Board of Trustees Meeting

Thursday, June 25, 2026

Regular Meeting at 6:00 PM

Palmer Lake Town Hall – 28 Valley Crescent, Palmer Lake, Colorado

Live Stream available on Town website

Agenda

This agenda is subject to revision 24 hours prior to commencement of the meeting.

The Board of Trustees values public comment on issues relevant to Town government. To permit the fair and orderly expression of such comments, the Board will adhere to the following rules for public comment, whether for an agenda item or during public comment for non-agenda items brought by the public. A speaker must be recognized by the Mayor to step to the podium, sign in, use the microphone, state name and address for the record, and address comments solely to the Board, as a whole. Each speaker is limited to 3 minutes, cannot pool time with another, and each speaker may only speak once per topic. Civility and respect is required. Comments should not be directed to Town staff, individual Board members or to public members. Comments or disruption from audience members not recognized by the Mayor are prohibited. Points already made should not be duplicated. Only written comments limited to one page will be permitted. Public members are also invited to submit comments by email to be distributed to the Board separately. Note that comments submitted to the Board are public record. Please understand that the Board will listen and consider public comments; however, members will not discuss or take action on your comment but may refer it to staff and/or a future meeting for discussion.

Thank you for your cooperation.

Call to Order and Roll Call

Invocation

Pledge of Allegiance

Presentations/Presentations

1. Town of Palmer Lake Fire Department Recognition

2. Recognition of Dead Flowers for Contributions to the Palmer Lake Community

Consent Agenda

Items under the consent agenda may be acted upon by one motion. If, in the judgment of a board member, a consent agenda item requires discussion, the item can be placed on the regular agenda for discussion and/or action.

3. Minutes from June 11, 2026, Meeting & Minutes from June 11, 2026, Special Meeting

Staff/Department Reports

4. Police

5. Administration

6. Administrator/Clerk

Business Items

7. Consideration of Continued Participation in the El Paso County Urban County CDBG Program and Approval of Amendment No. 3 to the Intergovernmental Agreement

8. Discussion and Possible Approval of the Appointment of a Citizen Member to the Planning Commission Board – Resolution No. 27-2026

9. Discussion and Approval Checks over $15,000 to JVAM

Public Comment

Public comments are encouraged to be emailed to the Town office at info@palmer-lake.org with subject line of Public Comment (24 hours prior to meeting) and shall be distributed and read at the meeting. Otherwise, please be recognized to speak, sign in, and address the Board on matters not on the agenda. Thank you!

Board Reports

Next Meeting and Future Items

Adjourn

Americans with Disabilities Act

Reasonable accommodations for persons with a disability will be made upon request. Please notify the Town of Palmer Lake (at 719-481-2953) at least 48 hours in advance. The Town of Palmer Lake will make every effort to accommodate the needs of the public.

BOARD OF TRUSTEES SPECIAL MEETING

Thursday, June 11, 2026 at 4:30 PM

Palmer Lake Town Hall – 28 Valley Crescent, Palmer Lake, Colorado

MINUTES

Call to Order/Roll Call

Meeting Called to Order at 4:30PM.

Present: Roger Moseley, Atis Jurka, Beth Harris, John Marble, Mike Beeson, Tony Beltran, Dennis Stern

Pledge of Allegiance

Trustee Moseley recused himself from the proceedings.

Motion to enter executive session. (Stern, Marble) "Aye" Vote. Motion passed unanimously.

Convene to Executive Session -Executive Session pursuant to C.R.S. § 24-6-402(4)(b) for the purpose of receiving legal advice from counsel representing the Town regarding specific legal questions related to pending litigation matters involving the Town, including: (1) Roger Moseley and Martha Brodzik v. Town of Palmer Lake; (2) Roger Moseley v. Town of Palmer Lake, Mayor Dennis Stern, and Town Clerk Erica Romero; and (3) Roger Moseley v. Town of Palmer Lake, Town Clerk Erica Romero, and Deputy Town Clerk Grant Massey.

Reconvene to Open Session

Motion to reconvene to open session. (Harris, Beeson) "Aye" Vote. Motion passed unanimously.

Adjourn

Motion to Adjourn (Harris, Beeson) "Aye" Vote. Motion Passed unanimously.

Meeting Adjourned at 5:18PM

BOARD OF TRUSTEES MEETING

Thursday, June 11, 2026 at 6:00 PM

Palmer Lake Town Hall – 28 Valley Crescent, Palmer Lake, Colorado

MINUTES

Call to Order/Roll Call

Meeting called to order at 6:00pm.

Present: Atis Jurka, Roger Moseley, Tony Beltran, Dennis Stern, Mike Beeson, Beth Harris, John Marble

Invocation - Stewart Lieberman

Pledge of Allegiance

Consent Agenda

1. Approval of the Minutes of the May 14, 2026 Regular Meeting and the May 14, 2026 Special Meeting.
2. Checks over $15,000 JVAM PLLC May 2026 ($38,079.50), JVAM PPLC June 2026 ($26,785.00)

   The Board raised a variety of questions regarding the invoice and decided to continue this item until the next meeting.
3. Monthly Financials April 2026

   Public Comment

   Martha Brodzik - Requested that the Board improve transparency regarding public accounting records, arguing that non-privileged financial details should remain visible to taxpayers. She noted a discrepancy between two recent invoices, suggesting one had been altered to remove detail, and urged that the public be allowed to view records in the same redacted format seen by the Board.

   Motion to approve the consent agenda with item two being continued to the next meeting and that all board members have until next Thursday close of business to make an appointment to discuss each line item. (Harris, Beltran) “Aye” Vote. Motion passed unanimously.

Staff/Department Reports

4. Administrator

   No report.

5. Police

   Interim Town Administrator/Police Chief Glen Smith provided an update on police vehicles, traffic enforcement, and a proactive enforcement approach to E-Bikes.

6. Administrator/Clerk/Treasurer

   Town Clerk Erica Romero gave updates on the Town Administrator search with SGR, the current status and timeline of the 2025 audit, the new Website Launch window, and also provided a Code Compliance update.

7. Fire

   Chief John Vincent provided updates on station maintenance and a recent residential structure fire. He noted that the fire resulted in no injuries and the investigation has been transferred to a private investigator.

8. Water

   Water Supervisor Chaz Roubidoux provided an operational update prioritizing the replacement of the aging Shady Lane water line following recent main breaks. He anticipates the project will be completed in three phases over three years, with Phase 1 estimated at $148,000 ($175,000 including road restoration). The Board noted that Phase 1 funds will be repurposed from a deferred tank coating project within the existing budget, and subsequent phases and the deferred maintenance will be slated for future budget years.

9. Public Works including Roads & Park Maintenance

   No additional report produced.

Business Items

10. Discussion and Possible Action pertaining to the resignation of Kent Whitmer JVAM – Motion accepting JVAM resignation

    Motion to accept the resignation of the attorney Kent Whitmer. (Moseley, Beeson) Roll Call Vote.

    Accept: Jurka, Moseley, Beltran, Stern, Beeson, Harris, Marble

    Deny:

    Motion passed unanimously.

    Motion to move item 14 on the agenda up to item 11. (Harris, Beeson) "Aye" Vote. Motion passed unanimously.

11. Discussion and Possible Approval of the Appointment(s) of a Citizen Member to the Planning Commission Board

    The Board discussed Resolution 24-2026, which proposed appointing two regular members and two alternates to the Planning Commission. Board members expressed a preference to vote on the candidates individually rather than as a group. Planning Commissioner Matt Stephen addressed the Board to explain the Planning Commission's reasoning for the unified recommendation based on candidate experience and consensus.

Motion to change resolution 24-2026 into individual member votes for Planning Commission. (Moseley, Beltran) Motion Withdrawn.

Motion to not accept Resolution 24-2026. (Harris, Beltran) Roll Call Vote.

Accept: Jurka, Moseley, Beltran, Beeson, Harris

Deny: Stern, Marble

Motion Passed.

Public Comment

Martha Brodzik - Referenced Palmer Lake Municipal Code, noting that the code establishes the Planning Commission as a seven-member board with up to two alternates appointed directly by the Board of Trustees.

Motion to make Susan Miner a Planning Commissioner. (Harris, Stern) Roll Call Vote.

Accept: Stern, Beltran

Deny: Marble, Harris, Beeson, Moseley, Jurka

Motion Failed.

Motion to appoint Katherine Pietsch to Planning Commission. (Harris, Beeson) Roll Call Vote.

Accept: Marble, Harris, Beeson, Stern, Beltran, Moseley, Jurka

Deny:

Motion Passed.

Motion to appoint Katherine Keeley to the Planning Commission as an alternate. (Harris, Beeson) Roll Call Vote.

Accept: Marble, Harris, Beeson, Stern, Beltran, Moseley, Jurka

Deny:

Motion Passed.

Motion to appoint John Hartzog to the Planning Commission as an alternate. (Harris, Beeson) Roll Call Vote.

Accept: Harris, Beeson, Moseley, Jurka, Stern

Deny: Marble, Beltran

Motion Passed.

Town Clerk Romero administered the Oath of Office for Katherine Pietsch and John Hartzog.

12. Discussion and Possible Action Regarding Ordinance 03-2026 Adopting and Recording the Official Zoning Map of the Town of Palmer Lake, Colorado

    The Board reviewed the draft of the official town zoning map intended to bring the town's visual records into alignment with the codified updates in Chapter 17. Discussion focused on the methodology used to update the map legend, the resolution of historical record gaps at El Paso County regarding older PUD and PD parcels, and potential configuration conflicts relating to residential lot sizes and future state ADU compliance. Staff confirmed that the map establishes a legal baseline matching current chapter 14 code text rather than executing proactive rezonings, noting that any property-specific errors or zoning changes will be addressed through separate public hearings in the future. Action on the map was deferred to allow final review of the text equivalency tables prior to formal adoption.

Public Comment

Martha Brodzik - Questioned the expired zoning classifications applied to specific parcels on the new map, such as the Red Barn property. She requested clarification on why these historical Planned Unit Development / Planned Development districts were marked as expired and when that status change occurred.

Motion to Approve Ordinance 3-2026. (Stern, Harris) Roll Call Vote.

Accept: Marble, Harris, Beeson, Stern, Beltran, Jurka

Deny: Moseley

Motion Passed.

13. Discussion and Possible Action Regarding a Temporary Moratorium on Contentious Actions, Including Review and Action Against Town Staff

Trustee Beltran initiated a discussion regarding the impact of ongoing municipal litigation and internal friction on administrative staff and town finances. Trustee Beltran suggested an informal moratorium on legal actions and administrative accusations to allow staff to focus on standard town operations. Board members discussed the feasibility of this approach, noting legal limitations regarding a formal moratorium on litigation.

Public Comment

Jane Garrabrant - Commented on an active lawsuit involving the town, suggesting that Trustee Moseley limit interactions with town staff to scheduled public meetings to maintain a comfortable working environment for personnel.

Paul Olivier - Expressed severe concern over the town's governance crisis, escalating legal fees, and the backlog of stalled local projects resulting from rapid turnover in legal counsel. He noted the town currently faces multiple active lawsuits, including a recent filing by a sitting trustee, as well as internal strife and reported intimidation of administrative staff. Warning that continued conflict risks financial insolvency similar to other struggling Colorado municipalities, He urged the Board to cease internal friction and focus immediately on hiring permanent legal and administrative leadership to protect the community.

Martha Brodzik - Spoke regarding historical municipal operations and town governance, stating that internal friction and staff turnover have been long-standing, recurring issues. She emphasized that moving forward, the town must prioritize transparency, honesty, and accountability to rebuild public trust. As an immediate step, they requested that municipal records and financial invoices be shared openly with the community without redactions.

Christi Birkeland - Provided comment regarding an active workplace investigation and internal personnel matters. She outlined federal, state, and municipal regulations, including EEOC standards, Colorado state statutes, and local town policies, governing an employer's strict legal requirement to mitigate workplace harassment and maintain a safe environment for staff. She noted that these policies are legally binding independent of town attorney availability or meeting logistics and requested that the Board take immediate corrective action to support and protect town personnel.

14. Discussion and Possible Action Regarding the Immediate Engagement of Legal Counsel Prior to Consideration of Other Town Business

    The Board directed Interim Town Administrator Smith to immediately identify specialized land-use attorneys to serve as special project counsel, bypassing a formal RFP to quickly mitigate the town's development project backlog. Because projected legal fees will likely exceed the town's $15,000 administrative purchasing limit, staff will bring the recommended candidate names and agreements back to the Board for formal approval. Concurrently, staff was directed to initiate the formal RFP process for a permanent town attorney replacement. Action on the final RFP language and the appointment of special counsel will be finalized at an upcoming special meeting, which Town Clerk Romero will schedule upon receiving availability from the trustees.

15. Discussion and Possible Action Declaring the Board's Commitment to Addressing Immediate Palmer Lake Concerns as a Priority

    Trustee Beltran spoke regarding the Board's commitment to prioritizing municipal matters and fostering community collaboration. Trustee Beltran shared remarks on his experience during his initial months in office and reaffirmed his dedication to his trusteeship duties. In furtherance of this commitment, Trustee Beltran read his official Oath of Office aloud into the public record.

16. Discussion and Possible Action Regarding DRT Contracts

    Trustee Moseley initiated a discussion regarding municipal contract accounting, suggesting the implementation of mandatory statements of work and itemized billing descriptions to improve vendor oversight. Staff defended current internal auditing controls, explaining how professional consulting services and engineering tasks are assigned, tracked, and billed to specific town funds or reimbursable projects. The Board received the update and took no formal action, with the understanding that interested trustees would coordinate with administrative staff to review current billing documentation workflows.

    Public Comment

    Richard Willan - Spoke regarding the Elephant Rock Property and his concerns pertaining the planned development. Noting that the vendor, Prism, attended a prior month's meeting only to discover the item had been removed from the docket without notice. He explained that Prism's original price estimate was explicitly limited to the Eco Spa area, but the project scope and costs increased as additional parts of the property were subsequently requested for survey.

17. Discussion and Possible Action Regarding the Elephant Rock Planned Development Process, Including Potential Waiver of Chapter 16 and Establishment of the Lodge and EcoSpa Areas as Separate Parcels

The Board considered administrative updates and local land-use code compliance regarding the Elephant Rock development, including a proposed parcel split for the EcoSpa areas. Staff provided professional feedback from the town's planning, engineering, and environmental consultants, indicating that the scale of regional infrastructure improvements necessitates a standard major subdivision process through Safebuilt rather than an expedited code waiver.

Public Comment -

Alisha Sears - Provided a public update on the status of the Fourth of July Festival and upcoming Awake the Lake initiatives. She requested community volunteers for festival operations, specifically noting setup, parking, and security needs, and outlined available sponsorship tiers. Ms. Sears also invited the public to the unveiling of a new community troll art installation on June 28th.

Martha Brodzik – Provided comment regarding municipal governance, board meeting protocols, and state statutory compliance. She discussed a previous canceled meeting session, raising concerns regarding administrative decorum, quorum requirements, and notice posting guidelines under Colorado Revised Statutes. She concluded by calling for greater transparency and accountability among town staff and the Board of Trustees.

Jane Garrabrant - Gave public comment regarding municipal governance, board voting protocols, and town financial reporting. She provided an overview of standard accounting principles, explaining how principal and interest loan payments are categorized differently between an income statement and a balance sheet, and recommended that the town provide balance sheets to the Board for better financial overviews. She also discussed standard municipal office workflows regarding voided checks and bank reconciliations, encouraging professional inquiry rather than the targeting of staff operations.

Matt Stephen - Requested that the Board implement a moratorium on data center developments, citing concerns regarding municipal code sufficiency and the high water-utility impacts associated with those facilities.

Board Reports

Trustee Jurka – Provided an update that tomorrow is Women's Veterans Day and that there will be a ceremony at Crawford Memorial. He also commented on the independent decision-making role of the Board of Trustees, noting that elected officials bear the ultimate responsibility for town policy and must exercise independent judgment when receiving administrative recommendations or legal advice.

Trustee Beltran – Requested the results of the RFP for Town Administrator and that a discussion take place at a future meeting regarding the hiring of a town attorney.

Mayor Stern - Provided a status report regarding ongoing exploratory discussions with the Monument Fire District for regional fire service inclusion. He highlighted a willingness by the Monument Fire District to accommodate a physical facility presence in town to help mitigate local capital infrastructure and equipment deficits. The Board directed staff to place the item on an upcoming agenda to schedule a formal, comprehensive work session involving the Monument Fire District, the town fire department, and the fire association.

Trustee Beeson - Reported on upcoming public art initiatives, announcing that the Palmer Lake Arts Council will soon place a six-foot butterfly sculpture in front of Calvert's Market. The speaker expressed thanks to the property owner, Mr. Tremblay, for partnering with the council to provide the installation space as part of community beautification efforts.

Trustee Harris – Requested a discussion item to be placed on a future meeting regarding a data center moratorium.

Trustee Marble – Indicated that he would be attending the CML conference at the end of the month.

Next Meeting and Future Items

Motion to go into executive session. (Stern, Beeson) “Aye” Vote. Motion passed unanimously.

Convene to Executive Session - Executive Session Pursuant to C.R.S. § 24-6-402(4)(f) for Discussion of Personnel Matters Regarding Compensation and Duties of the Town Clerk/Administrative Supervisor/Town Treasurer.

Reconvene to Open Session

Motion to reconvene to Open Session. (Harris, Beeson) “Aye” Vote. Motion passed unanimously.

Motion to increase the pay for the Town Clerk/Treasurer effective immediately. (Stern, Marble) Withdrawn.

Motion to amend the agenda to make a decision about compensation change for the Town Clerk/ Administrative Supervisor/Town Treasurer role. (Harris, Marble) “Aye” vote. Motion passed unanimously.

Motion to approve the compensation package that was discussed in executive session for our Town Clerk/Town Treasurer Erica Romero. (Stern, Marble) Roll Call Vote

Accept: Marble, Harris, Beeson, Stern, Beltran,

Deny:

Motion passed.

Adjourn

Motion to adjourn. (Beltran, Marble) “Aye” Vote. Motion passed.

CDBG Program Overview

CDBG Program Overview

Program History

EPC Entitlement	El Paso County was designated as a CDBG Entitlement Community in 2009, qualifying for a direct CDBG allocation from the U.S. Department of Housing & Urban Development (HUD).
CDBG Purpose	The Community Development Block Grant (CDBG) program provides decent affordable housing, establishes and maintains suitable living environments, and expands economic opportunities for low- to moderate-income residents.
HUD Regulations	El Paso County develops several HUD-approved, long-range strategic plans for use of this funding. Funds may not be used within Colorado Springs city limits.

CDBG Program Overview

El Paso County 2022-2026 Consolidated Plan Goals

Housing

H1 Goal – Improve access to transportation services and infrastructure, remove impediments to mobility and increase access to opportunities.

H2 Goal – Rehabilitation of pre-existing housing inventory to increase affordable, accessible housing choices.

H3 Goal – Increase fair housing education, outreach, and enforcement.

Homelessness & Special Needs

HM1 Goal – Assist in ensuring that homelessness is brief, rare, and non-recurring.

SN1 Goal – Help special needs residents obtain housing and remain housed while living independently as they choose.

SN2 Goal – Reduce accessibility barriers (ADA compliance).

SN3 Goal - Provide for and improve access to services to stabilize living situations and enhance quality of life, particularly for seniors, youth, and special needs populations.

Community Development

CD1 Goal – Improve infrastructure to foster accessible and livable neighborhoods and improve access to public amenities.

CD2 Goal – Develop or improve facilities that provide services to low- to moderate income residents and specials needs populations.

CD3 Goal – Expand economic opportunities for low- to moderate income residents.

CDBG Program Overview

Urban County Requalification Process

3-Year Requalification as an Urban County

- Every 3 years, the U.S. Department of Housing & Urban Development (HUD) notifies El Paso County if and when it may requalify for designation as an Urban County.
- As an Urban County, El Paso County is eligible to receive an allocation of CDBG funds for fiscal years 2027-2029.

Participating Jurisdictions

- Incorporated local governments with Intergovernmental Agreements (IGAs) remain eligible to apply to El Paso County for CDBG funding for eligible projects and activities.
- As participating members in the Urban County, municipalities would not separately apply directly to the State of Colorado for CDBG funding or participate in other HOME or ESG consortiums.

Timeline

- May-June 2026: El Paso County notifies municipalities of the auto-renewing requalification process and requests a response.
- July 2026: El Paso County fully executes the IGA and any amendments via a Board of County Commissioners meeting.
- August 2026: El Paso County submits the executed documents to HUD by the August 2026 deadline.

Eligibility Requirements

5 HUD Project Categories

Infrastructure

- Sidewalks, drainage improvements, sewer lines

*Eligibility: must be in a low to moderate income area (**LMA**) (based on HUD data) or specifically address ADA issues*

Housing

- Owner-occupied housing rehab, public housing accessibility

*Eligibility: households must income qualify (**LMH**)*

Economic Development

- Activities that create jobs or encourage business development

*Eligibility: must provide jobs for income eligible persons (**LMJ**)*

Public Service

(15% allocation cap)

- Services such as meals on wheels, housing counseling

*Eligibility: Must live in the eligible area, income qualify, and provide appropriate demographic data **(LMC)***

Public Facilities

- Improving or building neighborhood community centers, parks, or ADA accessibility to said facilities

*Eligibility: must be in a low to moderate income area (based on HUD data) or address ADA issues (**LMA/LMC**)*

Palmer Lake

CDBG Quick Facts

Town of Palmer Lake has been included in the Urban County Intergovernmental Agreement since the onset:

- The Town of Palmer Lake signed the original IGA in 2008 and has auto-renewed their agreement every 3 years since.

Town of Palmer Lake & Commissioner District 1 have received over $1M in CDBG funds over the years:

- Palmer Lake: $77,000
- District 1: $1,097,920
- CDBG projects have included: economic development, public services, ADA infrastructure, housing rehabilitation

Action items and request for June 2026:

- If Palmer Lake wishes to continue participating in the Urban County to receive CDBG funds:
    - Sign and return the “Inclusion Letter” to EPC by June 24, 2026.
    - Execute the signature page of “Amendment 3” to the IGA and return the signature packet to EPC by June 24, 2026.
- El Paso County will compile all municipality signature packets as a final resolution for the BoCC in July.

INTERGOVERNMENTAL AGREEMENT

Between

EL PASO COUNTY

and the

CITY OF FOUNTAIN AND THE TOWNS OF CALHAN, GREEN MOUNTAIN FALLS, PALMER LAKE AND RAMAH

COMMUNITY DEVELOPMENT BLOCK GRANT ENTITLEMENT PROGRAM
(Federal Fiscal Years 2009 through 2011)

THIS INTERGOVERNMENTAL AGREEMENT, dated for reference purposes only this 3rd day of July, 2008, is between El Paso County by and through the Board of County Commissioners of the County of El Paso (the "County"), a body politic and corporate of the State of Colorado, and the City of Fountain and the Towns of Calhan, Ramah, Green Mountain Falls and Palmer Lake (the "Municipalities"), municipal corporations of the State of Colorado located in El Paso County. The County and the Municipalities may be collectively referred to herein as the Parties.

RECITALS

A. Pursuant to The Housing and Community Development Act of 1974, as amended, 42 U.S.C. 5301 et seq., (the "Act"), the U.S. Department of Housing and Urban Development ("HUD") administers a wide range of local housing and community development activities and programs under Title I of the Act.

B. The primary objective of Title I of the Act is the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities principally for persons of low and moderate income. To further this objective, the Federal government provides Community Development Block Grant ("CDBG") Entitlement funds to local governments to conduct and administer housing and community development activities and projects (the "CDBG Programs"). The CDBG Programs are governed by regulations contained in 24 C.F. R. Part 570 (the "Regulations").

C. To become entitled on an annual basis to receive CDBG funds, a county must qualify as an "urban county." A determination has been made by HUD that the County qualifies as an urban county and may therefore be eligible to receive CDBG funds from HUD by annual grant agreement.

D. Municipalities and other units of local governments may be included as part of the urban county by entering into cooperation agreements. Pursuant to C.R.S. 29-1-201, et seq., the Municipalities and the County may enter into agreements for joint or cooperative action and may contract with each other to perform any governmental service, activity or undertaking that each is authorized by law to perform. A Municipality that has entered into an intergovernmental agreement with the County shall be considered to be a "Participating Jurisdiction" and shall be eligible to participate in the County's CDBG Programs for the County's qualification period.

E. The qualification by HUD of an urban county remains effective for the next three successive federal fiscal years 2009-2011 (the "Program Years") regardless of changes in the County's population during that period, unless the County fails to receive a CDBG during any year of that period.

F. This Agreement sets forth fully the purposes, powers, rights, obligations, and the financial and other responsibilities of the Parties.

G. Accordingly, the Parties have determined that it will be mutually beneficial and in the public interest of the parties to enter into this Agreement regarding the conduct of the CDBG Programs.

AGREEMENT

NOW, THEREFORE, in consideration of the promises and cooperative actions contemplated hereunder, the Parties agree as follows:

1. <u>Inclusion of Municipalities</u>. The Municipalities shall be included as a part of the County for CDBG qualification and grant calculation purposes for the Program Years. The Parties recognize their mutual benefit to seeking entitlement status so that there may be local control over CDBG funds and so that the Parties may receive the benefits of yearly allocations of CDBG funds. The Municipalities understand that because they have elected to pursue entitlement status jointly with the County, HUD restricts the Municipalities during the Programs Years from applying for grants under the small cities or

State CDBG program and from participating in a HOME consortium with other local governments, except through the County, regardless of whether the County receives a HOME formula allocation.

2. **Period of Performance.** This Agreement shall remain in effect through the Program Years and such additional time as may be required for the expenditure of CDBG funds granted and program income received during the Program Years and for the completion of the funded activities (the "Period of Performance"). Neither the County nor the Municipalities may terminate, withdraw, or be removed from their participation in this Agreement or in the CDBG Programs during the Period of Performance.

3. **Renewals.** This Agreement will renew automatically in successive three-year (3-year) qualification periods, unless the Municipalities or the County provide written notice to the other party that it elects not to participate in a new qualification period. The terminating party shall send a copy of the notice of termination to the HUD field office. By the date specified in HUD's urban county qualification notice for the next qualification period, the County will notify the Municipalities in writing of the Municipalities' rights not to participate in that qualification period. A copy of the County's notification to the Municipalities must be sent to the HUD field office by the date specified in the urban county qualification notice. Failure by either party to adopt an amendment to this Agreement incorporating all changes necessary to meet the requirements for cooperation agreements set forth in an Urban County Qualification Notice applicable for any subsequent three-year urban county qualification period and to submit the amendment to HUD as provided in the urban county qualification notice will void the automatic renewal of such qualification period and of this Agreement. If this Agreement is renewed, the subsequent three-year (3-year) period will constitute new Program Years.

4. **Mutual Cooperation.** The Municipalities and the County agree to cooperate as follows:

a. To plan and prepare the CDBG Programs, the Comprehensive Housing Affordability Strategy and Community Development Plan (the "Consolidated Plan"), and detailed descriptions of CDBG Programs to be conducted or performed during each of the Program Years. The finalized activities and projects will be included in the Consolidated Plan and in the requests for CDBG funds for the Program Years. The Parties acknowledge, however, the County has the responsibility, as mandated by HUD, to select the CDBG Programs to be included in the grant request and to submit that request. The Parties recognize that HUD requires the County to execute all grant agreements and holds the County legally liable and responsible for the overall administration and performance of the CDBG Programs. The Parties further acknowledge that the County has greater resources to implement and administer the selected CDBG Programs for which CDBG funds have been provided. Accordingly, the Parties agree that the County shall have the administrative and operational responsibility and authority necessary to meet the requirements of HUD for those selected CDBG Programs to be performed or conducted by the County within the jurisdiction and corporate limits of the Municipalities. The County will also have full administrative responsibility for all programs that may be performed or conducted by the Municipalities. As further required by HUD and only to the extent required by HUD, the Municipalities and the County agree to "cooperate to undertake, or assist in undertaking, community renewal and lower-income housing assistance activities," as approved and authorized between the parties in the CDBG agreements, including the Consolidated Plan.

b. As required by HUD, pursuant to 24 C.F.R. § 570.501 (b) and § 507.503, Municipalities may enter into separate CDBG agreements (the "CDBG Agreements") with the County for the actual conduct of the CDBG Programs within their respective jurisdictions, as approved and authorized by the Board of County Commissioners and the Consolidated Plan. Where a Municipality carries out an eligible activity funded by the urban county, the CDBG Agreement will subject the Municipality to the same minimum requirements found at 24CFR 570.503 as are applicable to subrecipients. As required by HUD, the Parties agree to include standards relating to the management and disposition of assets and real property acquired through the CDBG Programs, in accordance with 24 C.F.R.570.

c. As required by HUD, Municipalities agree to affirmatively further fair housing within their own jurisdictions. The County may not provide any CDBG funding for activities in or in support of the Municipalities if the Municipalities do not affirmatively further fair housing within their own jurisdiction or if the Municipalities impede the County's actions to comply with the County's fair housing certification. This provision is required because non-compliance by the Municipalities included in an urban county may constitute non-compliance by the urban county, which may provide cause for funding sanctions or other remedial action by HUD.

5. Distribution of Funds.

a. Administrative Allocation. The County may retain no more than twenty percent (20%) of the total CDBG funds allocated to the County for purposes of general oversight, management, coordination, and related costs ("Administrative Allocation").

b. Program Allocation. The funds remaining after the Administrative Allocation is subtracted from the total CDBG funds shall be allocated to the various CDBG Programs and projects approved within the Participating Jurisdictions and the County based, in part, upon the representative percentage of low/moderate income populations in the Participating Jurisdictions or the County, as established for the Urban County by HUD ("Jurisdiction Allocation"). The project application and approval process set forth in Paragraph 6 below shall be followed.

6. Project Application and Approval Process

a. Project applications from the County, the Municipalities and other eligible applicants will be reviewed by the Community Development Advisory Board (CD Advisory Board) using evaluation criteria set forth in the applicable Consolidated Plan and the goals of the Board of County Commissioners. Higher priority shall be given to eligible proposals submitted by the County and the Municipalities so long as proposals are consistent with the applicable Consolidated Plan.

b. The decision for determining which projects receive CDBG funds is the responsibility of the El Paso County Board of County Commissioners.

7. **Advisory Board.** In furtherance of the cooperative process of developing the CDBG Programs, and in order to ensure coordination while respecting the role of the Municipalities, El Paso County will establish a Community Development (CD) Advisory Board.

a. Membership. The CD Advisory Board shall be appointed by the El Paso County Board of County Commissioners and shall include at least one member from each Participating Jurisdiction.

The Participating Jurisdictions shall advise the Board of County Commissioners of its nominee for the Advisory Board.

b. Duties. The CD Advisory Board shall recommend the allocation of funds among the proposed CDBG Programs and projects. Although HUD requires the County to maintain legal liability and responsibility for the overall administration and performance of the CDBG Programs, the County will give strong consideration to the recommendations of the CD Advisory Board.

8. Mutual Agreements. The Parties agree as follows:

a. Books and Records. To maintain a complete set of books and records that account for the CDBG funds and the supervision and administration of the CDBG Programs. The Parties agree that they will provide access to these books and records to each other and to HUD, as necessary or requested, to confirm compliance with Federal laws and regulations.

b. Compliance with Laws. To take all actions necessary to comply with the following laws and to assure compliance with County certifications required by:

i. Federal Laws and Regulations. The Housing and Community Development Act of 1974, as amended; Title VI of the Civil Rights Act of 1964; sections 104(b) and 109 of Title I of the Housing and Community Development Act of 1974; the Fair Housing Act, 42 U.S.C. 5301, et seq., 24 C.F. R. Part 570, and especially 24 C.F. R. 570.501(b) applicable to subrecipients and 24 C.F. R. 570.503 applicable to the minimum standards for a written agreement prior to disbursing any CDBG funds; 24 C.F. R. Part 570, et seq., relating to requirements governing any income generated from CDBG funds, ("Program Income"); all rules, regulations, guidelines, circulars, and other requirements promulgated by the various Federal departments, agencies, administrations, and commissions relating to the CDBG.

ii. State and Local Law Compliance. The responsibilities of the Parties shall be subject to applicable state laws, city and county ordinances, resolutions, rules and regulations, and city charter provisions.

iii. Nonviolent Civil Rights Policies. Pursuant to 42 U.S.C. 5304(b)(2), the County and the Municipalities each have adopted and are enforcing, and, if requested, will provide copies to each other of the following policies:

(a) Prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations, and

(b) Enforcing applicable state and local laws against physically barring entrance to or exit from a facility or location which is the subject of nonviolent civil rights demonstrations within its jurisdiction.

c. Expenditure of Funds. All CDBG funds that are approved by HUD for expenditure under the grant agreements will be budgeted and allocated (i) to the County, no more than twenty percent (20%) of the total CDBG funds allocated to the County for administrative, general oversight, management, coordination, and related costs, as allowed by HUD, and (ii) to the specific CDBG Programs described in the Consolidated Plan, which shall be expended only for the CDBG Programs for which the funds are provided.

d. Lobbying Requirement. To the best of the knowledge and belief of each of the Municipalities and County:

i. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

ii. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress or an employee of a member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, each party agrees that it will complete and submit a Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

iii. Each party agrees that it will require the language of this paragraph be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

9. Amendments. This Agreement constitutes the entire agreement of the parties. Any changes and modifications to this Agreement shall be made in writing and shall be executed by both parties prior to the performance of any work or activity involved in the change and be approved by HUD

10. Miscellaneous Provisions.

a. Choice of Law. This Agreement and the rights and duties of the parties shall be interpreted in accordance with the laws of the State of Colorado applicable to contracts made and to be performed entirely within the state.

b. Venue. Venue for any and all legal actions arising hereunder shall lie in the District Court in and for the County of El Paso, State of Colorado.

c. Officials Not to Benefit. No member of the Municipalities or County government, commissioners or individual elected officers shall receive any share or part of this Agreement or any benefit that may arise therefrom.

d. Third Party Beneficiary. The enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the Municipalities and County, and nothing contained in this Agreement shall give or allow any claim or right of action whatsoever by any other or third person.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be duly authorized and executed.

BOARD OF COUNTY COMMISSIOENRS
OF EL PASO COUNTY, COLORADO

By: ______________________________
Dennis Hisey, Chair

Date: June 30, 2008

ATTEST:

____
El Paso County Clerk & Recorder

APPROVED AS TO FORM:

____
El Paso County Attorney's Office

CITY OF FOUNTAIN

By: Jeri C. Howells　　　　Date: 6-24-08

Name: Jeri C. Howells

Title: Mayor

ATTEST:

Sharon G. Mosley

City Clerk

10

TOWN OF CALHAN

By: Blair Bartling　　　　Date: 6-24-08

Name: Blair Bartling

Title: Mayor

ATTEST:

Cindy Tompkins

Town Clerk

TOWN OF RAMAH

By: Turner Smith   Date: 6-27-08

Name: TURNER SMITH

Title: MAYOR

ATTEST:

Cindy Tompkins
Town Clerk

TOWN OF GREEN MOUNTAIN FALLS

By: Tyler S. C. Stevens

Name: Tyler S.C. Stevens

Title: Mayor

Date: July 1, 2008

ATTEST:

Chris Frandina

Town Clerk

TOWN OF PALMER LAKE

By: ______________________ Date: July 2, 2008

Name: John E. Cressman Jr.

Title: Mayor

ATTEST:

Della Gray
Town Clerk

FIRST AMENDMENT TO INTERGOVERNMENTAL AGREEMENT DATED JUNE 30, 2008

This First Amendment to the Intergovernmental Agreement between El Paso County, the City of Fountain and the Towns of Calhan, Green Mountain Falls, Palmer Lake and Ramah dated June 30, 2008 (the "First Amendment") is made this 7th day of July, 2011, by and between El Paso County by and through the Board of County Commissioners of the County of El Paso, 27 East Vermijo Street, 5th Floor, Colorado Springs, CO 80903, and the Cities of Manitou Springs and Fountain and the Towns of Calhan, Green Mountain Falls, Palmer Lake and Ramah.

WHEREAS, the required approval, clearance and coordination have been accomplished from and with the appropriate agencies; and

WHEREAS, the County and the City of Fountain and the Towns of Calhan, Green Mountain Falls, Palmer Lake and Ramah have previously entered into an automatically renewing Intergovernmental Agreement dated June 30, 2008, attached hereto as Exhibit A, referred to herein as the "Contract"; and

WHEREAS, the City of Manitou Springs wishes to enter into the Contract as an additional party, to be included within that collective entity referred to in the Contract as the "Municipalities"; and

WHEREAS, the parties hereto now deem it necessary and desirable to further amend the Contract in order to reflect certain changes.

NOW, THEREFORE, it is hereby agreed that:

1. The City of Manitou Springs will be added as a party to the Contract and will be included within that collective entity referred to in the Contract as the "Municipalities" and thereby agrees to accept all obligations and abide by all requirements of the Contract.

2. All other terms of the Contract shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment the day and year first above written.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

Amy Lathen
Amy Lathen, Chair

DATE: 7-7-11

ATTEST:

El Paso County Clerk & Recorder

APPROVED AS TO FORM:

M. Cole Emmons
El Paso County Attorney's Office

CITY OF FOUNTAIN

BY: ______________________

NAME: ______________________

TITLE: Mayor Pro Tem

DATE: June 28, 2011

ATTEST:

____

City Clerk

CITY OF MANITOU SPRINGS

BY: ______________________ DATE: June 28, 2011

NAME: Jack Benson

TITLE: City Administrator

ATTEST:

____
City Clerk

TOWN OF CALHAN

BY: Blair Bartling DATE: 6-13-11

NAME: Blair Bartling

TITLE: Mayor

ATTEST:

Cindy M Tompkins

Town Clerk

TOWN OF GREEN MOUNTAIN FALLS

BY:________________________ DATE: June 20, 2011

NAME: Tyler S. C. Stevens

TITLE: Mayor

ATTEST:

Town Clerk

TOWN OF PALMER LAKE

BY: ____________________ DATE: 6.23.11

NAME: John Cressman, Jr

TITLE: Mayor

ATTEST:

____
Town Clerk

TOWN OF RAMAH

BY: Turner Smith DATE: 6-23-11

NAME: TURNER SMITH

TITLE: MAYOR

ATTEST:

Cindy M Tompkins

Town Clerk

AMENDED SECOND AMENDMENT TO INTERGOVERNMENTAL AGREEMENT DATED JUNE 30, 2008 FOR THE CDBG PROGRAM

This Second Amendment to the Intergovernmental Agreement between El Paso County, the City of Fountain and the Towns of Calhan, Green Mountain Falls, Palmer Lake and Ramah dated June 30, 2008 (the "Second Amendment") is made this 16TH day of September, 2014, by and between El Paso County by and through the Board of County Commissioners of the County of El Paso, 200 S. Cascade, Colorado Springs, CO 80903, and the Cities of Manitou Springs and Fountain and the Towns of Calhan, Green Mountain Falls, Monument, Palmer Lake and Ramah.

WHEREAS, the required approval, clearance and coordination have been accomplished from and with the appropriate agencies; and

WHEREAS, the County and the City of Fountain and the Towns of Calhan, Green Mountain Falls, Palmer Lake and Ramah have previously entered into an automatically renewing Intergovernmental Agreement dated June 30, 2008, attached hereto as Exhibit A, referred to herein as the "Contract", which was joined by the City of Manitou Springs on July, 7 2011 via a First Amendment To the Contract; and

WHEREAS, the Town of Monument wishes to enter into the Contract as an additional party; and

WHEREAS, HUD has new requirements for cooperation agreements and the Parties desire to amend the IGA to meet said requirements; and

WHEREAS, the parties hereto now deem it necessary and desirable to further amend the Contract in order to reflect certain changes.

NOW, THEREFORE, it is hereby agreed that:

1. The Town of Monument will be added as a party to the Contract and will be included within that collective entity referred to in the Contract as the "Municipalities" and thereby agrees to accept all obligations and abode by all requirements of the Contract.

2. Section 4(c) of the IGA be amended and fully replaced with the following provision:

    As required by HUD, Municipalities agree to affirmatively further fair housing within their own jurisdictions. The County may not provide any CDBG funding for activities in or in support of the Municipalities if the Municipalities do not affirmatively further fair housing within their own jurisdiction, or if the Municipalities impede the County's actions to comply with the County's fair housing certification. The Parties will take all actions necessary to assure compliance with the County's certification under section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, regarding Title VI of the Civil Rights Act of 1964, the Fair Housing Act. The Parties will also comply with section 109 of Title I of the Housing and Community Development Act of 1974, which incorporates Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975. The parties further agree to comply with all other applicable local, state, and federal laws. This provision is required because non-compliance by the Municipalities included in an urban county may constitute non-compliance by the urban county, which may provide for cause for funding sanctions or other remedial actions by HUD.

3. Add Section 4(d) to the IGA which shall state as follows:

The Parties may not sell, trade, or otherwise transfer all or any portion of such funds to another such metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under title I of the Act. This requirement is contained in the Transportation, Housing and Urban Development, and Related Agencies Appropriations Act, 2014, Pub. L. 113-76.

4. All other terms of the Contract shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this amended Second Amendment the day and year first above written.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

BY: ______________________
Dennis Hisey, Chair

DATE: 09.16.2014

ATTEST:

____
El Paso County Clerk & Recorder 14.011

APPROVED AS TO FORM:

____
El Paso County Attorney's Office

CITY OF FOUNTAIN

BY: Scott Trainor DATE: 8/26/2014

NAME: Scott Trainor

TITLE: City Manager

ATTEST:

Mascarenas

City Clerk

SEAL
CITY OF FOUNTAIN
EL PASO COUNTY
COLORADO

CITY OF MANITOU SPRINGS

BY: Marc A. Snyder

DATE: 8-19-2014

NAME: Marc A. Snyder

TITLE: Mayor

ATTEST:

City Clerk

TOWN OF CALHAN

BY: Blair Bartling

NAME: Blair Bartling

TITLE: Mayor

DATE: 8-29-2014

ATTEST:

Cindy Tompkins

Town Clerk

TOWN OF GREEN MOUNTAIN FALLS

BY: Lorrie Worthey

NAME: Lorrie Worthey

TITLE: Mayor

DATE: August 13, 2014

ATTEST:

Mary Duval

Town Clerk

TOWN OF MONUMENT

BY: RAFAEL DOMINGUEZ DATE: 09-02-2014

NAME: [signature]

TITLE: MAYOR

ATTEST:

[signature]

Town Clerk

TOWN OF PALMER LAKE

BY: Nikki McDonald	DATE: 8.14.14

NAME: Nikki McDonald

TITLE: Mayor

ATTEST:

Tara Berreth
Town Clerk

TOWN OF RAMAH

BY: Keith C McCafferty DATE: 8-29-2014

NAME: Keith C McCafferty

TITLE: Mayor Town of Ramah

ATTEST:

Cindy Tompkins

Town Clerk

May 27, 2026

Natasha North
Project Manager
El Paso County Economic Development
9 E. Vermijo Ave
Colorado Springs, CO 80903

Dear Ms. North:

RE: COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (EL PASO COUNTY URBAN COUNTY) FOR FISCAL YEARS 2027-2029

Continued Participation in Urban County Being Sought

Thank you for your recent letter informing the Town of Palmer Lake that El Paso County intends to seek re-designation as an Urban County for receipt of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development for federal fiscal years 2027-2029. This letter serves as notice that the Town of Palmer Lake elects to continue their renewing intergovernmental agreement and participate with El Paso County in the CDBG program.

Sincerely,

Dennis Stern
Mayor
Town of Palmer Lake

CC: HUD – CPD Denver Regional Office

THIRD AMENDMENT TO INTERGOVERNMENTAL AGREEMENT DATED JUNE 30, 2008 FOR THE CDBG PROGRAM

This Third Amendment to the Intergovernmental Agreement between El Paso County, the City of Fountain and the Towns of Calhan, Green Mountain Falls, Palmer Lake and Ramah dated June 30, 2008 (the "Third Amendment") is made this ___ day of ______, 2026, by and between El Paso County by and through the Board of County Commissioners of the County of EI Paso, 200 S. Cascade, Colorado Springs, CO 80903, and the Cities of Manitou Springs and Fountain, and the Towns of Calhan, Green Mountain Falls, Monument, Palmer Lake and Ramah.

WHEREAS, the required approval, clearance, and coordination have been accomplished from and with the appropriate agencies; and

WHEREAS, the County and the City of Fountain and the Towns of Calhan, Green Mountain Falls, Palmer Lake and Ramah have previously entered into an automatically renewing Intergovernmental Agreement dated June 30, 2008, attached hereto as Exhibit A, referred to herein as the "IGA", which was joined by the City of Manitou Springs on July 7, 2011 via a First Amendment to the IGA and which was joined by the Town of Monument on September 16, 2014 via a Second Amendment to the IGA; and

WHEREAS, on September 16, 2014, Section 4(c) of the IGA was also amended through the Second Amendment and Section 4(d) was added to the IGA, to include additional language to meet new HUD requirements; and

WHEREAS, in 2023, HUD previously requested clarifying language to be included in cooperation agreements in the subsequent cycle and the Parties now desire to amend the IGA to meet said requirements within Section 4(c) of the IGA; and

WHEREAS, based upon HUD Notice CPD-26-08, issued May 15, 2026, the Parties also desire to include additional language in Section 8(b)(i) of the IGA; and

WHEREAS, the Parties hereto now deem it necessary and desirable to further amend the IGA in order to reflect these changes.

NOW, THEREFORE, it is hereby agreed that:

1. Section 4(c) of the IGA shall be amended and fully replaced with the following provision:

> The County and Municipalities agree to cooperate to undertake, or assist in undertaking, community renewal and lower-income housing assistance activities. As required by HUD, Municipalities and the County agree to affirmatively further fair housing within their own jurisdictions. The County may not provide any CDBG funding for activities in or in support of the Municipalities if the Municipalities do not affirmatively further fair housing within their own jurisdiction or if the Municipalities impede the County’s actions to comply with the County’s fair housing certification. This provision is required because non-compliance by the

Municipalities included in an urban county may constitute non-compliance by the urban county, which may provide cause for funding sanctions or other remedial action by HUD.

Additionally, the County and Municipalities shall take all actions necessary to assure compliance with the urban county's certification under section 104(b) of Title I of the Housing and Community Development Act of 1974, that the grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964, and the implementing regulations at 24 CFR part 1, and the Fair Housing Act, and the implementing regulations at 24 CFR part 100, and will affirmatively further fair housing. Furthermore, the County and Municipalities shall take all actions necessary to assure compliance with the urban county's certification under section 109 of Title I of the Housing and Community Development Act of 1974, and the implementing regulations at 24 CFR part 6, which incorporates Section 504 of the Rehabilitation Act of 1973, and the implementing regulations at 24 CFR part 8, Title II of the Americans with Disabilities Act, and the implementing regulations at 28 CFR part 35, the Age Discrimination Act of 1975, and the 14 implementing regulation at 24 CFR part 146, and Section 3 of the Housing and Urban Development Act of 1968.

The County and Municipalities agree to comply with any and all other applicable laws and shall sign the assurances and certifications in HUD 424-B.

2. Section 8(b)(i) of the IGA shall be amended to include with the following provision after the first paragraph:

    The County and the Municipalities shall take all actions necessary to assure compliance with the County's certification under Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, that the grant will be conducted and administered in conformity with:

    Title VI of the Civil Rights Act of 1964, and the implementing regulations at 24 CFR Part 1; the Fair Housing Act, and the implementing regulations at 24 CFR Part 100, and will comply with the obligation to affirmatively further fair housing; and Section 109 of Title I of the Housing and Community Development Act of 1974, and the implementing regulations at 24 CFR Part 6, which incorporates: Section 504 of the Rehabilitation Act of 1973, and the implementing regulations at 24 CFR Part 8; Title II of the Americans with Disabilities Act of 1974, and the implementing regulations at 28 CFR Part 35; the Age Discrimination Act of 1975, and the implementing regulations at 24 CFR Part 146; Section 3 of the Housing and Urban Development Act of 1968; Uniform Relocation and Real Property Policies Act of 1970 and the implementing regulations at 49 CFR Part 24; Section 104(d) of the Housing and Community Development Act of 1974 and the implementing regulations at 24 CFR Part 42; and all other applicable laws and regulations.

The Parties agree that Urban County funding in no event will be used for activities in, or in support of, any cooperating unit of general local government that impedes the County's actions to comply with the County's fair housing certification and duty to affirmatively further fair housing.

3. All other terms and conditions of the IGA, as previously amended, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this amended Third Amendment the day and year first above written.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

BY: ______________________ DATE: ______________________
Carrie Geitner, Chair

ATTEST: APPROVED AS TO FORM:

______________________________ ______________________________
El Paso County Clerk & Recorder El Paso County Attorney's Office

CITY OF FOUNTAIN

By: ______________________________ Date: ______________________________

Name: ____________________________

Title: _____________________________

ATTEST:

____

City Clerk

CITY OF MANITOU SPRINGS

By: ______________________________ Date: ______________________________

Name: ____________________________

Title: _____________________________

ATTEST:

____

City Clerk

TOWN OF CALHAN

By: ______________________________ Date: ______________________________

Name: ____________________________

Title: _____________________________

ATTEST:

____

Town Clerk

TOWN OF GREEN MOUNTAIN FALLS

By: ______________________________ Date: ______________________________

Name: ____________________________

Title: _____________________________

ATTEST:

____

Town Clerk

TOWN OF MONUMENT

By: ______________________________ Date: ______________________________

Name: ____________________________

Title: _____________________________

ATTEST:

____

Town Clerk

TOWN OF PALMER LAKE

By: ______________________________ Date: ______________________________

Name: ____________________________

Title: _____________________________

ATTEST:

____

Town Clerk

TOWN OF RAMAH

By: ______________________________ Date: ______________________________

Name: ____________________________

Title: _____________________________

ATTEST:

____

Town Clerk

TOWN OF PALMER LAKE
EL PASO COUNTY
STATE OF COLORADO

RESOLUTION NO. 27 - 2026

A RESOLUTION TO APPROVE A CITIZEN APPOINTMENT TO PLANNING COMMISSION, PALMER LAKE, COLORADO

WHEREAS, Palmer Lake is a statutory town organized under Part 3 of Article 4 of Title 31 of the Colorado Revised Statutes; and

WHEREAS, pursuant to State Statute and the Palmer Lake municipal code, the Board of Trustees is authorized to approve the recommendation of appointed officials to the Planning Commission; and

WHEREAS, at the regular meeting on June 17, 2026, the Planning Commission recommended approval of a citizen appointment to fill a vacancy.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE OF EL PASO COUNTY, COLORADO, AS FOLLOWS:

Section 1. The following individual is appointed to fill the 2025-2027 remaining vacancy for the Town of Palmer Lake Planning Commission:

Two Year term ending January 2027 – Katherine Keeley

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

Section 3. **Repeal**. Existing resolutions or parts of resolutions covering the same matters embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

INTRODUCED, RESOLVED, AND PASSED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE ON THIS 25th DAY OF JUNE 2026.

TOWN OF PALMER LAKE, COLORADO

____
Dennis Stern, Mayor

ATTEST:

By: ________________________________
Erica N. Romero, Town Clerk

6/9/2026

JVAM PLLC 26,785.00

Twenty Six Thousand Seven Hundred Eighty Five Dollars and 00 Cents

JVAM PLLC
305 Gold Rivers Court
Suite 200
Basalt CO 81621

Vendor ID	Name	Payment Number	Check Date	Check Number
JVAM	JVAM PLLC	0004225	6/9/2026	51729

Invoice Number	Date	Description	Amount	Amount Paid	Discount	Net Amount Paid
51227	6/2/2026	Legal Fees	$26,785.00	$26,785.00	$0.00	$26,785.00
		Totals:	$26,785.00	$26,785.00	$0.00	$26,785.00

Vendor ID	Name	Payment Number	Check Date	Check Number
JVAM	JVAM PLLC	0004225	6/9/2026	51729

Invoice Number	Date	Description	Amount	Amount Paid	Discount	Net Amount Paid
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		Totals:	$26,785.00	$26,785.00	$0.00	$26,785.00

5/14/2026

JVAM PLLC 38,079.50

Thirty Eight Thousand Seventy Nine Dollars and 50 Cents

JVAM PLLC
305 Gold Rivers Court
Suite 200
Basalt CO 81621

Vendor ID	Name	Payment Number	Check Date	Check Number
JVAM	JVAM PLLC	0004177	5/14/2026	51682

Invoice Number	Date	Description	Amount	Amount Paid	Discount	Net Amount Paid
49878	5/3/2026	Legal services	$38,079.50	$38,079.50	$0.00	$38,079.50
		Totals:	$38,079.50	$38,079.50	$0.00	$38,079.50

Vendor ID	Name	Payment Number	Check Date	Check Number
JVAM	JVAM PLLC	0004177	5/14/2026	51682

Invoice Number	Date	Description	Amount	Amount Paid	Discount	Net Amount Paid
49878	5/3/2026	Legal services	$38,079.50	$38,079.50	$0.00	$38,079.50
		Totals:	$38,079.50	$38,079.50	$0.00	$38,079.50

305 Gold Rivers Court, Suite 200
Basalt, CO 81621
Phone: 970.922.2122
Email: billing@jvamlaw.com
jvamlaw.com

INVOICE

Invoice # 49878
Date: 05/03/2026
Due On: 05/18/2026

Town of Palmer Lake
54 Valley Crescent/P.O. Box 208
Palmer Lake, CO 80133
+1 (719) 481-2934

53257-Town of Palmer Lake

Outside General Counsel

Date	Quantity	Attorney	Rate	Total
04/03/2026	0.50	CT	$135.00	$67.50
04/06/2026	1.50	KW	$350.00	$525.00
04/06/2026	0.30	CT	$135.00	$40.50
04/06/2026	2.60	KW	$350.00	$910.00
04/06/2026	0.60	KW	$350.00	$210.00
04/07/2026	0.10	KW	$350.00	$35.00
04/07/2026	0.90	KW	$350.00	$315.00
04/07/2026	0.40	KW	$350.00	$140.00
04/07/2026	0.10	KW	$350.00	$35.00
04/07/2026	2.90	KW	$350.00	$1,015.00
04/07/2026	0.10	JNK	$250.00	$25.00
04/08/2026	0.30	JNK	$250.00	$75.00
04/08/2026	1.30	JNK	$250.00	$325.00
04/09/2026	1.10	KW	$350.00	$385.00
04/09/2026	1.00	KW	$500.00	$500.00

04/09/2026	4.10	JNK	$250.00	$1,025.00
04/09/2026	0.20	KW	$350.00	$70.00
04/09/2026	0.40	KW	$350.00	$140.00
04/10/2026	6.20	KW	$350.00	$2,170.00
04/10/2026	0.40	JNK	$250.00	$100.00
04/10/2026	0.30	KW	$350.00	$105.00
04/10/2026	0.30	KLR	$325.00	$97.50
04/10/2026	0.40	KW	$350.00	$140.00
04/11/2026	0.70	KW	$350.00	$245.00
04/11/2026	0.60	KW	$350.00	$210.00
04/11/2026	0.40	KW	$350.00	$140.00
04/11/2026	0.90	KW	$350.00	$315.00
04/11/2026	0.20	KW	$350.00	$70.00
04/11/2026	0.40	KW	$350.00	$140.00
04/12/2026	0.50	KW	$350.00	$175.00
04/12/2026	1.00	KW	$350.00	$350.00
04/13/2026	0.20	KW	$350.00	$70.00
04/13/2026	0.20	KW	$350.00	$70.00
04/13/2026	1.70	JNK	$250.00	$425.00
04/14/2026	0.20	KW	$350.00	$70.00
04/14/2026	2.80	JNK	$250.00	$700.00
04/14/2026	0.70	KW	$350.00	$245.00
04/14/2026	0.10	KW	$350.00	$35.00
04/14/2026	2.40	JEM	$400.00	$960.00
04/15/2026	0.80	JNK	$250.00	$200.00
04/15/2026	0.70	KW	$350.00	$245.00
04/15/2026	0.70	KW	$350.00	$245.00
04/15/2026	0.10	KW	$350.00	$35.00
04/15/2026	0.20	KW	$350.00	$70.00
04/15/2026	0.60	KW	$350.00	$210.00

04/15/2026	0.60	KW	$350.00	$210.00
04/15/2026	2.90	KLR	$325.00	$942.50
04/15/2026	0.20	JEM	$325.00	$65.00
04/15/2026	1.20	JEM	$325.00	$390.00
04/15/2026	3.30	JEM	$325.00	$1,072.50
04/16/2026	1.90	KW	$350.00	$665.00
04/16/2026	1.30	KW	$350.00	$455.00
04/16/2026	1.00	KW	$350.00	$350.00
04/16/2026	0.50	KW	$350.00	$175.00
04/16/2026	0.30	JNK	$250.00	$75.00
04/16/2026	3.30	JEM	$325.00	$1,072.50
04/16/2026	0.40	JEM	$325.00	$130.00
04/17/2026	0.40	KW	$350.00	$140.00
04/17/2026	0.70	KW	$350.00	$245.00
04/17/2026	1.40	KW	$350.00	$490.00
04/17/2026	0.30	KW	$350.00	$105.00
04/17/2026	0.50	KW	$350.00	$175.00
04/17/2026	1.40	KW	$350.00	$490.00
04/18/2026	0.20	KW	$350.00	$70.00
04/18/2026	0.40	KW	$350.00	$140.00
04/18/2026	0.50	KW	$350.00	$175.00
04/18/2026	1.00	KW	$350.00	$350.00
04/19/2026	1.50	KW	$350.00	$525.00
04/19/2026	0.50	KW	$350.00	$175.00
04/19/2026	1.40	KW	$350.00	$490.00
04/19/2026	0.30	KW	$350.00	$105.00
04/20/2026	0.70	JNK	$250.00	$175.00
04/20/2026	0.20	KW	$350.00	$70.00
04/20/2026	0.10	KW	$350.00	$35.00
04/20/2026	0.20	KW	$350.00	$70.00

04/20/2026	0.10	KW	$350.00	$35.00
04/20/2026	0.60	KW	$350.00	$210.00
04/20/2026	1.60	KW	$350.00	$560.00
04/20/2026	0.20	KW	$350.00	$70.00
04/20/2026	0.20	KLR	$325.00	$65.00
04/20/2026	0.30	JEM	$325.00	$97.50
04/20/2026	0.10	JEM	$325.00	$32.50
04/20/2026	2.30	JEM	$325.00	$747.50
04/21/2026	0.50	KW	$350.00	$175.00
04/21/2026	0.50	KW	$350.00	$175.00
04/21/2026	0.20	KW	$350.00	$70.00
04/21/2026	0.30	KW	$350.00	$105.00
04/21/2026	0.10	KW	$350.00	$35.00
04/21/2026	0.40	KW	$350.00	$140.00
04/21/2026	0.30	KW	$350.00	$105.00
04/21/2026	0.30	KW	$350.00	$105.00
04/21/2026	0.10	CT	$135.00	$13.50
04/21/2026	0.40	JNK	$250.00	$100.00
04/21/2026	0.50	KW	$350.00	$175.00
04/21/2026	1.50	JEM	$325.00	$487.50
04/21/2026	0.10	JEM	$325.00	$32.50
04/21/2026	0.40	JEM	$325.00	$130.00
04/21/2026	0.70	KLR	$325.00	$227.50
04/22/2026	0.20	KW	$350.00	$70.00
04/22/2026	0.20	KW	$350.00	$70.00
04/22/2026	0.10	KW	$350.00	$35.00
04/22/2026	0.10	KW	$350.00	$35.00
04/22/2026	0.30	JEM	$325.00	$97.50
04/23/2026	1.00	KW	$500.00	$500.00
04/23/2026	0.60	KW	$350.00	$210.00

04/23/2026	0.50	KW	$350.00	$175.00
04/23/2026	0.10	KW	$350.00	$35.00
04/23/2026	0.10	KW	$350.00	$35.00
04/23/2026	5.80	KW	$350.00	$2,030.00
04/23/2026	0.10	JEM	$325.00	$32.50
04/25/2026	0.10	KW	$350.00	$35.00
04/25/2026	0.40	KW	$350.00	$140.00
04/25/2026	0.40	KW	$350.00	$140.00
04/25/2026	0.90	KW	$350.00	$315.00
04/25/2026	0.70	KW	$350.00	$245.00
04/25/2026	0.40	KW	$350.00	$140.00
04/27/2026	0.10	KW	$350.00	$35.00
04/27/2026	0.10	KW	$350.00	$35.00
04/27/2026	0.10	KW	$350.00	$35.00
04/27/2026	0.40	KW	$350.00	$140.00
04/27/2026	0.70	KW	$350.00	$245.00
04/27/2026	0.20	KW	$350.00	$70.00
04/27/2026	1.90	JNK	$250.00	$475.00
04/27/2026	1.30	KW	$350.00	$455.00
04/27/2026	0.30	JEM	$325.00	$97.50
04/27/2026	0.20	JEM	$325.00	$65.00
04/28/2026	1.10	KW	$350.00	$385.00
04/28/2026	1.70	JNK	$250.00	$425.00
04/28/2026	0.20	KW	$350.00	$70.00
04/28/2026	0.20	KW	$350.00	$70.00
04/28/2026	0.20	KW	$350.00	$70.00
04/28/2026	0.20	KW	$350.00	$70.00
04/28/2026	0.10	KW	$350.00	$35.00
04/28/2026	0.10	KW	$350.00	$35.00
04/28/2026	0.10	KW	$350.00	$35.00

04/28/2026	0.30	KW	$350.00	$105.00
04/28/2026	0.10	JEM	$325.00	$32.50
04/28/2026	0.60	JEM	$325.00	$195.00
04/28/2026	0.30	JEM	$325.00	$97.50
04/29/2026	0.80	KW	$350.00	$280.00
04/29/2026	0.60	KW	$350.00	$210.00
04/29/2026	0.20	KW	$350.00	$70.00
04/29/2026	1.90	KW	$350.00	$665.00
04/29/2026	1.70	JNK	$250.00	$425.00
04/29/2026	0.20	JEM	$325.00	$65.00
04/29/2026	0.30	JEM	$325.00	$97.50
04/30/2026	0.60	KW	$350.00	$210.00
04/30/2026	0.60	JNK	$250.00	$150.00
04/30/2026	0.80	KW	$350.00	$280.00
04/30/2026	0.10	KW	$350.00	$35.00
04/30/2026	0.70	JEM	$325.00	$227.50
04/30/2026	0.10	KW	$350.00	$35.00
04/30/2026	0.10	KW	$350.00	$35.00
04/30/2026	0.30	JEM	$325.00	$97.50
04/30/2026	0.10	KW	$350.00	$35.00
			Quantity Subtotal	**114.0**

Time Keeper	Position	Quantity	Rate	Total
Jessica Karikas	Associate	18.8	$250.00	$4,700.00
John Mallonee	Associate	2.4	$400.00	$960.00
John Mallonee	Associate	16.5	$325.00	$5,362.50
Katie Randall	Partner	4.1	$325.00	$1,332.50
Kent Whitmer	Partner	2.0	$500.00	$1,000.00
Kent Whitmer	Partner	69.3	$350.00	$24,255.00
Catherine Trotter	Legal Assistant	0.9	$135.00	$121.50

Subtotal	**$37,731.50**

53307-Town of Palmer Lake

Highbrook Subdivision 2

Date	Quantity	Attorney	Rate	Total
04/21/2026	0.40	CT	$195.00	$78.00
04/21/2026	0.60	KW	$450.00	$270.00
			Quantity Subtotal	**1.0**

Time Keeper	Position	Quantity	Rate	Total
Kent Whitmer	Partner	0.6	$450.00	$270.00
Catherine Trotter	Legal Assistant	0.4	$195.00	$78.00
			Subtotal	**$348.00**

Interest

Type	Date	Description	Total
Interest	05/19/2026	Interest on overdue invoice #49878	$93.90

Interest Subtotal	**$93.90**
Quantity Total	**115.0**
Subtotal	**$38,079.50**
Interest	**$93.90**
Total	**$38,173.40**

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due

49878	05/18/2026	$38,173.40	$0.00	$38,173.40
			Outstanding Balance	**$38,173.40**
			Total Amount Outstanding	**$38,173.40**

Please pay within 15 days. 6.0% simple annual interest will be charged every 30 days.

Remittance Advice

Checking Information

Remit checks to: JVAM PLLC
Billing Department
305 Gold Rivers Ct #200
Basalt, CO 81621

To pay by Credit Card or eCheck, visit jvamlaw.com

Please include the invoice number 49878 as an additional reference so we may accurately identify and apply your payment.
Call 970.922.2122 or email billing@jvamlaw.com with any questions regarding payments.
For issues with your bill, please inquire directly with your attorney.

305 Gold Rivers Court, Suite 200
Basalt, CO 81621
Phone: 970.922.2122
Email: billing@jvamlaw.com
jvamlaw.com

INVOICE

Invoice # 49878
Date: 05/03/2026
Due On: 05/18/2026

Pay your invoice online

To pay your invoice, open the camera on your mobile device and place the QR code in the camera's view.

Or, **click here** if you're viewing on a computer or smartphone.

305 Gold Rivers Court, Suite 200
Basalt, CO 81621
Phone: 970.922.2122
Email: billing@jvamlaw.com
jvamlaw.com

INVOICE

Invoice # 51227
Date: 06/02/2026
Due On: 06/17/2026

Town of Palmer Lake
54 Valley Crescent/P.O. Box 208
Palmer Lake, CO 80133
+1 (719) 481-2934

53257-Town of Palmer Lake

Outside General Counsel

Date	Quantity	Attorney	Rate	Total
05/01/2026	0.20	KW	$350.00	$70.00
05/01/2026	0.50	KW	$350.00	$175.00
05/01/2026	2.00	JNK	$250.00	$500.00
05/01/2026	1.60	KW	$350.00	$560.00
05/01/2026	0.20	JNK	$250.00	$50.00
05/01/2026	0.20	KW	$350.00	$70.00
05/01/2026	0.50	JEM	$325.00	$162.50
05/01/2026	0.40	JEM	$325.00	$130.00
05/01/2026	0.90	JEM	$325.00	$292.50
05/01/2026	0.60	JEM	$325.00	$195.00
05/01/2026	0.30	JEM	$325.00	$97.50
05/03/2026	0.30	KW	$350.00	$105.00
05/04/2026	0.50	KW	$350.00	$175.00
05/04/2026	1.30	KW	$350.00	$455.00
05/04/2026	2.40	JNK	$250.00	$600.00

05/04/2026	1.20	KW	$350.00	$420.00
05/04/2026	0.30	KW	$350.00	$105.00
05/04/2026	0.30	JEM	$325.00	$97.50
05/04/2026	0.50	JEM	$325.00	$162.50
05/04/2026	1.90	JEM	$325.00	$617.50
05/04/2026	0.30	JEM	$325.00	$97.50
05/05/2026	0.60	KW	$350.00	$210.00
05/05/2026	0.30	KW	$350.00	$105.00
05/05/2026	0.60	JNK	$250.00	$150.00
05/05/2026	0.70	JEM	$325.00	$227.50
05/05/2026	2.40	JEM	$325.00	$780.00
05/06/2026	0.40	JEM	$325.00	$130.00
05/07/2026	0.80	KW	$350.00	$280.00
05/07/2026	0.40	JEM	$325.00	$130.00
05/07/2026	0.10	JEM	$325.00	$32.50
05/08/2026	0.40	KW	$350.00	$140.00
05/08/2026	0.30	JNK	$250.00	$75.00
05/08/2026	1.70	KW	$350.00	$595.00
05/08/2026	0.10	JEM	$325.00	$32.50
05/08/2026	0.40	JEM	$325.00	$130.00
05/08/2026	1.50	JEM	$325.00	$487.50
05/09/2026	1.30	KW	$350.00	$455.00
05/09/2026	0.90	KW	$350.00	$315.00
05/09/2026	0.50	KW	$350.00	$175.00
05/09/2026	0.30	KW	$350.00	$105.00
05/10/2026	0.70	KW	$350.00	$245.00
05/10/2026	0.20	KW	$350.00	$70.00
05/11/2026	0.20	KW	$350.00	$70.00
05/11/2026	1.50	KW	$350.00	$525.00
05/11/2026	0.20	KW	$350.00	$70.00

05/11/2026	0.10	KW	$350.00	$35.00
05/11/2026	1.70	JNK	$250.00	$425.00
05/11/2026	0.50	KW	$350.00	$175.00
05/11/2026	0.80	KW	$350.00	$280.00
05/11/2026	0.50	JEM	$325.00	$162.50
05/11/2026	0.60	JEM	$325.00	$195.00
05/11/2026	0.50	JEM	$325.00	$162.50
05/11/2026	0.70	JEM	$325.00	$227.50
05/11/2026	1.80	JEM	$325.00	$585.00
05/12/2026	0.30	KW	$350.00	$105.00
05/12/2026	0.60	KW	$350.00	$210.00
05/12/2026	0.10	KW	$350.00	$35.00
05/12/2026	0.40	KW	$350.00	$140.00
05/12/2026	0.20	KW	$350.00	$70.00
05/12/2026	0.20	KW	$350.00	$70.00
05/12/2026	0.60	KW	$350.00	$210.00
05/12/2026	0.20	KW	$350.00	$70.00
05/12/2026	0.50	KW	$350.00	$175.00
05/12/2026	0.70	JNK	$250.00	$175.00
05/12/2026	0.50	KW	$350.00	$175.00
05/12/2026	0.60	KW	$350.00	$210.00
05/12/2026	0.30	JEM	$325.00	$97.50
05/12/2026	0.30	JEM	$325.00	$97.50
05/13/2026	1.00	KW	$350.00	$350.00
05/13/2026	0.30	KW	$350.00	$105.00
05/13/2026	0.20	KW	$350.00	$70.00
05/13/2026	0.30	KW	$350.00	$105.00
05/13/2026	0.40	KW	$350.00	$140.00
05/13/2026	0.20	KW	$350.00	$70.00
05/13/2026	1.20	JNK	$250.00	$300.00

05/13/2026	0.40	JEM	$325.00	$130.00
05/14/2026	2.00	JNK	$250.00	$500.00
05/15/2026	1.00	KW	$500.00	$500.00
05/15/2026	6.50	KW	$350.00	$2,275.00
05/15/2026	0.20	KW	$350.00	$70.00
05/15/2026	0.20	JEM	$325.00	$65.00
05/17/2026	0.20	KW	$350.00	$70.00
05/17/2026	0.20	KW	$350.00	$70.00
05/18/2026	0.80	KW	$350.00	$280.00
05/18/2026	1.20	JNK	$250.00	$300.00
05/18/2026	0.20	KW	$350.00	$70.00
05/18/2026	0.80	KW	$350.00	$280.00
05/18/2026	0.30	KW	$350.00	$105.00
05/18/2026	0.30	KW	$350.00	$105.00
05/18/2026	0.60	KLR	$325.00	$195.00
05/18/2026	0.30	KW	$350.00	$105.00
05/18/2026	0.30	KW	$350.00	$105.00
05/18/2026	0.10	KW	$350.00	$35.00
05/18/2026	0.50	KW	$350.00	$175.00
05/18/2026	0.30	JEM	$325.00	$97.50
05/18/2026	0.50	JEM	$325.00	$162.50
05/18/2026	0.20	JEM	$325.00	$65.00
05/18/2026	0.60	JEM	$325.00	$195.00
05/19/2026	0.40	KW	$350.00	$140.00
05/19/2026	0.60	KW	$350.00	$210.00
05/19/2026	0.50	KW	$350.00	$175.00
05/19/2026	3.00	JNK	$250.00	$750.00
05/19/2026	0.10	KW	$350.00	$35.00
05/19/2026	0.70	KLR	$325.00	$227.50
05/20/2026	1.40	JNK	$250.00	$350.00

05/20/2026	0.10	KW	$350.00	$35.00
05/20/2026	0.40	KW	$350.00	$140.00
05/21/2026	3.30	JNK	$250.00	$825.00
05/21/2026	0.40	KW	$350.00	$140.00
05/21/2026	0.30	JEM	$325.00	$97.50
05/21/2026	1.20	JEM	$325.00	$390.00
05/21/2026	0.40	JEM	$325.00	$130.00
05/22/2026	2.10	KW	$350.00	$735.00
05/22/2026	2.20	JNK	$250.00	$550.00
			Quantity Subtotal	**84.0**

Time Keeper	Position	Quantity	Rate	Total
Jessica Karikas	Associate	22.2	$250.00	$5,550.00
John Mallonee	Associate	20.5	$325.00	$6,662.50
Katie Randall	Partner	1.3	$325.00	$422.50
Kent Whitmer	Partner	1.0	$500.00	$500.00
Kent Whitmer	Partner	39.0	$350.00	$13,650.00

Quantity Total	**84.0**
Subtotal	**$26,785.00**
Total	**$26,785.00**

10-21-5103

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
49878	05/18/2026	$38,079.50	$0.00	$38,079.50

Interest On Other Invoices

Original Invoice	Due On	Amount Due	Payments Received	Balance Due

49878	06/18/2026	$93.90	$0.00	$93.90

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
51227	06/17/2026	$26,785.00	$0.00	$26,785.00
			Outstanding Balance	**$64,958.40**
			Total Amount Outstanding	**$64,958.40**

Please pay within 15 days. 6.0% simple annual interest will be charged every 30 days.

Remittance Advice

Checking Information	
Remit checks to:	JVAM PLLC Billing Department 305 Gold Rivers Ct #200 Basalt, CO 81621 To pay by Credit Card or eCheck, visit jvamlaw.com

Please include the invoice number 51227 as an additional reference so we may accurately identify and apply your payment.
Call 970.922.2122 or email billing@jvamlaw.com with any questions regarding payments.
For issues with your bill, please inquire directly with your attorney.

305 Gold Rivers Court, Suite 200
Basalt, CO 81621
Phone: 970.922.2122
Email: billing@jvamlaw.com
jvamlaw.com

INVOICE

Invoice # 51227
Date: 06/02/2026
Due On: 06/17/2026

Pay your invoice online

To pay your invoice, open the camera on your mobile device and place the QR code in the camera's view.

Or, **click here** if you're viewing on a computer or smartphone.