TOWN OF COLUMBINE VALLEY
BOARD OF TRUSTEES MEETING
November 18, 2025
6:30 p.m.
A G E N D A

1. ROLL CALL 6:30 p.m.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT
   Each speaker will be limited to three minutes. The Board of Trustees is not authorized by the Colorado Open Meetings Law to discuss, comment, or act at the meeting on any issue raised by public comment. The Mayor may refer the matter to the Town Administrator or Town Attorney for immediate comment, or to staff to obtain additional information and report back to the Board as appropriate.

4. CONSENT AGENDA
   Consent agenda items can be adopted by a simple motion. Ordinances must be read by title prior to a vote on the motion. A consent agenda item may be removed by request of a Trustee.
   a. Approval of October 21, 2025 Minutes
   b. Approval of November 7, 2025 Minutes

5. REPORTS
   a. Mayor
   b. Trustees
   c. Finance Report
   d. Town Administrator
   e. Chief of Police

6. PRESENTATIONS
   a. There are no presentations scheduled

7. OLD BUSINESS

a.	Trustee Bill #7-2025 Building Codes – 2nd Reading	Mr. McCrumb
b.	**PUBLIC HEARING** – Trustee Bill #7	Mayor Dotson
c.	2026 Town Budget Draft Presentation	Mrs. Rodriguez
d.	**PUBLIC HEARING** – 2026 Town Budget	Mayor Dotson

8. NEW BUSINESS

a.	Proposal to change Town's Banking Relationship	Mrs. Rodriguez

9. EXECUTIVE SESSION - An executive session to discuss personnel matters, involving performance and compensation, pursuant to C.R.S. § 24-6-402(4)(f). Mayor Dotson

10. ADJOURNMENT

TOWN OF COLUMBINE VALLEY
BOARD OF TRUSTEES
Minutes
October 21, 2025

Mayor Dotson called the Regular Meeting of the Trustees to order at 6:30 p.m., in the Conference Room at the Town Hall at 2 Middlefield Road, Columbine Valley, Colorado. Roll call found the following present:

Trustees:	Bill Dotson, Dave Huelskamp, Mike Giesen, Ed Icenogle, Jeff Sahr, and Al Timothy
Also present:	Lee Schiller, Bret Cottrell and J.D. McCrumb

**Participated virtually*

PUBLIC COMMENT: There was no public comment.

CONSENT AGENDA

ACTION: Upon a motion by Trustee Sahr and a second by Trustee Huelskamp, the Board of Trustees approved the consent agenda 5-0, Trustee Icenogle abstained.

REPORTS

A. Mayor Dotson informed the Trustees that staff was considering a switch to a new bank and that proposal would be presented at the next meeting..
B. No Trustees offered reports.
C. Mrs. Rodriguez was not in attendance and financials were not presented.
D. Mr. McCrumb presented his report to the Trustees. He shared an update on the Platte Canyon sidewalk project.
E. Chief Cottrell presented his report to the Trustees.

PRESENTATIONS:

Mr. McCrumb presented the draft 2026 budget to the Trustees. The Trustees asked clarifying questions and asked staff to prepare an in-depth and values-based discussion on future budgets in 2026.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

A. Trustee Bill #7-2025 Building Codes. Mr. McCrumb presented the ordinance on first reading and answered Trustee questions. The presentation included a proposal to raise square footage valuations.

   ACTION: upon a motion by Trustee Huelskamp and a second by Trustee Timothy, the Board of Trustees unanimously approved Trustee Bill #7 on first reading and set a public hearing for November 18, 2025.

B. Contract with CRS for 2026 Election Services. Mr. McCrumb presented the contract for consideration. The Trustees asked clarifying questions.

   ACTION: upon a motion by Trustee Icenogle and a second by Trustee Giesen, the Board of Trustees unanimously approved the contract as presented.

C. Set a Public Hearing for Resolution #5-2025 2026 Annual Budget

   ACTION: upon a motion by Trustee Timothy and a second by Trustee Giesen, the Board of Trustees unanimously set a public hearing for November 18, 2025.

ADJOURNMENT: There being no further business, the meeting was adjourned at approximately 8:25 p.m.

Submitted by,
J.D. McCrumb, Town Administrator

TOWN OF COLUMBINE VALLEY
BOARD OF TRUSTEES
Minutes
October 21, 2025

Mayor Dotson called the Special Meeting of the Trustees to order at 11:00 a.m., in the Conference Room at the Town Hall at 2 Middlefield Road, Columbine Valley, Colorado. Roll call found the following present:

Trustees:	Bill Dotson, Dave Huelskamp, Mike Giesen, Ed Icenogle, and Jeff Sahr
Also present:	Lee Schiller, Bret Cottrell and J.D. McCrumb

**Participated virtually*

PUBLIC COMMENT: There was no public comment.

EXECUTIVE SESSION:

ACTION: at 11:01, upon a motion by Trustee Icenogle and a second by Trustee Giesen, the Board of Trustees approved going into Executive Session for the purpose of receiving legal advice on specific legal issues concerning a porch pirate incident in the Town of Bow Mar, pursuant to C.R.S. 24-6-402(4).

ADJOURNMENT: The Trustees exited the Executive Session at 11:50 a.m. There being no further business, the meeting was adjourned at approximately 11:50 a.m.

Submitted by,
J.D. McCrumb, Town Administrator

TOWN OF COLUMBINE VALLEY
Financial Statements as of YTD October 31, 2025
Variance Summary

Total Cash $9,551,727 Unrestricted Cash $615,760

General Fund

Revenues

- General Fund Revenues are at 91% of budget (PY 103%)
  - Property taxes received of $613,980 at 100% (PY 105%)
  - Interest $230,921 in general fund and $308,800 in total, interest rate is 4.17%

Administration – 73% of budget (PY 73%)

- Education and training – Building Department Coordinator training & JD International Code Council - books
- Legal – Forbes Law Group $11,554

Planning and engineering – 41% of budget (PY 83%)

Public Safety – 80% of budget (PY 77%)

- Flock Safety – Annual contract $17,500 paid in full

Public Works – 45% of budget (PY 52%)

- Street and gutters contingency – Summit Brick to purchase bricks $4,288

General Fund Expenditures, Transfers and Fund Balance

- Total General Fund Expenditures of 70% of budget (PY 71%)
- Transfer to Capital fund of $800,000
- The ending fund balance is $883,092

Capital Fund

- Police cruiser $53,788 (pending detailing invoice)
- Lightpole replacement $4,172
- Platt Canyon Sidewalk $22,776
- Gain on sale of police cruiser $7,600
- Transfer from General fund of $800,000
- Ending fund balance $6,213,825

Conservation Trust Fund

- Ending fund balance $38,471

Arapahoe County Open Space Fund

- Annual funding received of $64,405
- Ending fund balance $798,827

Wild Plum Impact Fees Fund

- Ending fund balance $1,381,359

Transportation Fees Fund

- Transportation fee of $124,178 at 124% of budget
- Ending fund balance $503,485

TOWN OF COLUMBINE VALLEY
CASH POSITION
YEAR TO DATE (YTD) AS OF OCTOBER 31, 2025

Account Activity Item Description	CHECKING	INVESTMENTS	TOTAL ALL ACCOUNTS
BMO checking	$ 560,141	-	$ 560,141
C-Safe Primary	-	6,760,154	6,760,154
C-Safe Wild Plum Impact fee	-	1,381,359	1,381,359
C-Safe CTF	-	47,242	47,242
Arapahoe County shareback	-	802,831	802,831
YTD Cash Balances	**560,141**	**8,991,586**	**9,551,727**
Less amount allocated for capital	-	(6,213,825)	(6,213,825)
Less amount restricted for CTF	-	(38,471)	(38,471)
Less amount restricted for ACOS	-	(798,827)	(798,827)
Less amount restricted for impact fees	-	(1,381,359)	(1,381,359)
Less amount restricted for transportation fees	-	(503,485)	(503,485)
CURRENT UNRESTRICTED/UNALLOCATED BALANCE	**$ 560,141**	**$ 55,619**	**$ 615,760**

TOWN OF COLUMBINE VALLEY
ALLOCATION OF AVAILABLE FUND BALANCES
YEAR TO DATE (YTD) AS OF OCTOBER 31, 2025

Account Activity Item Description	General	Capital	Conservation Trust	Arapahoe Cty Open Space	Wild Plum Impact Fees	Transportation Fees	TOTALS
BEGINNING FUND BALANCES	$ 800,699	$ 5,486,961	$ 38,622	$ 711,145	$ 1,332,319	$ 379,307	$ 8,749,053
YTD REVENUES PER FINANCIAL STATEMENTS							
Taxes	1,707,869	-	-	-	-	-	1,707,869
Permits and fines	280,762	-	-	-	-	-	280,762
Intergovernmental	459,775	-	-	-	-	-	459,775
Interest	230,921	-	1,558	27,281	49,040	-	308,800
Other	2,323	7,600	-	-	-	-	9,923
Conservation Trust Fund entitlement	-	-	7,063	-	-	-	7,063
Arapahoe County open space	-	-	-	64,405	-	-	64,405
Transportation fees	-	-	-	-	-	124,178	124,178
Total YTD revenues	2,681,650	7,600	8,621	91,686	49,040	124,178	2,962,775
Total YTD expenditures	(1,799,257)	(80,736)	(8,772)	(4,004)	-	-	(1,892,769)
Excess of revenues over (under) expenditures	882,393	(73,136)	(151)	87,682	49,040	124,178	1,070,006
Transfers	(800,000)	800,000	-	-	-	-	-
Net change in fund balance	82,393	726,864	(151)	87,682	49,040	124,178	1,070,006
YTD ENDING FUND BALANCES	**$ 883,092**	**$ 6,213,825**	**$ 38,471**	**$ 798,827**	**$ 1,381,359**	**$ 503,485**	**$ 9,819,059**
Budget vs actual reference	(page 4)	(page 8)	(page 9)	(page 10)	(page 11)	(page 12)	

TOWN OF COLUMBINE VALLEY
BALANCE SHEET - ALL FUNDS
GOVERNMENTAL FUNDS
October 31, 2025
Unaudited

ASSETS		
Cash and investments	$	9,551,727
Accrued revenue		165,167
Prepaid expenses		19,452
Other receivables		99,660
TOTAL ASSETS	**$**	**9,836,006**
LIABILITIES AND FUND BALANCES		
LIABILITIES		
Accounts payable	$	15,996
Accrued liabilities		951
Total liabilities		16,947
FUND BALANCES		
General		883,092
Capital		6,213,825
Conservation trust fund		38,471
Arapahoe county open space		798,827
Wild Plum Impact fees		1,381,359
Transportation fees		503,485
Total fund balances		9,819,059
TOTAL LIABILITIES AND FUND BALANCES	**$**	**9,836,006**

TOWN OF COLUMBINE VALLEY
GENERAL - SUMMARY
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL - MODIFIED ACCRUAL (BUDGETARY) BASIS
FOR THE TEN MONTHS ENDED OCTOBER 31, 2025
Unaudited

	YTD Actual	Adopted Annual Budget	YTD Variance from Annual Budget	Percent of Annual Budget (83% YTD)
REVENUES				
Taxes	$ 1,707,869	$ 1,899,280	$ (191,411)	90%
Permits and fines	280,762	352,400	(71,638)	80%
Intergovernmental	459,775	470,497	(10,722)	98%
Interest	230,921	175,000	55,921	132%
Other	2,323	4,000	(1,677)	58%
Grants	-	32,000	(32,000)	0%
Total revenues	2,681,650	2,933,177	(251,527)	91%
EXPENDITURES				
Administration	595,923	824,533	(228,610)	72%
Planning and engineering	14,658	36,000	(21,342)	41%
Public safety	942,940	1,181,642	(238,702)	80%
Public works	245,736	542,679	(296,943)	45%
Total expenditures	1,799,257	2,584,854	(785,597)	70%
EXCESS OF REVENUES OVER EXPENDITURES	882,393	348,323	534,070	253%
OTHER FINANCING USES				
Transfer to capital	(800,000)	(330,000)	(470,000)	242%
Total other financing uses	(800,000)	(330,000)	(470,000)	242%
NET CHANGE IN FUND BALANCE	82,393	$ 18,323	$ 64,070	
BEGINNING FUND BALANCE	800,699			
ENDING FUND BALANCE	**$ 883,092**			

TOWN OF COLUMBINE VALLEY
GENERAL - DETAILS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL - MODIFIED ACCRUAL (BUDGETARY) BASIS
FOR THE TWO MONTHS AND TEN MONTHS ENDED OCTOBER 31, 2025
Unaudited

	Current Two Months	YTD Actual	Adopted Annual Budget	YTD Variance from Annual Budget	Percent of Annual Budget (83% YTD)
REVENUES					
Taxes					
Cable television	$ 7,235	$ 35,295	$ 43,400	$ (8,105)	81%
Property	11,201	613,362	613,980	(618)	100%
Sales and use	191,570	961,603	1,117,600	(155,997)	86%
Specific ownership	5,656	27,635	43,000	(15,365)	64%
Utility franchise	14,216	69,974	81,300	(11,326)	86%
Total taxes	229,878	1,707,869	1,899,280	(191,411)	90%
Permits and fines					
Court fines	11,685	54,100	100,000	(45,900)	54%
Permits, fees and services	27,839	226,662	252,400	(25,738)	90%
Total permits and fines	39,524	280,762	352,400	(71,638)	80%
Intergovernmental					
Bow Mar IGA	93,199	372,797	372,797	-	100%
Bow Mar IGA admin	5,000	20,000	20,000	-	100%
County highway tax revenue	(794)	16,428	18,900	(2,472)	87%
Motor vehicle registration fees	997	4,837	5,600	(763)	86%
State cigarette tax apportionment	436	1,207	1,700	(493)	71%
State highway user's tax	10,695	44,506	51,500	(6,994)	86%
Total intergovernmental	109,533	459,775	470,497	(10,722)	98%
Interest	48,221	230,921	175,000	55,921	132%
Other	235	2,323	4,000	(1,677)	58%
Grants	-	-	32,000	(32,000)	0%
TOTAL REVENUES	427,391	2,681,650	2,933,177	(251,527)	91%
EXPENDITURES					
Administration					
Accounting and audit	17,755	97,700	131,000	(33,300)	75%
Advertising/notices	-	169	500	(331)	34%
Bank/credit card fees	820	5,184	6,500	(1,316)	80%
Building inspection and planning review	9,983	80,233	80,000	233	100%
Building maintenance and utilities	3,635	22,607	28,000	(5,393)	81%
Community functions	1,039	39,068	50,500	(11,432)	77%
Computer expense	902	5,590	10,000	(4,410)	56%
County treasurer's collection fees	118	6,145	6,140	5	100%
Dues and publications	3,151	13,776	16,650	(2,874)	83%
Education and training	405	13,790	11,000	2,790	125%
Health insurance	5,042	25,878	31,091	(5,213)	83%
Human resources	850	13,050	15,000	(1,950)	87%
Insurance workers comp and liability	3,019	16,136	17,615	(1,479)	92%
Legal	2,825	35,136	30,000	5,136	117%
Mayor expenses & meals	41	414	1,000	(586)	41%
Miscellaneous	839	2,032	1,500	532	135%
Payroll taxes	2,166	8,878	12,000	(3,122)	74%
Pension	1,975	8,398	12,000	(3,602)	70%
Salaries	41,281	176,768	240,912	(64,144)	73%
Special projects	-	-	10,000	(10,000)	0%
Supplies, printing, postage	3,744	14,321	13,000	1,321	110%

TOWN OF COLUMBINE VALLEY
GENERAL - DETAILS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL - MODIFIED ACCRUAL (BUDGETARY) BASIS
FOR THE TWO MONTHS AND TEN MONTHS ENDED OCTOBER 31, 2025
Unaudited

	Current Two Months	YTD Actual	Adopted Annual Budget	YTD Variance from Annual Budget	Percent of Annual Budget (83% YTD)
Telephone/communications	2,044	10,650	12,125	(1,475)	88%
Emergency reserve	-	-	88,000	(88,000)	0%
Total administration	101,634	595,923	824,533	(228,610)	72%
Planning and engineering					
Town planning	2,180	8,125	20,000	(11,875)	41%
Town engineer	(855)	6,533	16,000	(9,467)	41%
Total planning and engineering	1,325	14,658	36,000	(21,342)	41%
Public safety					
Operations					
Cruiser gas	2,528	13,508	20,520	(7,012)	66%
Cruiser oil/maintenance	1,740	7,943	13,338	(5,395)	60%
Cruiser insurance	1,062	5,313	6,120	(807)	87%
Education/training	175	4,763	12,620	(7,857)	38%
Equipment - camera body and dash	-	-	10,000	(10,000)	0%
Equipment/repair	-	1,872	4,104	(2,232)	46%
Health insurance	12,904	69,240	81,400	(12,160)	85%
Insurance workers comp and liability	6,743	36,751	39,496	(2,745)	93%
Payroll taxes	4,647	19,388	31,700	(12,312)	61%
Pension	13,716	56,845	63,400	(6,555)	90%
Salaries	127,698	538,458	633,673	(95,215)	85%
Supplies/miscellaneous	136	3,037	15,000	(11,963)	20%
Telephones	1,016	3,531	4,433	(902)	80%
Uniforms	2	3,994	10,000	(6,006)	40%
Total operations	172,367	764,643	945,804	(181,161)	81%
Municipal court					
Judge	2,000	10,500	12,000	(1,500)	88%
Interpreter	400	2,000	2,400	(400)	83%
Legal	1,982	22,194	28,000	(5,806)	79%
Health insurance	1,776	2,627	9,300	(6,673)	28%
Payroll taxes	863	2,054	3,500	(1,446)	59%
Pension	842	1,962	7,000	(5,038)	28%
Salaries	16,623	49,528	70,000	(20,472)	71%
Administration	-	277	1,000	(723)	28%
Supplies	-	676	2,500	(1,824)	27%
Total municipal court	24,486	91,818	135,700	(43,882)	68%
Contracts					
Arapahoe county dispatch fee	19,369	38,738	38,276	462	101%
Tri-tech software	-	-	1,262	(1,262)	0%
Humane society	-	-	500	(500)	0%
Juvenile assessment	-	632	650	(18)	97%
Netmotion	-	-	500	(500)	0%
CACP	-	980	450	530	218%
CISC	-	-	1,000	(1,000)	0%
WhenIWork	-	598	800	(202)	75%
Total contracts	19,369	40,948	43,438	(2,490)	94%
Computer/IT					
Flock safety	525	18,892	20,500	(1,608)	92%
Offsite server backup and protection	2,526	9,712	12,000	(2,288)	81%
Office 365 accounts	1,036	4,662	6,200	(1,538)	75%

TOWN OF COLUMBINE VALLEY
GENERAL - DETAILS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL - MODIFIED ACCRUAL (BUDGETARY) BASIS
FOR THE TWO MONTHS AND TEN MONTHS ENDED OCTOBER 31, 2025
Unaudited

	Current Two Months	YTD Actual	Adopted Annual Budget	YTD Variance from Annual Budget	Percent of Annual Budget (83% YTD)
Scheduled computer replacement	598	598	4,000	(3,402)	15%
Govpilot	2,334	11,667	14,000	(2,333)	83%
Total computer/IT	7,019	45,531	56,700	(11,169)	80%
Total public safety	223,241	942,940	1,181,642	(238,702)	80%
Public works					
Ground maintenance	333	3,994	7,500	(3,506)	53%
Health insurance	1,680	7,869	9,280	(1,411)	85%
Insurance vehicle	532	2,657	3,060	(403)	87%
Insurance workers comp and liability	1,128	6,150	6,606	(456)	93%
Other drainage/water	-	-	5,000	(5,000)	0%
Payroll taxes	1,203	4,934	5,925	(991)	83%
Pension	901	3,763	5,925	(2,162)	64%
Professional fees-mosquito control	1,378	8,266	8,345	(79)	99%
Salaries	22,549	94,847	118,500	(23,653)	80%
Sanitation/trash/recycle service	17,886	90,320	110,838	(20,518)	81%
Signs maintenance	-	3,340	5,000	(1,660)	67%
Snow removal	636	1,841	2,500	(659)	74%
Storm water permit process/NPDES	263	883	1,200	(317)	74%
Street lighting	2,618	9,661	15,000	(5,339)	64%
Street and gutter maintenance	49	1,376	185,000	(183,624)	1%
Streets and gutters contingency	-	4,288	50,000	(45,712)	9%
Striping	69	69	1,000	(931)	7%
Vehicle maintenance	697	1,478	2,000	(522)	74%
Total public works	51,922	245,736	542,679	(296,943)	45%
TOTAL EXPENDITURES	378,122	1,799,257	2,584,854	(785,597)	70%
EXCESS OF REVENUES OVER EXPENDITURES	49,269	882,393	348,323	534,070	253%
OTHER FINANCING USES					
Transfer to capital	-	(800,000)	(330,000)	(470,000)	242%
Total other financing uses	-	(800,000)	(330,000)	(470,000)	242%
NET CHANGE IN FUND BALANCE	$ 49,269	$ 82,393	$ 18,323	$ 64,070	
BEGINNING FUND BALANCE		800,699			
ENDING FUND BALANCE		**$ 883,092**			

TOWN OF COLUMBINE VALLEY
CAPITAL
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL - MODIFIED ACCRUAL (BUDGETARY) BASIS
FOR THE TEN MONTHS ENDED OCTOBER 31, 2025
Unaudited

	YTD Actual	Adopted Annual Budget	YTD Variance from Annual Budget	Percent of Annual Budget (83% YTD)
REVENUES				
Total revenues	$ -	$ -	$ -	-
EXPENDITURES				
Public safety				
Vehicle	53,788	75,000	(21,212)	72%
Public works				
Lightpole replacement	4,172	12,000	(7,828)	35%
Platte Canyon Sidewalk - Village to Fairway	22,776	500,000	(477,224)	5%
Platte Canyon/Coal Mine right turn lane	-	280,000	(280,000)	0%
Town wall	-	100,000	(100,000)	0%
Trails	-	30,000	(30,000)	0%
Total expenditures	80,736	997,000	(916,264)	8%
EXCESS OF EXPENDITURES OVER REVENUES	(80,736)	(997,000)	916,264	8%
OTHER FINANCING SOURCES				
Gain on sale of asset	7,600	9,000	(1,400)	84%
Transfer from general	800,000	330,000	470,000	242%
Total other financing sources	807,600	339,000	468,600	238%
NET CHANGE IN FUND BALANCE	726,864	$ (658,000)	$ 1,384,864	
BEGINNING FUND BALANCE	5,486,961			
ENDING FUND BALANCE	**$ 6,213,825**			

TOWN OF COLUMBINE VALLEY
CONSERVATION TRUST
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL - MODIFIED ACCRUAL (BUDGETARY) BASIS
FOR THE TEN MONTHS ENDED OCTOBER 31, 2025
Unaudited

	YTD Actual	Adopted Annual Budget	YTD Variance from Annual Budget	Percent of Annual Budget (83% YTD)
REVENUES				
Conservation Trust Fund entitlement	$ 7,063	$ 8,700	$ (1,637)	81%
CTF interest	1,558	1,300	258	120%
Total revenues	8,621	10,000	(1,379)	86%
EXPENDITURES				
Conservation trust fund expenditures	8,772	6,000	2,772	146%
Total expenditures	8,772	6,000	2,772	146%
NET CHANGE IN FUND BALANCE	(151)	$ 4,000	$ (4,151)	
BEGINNING FUND BALANCE	38,622			
ENDING FUND BALANCE	**$ 38,471**			

TOWN OF COLUMBINE VALLEY
ARAPAHOE COUNTY OPEN SPACE
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL - MODIFIED ACCRUAL (BUDGETARY) BASIS
FOR THE TEN MONTHS ENDED OCTOBER 31, 2025
Unaudited

	YTD Actual	Adopted Annual Budget	YTD Variance from Annual Budget	Percent of Annual Budget (83% YTD)
REVENUES				
Arapahoe County open space	$ 64,405	$ 63,200	$ 1,205	102%
ACOP interest	27,281	27,000	281	101%
Total revenues	91,686	90,200	1,486	102%
EXPENDITURES				
Benches	4,004	4,000	4	100%
Total expenditures	4,004	4,000	4	100%
NET CHANGE IN FUND BALANCE	87,682	$ 86,200	$ 1,482	
BEGINNING FUND BALANCE	711,145			
ENDING FUND BALANCE	**$ 798,827**			

TOWN OF COLUMBINE VALLEY
WILD PLUM IMPACT FEES
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL - MODIFIED ACCRUAL (BUDGETARY) BASIS
FOR THE TEN MONTHS ENDED OCTOBER 31, 2025
Unaudited

	YTD Actual	Adopted Annual Budget	YTD Variance from Annual Budget	Percent of Annual Budget (83% YTD)
REVENUES				
Interest	$ 49,040	$ 70,000	$ (20,960)	70%
Total revenues	49,040	70,000	(20,960)	70%
EXPENDITURES				
Total expenditures	-	-	-	-
NET CHANGE IN FUND BALANCE	49,040	$ 70,000	$ (20,960)	
BEGINNING FUND BALANCE	1,332,319			
ENDING FUND BALANCE	**$ 1,381,359**			

TOWN OF COLUMBINE VALLEY
TRANSPORTATION FEES
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL - MODIFIED ACCRUAL (BUDGETARY) BASIS
FOR THE TEN MONTHS ENDED OCTOBER 31, 2025
Unaudited

	YTD Actual	Adopted Annual Budget	YTD Variance from Annual Budget	Percent of Annual Budget (83% YTD)
REVENUES				
Transportation fees	$ 124,178	$ 100,000	$ 24,178	124%
Total revenues	124,178	100,000	24,178	124%
EXPENDITURES				
Total expenditures	-	-	-	-
NET CHANGE IN FUND BALANCE	124,178	$ 100,000	$ 24,178	
BEGINNING FUND BALANCE	379,307			
ENDING FUND BALANCE	**$ 503,485**			

Town Administrator's Report

November 2025

Town of Columbine Valley
2 Middlefield Road
Columbine Valley, CO 80123

Tel: 303-795-1434
Fax: 303-795-7325
jdmccrumb@columbinevalley.org

Town Administration

Successful Fall Leaf Dropoff

On Saturday, Nov. 1, from 8 a.m.–noon, Town Hall hosted a leaf collection for residents. The 10-yard dumpster was overfilled by 11 a.m., and many residents expressed appreciation and interest in more events. To improve the event next year, we are looking into multiple dates and/or dumpsters and additional staffing to help with unloading.

Town Website Statistics

October 2025

Sessions: 4,827

Page Views: 7,663

Top Pages:

Police

Calendar

Staff

Police FAQs

Board of Trustees

Total 2025 Print Directories Distributed: 112

Building Department

Monthly Stats

10 Permits Issued

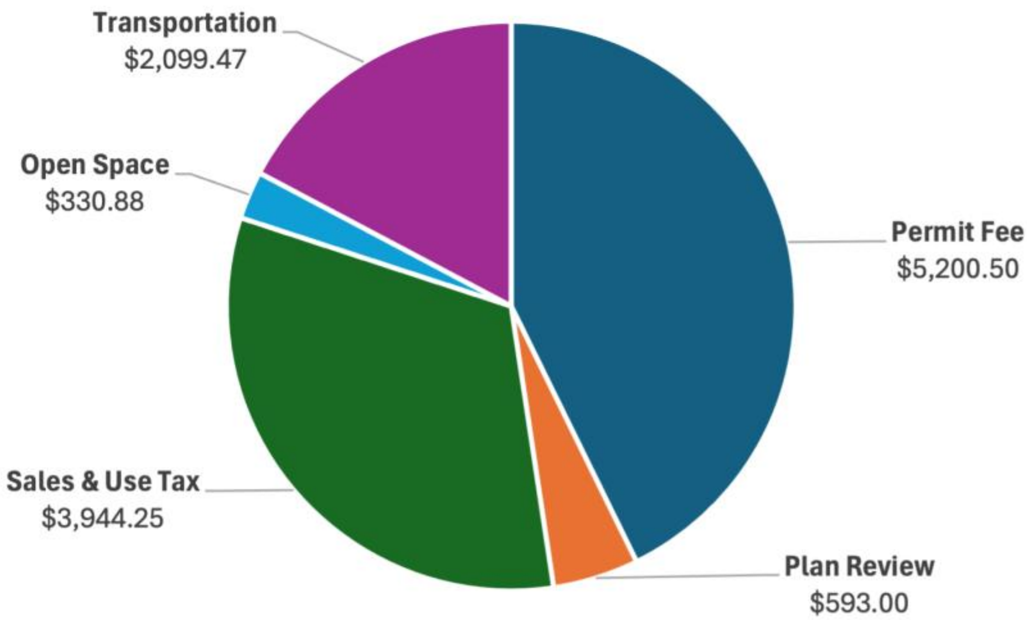
- New SFR: 0
- Major Remodel: 1
- Roofs/Solar: 2
- Basement: 1
- Miscellaneous: 6

86 Inspections

11 Licenses Issued

- General: 1
- Electrical: 3
- Plumbing: 1
- Roofing: 3
- Mechanical: 3

October Revenue: $12,165.82



Building Department Revenue by Month

Month	2024	2024 YTD	2025	2025 YTD
January	$112,396.11	$112,396.11	$93,829.59	$93,829.59
February	$39,587.44	$151,983.55	$86,149.82	$179,979.41
March	$27,277.15	$179,260.70	$21,674.44	$201,653.85
April	$115,630.12	$294,890.82	$49,166.37	$250,820.22
May	$51,621.04	$346,511.86	$52,520.60	$303,340.82
June	$21,707.29	$368,219.15	$187,559.32	$490,900.14
July	$24,989.47	$393,208.62	$8,624.46	$499,524.60
August	$43,070.54	$436,279.16	$16,123.54	$515,648.14
September	$47,891.44	$484,170.60	$36,665.18	$552,313.32
October	$21,641.67	$505,812.27	**$12,165.82**	**$564,479.14**
November	$18,894.90	$524,707.17		
December	$7,436.78	$532,143.95		

Public Works Updates

Town Wall

The Town has started using bricks from the recently procured stockpile intended for future perimeter Town wall repairs. Willowcroft HOA needed bricks to repair a damaged portion of its brick wall along Bowles. The HOA had trouble finding a product that matched the existing wall, and the Town's new brick supply proved to be the most suitable match available. As a result, the Town was able to sell more than 500 bricks to the HOA, allowing them to complete the repair and maintain a consistent appearance along the corridor.

Fleet Repairs

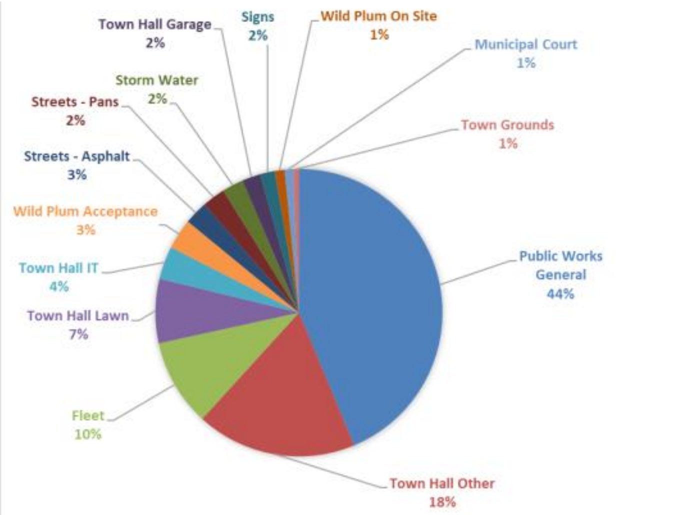
Repairs were performed on the Expedition to address a diagnosed EVAP system leak. The purge valve solenoid and the vapor canister vent valve were both found to be faulty and were replaced to restore proper operation of the EVAP system and eliminate the leak.

Snow Plan

In preparation for winter, some of the equipment has been brought out of storage, inspected, and readied for use. The salt spreader has been mounted on the F-450. All gears, bearings, and chains were thoroughly greased and inspected prior to installation to ensure reliable operation. With these steps completed, and with the amount of Ice Slicer on hand, the salt spreader is now fully ready for service.

Another major task was performing a comprehensive tune-up on the snow thrower. A new carburetor, primer bulb, and hoses were installed, and the unit was tested to verify performance. The snow thrower now starts on the first pull and is ready to support snow and ice control efforts throughout the season.

Public Works & Municipal Court Updates



OCTOBER NUMBERS	
TASK	**HOURS**
Public Works General	88
Town Hall Other	36
Fleet	20
Town Hall Lawn	15
Town Hall IT	7
Wild Plum Acceptance	7
Streets - Asphalt	5
Streets - Pans	5
Storm Water	5
Town Hall Garage	4
Signs	3
Wild Plum On Site	2
Municipal Court	2
Town Grounds	1

OCTOBER WEATHER REPORT

Monthly High: 88°

Monthly Low: 28°

Inches of Rain: 0.98"

Fines Collected (CV & Bow Mar)

MONTH	2024 YTD	2025	2025 YTD
January	$2,438.25	$5,325	$5,325
February	$8,128.70	$4,750	$10,075
March	$12,403.70	$5,710	$15,785
April	$20,423.70	$6,950	$22,735
May	$24,783.70	$5,896	$28,631
June	$41,905.68	$3,650	$32,281
July	$51,381.68	$5,530	$37,811
August	$29,621.38	$3,405	$41,216
September	$69,286.68	$5,110	$46,326
October	$80,031.68	**$4,085**	**$50,411**
November	$89,536.68		
December	$98,531.68		

September Docket Summary

The Town held Municipal Court on Thursday, Oct. 16, 2025.

TYPE	NO.
Total on Docket	15
Early Payments	22
Hearings	7
Bench Warrants	0
Trials	0
Collections	0

Columbine Valley Police Department

Serving Bow Mar
2 Middlefield Rd. Columbine Valley, Colorado 80123
www.columbinevalley.org
(303) 795-1434 Fax (303) 795-7325

Columbine Valley P.D. Monthly Report
For November 2025

Full Time Positions	6 of 6
Part Time Positions	3 of 5
Regular hours	996
OT hours worked	6
Off Duty	0
PTO	110

October 2025 Violations

Charges For the Date Range 10/1/2025 Thru 10/31/2025

Qty	Charge
17	1101(2)(H) SPEEDING 10 - 19 MPH OVER:
6	703(3) FAIL TO STOP AT A STOP SIGN:
5	1214(B) ON STREET PARKING PROHIBITED (3-6 A.M.):
4	1210(A) ON STREET PARKING PROHIBITED (3-6 AM):
2	1210(A) ON STREET PARKING PROHIBITED (3-6 AM) CODIFIED BY TRUSTEE BILL #1, MTC (2024 ADDITION) WAS ADOPTED 06/17/25:
1	1409 COMPULSORY INSURANCE:
1	1401(1) RECKLESS DRIVING:
1	1101(2)(H) SPEEDING 10 - 19 MPH OVER (SCHOOL ZONE):
1	1101(2)(H) SPEEDING 10 - 19 MPH OVER (57/45):
0	
38	**Total Number of Violations Issued**

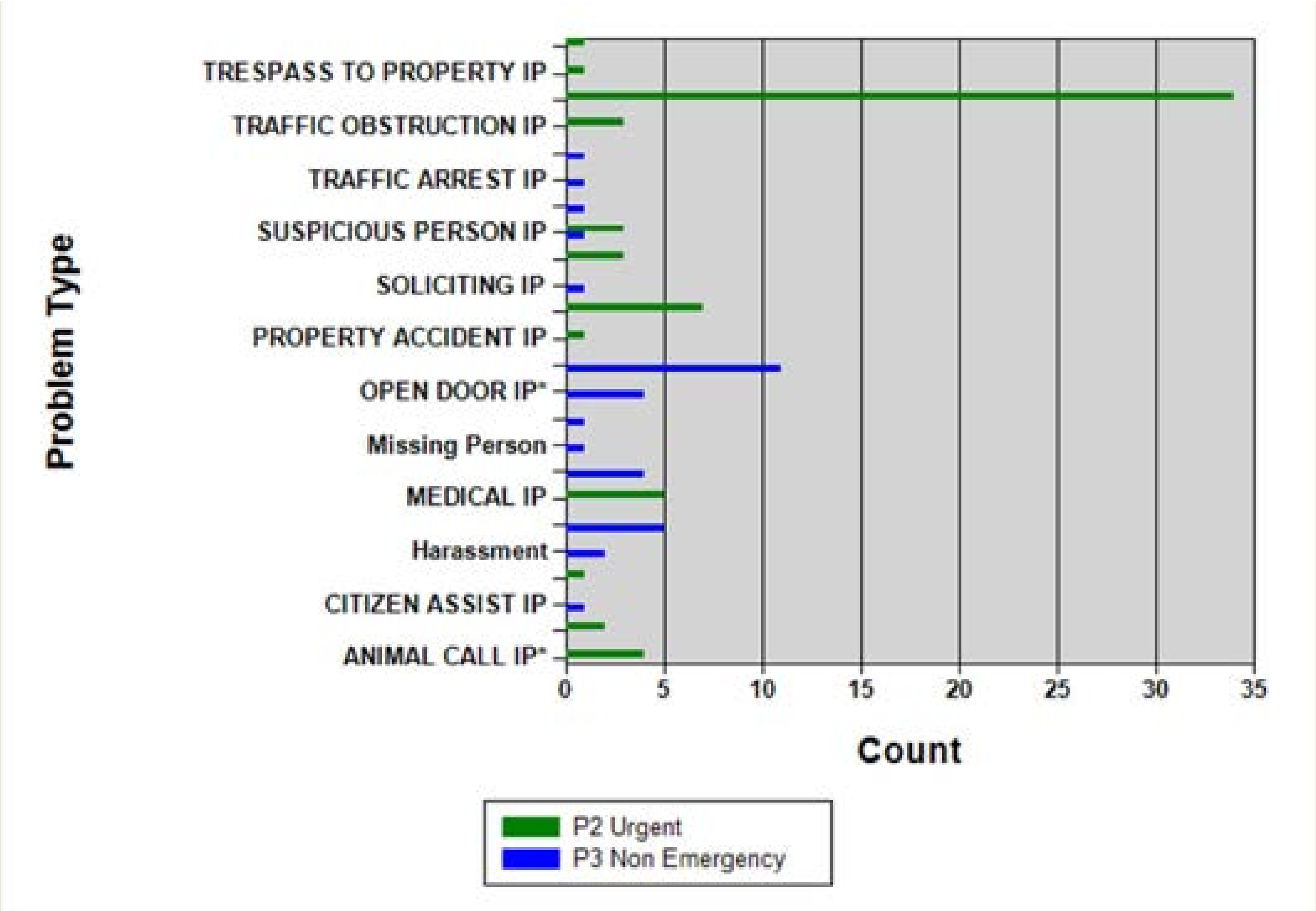
Monthly Case # Report

Case Number	Event Date	Situation Reported
CV25-0000131	10/10/2025 04:38:04 PM	INFORMATION IP
CV25-0000132	10/14/2025 04:11:58 PM	TRAFFIC STOP IP
CV25-0000133	10/17/2025 10:51:54 AM	TRAFFIC OBSTRUCTION IP
CV25-0000134	10/18/2025 04:12:54 PM	TRAFFIC ARREST IP
CV25-0000135	10/20/2025 09:43:07 AM	Theft from Motor Vehicle
CV25-0000136	10/21/2025 06:43:34 PM	PROPERTY ACCIDENT IP
CV25-0000137	10/23/2025 03:27:37 PM	INFORMATION IP

Problem Type Summary

9:55 AM 11/11/2025
Data Source: Data Warehouse

Agency:	**ACSO**
Division:	**Bow Mar, Bow Mar Inactive Personnel, Columbine Valley, Columbine Valley Inactive Pers**
Day Range:	**Date From 10/1/2025 To 10/31/2025**
Exclusion:	• **Calls canceled before first unit assigned** • **Calls canceled before first unit at scene**



Priority	Description
1	P1 Emergent
2	P2 Urgent
3	P3 Non Emergency
4	P4 Police Details
5	P5 On View
6	P6 Phone
7	P7 Dispatch
8	P8 CAD Test Record
9	P9 Call on Hold

	Priority									
Problem Type	1	2	3	4	5	6	7	8	9	Total
911 HANGUP IP										
ABANDONED VEHICLE IP*										
ACCIDENT ALERT IP										
ANIMAL CALL IP*		4								4
Assault										
ASSIST TO OTHER AGENCY IP										
Auto Theft										
AUTO THEFT IP										
Burglary										
Burglary Attempt										
BURGLARY ATTEMPT IP										
BURGLARY IP										
BUSINESS ALARM IP		2								2
BUSINESS CHECK IP*										
CANCEL RUNAWAY IP										
Child Abuse										
CHILD ABUSE IP										
CITIZEN ASSIST IP			1							1
CODE ENFORCEMENT IP*										
Criminal Impersonation										
CRIMINAL IMPERSONATION IP										
Criminal Mischief										
CRIMINAL MISCHIEF IP		1								1
Criminal Tampering										
CRIMINAL TAMPERING IP										
DEAD ON ARRIVAL IP										
DISORDERLY CONDUCT IP										
Disturbance Physical										
DISTURBANCE PHYSICAL IP										
Disturbance Verbal										
DISTURBANCE VERBAL IP										
Domestic Violence Physical										
DOMESTIC VIOLENCE PHYSICAL IP										
Domestic Violence Verbal										
DOMESTIC VIOLENCE VERBAL IP										
Drug Violation										
DRUG VIOLATION IP										
DRUNK SUBJECT IP										
DUI IP										
Elder Abuse										
ELDER ABUSE IP										
ELUDING IP										
FIREWORKS IP										
FOUND PERSON IP										
FOUND PROPERTY IP*										
Fraud										
FRAUD IP										
Harassment			2							2
HARASSMENT IP										
Hate Crime										
HATE CRIME IP										
HOME CHECK IP*										
Identity Theft										
IDENTITY THEFT IP										

IMPOUNDED VEHICLE IP										
INFORMATION IP			5							**5**
Injury Accident										
INJURY ACCIDENT IP										
INTIMIDATING A WITNESS IP										
KEEP THE PEACE IP*										
LIQUOR VIOLATION IP										
LOUD NOISE COMPLAINT IP										
MEDICAL IP		5								**5**
Menacing										
MENACING IP										
MENTAL SUBJECT IP										
MESSAGE FOR DEPUTY IP			4							**4**
MISSING CHILD IP										
Missing Person			1							**1**
MISSING PERSON IP										
OBSTRUCTION IP										
ODOR INVESTIGATION IP			1							**1**
OPEN DOOR IP*			4							**4**
OVERSIZED VEHICLE IP*										
PARKING COMPLAINT IP*			11							**11**
POSS SHOTS FIRED IP										
Property Accident										
PROPERTY ACCIDENT IP		1								**1**
PUFFING VEHICLE IP*										
RECOVERED STOLEN PROPERTY IP										
RECOVERED STOLEN VEHICLE IP										
REDI REPORT IP										
REPOSSESSED VEHICLE IP										
RESIDENTIAL ALARM IP		7								**7**
Restraining Order Vio										
RESTRAINING ORDER VIO IP										
Robbery										
ROBBERY IP										
Runaway										
RUNAWAY IP										
SAFE 2 TELL										
SELECTIVE ENFORCEMENT IP*										
Sex Assault										
SEX ASSAULT IP										
Sex Crime										
SEX CRIME IP										
Shots Fired										
SHOTS FIRED IP										
SOLICITING IP			1							**1**
Suicide Attempt										
SUICIDE ATTEMPT IP										
SUICIDE COMPLETED IP										
SUICIDE THREAT IP										
SUSPICIOUS CIRCUMSTANCE IP		3								**3**
SUSPICIOUS PERSON IP		3	1							**4**
SUSPICIOUS VEHICLE IP										
Theft										
Theft from Motor Vehicle			1							**1**
THEFT FROM MOTOR VEHICLE IP										
THEFT IP										
TRAFFIC ARREST IP			1							**1**

Traffic Complaint										
TRAFFIC COMPLAINT IP			1							**1**
TRAFFIC OBSTRUCTION IP		3								**3**
TRAFFIC STOP IP		34								**34**
TRANSPORT IP										
Trespass to Property										
TRESPASS TO PROPERTY IP		1								**1**
Trespass to Vehicle										
TRESPASS TO VEHICLE IP										
UNKNOWN INJURY ACCIDENT IP										
UNLAWFUL ACTS IP										
UNWANTED SUBJECT IP										
VEHICLE LOCKOUT IP										
VIN VERIFICATION IP										
WALK UP IP										
WARRANT ARREST IP										
WARRANT PICKUP IP										
Weapons Violation										
WEAPONS VIOLATION IP										
WELFARE CHECK IP		1								**1**
ZZ-Animal Call										
ZZ-Suspicious Person										
ZZ-Suspicious Vehicle										
ZZ-Unwanted Subject										
ZZ-ZONING IP										
Total		**65**	**34**							**99**

Town of
Columbine Valley
Colorado

Request for Board of Trustee Action

Date: November 18, 2025

Title: Trustee Bill #7 – Series 2025 International Building Codes

Presented By: Jim Thelen, Chief Building Official; J.D. McCrumb, Town Administrator

Prepared By: Jim Thelen, Chief Building Official; Lee Schiller, Town Attorney

Background: Tonight, the Board of Trustees will consider the adoption of the 2024 International building code; the International Building, Plumbing, Mechanical, Energy Conservation, Fuel Gas, Property Maintenance, Swimming Pool/Spa, and Elevator codes. The Town is presently utilizing the 2022 International Residential Code and the 2023 National Electric Code.

A series of minor amendments from the codes as written are presented for adoption in Columbine Valley.

Town staff is also recommending as a part of this ordinance an update to Project valuations. The Project valuations for decks, patio covers and garages were amended in 2022. All other project valuations have not changed since 2016 and do not represent the associated costs of building materials typically used in Columbine Valley.

The Trustees increased building permit fees in 2016. A fee increase is not included in this ordinance as our building permit fees are still in line with regional comparables, however if the trustees wish to discuss an increase a Resolution will be prepared.

Attachments: Trustee Bill #7 – Series 2025

Staff Recommendations: Approve as presented.

Recommended Motion(s): "I move to approve as presented Trustee Bill #7, 2025 on 2nd reading as presented."

TOWN OF COLUMBINE VALLEY

ORDINANCE NO 7
SERIES OF 2025

INTRODUCED BY TRUSTEE
TRUSTEE: AL TIMOTHY

A BILL FOR AN ORDINANCE

AN ORDINANCE FOR THE TOWN OF COLUMBINE VALLEY. COLORADO, ADOPTING THE INTERNATIONAL CODE COUNCIL'S 2024 INTERNATIONAL BUILDING CODE; THE INTERNATIONAL CODE COUNCIL'S 2024 INTERNATIONAL RESIDENTIAL CODE; THE INTERNATIONAL CODE COUNCIL'S 2024 MECHANICAL CODE; THE INTERNATIONAL CODE COUNCIL'S 2024 PLUMBING CODE; THE INTERNATIONAL CODE COUNCIL'S 2024 FUEL GAS CODE; THE INTERNATIONAL CODE COUNCIL'S 2024 INTERTNATIONAL PROPERTY MAINTENANCE CODE; THE INTERNATIONAL CODE COUNCIL'S 2024 INTERNATIONAL ENERGY CONSERVATION CODE; THE INTERNATIONAL CODE CONFERENCE'S 2024 INTERNATIONAL SWIMMING POOL AND SPA CODE; AMERICAN NATIONAL STANDARD INSTITUTE / AMERICAN SOCIETY OF MECHANICAL ENGINEERS A.17.1 2019 AMERICAN SOCIETY OF MECHANICAL ENGINEERS A.17.3 2005; AMERICAN SOCIETY OF MECHANICAL ENGINEERS A.18.1 2017 SAFETY CODE FOR ELEVATORS WITH AMENDMENTS AND ALL APPENDICES THERETO; PROVIDING PENALTIES FOR VIOLATIONS THERETO; ADOPTING AMENDMENTS; AND PROVIDING NOTICE THAT COPIES THEREOF ARE AVAILABLE FOR INSPECTION AT THE TOWN'S OFFICE LOCATED AT 2 MIDDLEFIELD.

WHEREAS, the purpose of the International Building Code is to provide minimum standards to safeguard life or limb, health, property, and the public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy. Location and maintenance of all buildings and structures within this jurisdiction and certain equipment specifically regulated therein;

WHEREAS, the purpose of the International Residential Code is to provide minimum standards for the construction, alteration, movement, repair, equipment, use and occupancy, location removal and demolition of one- and two-family dwellings.

WHEREAS, the purpose of the International Mechanical code is to provide minimum requirements and standards for the protection of the public welfare by regulating and controlling the design, construction, installation, quality of materials, location operation and maintenance, or use of heating, ventilating, cooling, refrigeration systems, incinerators, and other miscellaneous heat producing appliances within this jurisdiction.

WHEREAS, the purpose of the International Plumbing Code is to provide minimum standards for the protection of the public health, safety and welfare by providing for the safe installation and maintenance of sewage and water piping systems.

WHEREAS, the purpose of the International Fuel Gas Code is to provide minimum standards for the protection of the public health safety and welfare by providing for safe installation of fuel gas piping systems, fuel gas utilization equipment and related accessories;

WHEREAS, the purpose of the International Property Maintenance Code is to provide standards to safeguard life, health and the public welfare by regulating and controlling the uses and occupancy, location and maintenance of all buildings and structures;

WHEREAS, the purpose of the International Energy Conservation Code is to establish minimum standards and regulations for the design of energy efficient constructions;

WHEREAS, the purpose of the International Fire Code is to establish the minimum requirements for providing a reasonable level of fire safety and property protection from hazards of fire, explosion or dangerous conditions in new and existing buildings;

WHEREAS, the purpose of the International Swimming Pool and Spa Code is to regulate the construction, alteration, movement, renovation, replacement, repair and maintenance of aquatic recreation facilities, pools and spas;

WHEREAS, copies of the above-mentioned documents are available for inspection in the office Columbine Valley, Colorado during weekday business hours; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN TRUSTEES OF THE TOWN OF COLUMBINE VALLEY, COLORADO, THAT:

Section 1**:** Chapter 15.08 of the Town of Columbine Municipal code is hereby amended to read:

15.08.010 **Code adoption**
15.08.020 Amendments, Modifications and Changes
15.08.010 INTERNATIONAL CODES ADOPTED: The following codes are hereby adopted for use and regulation of buildings and structures within the town; said codes shall be available for public inspection at all reasonable hours in the town offices

A) International Building Code, 2024 edition of the International Code Council, including Appendix Chapter C and J.

B) International Residential Code, 2024 edition of the International Code Council.

C) International Mechanical Code, 2024 edition of the International Code Council, including Appendix Chapter A.

D) International Plumbing Code, 2024 edition of the International Code Council.

E) International Property Maintenance Code, 2024 edition of the International Code Council.

F) International Fuel Gas Code, 2024 edition of the International Code Council.

G) International Energy Conservation Code, 2024 edition of the International Code Council.

H) International Fire Code, 2024 edition of the international Code Council. (Reserved)

I) American National Standard Institute/American Society of Mechanical Engineers (ASME) A17.1 2019 Safety code for Elevators and Escalators; (ASME) A17.3 2017 and (ASME) A18.1 2005 American National Standard Institute/American Society of Mechanical Engineers (ASME) A17.1 2007 Safety code for Elevators and Escalators; (ASME) A17.3 2005 and (ASME) A18.1 2017

J) International Swimming Pool and Spa Code, 2024 edition of the International Code Council.

Section 2: Chapter 15.08.020 of the Town of Columbine Valley Municipal Code is repealed and reenacted to read.

15.08.020 AMENDMENTS, MODIFICATIONS AND CHANGES

A) Amendments to the International Building code: The following amendments are hereby adopted to the International Building Code.

1) Chapter 1 is hereby deleted, the administrative requirements for the International Building Code are in Section 15.40.20 of the Town Municipal Code.

2) **Section 1011.7.3** Exception is hereby deleted and reenacted to read:

Exception: Spaces under stairways serving and contained with single residential dwelling unit in Group R-2 or R-# shall be permitted to be protected on the enclosed side with 5/8" type x gypsum board.

3) **Section 1601** is hereby amended by the addition of a new paragraph 1601.1 which shall read:

1601.1 Design Criteria: The design criteria for the Town of Columbine Valley shall be as follows:

Roof snow load	30 psf.
Nominal wind speed	110 mph
Frost depth	36 inches
Seismic design category	B
Termite	slight to moderate
Decay	none to slight
Weathering	severe
Winter design temperature	1 degree
Ice shield underlayment requires	yes (see sec. 1507.2.8.2)
Degree heating days	6200
100-year hourly rainfall	2.67" per hour

4) **Section 1704.14** is hereby amended by the deletion of the exceptions.

5) **Section 2701.1** is hereby repealed and reenacted to read:

2701.1 Scope: This chapter governs the electrical components, equipment and systems used in building and structures covered by this code. The administrative code requirements shall be in accordance with 18.08.020 of the Town of Columbine Valley Municipal Code.

B) Amendments to the International Residential Code: The following amendments are hereby adopted to the International Residential Code.

1) Prior to the issuance of the building permit HOA approval is required.

2) The height of a new single – family homes shall have the height certified by a licensed Colorado Surveyor after the roof trusses are set.

3) Section R301.1 is hereby amended by the following paragraph:

Design Criteria: The design criteria for the Town of Columbine Valley shall be as follows:

4) Table 302.6 **Dwelling/Garage Separation**, is hereby amended to read:

Separation	**Materials**
From the residence and attic	5/8" X gypsum board applied To the garage side
From habitable rooms above garage	Not less than 5/8" X gypsum board
Structures supporting floor ceiling assemblies used for separation required by the section	Not less than 5/8" X gypsum board
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 5/8" X gypsum board applied to the interior side of the exterior walls that are within this area

C) Amendments to the International Plumbing Code: The following amendments are hereby adopted to the International Plumbing Code.

1) Chapter 1 is hereby deleted; the administrative requirements for the International Plumbing Code are in chapter 15.04.20 of the Town of Columbine Valley Municipal Code.

2) **Section 305.4** is hereby repealed and reenacted to read:

305.4 Freezing: Water, soil and waste pipes shall not be installed outside the building, attic or crawl spaces concealed in outside walls, or in any other place subject to freezing temperatures unless adequate provision is made to protect such pipes from freezing by insulation or heat or both. Exterior water supply piping shall be installed not less than 60" below grade.

3) **Section 903.1** is hereby repealed and reenacted to read:

903.1 Roof Extensions: All open vent pipes that extend through a roof shall be terminated at least 12" above the roof.

4) **Subsection 918.1** is hereby amended by the addition of a new paragraph 918.1.1 which shall read:

918.1.1 Isometric drawings required: In other than one- and two-family dwellings, an isometric drawing of the waste and vent system with location of air admittance valves shall be provided. Such drawing shall be prepared and wet stamp and signed by a registered Colorado Professional Engineer.

5) **Subsection 1111.1** is hereby repealed and reenacted to read:

1111.1 Subsoil Drains: Subsoil drains shall be installed as required by the engineered geo-technical soils report. Subsoil drains shall be open jointed, horizontally split, or perforated pipe conforming to one of the standards listed in table 1102.5. Such drains shall not be less than 4" in diameter. When the building is subjected to backwater, the subsoil drain shall be protected by an accessibly located backwater valve. Subsoil drains shall discharge to a trapped area drain, sump, drywell, or approved location above ground. When the subsoil drains discharge into a pit located within the structure, a sump pump shall be provided and installed. The sump and plumbing system shall comply with subsection 1113.1.

D) **Amendments to the International Fuel Gas Code**: The following amendments are hereby adopted to the International Fuel Gas Code.

1) Chapter 1 is hereby deleted; the administrative requirements for the International Fuel Gas Code are in chapter 15.04.20 of the Town of Columbine Valley Municipal Code.

2) **Section 303.3** is hereby amended by the deletion of exceptions 3 and 4.

3) **Section 406.4** is hereby repealed and reenacted to read:

406.4.1 Test pressure: The gas piping shall withstand a pressure of not less than10 pounds per square inch gauge pressure as measured on a 30-pound gauge. Test pressures shall be held for a length of time satisfactory to the administrative Authority, but in no case less than 15 minutes, with no perceptible drop in pressure. For welded piping, and for piping carrying gas at pressure more than fourteen inches water column, the test pressure shall not be less than sixty pounds per square inch and shall be continued for a length of time satisfactory to the administrative authority, but in no case less than thirty minutes. These tests shall be conducted using air, C02, or nitrogen pressure only and shall be done in the presence of administrative authority. All necessary apparatus for conducting tests shall be furnished by the permit holder.

4) **Section 406.4.2** is hereby deleted in its entirety and without substitution.

5) **Section 501.8** is hereby amended by the deletion of items 8 and 10 hereof.

6) **Section 621** is hereby deleted in its entirety and without substitution.

E) Amendments to the International Mechanical Code: The following amendments ae hereby adopted to the international Mechanical Code.

1) Chapter 1 is hereby deleted: the administration requirements for the International Mechanical Code are in chapter 15.0.20 of the Town of Columbine Valley Municipal Code.

2) **Section 902** is hereby amended by the addition of a new paragraph 902.1.1 which shall read:

902.1.1 Decorative appliance in solid fuel masonry: Notwithstanding anything contained in this code to the contrary, any new or remodeled solid fuel fireplace shall be one of the following:

1) A gas appliance

2) An electric device or

3) A fireplace or fireplace insert that meets the most stringent emission standards for wood stoves established by the Air Pollution Control Division Quality Control Commission of the Department of Health of the State of Colorado, or any other clean device that is approved by said commission.

Any person who installs or constructs any fireplace insert or fireplace shall provide evidence of a certificate issued by the Air Pollution Control Division of the Department of Health of the State of Colorado, and in the case of site-built fireplace shall demonstrate compliance with the certificate.

F) Amendments to the International Property Maintenance Code: The following amendments are hereby adopted to the International Property Maintenance Code.

1) **Subsection 107.1** is hereby amended by the following paragraph to be the last paragraph thereof:

Statements advising that if any owner refuses or neglects to comply with an order issued by the building official, and where conditions exist which make a building or premises unsafe, dangerous, or hazardous, that the building official 1. Will order the building vacated and posted to prevent further occupancy until the work is completed or/and (ii) may proceed to cause the work to be done and charge the costs thereof against the property or its owners. The giving of the notice provided for hereinabove shall not be a condition precedent to the city's right to prosecute, in its municipal court, any person for any alleged violation of any of the terms of this code.

2) **Section 107** shall be amended by the addition of subsection 107.7 to read:

Section 107.7 Extension of time to perform work: Upon receipt of an application form the person required to conform to the order and by agreement of such person to comply with the order if allowed additional time, the code official may grant an extension of time, not to exceed an additional 120 days, within which to complete said repair, rehabilitation or demolition, if the code official determines that such an extension of time will not create or perpetuate a situation imminently dangerous to life or property. The official code's authority to extend time is limited to the physical repair, rehabilitation or demolition to premises and will not in any way affect or extend the time to appeal the notice of an order.

3) **Section 202** is hereby amended by the addition of the following definition.

NUISANCE: The Following shall be defined as nuisances as applied to the 2021 International Property Maintenance Code:

1) Any public nuisance known at common law or in equity jurisprudence.
2) Any attractive nuisance that may prove detrimental to children whether in a building, on the premises of a building or on an unoccupied lot. This includes any abandoned wells, shafts, basements structurally unsound fences or structures; or any lumber, trash, debris, or vegetation that may prove a hazard for inquisitive minors.
3) Whatever is dangerous to human life or is detrimental to health, as determined by the Building Official.
4) Overcrowding a room with occupants.
5) Insufficient ventilation or illumination.
6) Inadequate or unsanitary sewage or plumbing facilities.
7) Uncleanliness, as determined by the Building Official.
8) Whatever renders air, food or drink unwholesome or detrimental to health of human beings as determined by the Building Official.

4) **Section 302.4** is hereby repealed and reenacted to read:
302.4 Weeds: it is the duty of every person to own vacant or improved property, including easements and drainage-ways within the Town, to keep all weeds cut within ten inches of the ground and to keep said property free from brush and rubbish of all kinds. However, this section shall not apply to vegetable gardens, flower gardens, and shrubbery plots. Wheat, barley, oats, rye, and similar agricultural commodities also shall be exempted from. Upon failure of the owner or agent having charge of a property to cut destroy weeds after service of a notice of violation, they shall be subject to prosecution in

accordance with Section 106.33 and as prescribed by the Town of Columbine Valley. Upon failure to comply with the notice of violation, any duly authorized employee of the Town or contractor hired by the Town shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal and an administrative fee of forty percent of the cost, shall be paid by the owner of agent responsible for the property.

G) **Amendments to the International Energy Conservation Code:** The following amendments are hereby adopted to the International Energy Conservation Code.

(Reserved)

H) **Amendments to the International Fire Code:** The following amendments are hereby adopted to the international Fire Code.

(Reserved)

I) **Amendments to the International Swimming Pool and Spa Code:** The following amendments are hereby adopted to the International Swimming Pool and Spa Code.

1) **Section 305.1** is hereby amended to read:

Section 305.1 General. The provisions of this section shall apply to the design of barriers for restricting entry into area's having pools and spas. Spas and hot tubs equipped with a lockable cover complying with ASTM F1346 shall not be required to comply with sections 3.5.2 Through 305.7.

2) **Section 305.1** is hereby amended by a new section 305.1.1.2 which shall read:

Section 305.1.1.2 the maximum size of spas and hot tubs; spas and hot tubs shall not be greater than 150 cubic feet. Maximum length is 10 feet, maximum width is 5 feet, and maximum depth is 3 feet. Spas and hot tubs larger than the given dimensions shall be considered swimming pools.

3) **Section 305.2.1** is hereby amended to read:

The top of the barrier shall not be less than 60" above grade were measured on the side of the barrier that face away from the pool or spa. Such height shall exit around the entire perimeter of the barrier and for 3 feet measured horizontally from the outside of the required barrier.

J) **Amendments to the American National Standard Institute / American Society of Mechanical Engineers (ASME) A17.1 2007 Safety code for Elevators and Escalators; (ASME) A17.3 2005 and (ASME) A18.1 2005 shall be as follows:**
(Reserved)

Section 3: Section 15.08.030 is hereby amended to read:

MISCELLANEOUS PROJECT VALUATION SCHEDULE

Catagory	
Patio Cover	$65 Per Square Foot
Deck	$65 Per Square Foot
SFR Addition	$300 Per Square Foot
New SFR	$300 Per Square Foot
SFR Remodel	$200 Per Square Foot
Patio Enclosure	$135 Per Square Foot
Garage	$65 Per Square Foot
Unfinished Basement	$35 Per Square Foot
New Basement Finish	$35 Per Square Foot
(Plus cat 1, 2, or 3)	
Catagory 1	$50 Per Square Foot
Catagory 2	$80 Per Square Foot
Catagory 3	$90 Per Square Foot

Section 4: Severability.

If any part, section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of this ordinance. The city council hereby declares that it would have passed this ordinance, including each part, section, subsection, sentence, clause or sentences, clauses or phrases may be declared invalid.

Section 5: Repealer.

All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that this repealer, shall not repeal the repealer, or clauses of such ordinance nor revive any ordinance thereby.

PUBLIC HEARING on the ordinance to take place on the 17th day of November, 2025 in the offices of the Town of Columbine Valley, 2 Middlefield Road, Columbine Valley, Colorado, at the hour of 6:00 p.m., or as soon thereafter as it may be heard.

Introduced as Trustee Bill No. 7, series of 2025 at a regular meeting of the Board of Trustees of the Town of Columbine Valley, Colorado, on the 20th day of October, 2025, passed by a vote of ___ for and ___ against, on first reading; passed on second reading, as Trustee Bill No. 7, 2025, at a regular meeting of the Board of Trustees by a vote of ___ for and___ against on the 17th day of November, 2025 after a public hearing and ordered published in the Littleton Independent on the ___ day of November, 2025.

____

Bill Dotson, Mayor

TRUSTEE BILL NO. 7
SERIES OF 2025

ATTEST:

____

J.D. McCrumb,
Clerk of the Town of Columbine Valley

Town of Columbine Valley Colorado

Request for Board of Trustee Action

Date:	November 18, 2025
Title:	2026 Draft Town Budget
Presented By:	J.D. McCrumb, Town Administrator
Prepared By:	Diane Rodriguez, Finance Manager; J.D. McCrumb, Town Administrator
Background:	This is the final draft of the 2026 Town Budget presented for review and discussion. The 2026 budget will be presented for a public hearing at this November meeting. A Public Hearing will be held at this meeting to offer the public an opportunity to comment on the draft budget. The Trustees will also go into Executive Session tonight to discuss any salary adjustments for the Town Administrator and Chief of Police. The budget is scheduled for adoption by Resolution on Tuesday, December 9, 2025.
Attachments:	2026 Draft Town Budget Narrative 2026 Draft Town Budget
Suggested Action:	Direct staff to make any updates or changes to prepare for the November Trustees meeting.

Town of Columbine Valley
2026 Budget
Narrative Portion

November 18,2025

The 2026 Town budget consists of a financial portion and a related narrative portion.

Basis of Accounting
The Budget is prepared and accounting records are maintained using a modified accrual basis of accounting. Revenues, such as property taxes and sales taxes are recorded when susceptible to accrual, i.e., both measurable and available. Available means collectible within the budget year or soon thereafter. Expenditures are recorded when a liability is incurred.

General Information
The Town has one General Fund, which is increased by revenues received from various Town imposed taxes and fees. The Fund is decreased by expenditures for (1) Town operating expenses and (2) amounts set aside (reserved) or appropriated for major infrequent purchases such as police vehicles, operating equipment etc., and major one time only public works. Amounts, set aside, are placed in designated or general type reserves. Amounts in these reserves are depleted as a major purchase is made or a major public works project is undertaken. Other accounts have been established for controlling the spending of restricted lottery receipts (Conservation Trust Fund), Arapahoe County Open Space Shareback sales tax receipts, Impact Fees, and Transportation Fees.

Sources of revenues are explained below. The main sources, however, are property taxes and various sales taxes. The amount of property taxes levied are determined by the total assessed value of the Town against the needed mills to fund operating expenses and reserves for major public works projects.

The Town's on-going commitments for expenditures are as follows:

- Public Safety – Police protection and municipal court activity (now includes the Town of Bow Mar)
- Public Works – Trash removal & town street and property maintenance
- Administration – Town office expense including election, publication, legal and other operating costs
- Planning & Zoning – Town development expenses

Amendment #1
On November 3, 1992, the voters of Colorado passed Amendment #1 that restricts the rate of increase in spending by local governments. The maximum annual percentage change in any year's spending and property tax revenues is limited to 1) inflation (rise in consumer price index) plus 2) a percentage equal to the net percentage change in the Town's actual valuation of all real property. Spending may be increased if the voters in the Town approve additional taxes through an initiative referendum election. Revenues that exceed Amendment #1 limits are refunded in the following year unless the voters approve otherwise. In November 1998 the Town was successful in passing a referred measure to authorize the Town to collect, retain and spend all excess revenue collected in 1998, and thereafter, without regard to any limitations under TABOR provided that no local tax rate or mill levy be increased without further voter approval. The 1998 election also allows the Town to remove the limitations noted above and collect the allowable property tax associated with the assessed value against the Town's permitted 9.313 mills.

Sources of Fund Increases

Property Taxes – General Fund -$603,281
The assessed value for the Town for tax year 2025 (collection year 2026) is $84,127,808. Against the mills the Town will certify, of 7.171 (including abatements) this would equal revenues of $603,281. The full 9.339 mills less a mill levy of 2.195 for temporary reduction totaling $184,661 plus 0.027 mill levy for prior year abatements totaling $2,271.

Specific Ownership Tax - $36,200
Specific ownership taxes are collected by the County Department of Motor Vehicles for vehicles registered in the Town. The amount allocated to the Town by the County is based upon its proportionate share of all County imposed property taxes. The budget for 2026 reflects a small increase from the 2025 budget.

Sales & Use Tax - $1,149,600

The Town collects sales taxes on retail sales within the Town boundaries. These taxes come from sales by Columbine Country Club, its pro shop, CenturyLink, and A T & T. The Town also collects sales tax on automobile purchases by Town residents and on materials purchased for new and remodel home construction. The 2025 Budget provides for the scrapes of one home within the Town.

Utility Franchise Fee - $84,000
Utility franchise fees come from Public Service Company of Colorado (Xcel Energy). The fee received from Public Service is 3% of their billings to Town residents. This fee is expected to stay flat over the next few years.

Cable TV - $42,400
The Town has granted non-exclusive ten-year cable franchises covering all of Columbine Valley to two separate cable tv providers. The agreements expire in 2026 and 2027, unless renewed or extended. Each agreement stipulates that the Town receives an annual fee equal to 5% of gross cable receipts by the cable operator. Cable revenues have increased in recent years, likely due to increased premium services and additional home construction. The budget is expected to stay flat over the next few years.

Permits Fees - $250,400
Permit fees (including plan review fees) are based upon the projection of historical remodel permit fees of $230,400 as well as one scrape and rebuild within the Town. The budget is expected to stay flat over the next few years.

Fines - $80,000
Tickets and fines issued by the Town police are a function of the level of police staff maintained during the year. We anticipate that 2026 revenues will likely stay flat. These amounts include revenues generated through the issuance of tickets within the Town of Bow Mar ('Bow Mar').

Intergovernmental Revenues
Bow Mar Public Safety IGA
Effective January 1, 2025, the Town has renewed its intergovernmental agreement with Bow Mar for a ten-year term and continues to assume the responsibility for public safety and municipal court activities for that town. In connection with this and prior agreements and for providing these services, Bow Mar will have paid the Town $372,797 in 2025 and will pay $382,676 in 2026.

Bow Mar Building Department IGA
Effective in January 1, 2019, the Town has renewed its intergovernmental agreement with Bow Mar for a two-year term to provide certain administrative services associated with their building department functions. The fee for these services was $40,000 in 2017 and 2018. The fee for 2019 to 2021 was $25,000 per year. The fee for 2022 to 2026 is $20,000.

Other
Where available, intergovernmental revenues are estimated based upon information and estimates provided by the governmental agencies. Other estimates are made based upon prior year actual revenues. The Colorado Municipal League provides the estimate used for Highway User Tax (Motor Fuel Tax).

- State Highway Users Tax – 2025 projection is $53,407; 2026 budget is $53,400
- County Highway Mill Tax – 2025 projection is $18,900; 2026 budget is $18,900
- Cigarette Tax Apportionment – 2025 projection is 1,448; 2026 budget is $1,400
- Motor Vehicle Registration Fees – 2025 projection is $5,804; 2026 budget is $5,800

Interest - $175,000
The Town will be investing funds in 2026 generated an estimate of $175,000 in interest. This is significantly lower than past years as the amount invested and interest rates are trending lower.

Other - $32,000
The Town is estimating grant income of $32,000.

Sources of Fund Decreases

Public Safety - $1,282,088
Public safety costs include both Town police expense and the expense of operating its municipal court. The Town intends to employ six full time and five part-time police officers in 2026 to accommodate its coverage area, which includes Bow Mar. Costs include salaries and benefits, uniforms, training, vehicle expense (four owned vehicles) and supplies. Municipal court costs are projected to be higher than 2025 due to hiring of court clerk. Since 2008 the Town has been subject to an annual charge from Arapahoe County for providing dispatch and other services. These services had been provided in the past at no cost to the Town. The annual charge was $38,738 in 2025 and is budgeted at $45,797 in 2026. The Town is anticipating receiving a grant to cover a portion of these costs, as in past years.

Administration - $920,157
Costs that are considered part of administration and their percentage to total administration costs are as follows:

	2024	2025	2026
• Town office salaries and benefits	37.28%	38.53%	34.56%
• Legal, human resources, accounting and audit	26.93%	24.88%	22.54%
• Insurance	2.31%	2.86%	2.94%
• Building inspection fees	10.92%	11.83%	11.80%
• Town Hall maintenance and utilities	3.86%	4.13%	4.72%
• Community Functions	6.50%	7.64%	8.85%
• Other	12.20%	10.13%	14.59%

Office salaries include two full-time , two part-time, and contract additional part-time help as needed. Included in benefits are the cost of health insurance and a pension plan.

Legal fees are very dependent upon activities occurring within the Town. Legal fees are estimated to be more than previous years. 2026 will have higher legal fees for increased rates. The primary need for legal services in 2026 will be preparation for and attendance at regular meetings of the Town Trustees. The accounting and audit fees will increase due to outsourcing of additional accounting tasks. Human resources should stay about the same as 2026.

Insurance costs for the building are estimated to be a similar to 2025. Health insurance costs are increased due to additional insured for employees. Our insurance carrier is Travelers Insurance. Our Workman's Compensation insurance carrier is Pinnacol Assurance.

Building inspection fees are very dependent upon new construction within the Town. The budget for 2026 is about the same as the 2025 estimated, but still anticipates the scrape of rebuild of one home within the Town. Other factors are assumed to remain steady within the Town.

Town Hall maintenance and utilities include normal occupancy costs associated with office space including, but not limited to, water, power, lighting, janitorial services, lawn maintenance, and cleaning supplies.

Other costs include the issuance of periodic newsletters and/or flyers, a Town directory, publication of official notices, election expenses (generally in even years only), office supplies, and computer expenses.

Planning & Engineering - $38,400
The costs included in this category are all associated with mapping, zoning and developing property within the Town. Incremental costs associated with requests from developers to review and approve new projects within the Town are generally recovered from the developers. A portion of these costs may be recovered if there is significant activity in planning the active developments within the Town.

Public Works - $494,544
Town property maintenance costs include street and gutter maintenance and repair, snow removal, street lighting, road striping, park maintenance and maintenance and repairs associated with Town equipment. The Town has also determined to continue to handle snow removal services internally, relying on our full-time public works manager and additional part-time help, as necessary. Salaries are higher than previous years as the full salary of the public works manager is included plus part time help. Some services, such as street cleaning and sealing are contracted from the City of Littleton or other third-party vendors.

Sanitation
This will now show up in the Public Works section of the financials. The Town contracts with Republic Services for trash removal. A new contract was executed in 2020 is for a three year term with a 3% annual increase beginning in 2021. This overall fee has increased in recent years as a result of new home construction in the Town.

Additional Funds Activity –

Capital Fund – $955,000
This reserve fund was established in 2018 with a transfer of $270,000 expected in 2026 from the General Fund Reserve balance. Funds will be transferred in 2026 to continue funding the necessary capital projects expected by the Town. Expenditures for 2026 include a vehicle, Platte Canyon Sidewalk, Platte Canyon/Coal Mine right turn late, and the Town Wall. The Capital Reserve Fund will hold the majority of the funding needed for future projects the Town will need to face for improvements.

Conservation Trust Fund – Receipts - $ 8,700 and expenditures - $6,000
The Conservation Trust Fund receives annual proceeds from the state lottery profits. Columbine Valley is one of more than 400 cities, towns, counties and special recreation districts to receive a portion of these funds. Distribution is based upon population. The use of these funds is restricted to park and recreation spending and is currently dedicated to maintenance of the park surrounding the Town Hall. In 2026 we will continue to maintain the park area in front of the Town Hall.

Arapahoe County Open Space Shareback Fund – Receipts - $64,400
This fund was established in 2005 to receive a portion of the .25% sales tax enacted in Arapahoe County in 2005 to provide funding for local open space projects. These funds are generally available for the purchase and maintenance of new open space lands within our municipality. As these funds have become significant, the Town Trustees are actively identifying and pursue projects which will be appropriate for these funds.

Impact fees WPF – Receipts - $0 and expenditures - $250,000
This fund was established in 2019 to collect and hold impact fees assessed on all lots in the Wild Plum development at the rate of $12,700 per lot. These funds are held for future expenditures relating to items resulting from the ‘impact’ of this new development. In 2026 we anticipate improvements for Hunter Run of $250,000

Transportation Fee – Receipts - $110,000 and expenditures - $-0-
This fund was established in 2021 to collect and hold fees charged to residents completing projects at their home. The fee will be a 1% fee imposed on projects that cost more than $25,000 to complete. Homeowners obtaining building permits will be charged this fee as a way to fund future work needed on roads. These funds will be held for future expenditures relating to major road replacement work.

TOWN OF COLUMBINE VALLEY
SUMMARY
2026 PROPOSED BUDGET
WITH 2024 ACTUAL, 2025 BUDGET, 2025 YTD AND 2025 ESTIMATED AMOUNTS

	2024 Actual	2025 Adopted	YTD Actual 10/31/2025	2025 Estimated	2026 Proposed
REVENUES PER CATEGORY					
General	$ 3,011,163	$ 2,933,177	$ 2,681,650	$ 3,027,742	$ 2,939,057
Capital	-	-	-	-	600,000
Conservation trust fund	11,910	10,000	8,621	10,570	10,000
Arapahoe county open space	97,685	90,200	91,686	97,142	91,400
Wild Plum Impact fees	67,920	70,000	49,040	58,848	70,000
Transportation fees	106,117	100,000	124,178	125,000	110,000
Total revenues	3,294,795	3,203,377	2,955,175	3,319,302	3,820,457
EXPENDITURES PER CATEGORY					
General	2,072,302	2,583,854	1,799,257	2,501,198	2,735,189
Capital	741,598	997,000	80,736	211,000	955,000
Conservation trust fund	3,181	6,000	8,772	6,478	6,000
Arapahoe county open space	-	4,000	4,004	4,004	-
Total expenditures	2,817,081	3,590,854	1,892,769	2,722,680	3,946,189
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	477,714	(387,477)	1,062,406	596,623	(125,732)
OTHER FINANCING SOURCES (USES)					
Sale of capital assets	-	9,000	7,600	7,600	9,000
Total other financing sources (uses)	-	9,000	7,600	7,600	9,000
NET CHANGE IN FUND BALANCE	477,714	$ (378,477)	1,070,006	604,223	(116,732)
BEGINNING FUND BALANCE	8,271,337		8,749,051	8,749,051	9,353,274
ENDING FUND BALANCE	$ 8,749,051		$ 9,819,057	$ 9,353,274	$ 9,236,541
ENDING FUND BALANCE BY CATEGORY					
General	$ 800,699		$ 883,092	$ 797,244	731,111
Capital	5,486,961		6,213,825	5,813,561	5,737,561
Conservation trust fund	38,622		38,471	42,714	46,714
Arapahoe county open space	711,144		798,826	804,282	895,682
Impact fees	1,332,319		1,381,359	1,391,167	1,211,167
Transportation fees	379,306		503,484	504,306	614,306
ENDING FUND BALANCE BY CATEGORY	$ 8,749,051		$ 9,819,057	$ 9,353,274	$ 9,236,541

TOWN OF COLUMBINE VALLEY
OPERATIONS - DETAILS
2026 PROPOSED BUDGET
WITH 2024 ACTUAL, 2025 BUDGET, 2025 YTD AND 2025 ESTIMATED AMOUNTS

	2024 Actual	2025 Adopted	YTD Actual 10/31/2025	2025 Estimated	2026 Proposed
REVENUES					
Taxes					
Cable television	$ 42,516	$ 43,400	$ 35,295	$ 42,354	$ 42,400
Property taxes	612,410	613,980	613,362	613,980	603,281
Sales and use taxes	1,127,078	1,117,600	961,603	1,145,523	1,149,600
Specific ownership taxes	34,395	43,000	27,635	33,162	36,200
Utility franchise fees	78,548	81,300	69,974	83,969	84,000
Total taxes	1,894,947	1,899,280	1,707,869	1,918,988	1,915,481
Permits and fines					
Fines	97,601	100,000	54,100	80,000	80,000
Permits, fees and services	232,193	252,400	226,662	272,075	250,400
Total permits and fines	329,794	352,400	280,762	352,075	330,400
Intergovernmental					
Bow Mar IGA police	338,000	372,797	372,797	372,797	382,676
Bow Mar IGA admin	20,000	20,000	20,000	20,000	20,000
County highway tax revenue	15,046	18,900	16,428	18,900	18,900
Motor vehicle registration fees	5,557	5,600	4,837	5,804	5,800
State cigarette tax apportionment	1,643	1,700	1,207	1,448	1,400
State highway user's tax	52,411	51,500	44,506	53,407	53,400
Total intergovernmental	432,657	470,497	459,775	472,356	482,176
Interest	313,677	175,000	230,921	250,000	175,000
Other	3,192	4,000	2,323	2,323	4,000
Grants	36,896	32,000	-	32,000	32,000
TOTAL REVENUES	3,011,163	2,933,177	2,681,650	3,027,742	2,939,057
EXPENDITURES					
Administration					
Accounting and audit	136,573	131,000	97,700	131,000	136,500
Advertising/notices	260	500	169	500	500
Bank/credit card fees	6,502	6,500	5,184	6,500	6,500
Building inspection and plan review	74,066	80,000	80,233	80,233	80,000
Building maintenance and utilities	26,149	28,000	22,607	28,000	32,000
Community functions	44,069	50,500	39,068	51,768	60,000
Computer expense	4,353	10,000	5,590	10,000	10,000
County treasurer's collection fees	6,132	6,140	6,145	6,145	6,033
Dues and publications	15,165	15,650	13,776	20,460	21,647
Education and training	12,521	11,000	13,790	13,790	19,000
Election	-	-	-	-	12,000
Health insurance	24,234	31,091	25,878	30,754	33,287
Human resources	18,621	15,000	13,050	15,660	18,000
Insurance workers comp/liability/bonds	15,646	17,615	16,136	19,363	19,954
Legal	27,425	30,000	35,136	42,163	52,900
Meals	764	1,000	414	1,000	1,000
Miscellaneous	4,479	1,500	2,032	2,032	1,500
Payroll taxes	10,695	12,000	8,878	10,654	12,900
Pension	9,989	12,000	8,398	10,078	12,900
Salaries	207,856	240,912	176,768	240,912	258,917
Special projects	5,867	10,000	-	10,000	10,000
Supplies, printing, postage	15,567	13,000	14,321	15,000	13,000
Telephone/communications	11,081	12,125	10,650	12,780	13,419
Emergency reserve	-	88,000	-	-	88,200
Total administration	678,014	823,533	595,923	758,792	920,157

TOWN OF COLUMBINE VALLEY
OPERATIONS - DETAILS
2026 PROPOSED BUDGET
WITH 2024 ACTUAL, 2025 BUDGET, 2025 YTD AND 2025 ESTIMATED AMOUNTS

	2024 Actual	2025 Adopted	YTD Actual 10/31/2025	2025 Estimated	2026 Proposed
Planning and engineering					
Town planning	27,490	20,000	8,125	20,000	20,000
Town engineer	3,999	16,000	6,533	16,000	18,400
Miscellaneous	-	-	-	-	-
Total planning and engineering	31,489	36,000	14,658	36,000	38,400
Public safety					
Operations					
Cruiser gas	16,521	20,520	13,508	20,520	20,992
Cruiser oil/maintenance	9,138	13,338	7,943	13,338	13,645
Cruiser insurance	5,829	6,120	5,313	6,376	5,725
Education/training	5,153	12,620	4,763	12,620	12,620
Equipment - cameras body and dash	-	10,000	-	10,000	13,800
Equipment repair	5,981	4,104	1,872	4,104	4,198
Health insurance	70,812	81,400	69,240	82,575	89,300
Insurance workers comp/liability	45,108	39,496	36,751	44,101	44,551
Payroll taxes	22,926	31,700	19,388	23,266	34,200
Pension	62,077	63,400	56,845	68,214	68,300
Salaries	624,586	633,673	538,458	633,673	682,071
Supplies/dues/miscellaneous	5,375	15,000	3,037	15,000	15,000
Telephones/air cards	4,349	4,433	3,531	4,237	4,449
Uniforms	10,650	10,000	3,994	10,000	10,000
Total operations	888,505	945,804	764,643	948,024	1,018,851
Municipal court					
Judge	11,300	12,000	10,500	12,500	12,000
Interpreter	2,250	2,400	2,000	2,400	3,000
Legal	26,943	28,000	22,194	28,000	30,000
Health insurance	7,592	9,300	2,627	3,208	10,105
Payroll taxes	1,197	3,500	2,054	3,007	4,368
Pension	1,446	7,000	1,962	2,800	4,368
Salaries	39,329	70,000	49,528	62,328	87,360
Administration	111	1,000	277	1,000	1,000
Supplies	1,468	2,500	676	2,500	2,500
Total municipal court	91,636	135,700	91,818	117,743	154,701
Contracts					
Arapahoe county dispatch fee	37,544	38,276	38,738	38,738	45,797
Mobile Cad	1,299	1,262	-	1,262	1,262
Human society	-	500	-	500	500
Juvenile assessment	632	650	632	632	650
Netmotion	-	500	-	500	500
CACP	430	450	980	980	1,000
CISC	150	1,000	-	1,000	1,000
WhenIWork	797	800	598	800	800
Total contracts	40,852	43,438	40,948	44,412	51,509
Computer/IT					
Flock safety	17,612	20,500	18,892	20,500	20,500
Offsite server backup and protection	12,009	12,000	9,712	12,000	12,000
Office 365 accounts	6,165	6,200	4,662	6,216	6,527
Scheduled computer replacement	1,285	4,000	598	4,000	4,000
Govpilot	14,000	14,000	11,667	14,000	14,000
Total computer/IT	51,071	56,700	45,531	56,716	57,027
Total public safety	1,072,064	1,181,642	942,940	1,166,895	1,282,088
Public works					
Ground maintenance	7,210	7,500	3,994	7,500	6,000

TOWN OF COLUMBINE VALLEY
OPERATIONS - DETAILS
2026 PROPOSED BUDGET
WITH 2024 ACTUAL, 2025 BUDGET, 2025 YTD AND 2025 ESTIMATED AMOUNTS

	2024 Actual	2025 Adopted	YTD Actual 10/31/2025	2025 Estimated	2026 Proposed
Health insurance	9,467	9,280	7,869	9,156	9,742
Insurance vehicle	2,914	3,060	2,657	3,188	2,863
Insurance workers comp/liability	6,118	6,606	6,150	7,380	7,355
Other drainage/water	-	5,000	-	5,000	5,000
Payroll taxes	5,799	5,925	4,934	5,921	6,221
Pension	4,645	5,925	3,763	4,516	6,221
Professional fees-mosquito control	7,948	8,345	8,266	8,266	8,679
Salaries	110,879	118,500	94,847	118,500	124,425
Sanitation/trash/recycle service	107,118	110,838	90,320	108,384	110,838
Signs maintenance	1,721	5,000	3,340	5,000	5,000
Snow removal	2,244	2,500	1,841	2,500	5,000
Storm water permit process/NPDES	1,218	1,200	883	1,200	1,200
Street lighting	11,665	15,000	9,661	15,000	15,000
Streets and gutters maintenance	4,670	185,000	1,376	185,000	125,000
Streets and gutters contingency	-	50,000	4,288	50,000	50,000
Striping	3,697	1,000	69	1,000	1,000
Tools	-	-	-	-	2,000
Uniforms	-	-	-	-	1,000
Vehicle maintenance	3,422	2,000	1,478	2,000	2,000
Total public works	290,735	542,679	245,736	539,511	494,544
TOTAL EXPENDITURES	2,072,302	2,583,854	1,799,257	2,501,198	2,735,189
EXCESS OF REVENUES OVER EXPENDITURES	938,861	349,323	882,393	526,545	203,868
OTHER FINANCING USES					
Transfer to capital	(930,000)	(330,000)	(800,000)	(530,000)	(270,000)
Total other financing uses	(930,000)	(330,000)	(800,000)	(530,000)	(270,000)
NET CHANGE IN FUND BALANCE	8,861	$ 19,323	82,393	(3,456)	(66,132)
BEGINNING FUND BALANCE	791,838		800,699	800,699	797,244
ENDING FUND BALANCE	$ 800,699		$ 883,092	$ 797,244	$ 731,111

TOWN OF COLUMBINE VALLEY
CAPITAL
2026 PROPOSED BUDGET
WITH 2024 ACTUAL, 2025 BUDGET, 2025 YTD AND 2025 ESTIMATED AMOUNTS

	2024 Actual	2025 Adopted	YTD Actual 10/31/2025	2025 Estimated	2026 Proposed
REVENUES					
CDOT grant	-	-	-	-	600,000
Total revenues	-	-	-	-	600,000
EXPENDITURES					
Public safety					
Vehicle	68,448	75,000	53,788	69,000	75,000
Public works					
Lightpole replacement	10,314	12,000	4,172	12,000	-
Platte Canyon Sidewalk - Village to Fairway	29,356	500,000	22,776	100,000	500,000
Platte Canyon/Coal Mine right turn lane	-	280,000	-	-	280,000
Road improvements	633,480	-	-	-	-
Town wall	-	100,000	-	-	100,000
Trails	-	30,000	-	30,000	-
Total expenditures	741,598	997,000	80,736	211,000	955,000
EXCESS OF EXPENDITURES OVER REVENUES	(741,598)	(997,000)	(80,736)	(211,000)	(355,000)
OTHER FINANCING SOURCES					
Sale of assets	-	9,000	7,600	7,600	9,000
Transfer from general	930,000	330,000	800,000	530,000	270,000
Total other financing sources	930,000	339,000	807,600	537,600	279,000
NET CHANGE IN FUND BALANCE	188,402	$ (658,000)	$ 726,864	326,600	(76,000)
BEGINNING FUND BALANCE	5,298,559		5,486,961	5,486,961	5,813,561
ENDING FUND BALANCE	$ 5,486,961		$ 6,213,825	$ 5,813,561	$ 5,737,561

TOWN OF COLUMBINE VALLEY
CONSERVATION TRUST FUND
2026 PROPOSED BUDGET
WITH 2024 ACTUAL, 2025 BUDGET, 2025 YTD AND 2025 ESTIMATED AMOUNTS

	2024 Actual	2025 Adopted	YTD Actual 10/31/2025	2025 Estimated	2026 Proposed
REVENUES					
Conservation trust fund entitlement	$ 10,013	$ 8,700	$ 7,063	$ 8,700	$ 8,700
CTF interest	1,897	1,300	1,558	1,870	1,300
Total revenues	11,910	10,000	8,621	10,570	10,000
EXPENDITURES					
Conservation trust fund expenditures	3,181	6,000	8,772	6,478	6,000
Total expenditures	3,181	6,000	8,772	6,478	6,000
NET CHANGE IN FUND BALANCE	8,729	$ 4,000	$ (151)	4,092	4,000
BEGINNING FUND BALANCE	29,893		38,622	38,622	42,714
ENDING FUND BALANCE	$ 38,622		$ 38,471	$ 42,714	$ 46,714

TOWN OF COLUMBINE VALLEY
ARAPAHOE COUNTY OPEN SPACE
2026 PROPOSED BUDGET
WITH 2024 ACTUAL, 2025 BUDGET, 2025 YTD AND 2025 ESTIMATED AMOUNTS

	2024 Actual	2025 Adopted	YTD Actual 10/31/2025	2025 Estimated	2026 Proposed
REVENUES					
Arapahoe county open space revenues	$ 63,209	$ 63,200	$ 64,405	$ 64,405	$ 64,400
ACOP interest	34,476	27,000	27,281	32,737	27,000
Total revenues	97,685	90,200	91,686	97,142	91,400
EXPENDITURES					
Benches	-	4,000	4,004	4,004	-
Total expenditures	-	4,000	4,004	4,004	-
NET CHANGE IN FUND BALANCE	97,685	$ 86,200	$ 87,682	93,138	91,400
BEGINNING FUND BALANCE	613,459		711,144	711,144	804,282
ENDING FUND BALANCE	$ 711,144		$ 798,826	$ 804,282	$ 895,682

TOWN OF COLUMBINE VALLEY
WILD PLUM IMPACT FEES
2026 PROPOSED BUDGET
WITH 2024 ACTUAL, 2025 BUDGET, 2025 YTD AND 2025 ESTIMATED AMOUNTS

	2024 Actual	2025 Adopted	YTD Actual 10/31/2025	2025 Estimated	2026 Proposed
REVENUES					
Wild Plum Impact fees interest	67,920	70,000	49,040	58,848	70,000
Total revenues	67,920	70,000	49,040	58,848	70,000
EXPENDITURES					
Hunter run	-	-	-	-	250,000
Total expenditures	-	-	-	-	250,000
NET CHANGE IN FUND BALANCE	67,920	$ 70,000	49,040	58,848	(180,000)
BEGINNING FUND BALANCE	1,264,399		1,332,319	1,332,319	1,391,167
ENDING FUND BALANCE	$ 1,332,319		$ 1,381,359	$ 1,391,167	$ 1,211,167

TOWN OF COLUMBINE VALLEY
TRANSPORTATION FEES
2026 PROPOSED BUDGET
WITH 2024 ACTUAL, 2025 BUDGET, 2025 YTD AND 2025 ESTIMATED AMOUNTS

	2024 Actual	2025 Adopted	YTD Actual 10/31/2025	2025 Estimated	2026 Proposed
REVENUES					
Transportation fees	$ 106,117	$ 100,000	$ 124,178	$ 125,000	$ 110,000
Total revenues	106,117	100,000	124,178	125,000	110,000
EXPENDITURES					
Total expenditures	-	-	-	-	-
NET CHANGE IN FUND BALANCE	106,117	$ 100,000	124,178	125,000	110,000
BEGINNING FUND BALANCE	273,189		379,306	379,306	504,306
ENDING FUND BALANCE	$ 379,306		$ 503,484	$ 504,306	$ 614,306

Town of Columbine Valley
Property taxes

	2019	2020	2021	2022	2023	2024	2025	PRELIMINARY 2026
Assessed Value	47,883,330	54,576,701	54,835,909	65,358,880	62,737,997	81,774,145	83,387,222	84,127,808
Mill Levy								
General Fund	9.313	9.313	7.924	9.339	9.339	9.339	9.339	9.339
Temp Rate Reduction	-1.573	-2.755	-	-	-	(2.195)	(2.195)	(2.195)
Abatement	0.011	0.009	0.025	0.077	0.015	-	0.219	0.027
Total Mill Levy	**7.751**	**6.567**	**7.949**	**9.416**	**9.354**	**7.144**	**7.363**	**7.171**
Property taxes								
General Fund	445,937	508,273	434,520	610,387	585,910	763,689	778,753	785,670
Temp Rate Reduction	(75,320)	(150,359)	-	-	-	(179,494)	(183,035)	(184,661)
Abatement	527	491	1,371	5,033	941	-	18,262	2,271
Total Property Taxes	**371,144**	**358,405**	**435,891**	**615,419**	**586,851**	**584,194**	**613,980**	**603,281**

Town of Columbine Valley Colorado

Request for Board of Trustee Action

Date:	November 18, 2025
Title:	Changing Banks from BMO to InBank
Presented By:	Diane Rodriguez, Finance Manager
Prepared By:	Diane Rodriguez, Finance Manager

Background:

Town Staff is proposing, with the endorsement of Bill Dotson, Town Treasurer, and Mike Giesen, Finance Commissioner, that the town end its banking relationship with BMO and switch to InBank.

Some of the reasoning include:

- Checking account charges are free – currently we pay about $550 per month or $6,600 per year.
- Bill pay or ACH with positive pay – currently we are printing checks and getting them signed; we would no longer print checks; instead we would present the payables with a list of the invoices and get a signature on the invoice listing. Then we would pay the vendors through bill pay or ACH. We also would have positive pay to help with fraud. All of these services are free.
- Credit cards for employees – No fee for cards and get a 1% cash rebate.
- Deposits can be done from the office for free.
- Interest received if account exceeds $250,000.
- Easy to ACH funds to/from CSafe
- Mayor, Treasurer and Town Administrator could have online access
- Merchant processing – currently paying 7.3% and the new rate would not exceed 3.5%
- CRS has been working with them for 5 years. We have about 40 accounts with them, including the Town of Bow Mar.

Attachments: InBank Presentation Deck

Suggested Motion: "I move to approve the staff's recommendation to end the Town's banking relationship with BMO and switch to InBank as recommended by Town staff."

PROPOSAL FOR

GENERAL BANKING SERVICES

For

Town of Columbine Valley

Jamie Winkler
VP, Commercial Banker
O: 720.452.7448
C: 303.995.6944
Jamie.Winkler@inbank.com

WHAT SETS INBANK APART

Technology

- ✓ DropBox for all Commercial Account and Treasury Agreements
- ✓ Online Banking with one sign-on for all Treasury services
- ✓ Mobile Banking
- ✓ In-house Credit Card program + Integrated Payables solution

Service

- ✓ Local Business Concierge Service
- ✓ Onsite trainings and installations available

INBANK

Account Fees

InBank has partnered with CRS to create an account package that will help minimize fees and maximize interest income on excess liquidity.

Waived Account and Treasury Management Services:

- Waived general account and treasury service fees including Online Banking, ACH Module, Wire Module, Remote Deposit, Positive Pay Module, and FDIC Insurance Sweep

- Per Transaction Fees such as outgoing wires ($15 per wire), incoming wires ($5 per wire), stop payment-online ($25), positive pay exceptions ($1), and other items as applicable will be assessed

InBank can provide a remote deposit scanner to process deposits at the office.

Earnings on Balances

InBank offers high-yielding account options for all CRS clients:

- Fully liquid DDA FDIC Insurance Sweep on Operating Funds exceeding $250,000 – Interest Rate 80% Effective Fed Funds – **Currently 3.46% APY**
- **Estimated interest earned on current checking account balance is $1763 per month**
- Fully FDIC Insured CD Term Options Available Upon Request

Why Keep Deposits with InBank:

Deposits held at InBank are redeployed in the community. When we have small businesses that need a loan to hire staff during an expansion, or we have a resident that needs a home equity line of credit to make improvements to their home, the funds that we lend out are the deposits kept in our Bank. Your deposits are hugely impactful to the community and residents in which you serve.

IN BANK

Merchant Processing Offering

InBank partners with a Denver-based sales division of a merchant processor called Payroc. This partnership provides InBank clients with access to state-of-the-art financial technology, unrivaled pricing structures and a local Colorado-based sales and support team.

- Based on volumes in June ($7620) and fees in July ($557.13) it equates to net effective rate of **7.3% with current provider**.
- Total net effective rate should not exceed **3.5% with standard pass thru processing fees**. We also **offer legal surcharging as an option with net effective rate is typically 1.5%.**
- We would be happy to setup a call to look at this further and discuss options.

Member FDIC

IN BANK

Credit Card Offering

The InBusiness Credit Card makes it easy to manage your expenses and keep tabs on business spending. InBank will work closely with you to establish a monthly limit and appropriate controls for each cardholder. No personal guarantees ever required for public entities.

Card Features:

- Issued by InBank –no third parties involved in servicing or support
- Local team to underwrite, implement, train and support your credit card program
- No annual fee
- Monthly cash rebate
- Online card management that provides real-time access to cardholder data
- Reporting options and spending analysis
- Fraud prevention and monitoring
- Optional Expense Management module to track employee expenses
- Optional Visa feed to integrate into common expense management platforms

Cashback Rebate Structure:

Monthly Net Volume	Cashback Rebate Percentage
$0 - $83,332	1.00%
$83,333 - $333,333	1.25%
$333,334 +	1.50%

***Terms and Conditions apply - rebate is subject to change
***Subject to Credit Approval

INBANK

BUSINESS CONCIERGE EXPERIENCE

We know that Switching Banks is a Pain Point for Most Businesses.
That's why we created the InBank Business Concierge Experience.

We specialize in easing the transition of moving business operating accounts and services to InBank. We are a well-capitalized bank with local decision-makers and experienced bankers who understand the nuances of running a business.
Our team will be with you every step of the way.

- **Consultative Approach**
- **Seamless Transition**
- **Ongoing Support**

WE'RE IN THIS TOGETHER.

INBANK