resolution No. 2026-08-01: A Resolution Appropriating Additional Sums of Money to the General Fund in the Amount and for the Purpose as Set Forth Below, for the Town of Kremmling, Colorado, for the 2026 Budget Year.
- b. **Discussion & Action Item.** Resolution No. 2026-08-02: A Resolution Accepting a Bid and Awarding a Contract for the Town of Kremmling 2026 Roadway Improvements Project.

Department:

Public Works Director Dillon Willson, Town Manager Jen MacPherson, and Town Clerk & Treasurer Teagan Serres

Executive Summary:

The Board of Trustees is requested to consider two interconnected legislative actions to execute the remainder of the 2026 Street Paving Program. Resolution No. 2026-08-01 amends the 2026 General Fund budget to allocate \$216,508 from unappropriated General Fund reserves. This adjustment increases the funding for Account 00-150-6126 (Street Repairs) to support the construction contract outlined in Resolution No. 2026-08-02. Resolution No. 2026-08-02 formally accepts the lowest competitive bid and awards the construction contract for the 2026 Roadway Improvements Project to A-Peak Asphalt for an amount not to exceed \$216,507.55.

These two resolutions are intrinsically linked. The proposed budget amendment allocates the exact reserves necessary to fund the low-bid contract. If the Board decides to change the project scope, select a different competitive bidder, or postpone the contract award, adjustments to the budget amendment figures will be required to ensure compliance with statutory regulations.

Summary:

The annual budget for 2026 was originally adopted on November 19, 2025, with an allocation of \$60,000 dedicated to street repairs. This funding covers joint cost-sharing commitments for paving with the Kremmling Sanitation District, specifically for the restoration of 1st Street Bank Alternate and Railroad Avenue. This project was approved by Resolution No. 2026-07-04 during the meeting on July 15, 2026.

To complete the 2026 Street Paving Program, the Town's engineering firm, Element

Engineering, LLC, issued a competitive solicitation for the 2026 Roadway Improvements Project. The full scope of the project includes major structural improvements on 2nd Street (from Grand Avenue to south of Range Avenue), bid alternates for scarifying the existing subgrade and placing 4 inches of compacted roadbase, redefining side ditches, and conducting asphalt patch work on Kinsey Avenue (including transverse crack patches and a 6-inch thick patch at 4th Street).

On August 5, 2026, the Town received three competitive sealed bids:

- A-Peak Asphalt: \$216,507.55
- Fones Construction: \$234,259.90
- New West Paving: \$255,794.75

Element Engineering evaluated A-Peak Asphalt's bid, confirmed it meets all specifications, and verified their local operational presence (e.g., in the Grand Cliffs subdivision). They formally recommended awarding the contract to A-Peak Asphalt. To ensure full compliance with Local Government Budget Law before entering into the final construction contract, a budget amendment was made via Resolution No. 2026-08-01.

Since these actions are presented together, the Board has the authority to make changes during the discussion. The options are as follows:

1. Proceed with Staff Recommendation: Approve the budget amendment as proposed (\$216,508) and award the contract to the lowest bidder, A-Peak Asphalt (\$216,507.55).
2. Select an Alternative Bidder: If the Board chooses to consider other criteria and select Fones Construction (\$234,259.90) or New West Paving (\$255,794.75), Resolution No. 2026-08-01 must be amended to increase the appropriation amount to match the chosen contractor's total bid.
3. Table or Reduce Project Scope: If the Board decides to table the contract or remove specific alternates (such as the Kinsey Avenue patching), both resolutions can be adjusted or tabled to maintain the General Fund balance reserves.

Financial Impacts:

The Town remains in an excellent fiscal position to support this infrastructure investment. As of Q2 2026, the Town holds \$1.91 million in unrestricted General Fund cash (UBB) and \$1.12 million in emergency reserves (ColoTrust), significantly exceeding the \$992K baseline mandated by the Comprehensive Financial Management Policy.

If approved as recommended, the budgetary adjustments will reflect as follows:

Account Number / Description	Original 2026 Budget	Amended 2026 Budget	Net Financial Impact
00-003-2900 Fund Balance Allocation	\$10,375	\$226,883	\$216,508 added to the 2026 General Fund Budget. \$216,508 appropriated from the General Fund Balance

00-150-6126 Street \$60,000 \$276,508
Repairs

unappropriated funds.
2026 General Fund Balance
will be increased by \$26,508.
(Capped at \$216,508 for A-
Peak Asphalt)

(Note: The initial \$10,375 allocation in the Fund Balance was approved on July 15, 2026, for the grant-shared Police Department HVAC Project.)

Staff Recommendation:

Option A: Standard Low-Bid Approval (Staff Recommendation)

1. Motion to approve Resolution No. 2026-08-01: A Resolution Appropriating Additional Sums of Money to the General Fund in the Amount of \$216,508 for the 2026 Budget Year as presented.
2. Motion to approve Resolution No. 2026-08-02: A Resolution Accepting the Bid and Awarding a Contract for the 2026 Roadway Improvements Project to A-Peak Asphalt in an amount not to exceed \$216,507.55.

Option B: Alternative Bidder Selection (Board Discretion)

1. Motion to approve Resolution No. 2026-08-01 with an amendment to increase the fund balance allocation from \$216,508 to [Insert Alternative Bid Amount].
2. Motion to approve Resolution No. 2026-08-02 with an amendment selecting [Fones Construction / New West Paving] as the contractor in an amount not to exceed [Insert Bid Amount].

Option C: Table Action

1. Motion to table Resolution No. 2026-08-01 and Resolution No. 2026-08-02 simultaneously until the next scheduled meeting.

Option D: Deny Approval

Attachments:

1. Resolution No. 2026-08-01
2. Resolution No. 2026-08-02
3. 2026 Kremmling Roadway Bid Tabulation
4. Recommendation for Award

**TOWN OF KREMMLING, COLORADO
RESOLUTION NO. 2026-08-01**

**A RESOLUTION APPROPRIATING ADDITIONAL SUMS OF MONEY TO THE
GENERAL FUND IN THE AMOUNT AND FOR THE PURPOSE AS SET FORTH
BELOW, FOR THE TOWN OF KREMMLING, COLORADO, FOR THE 2026 BUDGET
YEAR.**

WHEREAS, the Board of Trustees adopted the annual budget in accordance with the Local Government Budget Law on November 19, 2025; and

WHEREAS, the Board of Trustees approved Capital Improvement Projects for the General Fund within the fiscal year 2026 budget; and

WHEREAS, execution of the 2026 Roadway Improvements Project requires supplemental funding from unappropriated General Fund reserves to fulfill total construction obligations alongside multi-agency cost-share agreements; and

WHEREAS, the Board of Trustees desires to restrict unencumbered reserves from the fund balance for Capital Improvement Projects within the General Fund; and

WHEREAS, the Board of Trustees finds it in the best interest of the Town to amend the 2026 budget to adjust appropriations accordingly.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF
THE TOWN OF KREMMLING, COLORADO:**

Section 1. The 2026 appropriation for the General Fund is hereby increased by \$216,508 from the General Fund Balance to reflect the appropriation of reserves to offset Capital Improvement Project costs.

Section 2. The budgeted expenditure amount for Streets and Highways Capital Outlay is adjusted as follows to account for the awarded 2026 Roadway Improvements Project:

INTRODUCED, READ, AND ADOPTED by the Board of Trustees on this 19th day of August, 2026.

Account Number/Description	Original 2026 Budget	Amended 2026 Budget
00-003-2900 Fund Balance	\$10,375	\$226,883
00-150-6126 Street Repairs	\$60,000	\$276,508

TOWN OF KREMMLING

Wes Howell, Mayor

ATTEST:

Teagan Serres, Town Clerk

TOWN OF KREMMLING, COLORADO
RESOLUTION NO. 2026-08-02

**A RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT FOR THE
TOWN OF KREMMLING 2026 ROADWAY IMPROVEMENTS PROJECT.**

WHEREAS, the Town of Kremmling (the "Town") is authorized under C.R.S. § 31-15-101 to enter into contracts for any lawful municipal purpose; and

WHEREAS, the Town's engineering firm, Element Engineering, LLC, issued a bid package and solicitation for the 2026 Roadway Improvements Project (the "Project"), encompassing the base bid for 2nd Street (from Grand Avenue to south of Range Avenue), alongside project bid alternates; and

WHEREAS, on August 5, 2026, the Town received three (3) competitive sealed bids for the Project:

- A-Peak Asphalt: \$216,507.55
- Fones Construction: \$234,259.90
- New West Paving: \$255,794.75; and

WHEREAS, Element Engineering, LLC performed a detailed review of the apparent low bid submitted by A-Peak Asphalt, determined that the submittal package meets all requirements, verified that A-Peak Asphalt is a qualified contractor in good standing, and formally recommended awarding the contract for the main bid, alternates, and Kinsey Avenue patching to A-Peak Asphalt in the total amount of \$216,507.55; and

WHEREAS, the Board of Trustees finds that awarding the Project to A-Peak Asphalt serves the best interests of the residents and infrastructure of the Town.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF
THE TOWN OF KREMMLING, COLORADO:**

Section 1. The contract award for the 2026 Roadway Improvements Project is hereby made to A-Peak Asphalt in an amount not to exceed \$216,507.55.

Section 2. The Town Manager is hereby authorized to execute and sign the contract with A-Peak Asphalt upon final negotiation and approval as to form by the Town Attorney.

INTRODUCED, READ, AND ADOPTED by the Board of Trustees on this 19th day of August, 2026.

TOWN OF KREMMLING

Wes Howell, Mayor

ATTEST:

Teagan Serres, Town Clerk

Town of Kremmling
2026 Roadway Project
Bid Tabulation

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Kremmling 2026 Roadway Projects Main Bid A				A-Peak Asphalt		New West Paving		Fones Construction	
Item No.	Description and Unit Price Written in Words	Unit	Estimated Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization, Traffic Control as Per Plans & Specifications	LS	1	\$ 23,890.00	\$ 23,890.00	\$ 5,000.00	\$ 5,000.00	\$ 27,759.60	\$ 27,759.60
2	Saw Cutting, Removal and Disposal Existing Asphalt Off-site as Per Plans & Specifications	SY	1685	\$ 9.35	\$ 15,754.75	\$ 28.00	\$ 47,180.00	\$ 12.68	\$ 21,365.80
3	Removal and Disposal of 6" Subgrade Off-Site as Per Plans & Specifications	CY	275	\$ 44.40	\$ 12,210.00	\$ 120.00	\$ 33,000.00	\$ 38.62	\$ 10,620.50
4	Complete Final Grading, Proof Roll, and Install 6" Thick Compacted Class 6 Roadbase as Per Plans and Specifications	SY	1685	\$ 21.70	\$ 36,564.50	\$ 31.20	\$ 52,572.00	\$ 9.51	\$ 16,024.35
5	Install 4" Thick Asphalt (SX) Mix two- lifts as Per Plans and Specifications Includes 3' wide driveway cut patch at the badlands Trucking and the driveway across the street.	SY	1685	\$ 44.20	\$ 74,477.00	\$ 58.00	\$ 97,730.00	\$ 59.69	\$ 100,577.65
6	Perform channel grading on all edges of asphalt areas for drainage.	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 7,920.00	\$ 7,920.00	\$ 5,400.00	\$ 5,400.00
7	Perform roadbase shouldering 3' wide 4" thick on all edges of asphalt areas.	LS	1	\$ 7,780.00	\$ 7,780.00	\$ 13,755.00	\$ 13,755.00	\$ 15,600.00	\$ 15,600.00
8	Remove and Replace Unsuitable Subgrade only if Needed as Per Plans and Specifications.	CY	50	\$ 13.40	\$ 670.00	\$ 160.00	\$ 8,000.00	\$ 78.00	\$ 3,900.00
TOTAL				\$ 181,346.25		\$ 265,157.00		\$ 201,247.90	

Kremmling 2026 Roadway Bid Alternate									
Item No.	Description and Unit Price Written in Words	Unit	Estimated Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Scarify Existing Subgrade After Removal of Asphalt.	SY	1685	\$ 6.67	\$ 11,238.95	\$ 4.70	\$ 7,919.50	\$ 3.20	\$ 5,392.00
2	Complete Final Grading, Proof Roll, and Install 4" Thick Compacted Roadbase.	SY	1685	\$ 17.81	\$ 30,009.85	\$ 18.65	\$ 31,425.25	\$ 6.41	\$ 10,800.85
Total Bid Alternate					\$ 41,248.80	\$ 39,344.75		\$ 16,192.85	
Total of Bid Form A and Bid Alternate Minus Bid Form A items 3 and 4					\$ 173,820.55	\$ 218,929.75		\$ 190,795.90	

Kremmling Rodaway Asphalt Patching Kinsey Ave									
Item No.	Description and Unit Price Written in Words	Unit	Estimated Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Saw Cutting, Removal and Disposal Existing Asphalt as Per Plans & Specifications	SY	85	\$ 130.32	\$ 11,077.20	\$ 57.00	\$ 4,845.00	\$ 98.40	\$ 8,364.00
2	Install 4" Thick Asphalt (SX) Mix 2- Lift Patches as Per Plans and Specifications	SY	85	\$ 193.68	\$ 16,462.80	\$ 112.00	\$ 9,520.00	\$ 180.00	\$ 15,300.00
3	4 th Street Patch: Saw-Cut Remove Asphalt and 6" Subgrade, Install 6" Thick class 6 Roadbase and 6" Thick (SX) Mix Asphalt-2 lifts as Per Plans and Specifications.	SY	100	\$ 151.47	\$ 15,147.00	\$ 225.00	\$ 22,500.00	\$ 198.00	\$ 19,800.00
TOTAL				\$ 42,687.00		\$ 36,865.00		\$ 43,464.00	
Total Project Without Alternate				\$ 224,033.25		\$ 302,022.00		\$ 244,711.90	
Total Project With Bid Alternate				\$ 216,507.55		\$ 255,794.75		\$ 234,259.90	

August 6, 2026

Dillion Wilson
Public Works Director
Town of Kremmling
200 Eagle Ave.
Kremmling, CO 80459

Re: 2026 Roadway Projects
Recommendation for Project Award

Dear Dillon:

On August 5, 2026, we received three (3) bids for the 2026 Roadway Improvements Project. Bids were received from A-Peak Asphalt, Fones Construction and New West Paving. The recommended alternatives we discussed are totaled and shown below, which include the main bid for 2nd Street and Range with the alternative for scarifying and adding roadbase, paving, re-defining side ditch's with roadbase shoulders along with all patch work on Kinsey prior to the developer overlaying. The bids are as follows:

Contractor	Bids Received
A-Peak Asphalt	\$ 216,507.55
Fones Construction	\$ 234,259.90
New West Paving	\$ 255,794.75

(The Complete Bid Tabulation is Attached to this Letter)

Element Engineering has completed a detailed review of the apparent low bid from A-Peak Asphalt and bid submittal package. The submitted bid meets all the requirements. A-Peak Asphalt has been in business for over 25 years and are currently performing all the roadway paving for the Grand Cliffs subdivision.

Based on the bids submitted by A-Peak Asphalt, we recommend the town award the main bid with the alternate and the Kinsey Avenue patching to A-Peak asphalt in the amount of \$216,507.55.

If you have any questions regarding this matter, please do not hesitate to contact me at 720.582.8441 or by email at mike.hager@bowman.com

Sincerely,

ELEMENT ENGINEERING

Mike Hager
Project manager