

AGENDA  
REGULAR TOWN BOARD MEETING  
MORRISON TOWN HALL  
110 STONE STREET  
TUESDAY, FEBRUARY 17, 2026  
4:15 P.M.

To Access Zoom Meeting Via Video: [CLICK HERE](#)  
**Meeting ID:** 890 5690 1643  
**Passcode:** 250612

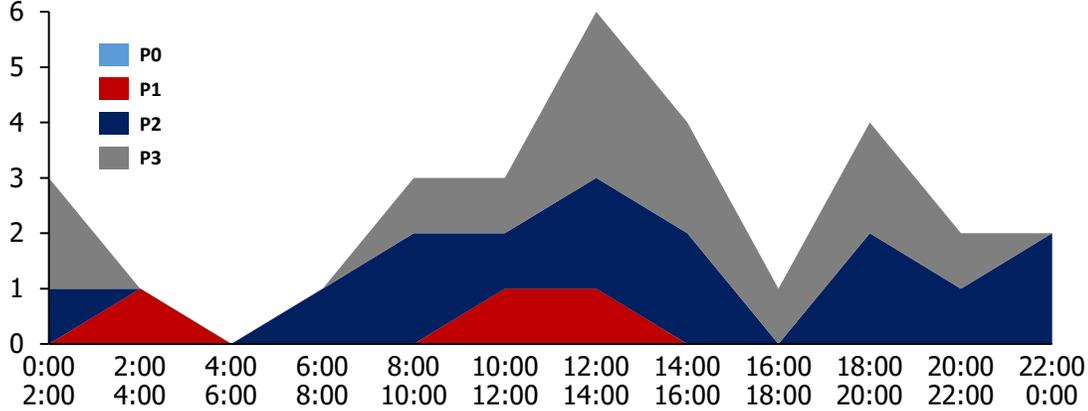
1. 4:15 P.M. EXECUTIVE SESSION to hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b), for which a topic may not be disclosed without compromising the purpose of the executive session.
2. CALL TO ORDER
3. ROLL CALL
4. AMENDMENTS TO THE AGENDA
5. PUBLIC TO ADDRESS THE BOARD
6. DEPARTMENTAL REPORTS
  - a. JeffCom
  - b. Utility
    - i. Street Repair Triage Overview
  - c. Town Manager
  - d. Town Attorney
7. GENERAL BUSINESS
  - a. Ordinance 557 AMENDING SECTION 1-4-1 OF THE MORRISON MUNICIPAL CODE REGARDING MAXIMUM PENALTIES
  - b. Ordinance 558 AMENDING TITLE 10 OF THE MORRISON MUNICIPAL CODE REGARDING GROUND-FLOOR COMMERCIAL USES IN THE MX-N DISTRICT
8. CONSENT AGENDA
  - a. Minutes
    - i. February 3, 2026
  - b. Payroll
  - c. Vouchers
9. FUTURE CONSIDERATIONS
10. EXECUTIVE SESSION to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators concerning potential annexation into municipal town boundary, pursuant to C.R.S. § 24-6-402(e) and Town Charter Section 3.4.
11. ADJOURNMENT



# Morrison PD (JCSO Response)



### Priority Dispatched Calls Per Time of Day

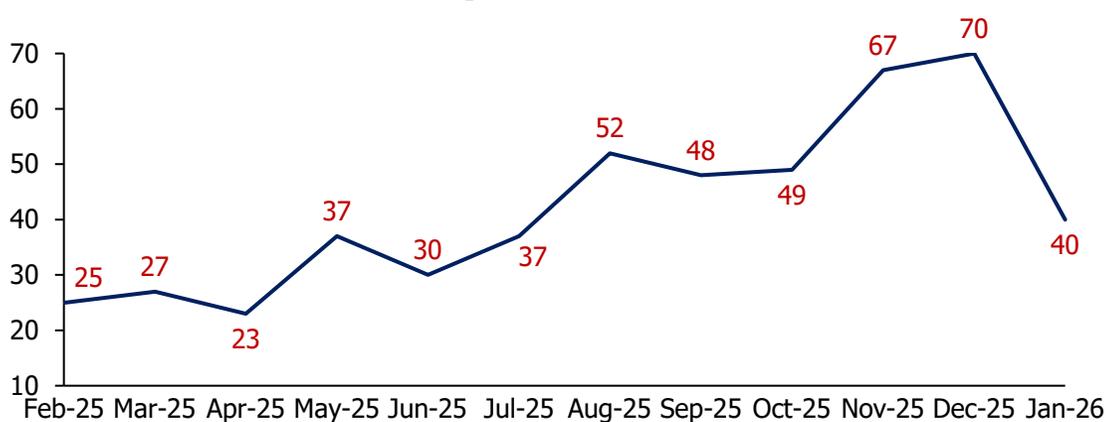


### Daily Priority Call Volume and Entry to Assignment

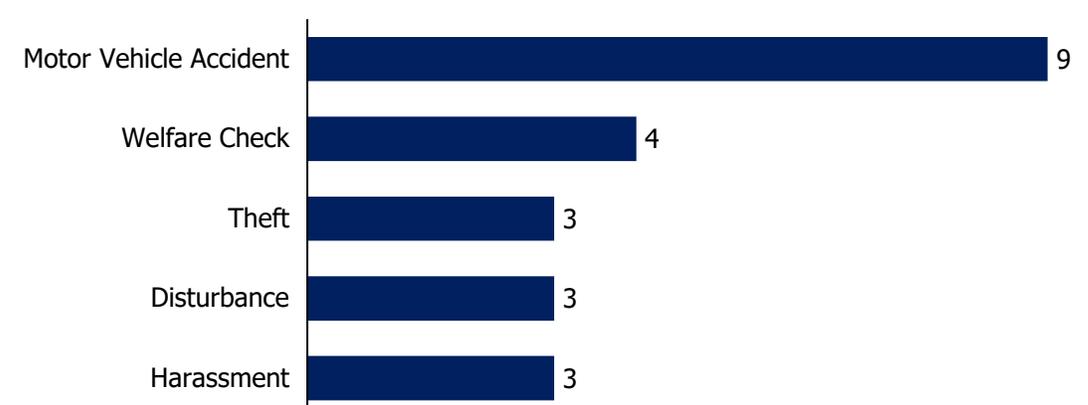
Day of Week	P0	P1	P2	P3	Total	Average
Sunday	0	1	2	4	7	2
Monday	0	1	3	2	6	2
Tuesday	0	0	1	1	2	1
Wednesday	0	0	0	0	0	0
Thursday	0	0	3	2	5	1
Friday	0	1	3	4	8	2
Saturday	0	0	2	0	2	0
<b>Assignment &lt;2 min</b>		<b>67%</b>	<b>21%</b>			
<b>Assignment &lt;4 min</b>		<b>100%</b>	<b>71%</b>			

Notes: Call received, processed, and dispatched by Jeffcom. Self-initiated activity removed.

### Monthly Call Volume



### Top Five Problem Natures



*Utilities Department*  
*2/17/26*

**WATER**

- New raw water overflow project is complete and operating well. The system has been tested and is functioning as designed, providing improved operational reliability and overflow gallons metered.
- Water main leak located at Red Rocks Amphitheater was fixed and put back into service.
- New Red Rocks Tank project is ongoing.
- Neptune 360 meter reading equipment and software are currently in the process of being installed. This upgrade will modernize our meter reading capabilities and improve billing accuracy and system monitoring.
- All new meters being installed will be cellular. These meters will provide readings every 15 minutes directly to the software platform. This will allow staff to better monitor usage patterns and identify potential leaks much sooner.
- Staff will be evaluating a phased plan to convert all in-town meters to cellular technology over time. This will create a uniform metering system throughout the service area and improve overall water loss control and customer service.

**WASTEWATER**

- Site application for the Wastewater Treatment Plant expansion is currently under review. We continue to coordinate with Mt Carbon and Aqua Engineering and respond to comments as necessary to keep the project moving forward.
- The new lift station at Red Rocks Ranch is essentially complete. Final commissioning and startup activities are ongoing, and the station is expected to go online sometime in May.
- New sewer collection system infrastructure at Red Rocks Ranch continues to be constructed. All inspections remain up to date and in compliance with Town standards.
- All newly installed wastewater infrastructure is being added to the GIS system. This effort improves asset tracking, maintenance planning, and long-term capital improvement documentation.

- Review of Wastewater plant expansion is ongoing. Last dates that were discussed were 11/26 start of construction and 11/28 construction complete.

### **BCWA**

- The BCWA Administrative Manager Diane Kielty reviewed some details for the new website that is nearly ready to launch for the Bear Creek Watershed Association
- Thomas Riggle with Evergreen Metro is working on the Watershed Warriors series for 2026. This was a successful program in 2025 with a series of presentations, open to the public, on various watershed topics (what is a watershed, macroinvertebrate sampling, watershed flora and fauna). These will likely be on Wednesday evenings from 5:30 to 7 pm in the Evergreen area. Thomas is looking for input from any other BCWA members on topics of interest or things they might be able to share with the group (such as a plant tour).
- The WRAP (Wildfire Ready Action Plan) for the Bear Creek Watershed is nearing kick off.
- The Colorado Water Conservation Board (CWCB) met on January 26 and 27<sup>th</sup> where the Bear Creek Reservoir Allocation was discussed.
- No update from CDPHE on the TMDL.

### **STREETS AND GROUNDS**

- Routine streets and grounds maintenance activities continue throughout the Town. Crew remains focused on preserving roadway conditions, signage visibility, and overall public safety.
- Winter operations remain in place with equipment serviced and prepared for snow and ice response as needed (hasn't been much need lately) . Materials inventory and response procedures are being maintained to ensure readiness during changing weather conditions.
- Ongoing inspection of curbs, sidewalks, drainage structures, and right-of-way areas continues. Minor repairs are being addressed proactively to reduce long-term maintenance costs and maintain infrastructure integrity.

- Grounds maintenance at Town facilities is ongoing, including vegetation management, cleanup efforts, and coordination with Utility Department.
- Construction on the new RTD shuttle parking spot has begun.
- Street sweeper attachment for skid-steer loader has been commissioned and will be in use.

**Thank you,**

**Fritz Fouts**

**Utilities Director**

## **Street Repair Triage - 2026**

The 2026 triage list reflects the streets that have been flagged as priorities for repair and maintenance. Street maintenance in 2026 may include surface level pavement repairs and potholes. The highest level of need list may be addressed in order but is not guaranteed. Budget allocations may limit the scope of repairs. Streets not identified as critical in 2026 will be monitored for potholes and spot repairs.

### Highest Level of Need for 2026 Triage List

1. Canyon Vista Dr.
2. Red Rocks Vista Dr.
3. Red Rocks Vista Ln.

The Town has initiated the development of pavement management plan, which will incorporate utility line replacement needs. The plan will include a prioritized schedule and will be implemented overtime, when financially viable.

TOWN OF MORRISON  
BOARD OF TRUSTEES, REGULAR MEETING  
FEBRUARY 17, 2026  
BOARD ACTION FORM

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**SUBJECT:** AN ORDINANCE AMENDING SECTION 1-4-1 OF THE MORRISON MUNICIPAL CODE REGARDING MAXIMUM PENALTIES

**SUGGESTED MOTION:** I move to adopt the ordinance amending section 1-4-1 of the Morrison Municipal Code regarding maximum penalties.

**BACKGROUND:**

The proposed ordinance amends section 1-4-1 of the Morrison Municipal Code to align with recent Colorado Supreme Court decisions. The ordinance adds the following subsection to the code:

*Identical State Law Offenses: Any penalties established by the Town that exceed a maximum penalty amount for an identical state law offense shall be subject to the maximum penalty amount established in C.R.S. §§ 18-1.3-501(1)(a.5) and 18-1.3-503(1.5).*

**TOWN OF MORRISON, COLORADO  
BOARD OF TRUSTEES  
ORDINANCE NO. 557**

**AN ORDINANCE AMENDING SECTION 1-4-1 OF THE MORRISON MUNICIPAL  
CODE REGARDING MAXIMUM PENALTIES**

**WHEREAS**, the Town of Morrison is a Colorado home rule municipality operating under a Home Rule Charter approved by the electorate pursuant to Article XX of the Colorado Constitution and governed by its elected Board of Trustees;

**WHEREAS**, the Board has authority pursuant to the Home Rule Charter and C.R.S. § 31-16-101, *et seq.* to adopt and enforce all ordinances; and

**WHEREAS**, the Board desires to amend the Morrison Municipal Code in accordance with recent Colorado Supreme Court decisions.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Trustees of the Town of Morrison, Colorado:

**Section 1.** Section 1-4-1 of the Morrison Municipal Code is hereby amended by the addition of the following subsection:

**1-4-1: PENALTIES ESTABLISHED:**

\* \* \*

*E. Identical State Law Offenses: Any penalties established by the Town that exceed a maximum penalty amount for an identical state law offense shall be subject to the maximum penalty amount established in C.R.S. §§ 18-1.3-501(1)(a.5) and 18-1.3-503(1.5).*

**Section 2. Severability.** If any article, section, paragraph, sentence, clause or phrase of this Ordinance, or the standards adopted herein is held to be unconstitutional or invalid for any reason, such decision will not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of Trustees hereby declares that it would have passed this Ordinance and each part hereof irrespective of the fact that any one part or parts are declared unconstitutional or invalid.

**Section 3. Effective Date.** This Ordinance shall take effect fifteen (15) days after adoption and publication in accordance with Section 3.9 and 3.14 of the Home Rule Charter.

**INTRODUCED, READ, PASSED AND ADOPTED** by the Board of Trustees of the Town of Morrison, Colorado by a vote of \_\_\_ yes and \_\_\_\_\_nays, this \_\_\_ day of \_\_\_\_\_ 2026.

**TOWN OF MORRISON**

\_\_\_\_\_  
Chris Wolfe, Mayor

**ATTEST:**

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Courtney Christensen, Town Clerk

TOWN OF MORRISON  
BOARD OF TRUSTEES, REGULAR MEETING  
FEBRUARY 17, 2026  
BOARD ACTION FORM

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**SUBJECT:** AN ORDINANCE AMENDING TITLE 10 OF THE MORRISON MUNICIPAL CODE REGARDING GROUND-FLOOR COMMERCIAL USES IN THE MX-N DISTRICT

**SUGGESTED MOTION:** I move to adopt the ordinance amending Title 10 of the Morrison Municipal Code regarding ground floor commercial uses in the MX-N District.

**BACKGROUND:**

The proposed ordinance would add a district specific standard for MX-N, requiring 50% of the ground floor of all residential uses to be comprised of commercial uses. The ordinance would also add the definition of “Ground Floor” in section 10-F-3 of the Morrison Municipal Code.



5675 DTC Boulevard, Suite 200  
Greenwood Village, Colorado 80111  
303.770.7201

February 13, 2026

Town of Morrison Board of Trustees  
111 Stone Street  
Morrison, CO 80465

Dear Town of Morrison Board of Trustees:

It has recently come to my attention that the Town of Morrison is proposing to amend the MX-N zoning district to require that fifty percent (50%) of the ground floor of all residential uses shall be comprised of commercial uses. This zoning amendment would apply to the Town of Morrison and Bear Creek Development Corporation (BCDC) parcels that are subject of the recent conceptual master plan prepared by THK, making it a requirement for the Town of Morrison/BCDC project that 50% of the ground floor of residential buildings will be limited to retail commercial land uses. Our firm, THK Associates, strongly objects to these conditions being placed on these parcels for the following reasons.

THK Associates, as part of our master planning effort for these parcels, prepared a highest, best and most profitable uses market feasibility study which established that these parcels will enjoy an average annual market for 30 townhomes per year priced above \$425,000. Our market feasibility analysis also established that the subject properties would enjoy an average annual market absorption of 50 rental apartment units. As a result of this research, a site of approximately 10 acres was recommended for 150 townhome units along with a 10-acre site for 250 apartment units.

Because of topographic constraints of the subject properties, the THK conceptual master plan has only a limited amount of land designated for townhome uses and these townhomes are planned at a location that functions as a transitional land use to the 320 apartment units on an 8-acre site. This allows the proposed residential units to better work with the slope with park-under garage configurations. Additionally, by losing the opportunity to use the townhomes as a transitional land use in working with the steep slopes there could be a reduction in the amount of land that can be developed which would reduce the positive financial impacts to the Town of Morrison from increased revenue from property and sales taxes.

Regarding having first floor retail in 50% of the ground floor area of residential buildings, it has been THK's experience that the market reacts differently to ground floor retail in residential projects depending on the surroundings, especially the level of urban development and the amount of pedestrians and foot traffic in the immediate area. Townhome projects do not typically have ground floor retail. Urban downtown areas have had some success with ground floor retail in apartment buildings but in suburban locations like that of the subject sites there has been limited success because of the lack of substantial pedestrian foot traffic. THK, however, has had success at locations similar to the subject properties by putting ground floor retail at strategic corners of specific buildings. This approach projects the concept of ground floor retail for the



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Greenwood Village, Colorado 80111  
303.770.7201

project but does not overburden the apartments with a significant amount of commercial space that is very difficult to manage and lease.

For these and other reasons, THK does not believe the proposed zoning amendment is a practical and viable zoning requirement that satisfies the requirements of Title 10, Article E.6.(d) of the Morrison code. That provision requires that Land Use Text Amendments:

- (1) Be compatible with current conditions and the character of current structures and uses in each zoning district;
- (2) Promote the most desirable use of land in each zoning district;
- (3) Promote the conservation of sensitive environmental features; and
- (4) Support responsible development and growth.

Requiring that 50% of the ground floor of residential buildings be used for commercial uses would eliminate, not promote some types of desirable residential units like townhomes which can utilize steep slopes and are better suited to deal with other topographic issues at the subject sites. This would reduce the overall density that could be built on the Town of Morrison/BCDC properties, for example, and this would have the catalytic effect of reducing Town revenues from property and sales taxes.

Regarding the Town of Morrison's goal of compatibility of land uses, THK's proposed master plan for the Town of Morrison/BCDC properties recommends that 152,000 sq ft of retail commercial space be developed in shopping centers or on free standing pads on the Town of Morrison property. The Town is now considering requiring that an additional 50% of the ground floor space of residential buildings be for retail commercial uses. This additional retail space would directly compete with the Town of Morrison's retail shopping center space and instead of achieving the Town's goal of compatibility, it could destroy the viability of the Town of Morrison's retail shopping center space.

THK's conceptual master plan has been prepared to capitalize on market potentials available in the primary trade area while preserving and promoting the conservation of sensitive environmental features in an effort to support responsible real estate development and desired growth. THK's conceptual master plan, as currently formulated, accomplishes the Town of Morrison's desired objectives and this can be achieved through designating key corners and special areas within the residential buildings for ground floor retail. This would be a viable alternative, as an example, to having a required 50% of residential ground floors being programmed for retail development, and in our experience is something that can be accomplished through the site development process and does not require a rigid zoning requirement.

In conclusion, THK recently engaged in a detailed effort, and invested significant resources, to create a conceptual master plan for development of the Town of Morrison/BCDC properties that would have the most positive functional, visual, and fiscal impacts on the Town of Morrison. THK is committed to working closely with the Town of Morrison Board of Trustees to



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Greenwood Village, Colorado 80111  
303.770.7201

create this master plan. THK believes that through a presentation and discussions with the Town of Morrison Board of Trustees that a master plan can be formulated that addresses issues including the most appropriate amount of ground floor retail in residential units as well as other issues that best achieves the ownership goals of the Town of Morrison/BCDC properties. For these reasons it is requested that any amendments to the MX-N zoning code be postponed until THK has an opportunity at the February 24, 2026 Board of Trustee meeting to discuss the proposed master plan for the Town of Morrison/BCDC properties and the Town and BCDC have the opportunity to engage in meaningful stakeholder discussions and further analyses.

Thank you and THK looks forward to closely working with the Town of Morrison Board of Trustees towards creating the best and most appropriate master plan for the Town of Morrison/BCDC properties.

Sincerely,

A handwritten signature in blue ink that reads 'Daniel M. Conway'. The signature is written in a cursive style with a large 'D' and 'C'.

Daniel M. Conway  
Principal

BEAR CREEK DEVELOPMENT CORPORATION  
P.O. Box 465  
Morrison, CO 80465

February 13, 2026

Via Email and Hand Delivery

Morrison Board of Trustees  
110 Stone Street  
Morrison, CO 80465  
Courtney Christensen, Town Clerk

**RE: Bear Creek Development Corporation Comments on Ordinance No. 558**

To Morrison Board of Trustees:

Bear Creek Development Corporation (“BCDC”) submits these comments in advance of the February 17, 2026 Morrison Board of Trustee (the “Board”) meeting on Ordinance No. 558 – Amending Title 10 of the Town Code of Morrison (the “Land Use Code”) Regarding Ground-Floor Commercial Uses in the MX-N District. Please add these comments to the record for this proceeding.

Bear Creek Development Corporation (“BCDC”) appreciates the opportunity to comment on the Ordinance that would amend the MX-N zoning district under Title 10 to require that all residential buildings in the MX-N district include at least fifty-percent commercial use on the ground floor. BCDC is a multi-generational property owner and developer in Morrison. BCDC has a long-standing, cooperative relationship with the Town of Morrison and a demonstrated history of contributing to the Town’s prosperity and economic development. BCDC submits these comments to protect its interests as a property owner within the Town of Morrison and to support a thoughtful and collaborative process that advances the Town’s and BCDC’s shared development goals.

For the reasons stated in this comment letter, and in the enclosure prepared by THK Associates, Inc., BCDC requests that the Board decline to adopt Ordinance No. 558 at the February 17 meeting. BCDC requests that the Board:

- (1) Postpone any further discussions or proposals to amend the zoning on the BCDC and Town Properties until the Board has had the opportunity to thoroughly review and consider the Conceptual Master Plan and supporting materials prepared by THK Associates;

- (2) Include BCDC and any other affected property owners in any future discussions over a re-zoning proposal for the Properties and engage in a meaningful stakeholder process with BCDC in the development of any potential zoning revisions for the MX-N zoning district, including the evaluation of tailored alternatives, as any amendment to the zoning district would disproportionately impact BCDC and its property; and
- (3) Ensure any amendments to the MX-N zoning district meet the criteria in the Land Use Code for such amendments, are narrowly tailored to support legitimate planning objectives, and are supported by competent evidence in the record developed through meaningful stakeholder engagement and thorough analysis.

1. BCDC is a key stakeholder and partner in the potential development of the properties subject to the Ordinance.

The Ordinance applies almost exclusively to two properties. One of those properties has been owned by BCDC for over 50 years (the “BCDC Property”). The adjoining property is owned by Copart, Inc. and is proposed to be conveyed to the Town under the Town’s annexation agreement with Copart (the “Town Property”).

BCDC recently invested significant time and resources in engaging THK Associates, Inc., a renowned third-party expert in land-use planning, urban design, and market feasibility research, to prepare a Conceptual Master Plan that identifies a potential development concept, including a potential joint development plan, for the BCDC Property and the Town Property. BCDC and THK are scheduled to present this plan at the upcoming Board meeting on February 24, 2026.<sup>1</sup>

It would be premature to revise the zoning standards applicable to the Properties before the Board has even had the opportunity to review and discuss the proposals in the Conceptual Master Plan.

Further, because the zoning amendment is functionally the equivalent of a parcel-specific re-zoning, due to its applicability to the BCDC Property and limited applicability to other properties in the Town, heightened care is required to ensure procedural

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<sup>1</sup> The Conceptual Master Plan and the supporting analyses prepared by THK Associates, Inc. can be found at this link, <https://www.dropbox.com/scl/fo/d8ungny60ai8ybm8psbyp/ALVbnof7GHanmP1wS1uzjll?rlkey=ghiv26mfg53cofg3tx571ydnh&e=1&dl=0>. The Conceptual Master Plan has already been provided to the Town. Due to the file size, BCDC is not reattaching the plan to the entire document here, but cites to and incorporates the Conceptual Master Plan into this letter and into the administrative record for this proceeding as the Plan itself and the analyses supporting the Plan are critical to informing the Board’s decision on Ordinance No. 558.

compliance, a defensible record, and a rational connection between the adopted standard and the Town’s stated objective.

Accordingly, as indicated above, BCDC requests that the Board:

- (1) Decline to adopt Ordinance No. 558 at the February 17 meeting;
- (2) Postpone any further discussions or proposals to amend the zoning on the BCDC and Town Properties until the Board has had the opportunity to thoroughly review and consider the Conceptual Master Plan and supporting materials prepared by THK Associates;
- (3) Include BCDC and any other affected property owners in any future discussions over a re-zoning proposal for the Properties and engage in a meaningful stakeholder process with BCDC in the development of any potential zoning revisions for the MX-N zoning district, including the evaluation of tailored alternatives, as any amendment to the zoning district would disproportionately impact BCDC and its property;
- (4) Ensure any amendments to the MX-N zoning district meet the criteria in the Land Use Code for such amendments, are narrowly tailored to support legitimate planning objectives; and are supported by competent evidence in the record developed through meaningful stakeholder engagement and thorough analysis.

2. The proposed revision could materially alter the potential development on the properties and preclude the highest and best use of the properties.<sup>2</sup>

As a practical matter, a categorical requirement that all residential buildings have fifty-percent commercial use on the ground floor would constrain feasible building types and site design. The proposed requirement would effectively prevent development of townhouses or other ground-oriented residential buildings and instead require multi-family apartment configurations to carry the ground-floor commercial burden.

Market analyses and the topography of the Properties do not support exclusive development multi-family residential buildings with ground-floor commercial. The THK letter enclosed with this comment identifies that a highest, best, and most profitable uses

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<sup>2</sup> Amendments to the Land Use Code must “[p]romote the most desirable use of land in each zoning district.” LUC § 10-E-6.D.2.b. The Board’s decision to amend the Land Use Code must be supported by competent evidence in the record demonstrating the need and rationale for the decision. *Canyon Area Residents for the Env’t v. Bd. of Cnty. Comm’rs of Jefferson Cnty.*, 172 P.3d 905, 907 (Colo. App. 2006), *as modified on denial of reh’g* (Nov. 9, 2006) (internal citations omitted). Further, the zoning decision must not “deprive[] a property owner of the use and enjoyment of [its] property.” *City of Northglenn v. Grynberg*, 846 P.2d 175, 178 (Colo. 1993).

market feasibility study for the Properties includes development of residential townhomes to meet market demand and adapt to topographic constraints. THK’s determination is supported by the detailed analysis and planning work that informed its development of the Conceptual Master Plan.<sup>3</sup>

The Conceptual Master Plan prepared by THK identifies a thoughtful and comprehensive approach to developing the Properties that balances commercial and residential use with access to open space and pedestrian-friendly amenities. Each component of the plan is carefully thought out to ensure the development conforms to the topographic constraints of the Properties and to ensure the development, including the commercial components, are sustainable. While the conceptual plan prepared by THK does not represent the only potentially viable approach to developing the Properties, a rigid percentage requirement for ground-floor commercial risks producing vacant or uneconomic ground-floor commercial space and could undermine the pedestrian and commercial vitality the Town seeks to promote.

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BCDC remains committed to working with the Town to determine a beneficial development plan for the BCDC property, including potentially under a joint development plan with the Town. At this time, it is not necessary and it is premature to revise the MX-N zoning standards applicable to these Properties. Further analysis and evaluation is needed to ensure any amendments are tailored to market conditions, allow appropriate flexibility for mixed-use design, and support an implementable development strategy to support a vibrant and sustaining use of the Properties.

BCDC respectfully requests that the Board: (1) decline to adopt Ordinance No. 558; (2) defer any further discussions or proposals to amend the zoning on the BCDC and Town Properties until the Board has had the opportunity to thoroughly review and consider the Conceptual Master Plan and supporting materials prepared by THK Associates; (3) include BCDC in any future discussions over a re-zoning proposal for the Properties and engage in meaningful stakeholder process with BCDC in the development of any potential zoning revisions for the MX-N zoning district, including the evaluation of tailored alternatives, as any amendment to the zoning district would disproportionately impact BCDC and its property; and ensure any amendments to the MX-N zoning district meet the criteria in the Land Use Code for such amendments, are narrowly tailored to support legitimate planning

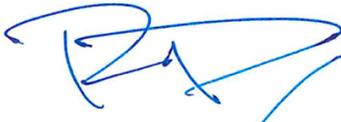
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<sup>3</sup> See Conceptual Master Plan and associated studies and analyses, <https://www.dropbox.com/scl/fo/d8ungny60ai8ybm8psbyp/ALVbnof7GHanmP1wS1uzjll?rlkey=ghiv26mfg53cofg3tx571ydnh&e=1&dl=0>.

objectives; and are supported by competent evidence in the record developed through meaningful stakeholder engagement and thorough analysis.

BCDC appreciates the Board’s consideration of these comments and looks forward to continued collaboration with the Town.

Sincerely,



Ross Bradley, Vice President  
Bear Creek Development Corporation

cc: Dale Ratliff, Williams Weese Pepple & Ferguson  
Mallory Nassau, Town Manager, Town of Morrison  
Austin Flanagan, Town Attorney, Town of Morrison

Enclosure:

THK Associates, Inc., Letter re Ordinance No. 558 (Feb. 13, 2026)

**TOWN OF MORRISON, COLORADO  
BOARD OF TRUSTEES  
ORDINANCE NO. 558**

**AN ORDINANCE AMENDING TITLE 10 OF THE MORRISON MUNICIPAL CODE  
REGARDING GROUND-FLOOR COMMERCIAL USES IN THE MX-N DISTRICT**

**WHEREAS**, the Town of Morrison is a Colorado home rule municipality operating under a Home Rule Charter approved by the electorate pursuant to Article XX of the Colorado Constitution and governed by its elected Board of Trustees;

**WHEREAS**, the Board has authority pursuant to the Home Rule Charter and C.R.S. § 31-16-101, *et seq.* to adopt and enforce all ordinances; and

**WHEREAS**, the Board desires to amend Title 10 of the Morrison Municipal Code to require ground-floor commercial uses in the MX-N district to promote sales tax generation in the Town.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Trustees of the Town of Morrison, Colorado:

**Section 1.** Title 10 of the Morrison Municipal Code is hereby amended by the addition of a new section 10-B-2 to read as follows:

**10-B-2: DISTRICT-SPECIFIC STANDARDS:**

A. MX-N District: In the MX-N District, fifty percent (50%) of the ground floor of all residential uses shall be comprised of commercial uses.

**Section 2.** Section 10-F-3 of the Morrison Municipal Code is hereby amended by the addition of the following definition to appear alphabetically:

**GROUND FLOOR:** The building story that is located at or nearest to grade, where the finished floor elevation is no more than five (5) feet above or below the average finished grade around the building perimeter, and that contains the primary pedestrian entrance.

**Section 3. Severability.** If any article, section, paragraph, sentence, clause or phrase of this Ordinance, or the standards adopted herein is held to be unconstitutional or invalid for any reason, such decision will not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of Trustees hereby declares that it would have passed this Ordinance and each part hereof irrespective of the fact that any one part or parts are declared unconstitutional or invalid.

**Section 4. Effective Date.** This Ordinance shall take effect fifteen (15) days after adoption and publication in accordance with Section 3.9 and 3.14 of the Home Rule Charter.

**INTRODUCED, READ, PASSED AND ADOPTED** by the Board of Trustees of the Town of Morrison, Colorado by a vote of \_\_\_ yes and \_\_\_\_\_nays, this \_\_\_ day of \_\_\_\_\_ 2026.

**TOWN OF MORRISON**

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Chris Wolfe, Mayor

**ATTEST:**

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Courtney Christensen, Town Clerk

TOWN OF MORRISON  
BOARD OF TRUSTEES, REGULAR MEETING  
FEBRUARY 17, 2026  
BOARD ACTION FORM

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SUBJECT: Approval of Consent Agenda.

PROCEDURE: Approve the minutes, payroll and vouchers for February 3, 2026.

RECOMMENDATION: Approve the Consent Agenda.

TOWN ATTORNEY REVIEW: [ ] YES [ X ] NO

TOWN MANAGER REVIEW: [ X ] YES [ ] NO

MOTION: Motion to approve the Consent Agenda for February 17, 2026.

**TOWN OF MORRISON BOARD OF TRUSTEES  
MORRISON TOWN HALL, 110 STONE STREET  
REGULAR MEETING OF THE BOARD OF TRUSTEES  
TUESDAY, FEBRUARY 3, 2026  
5:00 P.M.**

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**1. Call to order.**

Mayor Wolfe called the Regular Town Board Meeting to order at 5:00 P.M.

**2. Roll Call. Minute Mark 00:11**

Mayor Chris Wolfe, Trustees David Wirtz, Krista Nash, Angela Bernhardt, John Leonard and Adam Way were present. A quorum was established.

**3. Amendments to the Agenda.**

None.

**4. Public to Address the Board. Minute Mark 00:26**

Elizabeth Burris. 101 Red Rocks Vista Dr. Burris suggested putting “no overnight parking” signs at the park, speed bumps placed on residential streets, and requested information on when roads will be replaced.

Katie Gill. 231 Red Rocks Vista Dr. Gill addressed the water usage for Red Rocks Amphitheater.

David Clark. 550 S. Wadsworth Blvd. Clark gave an update on future events with Congresswoman Brittany Pettersen’s office.

**5. Presentation. Minute Mark 10:15**

- a. Municipal Financing for Capital Projects

**6. Departmental Reports. Minute Mark 01:19:35**

- a. Museum
- b. Planning and Zoning
- c. Town Manager
- d. Town Attorney

**7. General Business. Minute Mark 02:01:05**

- a. Hilltop Securities Professional Service Agreement

**A motion was made by Trustee Way to approve professional services agreement with Hilltop Securities Inc. with a cap of \$30,000. Trustee Leonard seconded. All present voted aye. The motion carried.**

**8. Consent Agenda. Minute Mark 02:01:45**

**A motion was made by Trustee Bernhardt to approve the Consent Agenda for February 3, 2026. Trustee Way seconded. All present voted aye. The motion carried.**

**9. Future Items for Consideration. Minute Mark 02:02:24**

Trustee Nash asked for more communication to residents and businesses about important topics in advance of board meetings.

**10. ADJOURNMENT**

Mayor adjourned the regular meeting at 07:07 P.M.

TOWN OF MORRISON

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Chris Wolfe, Mayor

ATTEST:

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Courtney Christensen, Town Clerk

Report Criteria:

Date	Payee	Employee Number	Reference Number	Check Number	M	Gross	Expense	FICA	FWT	SWT	Deduct	Net	D	Info
<b>01/30/2026</b>														
<b>PC</b>														
Total PC:		5431				46,327.85	.00	3,509.32-	4,248.00-	1,793.00-	2,605.82-	34,171.71-		
			16	16										

PC Hours Units Types Summary

PC	Title	Hours	Units	Net Type	Amount	D	Info Type	Amount
1-00	Regular Pay	1,132.50	.00	Direct Deposit Net	34,171.71-	D	Informational	.00
2-00	Overtime Pay	15.00	.00	Net	.00		Info Tips Reported	.00
3-00	Vacation Pay	1.50	.00				Fringe Benefit	75.00
4-01	Sick Leave Pay	11.00	.00					
7-01	Holiday Pay	96.00	.00					
Totals:		1,256.00	.00		34,171.71-			75.00

Total 01/30/2026:		5431				46,327.85	.00	3,509.32-	4,248.00-	1,793.00-	2,605.82-	34,171.71-		
			16	16										

01/30/2026 Hours Units Types Summary

PC	Title	Hours	Units	Net Type	Amount	D	Info Type	Amount
1-00	Regular Pay	1,132.50	.00	Direct Deposit Net	34,171.71-	D	Informational	.00
2-00	Overtime Pay	15.00	.00	Net	.00		Info Tips Reported	.00
3-00	Vacation Pay	1.50	.00				Fringe Benefit	75.00
4-01	Sick Leave Pay	11.00	.00					
7-01	Holiday Pay	96.00	.00					
Totals:		1,256.00	.00		34,171.71-			75.00

Grand Totals:	5431		46,327.85	.00	3,509.32-	4,248.00-	1,793.00-	2,605.82-	34,171.71-
		16	16						

Grand Totals Hours Units Types Summary

PC	Title	Hours	Units	Net Type	Amount	D	Info Type	Amount
1-00	Regular Pay	1,132.50	.00	Direct Deposit Net	34,171.71-	D	Informational	.00
2-00	Overtime Pay	15.00	.00	Net	.00		Info Tips Reported	.00
3-00	Vacation Pay	1.50	.00				Fringe Benefit	75.00
4-01	Sick Leave Pay	11.00	.00					
7-01	Holiday Pay	96.00	.00					
Totals:		1,256.00	.00		34,171.71-			75.00

M = Manual Check D = Direct Deposit Net T = Tips Reported F = Fringe Benefits

Report Criteria:

Report Criteria:

Invoices with totals above \$0.00 included.  
 Only paid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>GENERAL FUND</b>								
<b>CAPITAL PROJECTS - GF</b>								
850	Bear Excavating	131262.03	Office Interior Remodel	01/30/2026	27,348.60	27,348.60	02/17/2026	
Total CAPITAL PROJECTS - GF:					27,348.60	27,348.60		
<b>ADMIN</b>								
43	Cirsa	INV1003250	2026 Excess Crime	12/31/2025	145.71	145.71	02/17/2026	
43	Cirsa	WINV1000939	Workers Comp - 1st Qtr	01/01/2026	172.18	172.18	02/17/2026	
39	Caselle Inc	INV-15759	Annual contract suppoort & mainte	01/31/2026	165.00	165.00	02/17/2026	
1547	Istonish	INV-1008	Support	01/31/2026	782.75	782.75	02/17/2026	
1547	Istonish	INV-1009	Labor	01/31/2026	850.00	850.00	02/17/2026	
1547	Istonish	INV-1010	Migration and labor	01/31/2026	522.14	522.14	02/17/2026	
2	1st Bank - Lakewood	12626CC	FP Mailing Solutions	01/26/2026	345.00	345.00	02/17/2026	
66	Comcast	13026223	accnt # 8497404340094223	01/30/2026	88.61	88.61	02/17/2026	
1468	Zayo Network Services, LLC	202602004734	Fiber connectivity	02/01/2026	171.16	171.16	02/17/2026	
2	1st Bank - Lakewood	12626CC	The Cow Eatery	01/26/2026	63.60	63.60	02/17/2026	
1584	Anne-Marie Doss	2172026	Employee Reimbursement	02/17/2026	58.29	58.29	02/17/2026	
1161	Professional Management Solutio	85180	Accounting Services	01/29/2026	1,920.00	1,920.00	02/17/2026	
2	1st Bank - Lakewood	12626CC	DocuSign	01/26/2026	45.00	45.00	02/17/2026	
2	1st Bank - Lakewood	12626MN	Dropbox	01/26/2026	119.88	119.88	02/17/2026	
2	1st Bank - Lakewood	12626MN	Adobe	01/26/2026	24.99	24.99	02/17/2026	
1594	TextMyGov	504725	Software Management and Suppo	02/02/2026	1,500.00	1,500.00	02/17/2026	
1212	Conic Holdings LLC	10627164	301179354 Solar Premise Numbe	02/01/2026	69.86	69.86	02/17/2026	
251	Xcel Energy	2172619-0	321 Hwy 8 unit Park	02/17/2026	83.23	83.23	02/17/2026	
251	Xcel Energy	2192691-1	321 Highway 8	02/19/2026	354.01	354.01	02/17/2026	
707	Civic Plus	362684	Annual fee renewal for Hosting &	02/28/2026	8,367.83	8,367.83	02/17/2026	
2	1st Bank - Lakewood	12626CW	Amazon	01/26/2026	78.11-	78.11-	02/17/2026	
2	1st Bank - Lakewood	12626CW	Amazon	01/26/2026	36.32	36.32	02/17/2026	
2	1st Bank - Lakewood	12626CW	Amazon	01/26/2026	3.91	3.91	02/17/2026	
755	Eldorado Artesian Springs	9258393	Family service plan	01/28/2026	43.95	43.95	02/17/2026	
2	1st Bank - Lakewood	12626CW	Amazon	01/26/2026	34.88	34.88	02/17/2026	
2	1st Bank - Lakewood	12626CW	Amazon	01/26/2026	93.95	93.95	02/17/2026	
2	1st Bank - Lakewood	12626CW	Amazon	01/26/2026	127.50	127.50	02/17/2026	
2	1st Bank - Lakewood	12626CW	Amazon	01/26/2026	28.82	28.82	02/17/2026	
2	1st Bank - Lakewood	12626CW	Amazon	01/26/2026	32.78	32.78	02/17/2026	
2	1st Bank - Lakewood	12626CW	Amazon	01/26/2026	44.77	44.77	02/17/2026	
1584	Anne-Marie Doss	2172026	Employee Reimbursement	02/17/2026	95.20	95.20	02/17/2026	
Total ADMIN:					16,313.21	16,313.21		
<b>BOARD OF TRUSTEES</b>								
43	Cirsa	INV1003250	2026 Excess Crime	12/31/2025	145.71	145.71	02/17/2026	
43	Cirsa	WINV1000939	Workers Comp - 1st Qtr	01/01/2026	37.52	37.52	02/17/2026	
39	Caselle Inc	INV-15759	Annual contract suppoort & mainte	01/31/2026	165.00	165.00	02/17/2026	
1547	Istonish	INV-1008	Support	01/31/2026	782.76	782.76	02/17/2026	
1547	Istonish	INV-1009	Labor	01/31/2026	850.00	850.00	02/17/2026	
1547	Istonish	INV-1010	Migration and labor	01/31/2026	522.14	522.14	02/17/2026	
66	Comcast	13026223	accnt # 8497404340094223	01/30/2026	88.63	88.63	02/17/2026	
1468	Zayo Network Services, LLC	202602004734	Fiber connectivity	02/01/2026	171.16	171.16	02/17/2026	
2	1st Bank - Lakewood	12626CC	Tap on the Rocks	01/26/2026	77.12	77.12	02/17/2026	
43	Cirsa	INV1003120	1st Qtr Prop/Casualty Coverage	01/01/2026	3,975.09	3,975.09	02/17/2026	
755	Eldorado Artesian Springs	9260562	Hot & Cold Dispenser	01/28/2026	29.00	29.00	02/17/2026	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total BOARD OF TRUSTEES:					6,844.13	6,844.13		
<b>BUILDING INSPECTION</b>								
200	Safebuilt Inc	3341831	Building permit fees and renewals	01/31/2026	72.00	72.00	02/17/2026	
Total BUILDING INSPECTION:					72.00	72.00		
<b>COURT</b>								
43	Cirsa	INV1003250	2026 Excess Crime	12/31/2025	145.71	145.71	02/17/2026	
43	Cirsa	WINV1000939	Workers Comp - 1st Qtr	01/01/2026	172.18	172.18	02/17/2026	
39	Caselle Inc	INV-15759	Annual contract supoort & mainte	01/31/2026	165.00	165.00	02/17/2026	
1547	Istonish	INV-1008	Support	01/31/2026	782.76	782.76	02/17/2026	
1547	Istonish	INV-1009	Labor	01/31/2026	850.00	850.00	02/17/2026	
1547	Istonish	INV-1010	Migration and labor	01/31/2026	522.14	522.14	02/17/2026	
66	Comcast	13026223	acctn # 8497404340094223	01/30/2026	88.63	88.63	02/17/2026	
1468	Zayo Network Services, LLC	202602004734	Fiber connectivity	02/01/2026	171.16	171.16	02/17/2026	
1212	Conic Holdings LLC	10627164	301179354 Solar Premise Numbe	02/01/2026	69.86	69.86	02/17/2026	
Total COURT:					2,967.44	2,967.44		
<b>PLANNING</b>								
142	McCool Development Solutions	2026-007	103 BCL	02/02/2026	110.00	110.00	02/17/2026	
142	McCool Development Solutions	2026-008	201 SPA	02/02/2026	770.00	770.00	02/17/2026	
142	McCool Development Solutions	2026-009	405 (407) BCA T-Mobile	02/02/2026	33.00	33.00	02/17/2026	
142	McCool Development Solutions	2026-010	Copart	02/02/2026	4,730.00	4,730.00	02/17/2026	
142	McCool Development Solutions	2026-012	Red Hotel	02/02/2026	220.00	220.00	02/17/2026	
200	Safebuilt Inc	3242528	Code Enforcement Services	01/31/2026	1,920.00	1,920.00	02/17/2026	
142	McCool Development Solutions	2026-011	General Planning	02/02/2026	2,400.00	2,400.00	02/17/2026	
Total PLANNING:					10,183.00	10,183.00		
<b>POLICE</b>								
461	Jefferson County Sheriff's Office	125694	Monthly Law Enforcement Duties	02/03/2026	39,188.00	39,188.00	02/17/2026	
252	Xerox Corporation	025133901	PD Copier	02/05/2026	165.82	165.82	02/17/2026	
185	CENTURYLINK	020426594	333961594	02/04/2026	164.74	164.74	02/17/2026	
849	Jefferson County Hazardous Subs	TM-2002-1	2026 Annual Hazardous Materials	01/23/2026	179.85	179.85	02/17/2026	
967	Jefferson County Sheriff's Office	125665	Animal Control	01/30/2026	116.00	116.00	02/17/2026	
Total POLICE:					39,814.41	39,814.41		
<b>PUBLIC WORKS</b>								
43	Cirsa	INV1003250	2026 Excess Crime	12/31/2025	145.71	145.71	02/17/2026	
43	Cirsa	WINV1000939	Workers Comp - 1st Qtr	01/01/2026	4,884.70	4,884.70	02/17/2026	
39	Caselle Inc	INV-15759	Annual contract supoort & mainte	01/31/2026	165.00	165.00	02/17/2026	
1558	Comfort Enterprise, Inc	207859	Cleaning services	01/28/2026	563.00	563.00	02/17/2026	
1547	Istonish	INV-1008	Support	01/31/2026	782.76	782.76	02/17/2026	
1547	Istonish	INV-1009	Labor	01/31/2026	850.00	850.00	02/17/2026	
1547	Istonish	INV-1010	Migration and labor	01/31/2026	522.14	522.14	02/17/2026	
66	Comcast	13026223	acctn # 8497404340094223	01/30/2026	88.63	88.63	02/17/2026	
1468	Zayo Network Services, LLC	202602004734	Fiber connectivity	02/01/2026	171.16	171.16	02/17/2026	
2	1st Bank - Lakewood	12626CC	Republic Services	01/26/2026	2,889.90	2,889.90	02/17/2026	
43	Cirsa	INV1003120	1st Qtr Prop/Casualty Coverage	01/01/2026	2,936.87	2,936.87	02/17/2026	
461	Jefferson County Sheriff's Office	125632	Fleet Fuel	01/23/2026	524.83	524.83	02/17/2026	
1212	Conic Holdings LLC	10627164	300859893 Solar Premise Numbe	02/01/2026	17.16	17.16	02/17/2026	
1212	Conic Holdings LLC	10627164	301602798 Solar Premise Numbe	02/01/2026	25.78	25.78	02/17/2026	
251	Xcel Energy	2172684-2	99 Bear Creek Ave	02/17/2026	282.04	282.04	02/17/2026	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
251	Xcel Energy	2182692-2	700 BCA	02/18/2026	27.81	27.81	02/17/2026	
251	Xcel Energy	2182692-2	110 Stone Street	02/18/2026	331.21	331.21	02/17/2026	
113	Home Depot Credit Services	082125 334	S&G supplies	08/21/2025	27.81	27.81	02/17/2026	
113	Home Depot Credit Services	092125 334	S&G supplies	09/21/2025	112.38	112.38	02/17/2026	
113	Home Depot Credit Services	092125 334	S&G supplies	09/21/2025	5.97	5.97	02/17/2026	
113	Home Depot Credit Services	092125 334	S&G supplies	09/21/2025	57.83	57.83	02/17/2026	
113	Home Depot Credit Services	12126334	S&G supplies	01/21/2026	30.84	30.84	02/17/2026	
113	Home Depot Credit Services	12126334	S&G supplies	01/21/2026	50.44	50.44	02/17/2026	
1521	Sawatch Labs	INV-12908	Monthly Fees	02/05/2026	57.75	57.75	02/17/2026	
Total PUBLIC WORKS:					15,551.72	15,551.72		
<b>HISTORY MUSEUM</b>								
43	Cirsa	INV1003250	2026 Excess Crime	12/31/2025	145.71	145.71	02/17/2026	
43	Cirsa	WINV1000939	Workers Comp - 1st Qtr	01/01/2026	172.18	172.18	02/17/2026	
39	Caselle Inc	INV-15759	Annual contract supoort & mainte	01/31/2026	165.00	165.00	02/17/2026	
1547	Istonish	INV-1008	Support	01/31/2026	782.76	782.76	02/17/2026	
1547	Istonish	INV-1009	Labor	01/31/2026	850.00	850.00	02/17/2026	
1547	Istonish	INV-1010	Migration and labor	01/31/2026	522.14	522.14	02/17/2026	
66	Comcast	13026223	acctnt # 8497404340094223	01/30/2026	88.63	88.63	02/17/2026	
1468	Zayo Network Services, LLC	202602004734	Fiber connectivity	02/01/2026	171.16	171.16	02/17/2026	
2	1st Bank - Lakewood	12626MM	Home Depot	01/26/2026	6.78	6.78	02/17/2026	
1212	Conic Holdings LLC	10627164	301611128 Solar Premise Number	02/01/2026	53.50	53.50	02/17/2026	
251	Xcel Energy	2182692-2	501 Hwy 8	02/18/2026	228.95	228.95	02/17/2026	
2	1st Bank - Lakewood	12626MM	Google ADS	01/26/2026	740.08	740.08	02/17/2026	
2	1st Bank - Lakewood	12626MM	Mailchimp	01/26/2026	60.00	60.00	02/17/2026	
2	1st Bank - Lakewood	12626MM	Msft Subscription	01/26/2026	12.50	12.50	02/17/2026	
2	1st Bank - Lakewood	12626MM	Adobe	01/26/2026	19.99	19.99	02/17/2026	
2	1st Bank - Lakewood	12626MM	Open AI	01/26/2026	20.00	20.00	02/17/2026	
2	1st Bank - Lakewood	12626MM	Google One	01/26/2026	29.99	29.99	02/17/2026	
2	1st Bank - Lakewood	12626MM	Adobe	01/26/2026	19.99	19.99	02/17/2026	
2	1st Bank - Lakewood	12626MM	Msft Subscription	01/26/2026	12.50	12.50	02/17/2026	
183	Quill	47589658	MNHM Office Supplies	01/29/2026	213.00	213.00	02/17/2026	
Total HISTORY MUSEUM:					4,314.86	4,314.86		
Total GENERAL FUND:					123,409.37	123,409.37		
<b>UTILITY FUND</b>								
<b>SEWER EXPENDITURES</b>								
43	Cirsa	INV1003250	2026 Excess Crime	12/31/2025	145.71	145.71	02/17/2026	
43	Cirsa	WINV1000939	Workers Comp - 1st Qtr	01/01/2026	2,987.69	2,987.69	02/17/2026	
2	1st Bank - Lakewood	12626CC	Indeed	01/26/2026	151.94	151.94	02/17/2026	
2	1st Bank - Lakewood	12626CC	Indeed	01/26/2026	250.53	250.53	02/17/2026	
39	Caselle Inc	INV-15759	Annual contract supoort & mainte	01/31/2026	165.00	165.00	02/17/2026	
1547	Istonish	INV-1008	Support	01/31/2026	782.76	782.76	02/17/2026	
1547	Istonish	INV-1009	Labor	01/31/2026	850.00	850.00	02/17/2026	
1547	Istonish	INV-1010	Migration and labor	01/31/2026	522.14	522.14	02/17/2026	
2	1st Bank - Lakewood	12626CC	FP Mailing Solutions	01/26/2026	345.00	345.00	02/17/2026	
2	1st Bank - Lakewood	12626FF	Rise Broadband	01/26/2026	85.28	85.28	02/17/2026	
2	1st Bank - Lakewood	12626FF	Rise Broadband	01/26/2026	84.29	84.29	02/17/2026	
2	1st Bank - Lakewood	12626FF	Rise Broadband	01/26/2026	220.28	220.28	02/17/2026	
185	CENTURYLINK	020426208	333796208 Sewer Trtmnt	02/04/2026	133.52	133.52	02/17/2026	
66	Comcast	13026223	acctnt # 8497404340094223	01/30/2026	88.63	88.63	02/17/2026	
1468	Zayo Network Services, LLC	202602004734	Fiber connectivity	02/01/2026	171.16	171.16	02/17/2026	
43	Cirsa	INV1003120	1st Qtr Prop/Casualty Coverage	01/01/2026	3,315.53	3,315.53	02/17/2026	
2	1st Bank - Lakewood	12626CW	Advance Auto Parts	01/26/2026	135.99	135.99	02/17/2026	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
2	1st Bank - Lakewood	12626CW	Advance Auto Parts	01/26/2026	57.45	57.45	02/17/2026	
2	1st Bank - Lakewood	12626CW	Advance Auto Parts	01/26/2026	8.58	8.58	02/17/2026	
2	1st Bank - Lakewood	12626FF	Fuel Logic	01/26/2026	494.83	494.83	02/17/2026	
2	1st Bank - Lakewood	12626FF	Fuel Logic	01/26/2026	1,625.74	1,625.74	02/17/2026	
2	1st Bank - Lakewood	12626FF	Stevinson Chevrolet	01/26/2026	98.18	98.18	02/17/2026	
461	Jefferson County Sheriff's Office	125632	Fleet Fuel	01/23/2026	398.35	398.35	02/17/2026	
711	US Bank Voyager Fleet Systems	20826158	fleet fuel	02/08/2026	66.19	66.19	02/17/2026	
711	US Bank Voyager Fleet Systems	20826158	fleet fee	02/08/2026	21.00	21.00	02/17/2026	
1212	Conic Holdings LLC	10627163	304370729 Solar Premise Numbe	02/01/2026	199.73	199.73	02/17/2026	
1212	Conic Holdings LLC	10627164	301890729 Solar Premise Numbe	02/01/2026	209.06	209.06	02/17/2026	
1212	Conic Holdings LLC	10627164	304370729 Solar Premise Numbe	02/01/2026	494.27	494.27	02/17/2026	
1212	Conic Holdings LLC	10627164	304591093 Solar Premise Numbe	02/01/2026	95.81	95.81	02/17/2026	
251	Xcel Energy	2182692-2	16101 Morrison Rd	02/18/2026	3,988.94	3,988.94	02/17/2026	
251	Xcel Energy	2182692-2	16099 Morrison Rd	02/18/2026	53.62	53.62	02/17/2026	
2	1st Bank - Lakewood	12626CW	Amazon	01/26/2026	104.72	104.72	02/17/2026	
2	1st Bank - Lakewood	12626CW	Amazon	01/26/2026	18.04	18.04	02/17/2026	
2	1st Bank - Lakewood	12626CW	Amazon	01/26/2026	19.99	19.99	02/17/2026	
113	Home Depot Credit Services	082125 334	Utility supplies	08/21/2025	63.95	63.95	02/17/2026	
113	Home Depot Credit Services	092125 334	Utility supplies	09/21/2025	4.97	4.97	02/17/2026	
113	Home Depot Credit Services	092125 334	Utility supplies	09/21/2025	32.95	32.95	02/17/2026	
113	Home Depot Credit Services	092125 334	Utility supplies	09/21/2025	29.98	29.98	02/17/2026	
113	Home Depot Credit Services	12126334	Utility supplies	01/21/2026	18.96	18.96	02/17/2026	
1521	Sawatch Labs	INV-12908	Monthly Fees	02/05/2026	57.75	57.75	02/17/2026	
1293	UNCC	226010930	3rd Billing Tier Annual Assessmen	01/31/2026	116.00	116.00	02/17/2026	
238	Usa Blue Book	INV00946036	Utility chemicals	01/27/2026	536.77	536.77	02/17/2026	
965	Timber Line Electric & Control	30645	SCADA Work	01/23/2026	450.00	450.00	02/17/2026	
929	JVA Inc	28248	BCWA Representation	01/31/2026	960.00	960.00	02/17/2026	
872	Treatment Technology	196710	Chemicals	01/30/2026	1,237.00	1,237.00	02/17/2026	
286	Colorado Analytical Lab	260121092	Water	01/29/2026	169.00	169.00	02/17/2026	
Total SEWER EXPENDITURES:					22,067.28	22,067.28		

**WATER EXPENDITURES**

43	Cirsa	INV1003250	2026 Excess Crime	12/31/2025	145.74	145.74	02/17/2026	
43	Cirsa	INV1003701	2025 Equipment Breakdown	01/29/2026	372.00	372.00	02/17/2026	
43	Cirsa	WINV1000939	Workers Comp - 1st Qtr	01/01/2026	5,745.68	5,745.68	02/17/2026	
2	1st Bank - Lakewood	12626CC	Indeed	01/26/2026	151.93	151.93	02/17/2026	
2	1st Bank - Lakewood	12626CC	Indeed	01/26/2026	250.53	250.53	02/17/2026	
850	Bear Excavating	20220262.04	Raw Water Meter Project	02/02/2026	10,626.70	10,626.70	02/17/2026	
39	Caselle Inc	INV-15759	Annual contract suppoort & mainte	01/31/2026	165.00	165.00	02/17/2026	
1547	Istonish	INV-1008	Support	01/31/2026	782.76	782.76	02/17/2026	
1547	Istonish	INV-1009	Labor	01/31/2026	850.00	850.00	02/17/2026	
1547	Istonish	INV-1010	Migration and labor	01/31/2026	522.16	522.16	02/17/2026	
2	1st Bank - Lakewood	12626CC	FP Mailing Solutions	01/26/2026	345.00	345.00	02/17/2026	
2	1st Bank - Lakewood	12626FF	Apple.com	01/26/2026	.99	.99	02/17/2026	
185	CENTURYLINK	11926 910	333805910 DSL Line Water Trtmn	01/19/2026	65.00	65.00	02/17/2026	
66	Comcast	13026223	accnt # 8497404340094223	01/30/2026	88.63	88.63	02/17/2026	
1468	Zayo Network Services, LLC	202602004734	Fiber connectivity	02/01/2026	171.13	171.13	02/17/2026	
28	Bear Creek Watershed Associatio	33126	BCWA Cost Share Contributions	02/28/2026	5,099.60	5,099.60	02/17/2026	
43	Cirsa	INV1003120	1st Qtr Prop/Casualty Coverage	01/01/2026	3,315.52	3,315.52	02/17/2026	
2	1st Bank - Lakewood	12626CW	Advance Auto Parts	01/26/2026	73.79	73.79	02/17/2026	
2	1st Bank - Lakewood	12626FF	Fuel Logic	01/26/2026	494.83	494.83	02/17/2026	
2	1st Bank - Lakewood	12626FF	Fuel Logic	01/26/2026	1,625.74	1,625.74	02/17/2026	
461	Jefferson County Sheriff's Office	125632	Fleet Fuel	01/23/2026	398.35	398.35	02/17/2026	
711	US Bank Voyager Fleet Systems	20826158	fleet fuel	02/08/2026	158.32	158.32	02/17/2026	
1212	Conic Holdings LLC	10627164	300694443 Solar Premise Numbe	02/01/2026	152.61	152.61	02/17/2026	
251	Xcel Energy	2172687-6	17812 Union Ave	02/17/2026	5,283.01	5,283.01	02/17/2026	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
251	Xcel Energy	2182692-2	17811 Union Ave	02/18/2026	690.33	690.33	02/17/2026	
251	Xcel Energy	2182692-2	330 Red Rocks Vista Dr	02/18/2026	5,456.92	5,456.92	02/17/2026	
251	Xcel Energy	2192691-1	18131 Hwy 8 Unit pump	02/19/2026	56.73	56.73	02/17/2026	
251	Xcel Energy	2192691-1	17199 Hwy 74 Bldg Water Pump	02/19/2026	627.25	627.25	02/17/2026	
14	Alperstein & Covell PC	3470	Legal Services	01/31/2026	826.00	826.00	02/17/2026	
113	Home Depot Credit Services	082125 334	Utility supplies	08/21/2025	8.58	8.58	02/17/2026	
113	Home Depot Credit Services	092125 334	Utility supplies	09/21/2025	71.36	71.36	02/17/2026	
113	Home Depot Credit Services	12126334	Utility supplies	01/21/2026	38.39	38.39	02/17/2026	
113	Home Depot Credit Services	12126334	Utility supplies	01/21/2026	22.74	22.74	02/17/2026	
113	Home Depot Credit Services	12126334	Utility supplies	01/21/2026	25.83	25.83	02/17/2026	
1521	Sawatch Labs	INV-12908	Monthly Fees	02/05/2026	57.75	57.75	02/17/2026	
1293	UNCC	226010930	3rd Billing Tier Annual Assessmen	01/31/2026	116.00	116.00	02/17/2026	
238	Usa Blue Book	INV00946356	Utility supplies	01/28/2026	14.80	14.80	02/17/2026	
238	Usa Blue Book	INV00956990	Utility supplies	02/06/2026	288.64	288.64	02/17/2026	
1548	Ferguson Ent dba PollardWater	1653132	Utility supplies	02/03/2026	3,302.00	3,302.00	02/17/2026	
1548	Ferguson Ent dba PollardWater	WP080824	Utility supplies	01/30/2026	510.64	510.64	02/17/2026	
965	Timber Line Electric & Control	30845	Onsite field service labor	01/20/2026	725.00	725.00	02/17/2026	
965	Timber Line Electric & Control	30924	Remote programming	02/05/2026	625.00	625.00	02/17/2026	
715	RESPEC Consulting & Services	INV12250226	Red Rocks Amp Potable Water	01/09/2026	24,383.75	24,383.75	02/17/2026	
715	RESPEC Consulting & Services	INV12251139	Water Engineering	01/23/2026	5,715.50	5,715.50	02/17/2026	
286	Colorado Analytical Lab	260204037	Water - Drinking	02/05/2026	24.00	24.00	02/17/2026	
948	Encore Electric Inc	82438	Service tech and hardware	01/26/2026	508.00	508.00	02/17/2026	
113	Home Depot Credit Services	092125 334	Utility supplies	09/21/2025	18.06	18.06	02/17/2026	
238	Usa Blue Book	INV00945318	Utility supplies	01/27/2026	1,843.80	1,843.80	02/17/2026	
Total WATER EXPENDITURES:					82,842.09	82,842.09		
Total UTILITY FUND:					104,909.37	104,909.37		
Grand Totals:					228,318.74	228,318.74		

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

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City Recorder: \_\_\_\_\_

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
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Report Criteria:

- Invoices with totals above \$0.00 included.
  - Only paid invoices included.
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