

TOWN OF BOW MAR
OFFICIAL NOTICE AND AGENDA
REGULAR MEETING OF THE BOARD OF TRUSTEES

DATE: Monday, October 19, 2026
TIME: 6:00 p.m.
PLACE: Columbine Valley Town Hall
2 Middlefield Road
Columbine Valley, CO 80123

Board Meeting

The regular meeting of the Board of Trustees of the Town of Bow Mar will begin at 6:00 p.m.

Call to Order, Roll Call and Pledge of Allegiance – Bryan Sperry

Agenda

- Approve Agenda

Public Comment

- Speakers must sign in with the Clerk (comments are limited to 3 minutes)

Old Business - Gate Project

- Review and Approve Resolution and Service Agreement with Wizard Works (enclosure)

Consent Agenda

- Approval of the Minutes of the Meetings Held on September 21, 2026 (enclosures)
- Treasurer's Report and Payments Approval

Commissioner's Report

Public Safety	Mease, Cottrell (enclosure)
Finance	Chrisman (enclosure)
Building	Carlson
Parks and Recreation	Hinton
Public Works	Peterson
Intergovernmental	Osbourne-Manning

Clerk's Comments

- Next Regular Meeting is scheduled for Monday, November 16, 2026
- Schedule Public Hearing to Adopt Budget November 16, 2026

Attorney's Report

- Update Board on the Removal of Any Dead Trees or Dead Limbs From the Property Located at 5405 Sombrero Following the Board of Adjustment Hearing on September 21, 2026

Mayor's Report

New Business

- Review and Approve Service Agreement with Skyline Lawn – Todd Swift (enclosure)
- Discussion on Eaton Fiber

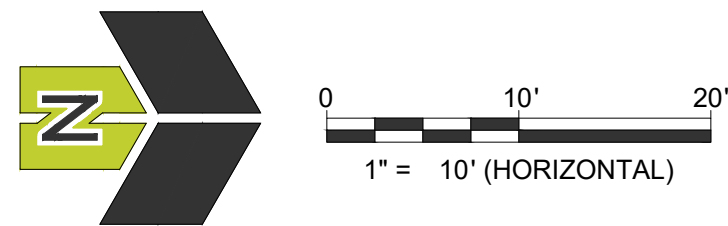
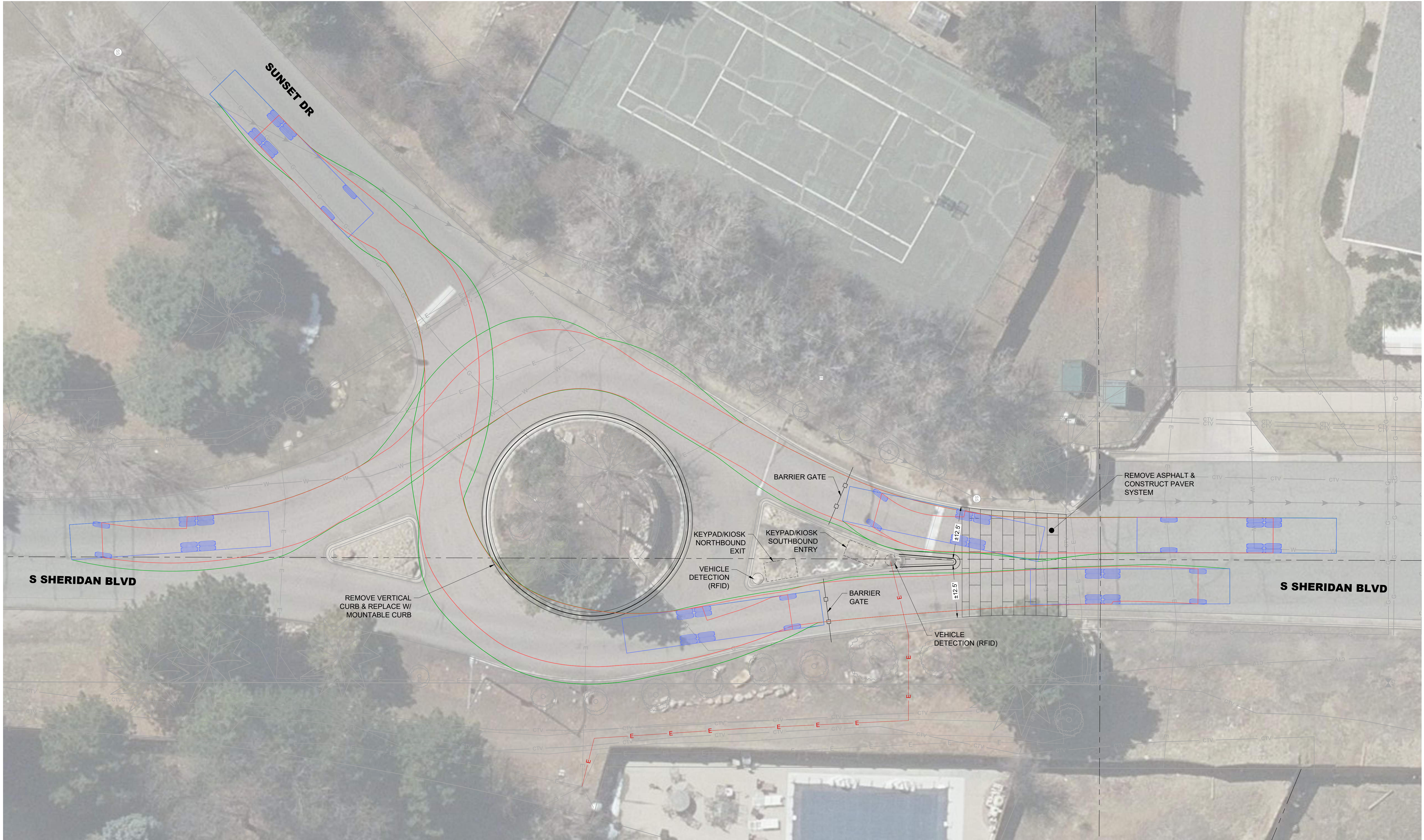
Executive Session

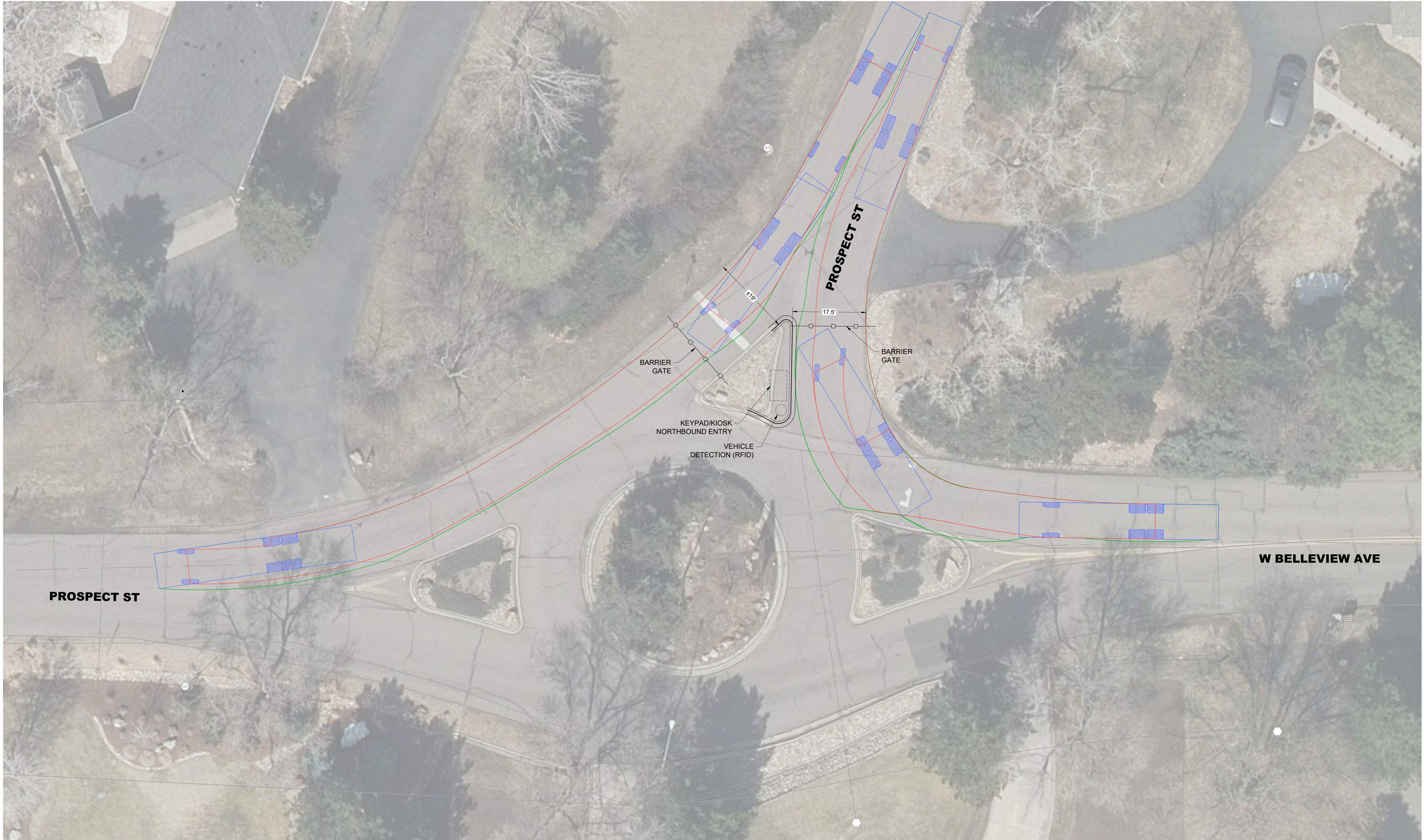
- Conference with Town Attorney and Litigation Counsel Alan Sweetbaum for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e), and for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b); Legal issues related to gate project.

Reconvene into General Session

No further action will be taken by the Board.

Adjournment



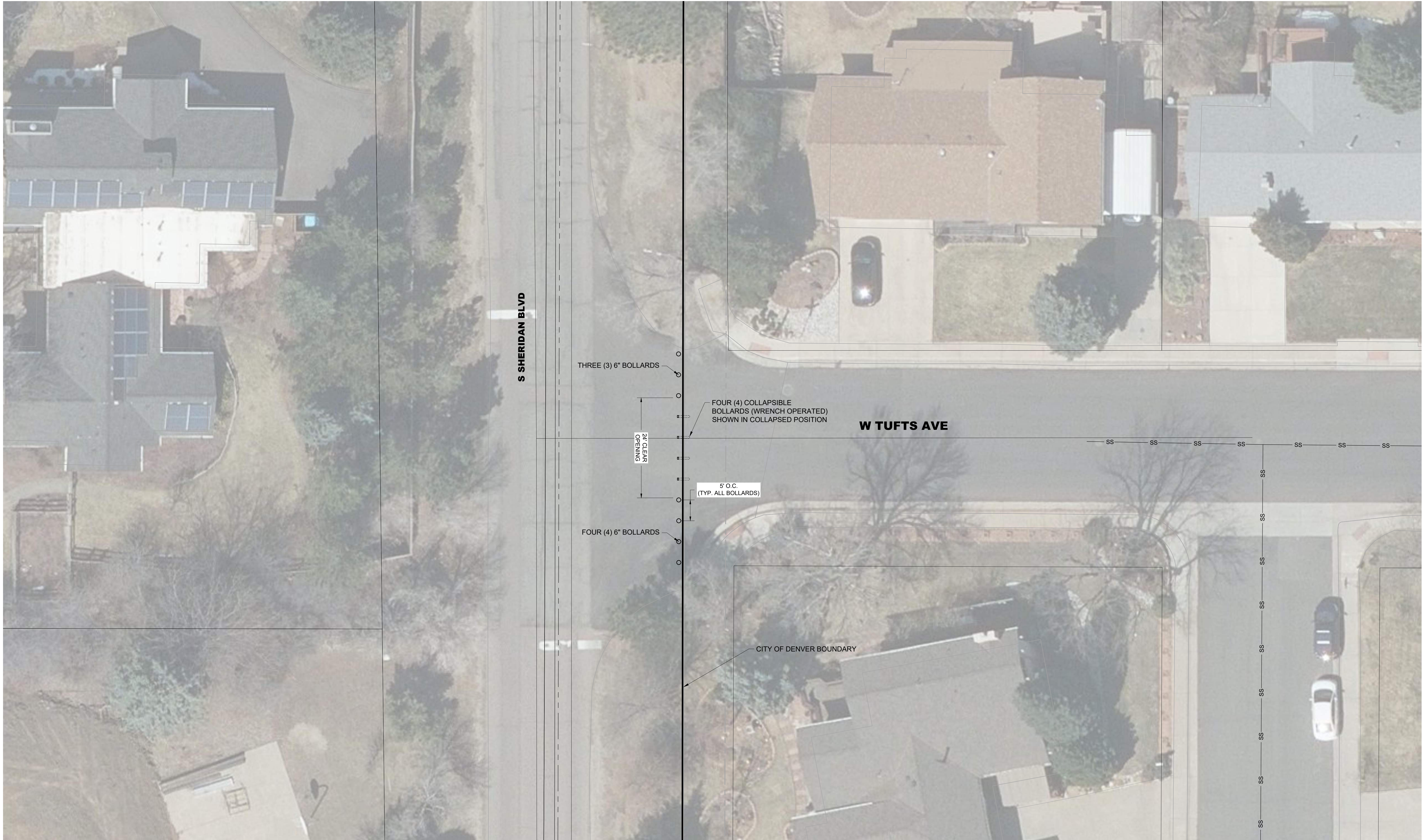


FILE PATH: E:\PROJECTS\260370 - BOW MAR ENTRY GATES - CO03 - DRAWINGS\BASE FILES\260370 - 10 PR BASE TEMP

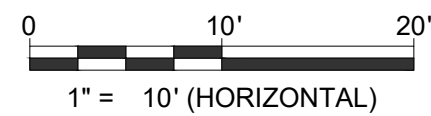


0 10' 20'
1" = 10' (HORIZONTAL)

BOW MAR
BELLEVIEW & PROSPECT
10/16/2026
SHEET 2 OF 3



FILE PATH: E:\PROJECTS\260370 - BOW MAR ENTRY GATES - CO03 - DRAWINGBASE FILES\260370 - 10_PR BASE TEMP



BOW MAR
SHERIDAN & TUFTS
10/16/2026
SHEET 3 OF 3

THIS SERVICES AGREEMENT (the “Agreement”) is entered into this 19th day of October 2026, (the “Effective Date”) by and between the Town of Bow Mar, a Colorado municipal corporation with an address of 5395 Lakeshore Drive, Bow Mar, Colorado 80123 (the “Town”), and Wizard Works Security Systems, Inc. (“Contractor”), with a principal place of business at 13693 East Illiff Avenue, Suite 234, Aurora, Colorado 80014 (each a “Party” and collectively, the “Parties”).

WHEREAS, the Town has approved the installation of gates at Sheridan Boulevard and Prospect Drive, as well as the closure of West Tufts Avenue, within the municipal boundaries of the Town; and

WHEREAS, the Town has selected Wizard Works Security Systems, Inc. (“Contractor”) to design, construct, and install the gates and closure at these locations; and

WHEREAS, Contractor has provided a quote for the cost of services in **Exhibit A**; and

WHEREAS, Contractor has subcontracted concrete work to Concrete Express, Inc. with a principal place of business at 2027 West Colfax, Denver, Colorado 80204 (“Subcontractor”) and the price for that subcontractor work is included in **Exhibit A**; and

WHEREAS, Contractor has held itself out to the Town as having the requisite qualifications and experience to perform the required Services.

NOW THEREFORE, in consideration of the above Recitals, incorporated herein, and for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties Agree as follows:

1. Scope of Services.

1.1 Contractor shall perform the services set forth in Contractor’s proposal attached hereto as **Exhibit A** and incorporated herein by this reference (the “Services”) in a timely, expeditious, and professional manner. In the event of any conflicts between the Agreement any of the attached exhibits, this Agreement shall prevail. Contractor shall be responsible for providing, at its cost and expense, all management, supervision, labor, materials, administrative support, supplies, and equipment necessary to perform the Services as required by this Agreement.

1.2. Contractor shall perform Services in the following phased approach (the “Phases”):

- **Phase 1**: construct and complete all Services associated with the closure of West Tufts Avenue, and construct and complete all Services associated with gate installation at Sheridan Boulevard.
- **Phase 2**: construct and complete all Services associated with the gate installation at Prospect Drive.

The Town shall have the right in its sole discretion to terminate all Services, upon thirty (30) days advance notice, at any point during the Phases. After termination, Contractor shall submit a final termination settlement invoice to the Town in a form and with a certification prescribed by the Town. Such termination settlement invoice shall include proof of all work completed where

there are outstanding payments, proof of all materials delivered or special-order items that cannot be canceled, and proof of any work that is under way at the time of termination, meaning the portion of the work that has been done but may not be completed due to the cancelation. Contractor shall submit the invoice promptly, but no later than thirty (30) days from the effective date of termination.

2. Compensation.

2.1 Compensation for Services. For satisfactory performance of the Services hereunder, the Town shall pay Contractor for the performance of the services detailed in this Agreement as provided in **Exhibit A** (the “Compensation”). The Compensation is inclusive of all reimbursable expenses and shall not be exceeded without the written authorization of the Town. The Town shall have no obligation to make any payments until such time as the Town accepts Contractor’s performance as satisfactory. All payments under this Agreement shall be to the trade or business name of Contractor. No payments will be personally made to an individual under this Agreement.

2.2. Invoices. Contractor shall submit invoices on a monthly basis, and such invoices shall describe with particularity the Services performed and expenses incurred pursuant to this Agreement. Invoices shall provide detail of Contractor’s performance of Services sufficient to the Town’s requirements. Upon request, Contractor shall provide documentation of its expenses. Payment of such invoices will be due within twenty-five (25) days of the receipt thereof.

2.3. Unsatisfactory Invoices or Services. The Town may return any unsatisfactory invoices to the Contractor for revision, and may withhold payment thereof. The Town may withhold payment for Services which are not completed as scheduled, or which are completed unsatisfactorily, until completed satisfactorily and may deny payment for such Services upon termination of this Agreement.

2.4. Right of Set-Off. Without prejudice to any other right or remedy it may have, the Town reserves the right to set off at any time any amount owing to it by Contractor against any amount payable by the Town to Contractor under this Agreement.

2.5. Fund Availability/Annual Appropriation. Payment pursuant to this Agreement, whether in whole or in part, are subject to and contingent upon the continuing availability of Town funds for purposes hereof. In the event that said funds, or any part thereof, become unavailable as determined by the Town, the Town may immediately terminate this Agreement or amend it accordingly.

2.6. Multi-Year Contracts. The obligations of the Town hereunder shall not constitute a general obligation indebtedness or multiple year direct or indirect debt or other financial obligation whatsoever within the meaning of the Constitution or laws of the State of Colorado.

2.7. Additional Services. If the Town provides Contractor with a written request for services in addition to those listed in **Exhibit A** (“Additional Services”), the Town and Contractor shall negotiate the scope of the relevant Additional Services, which shall be subject to the mutual written agreement of the Town and the Contractor. If the Contractor performs any Additional Services

prior to or without receiving such a request from the Town, Contractor shall not be entitled to any compensation for such Additional Services.

3. Term.

The term of this Agreement shall be from the Effective Date on the first page of this Agreement until Contractor completes the Services to the Town's satisfaction. The Agreement may be terminated earlier by final completion of the Services by Contractor and acceptance of the services by the Town or through the termination provisions provided herein.

4. General Representations and Contractor Obligations.

4.1. Inspections/Services. Contractor has familiarized itself with the nature and extent of the Contract and the proposed Services. To the extent Contractor deems necessary, Contractor has inspected the sites and all surrounding locations whereupon it may be called to perform its obligations under this Agreement and is familiar with the requirements of the Services and accepts them for such performance.

4.2. Good Standing. Contractor represents and warrants that it is validly organized and exists in good standing under the laws of the State of Colorado and has all requisite power to own its properties and assets and to carry on its business as now conducted or proposed to be conducted and it is duly qualified, registered to do business and in good standing in the State of Colorado.

4.3. Professional Standards. Contractor shall perform all Services in accordance with generally accepted standards of care, skill, diligence and professional competence applicable to contractors engaged in the Denver metropolitan area in providing similar services at the time and place that services are rendered.

4.4. Performance During Term. Contractor shall begin providing the Services on the first day of the term of this Agreement and will thereafter continually and diligently perform the Services throughout the term of this Agreement.

4.5. Compliance with Applicable Law. Contractor shall, at its own expense, throughout the term of this Agreement, comply with all federal, state, and local laws, statutes, ordinances, codes, guidelines, court rulings and orders of all governmental authorities applicable to services performed by Contractor under this Agreement, including but not limited to employee safety.

4.6. Personnel/Subcontractors.

4.6.1. Contractor represents that all of its personnel and subcontractors who will perform any Services under this Agreement have received the information, instructions and training required to provide such Services, including training to prevent harm to such personnel, residence and members of the public who may be in the vicinity. Contractor shall additionally cause its subcontractors to comply, at their own expense, with the provisions of all state, local and federal laws, regulations, ordinances, requirements and codes which are applicable to the performance of the Services hereunder or subcontractor as an employer, including maintenance of standard Workers' Compensation as required by law in the State of Colorado.

4.6.2. To the extent that Contractor engages subcontractors to perform, or otherwise provide support to assist Contractor to perform any portion of the Services performed under this Agreement, then: (1) Contractor shall remain responsible for the services, tasks, functions and responsibilities performed by such subcontractors to the same extent as if such services, tasks, functions and responsibilities were performed directly by Contractor and, for purposes of this Agreement, such Services shall be deemed Services performed by Contractor; (2) Contractor shall cause such subcontractors to comply with the obligations and restrictions associated with the services, tasks, functions and responsibilities performed by such subcontractors that are applicable to Contractor under this Agreement; and (3) Contractor shall acquit its responsibilities as provided in Section 7 of this Agreement.

4.7. Licenses. Contractor represents and warrants that Contractor and its personnel and subcontractors have or shall cause to have all licenses required by applicable law to perform the Services required by this Agreement and shall, at Contractor's expense, maintain such licenses throughout the term of this Agreement.

4.8. Mechanics' and Materialmen's Liens. Contractor shall: (1) make timely payments to Contractor's employees, subcontractors and suppliers, and (2) be responsible for satisfaction of any liens and encumbrances which are filed or asserted against the Town and its property, which liens result from the Services performed by Contractor under this Agreement. If any lien is filed claiming by, through or under Contractor or the Services performed by Contractor, Contractor shall cause any such lien to be discharged or bonded within ten (10) days after its filing. If Contractor fails to cause such lien to be discharged or bonded within such ten (10) day period, the Town, in addition to any other available remedy, may bond or discharge the lien and, at the Town's discretion, deduct its costs incurred, including attorneys' fees and interest at the rate of twelve (12%) percent per annum from the dates incurred, from any payments due Contractor or invoice Contractor for the amounts paid.

5. Termination.

5.1. In General. Contractor may terminate this Agreement at any time by giving the Town written notice of not less than sixty (60) days. The Town may terminate this Agreement at any time in the event that: (1) Contractor breaches the terms of this Agreement or (2) fails to produce a result that meets the specifications of this Agreement. In addition, the Town shall have the right in its sole discretion to terminate, upon thirty (30) days advance notice, for convenience, this Agreement and further performance of the Services, in whole or in part, by delivery to the Contractor of written notice of termination specifying the extent of termination and the effective date of termination.

5.2. Payment Upon Termination.

5.2.1. Termination For Breach. If this Agreement is terminated due to a breach of the terms of this Agreement by Contractor, including unsatisfactory performance of services in the Town's sole discretion, the Contractor shall be liable to the Town for any actual damages for losses, including without limitation any and all costs and expenses reasonably incurred by the Town or any party acting on the Town's behalf in completing the Services

or causing the Services to be completed (excluding changes in the Services by the Town following such Event of Default). The Town shall determine the total cost of the Services satisfactorily performed by Contractor prior to the effective date of termination for cause. All reasonable actual damages, losses, costs and charges incurred by the Town, including attorney's fees and costs, relating to obtaining and mobilizing another contractor, of completing the Services and of retaining another contractor's acceptance of full responsibility for all obligations of Contractor under this Agreement shall be deducted from any monies due or which may become due to Contractor. The Town shall determine the total amount due and shall notify Contractor in writing of the amount Contractor owes the Town or the amount the Town owes Contractor.

5.2.2. Termination for Convenience. After termination for convenience, Contractor shall submit a final termination settlement invoice to the Town in a form and with a certification prescribed by the Town. Contractor shall submit the invoice promptly, but no later than thirty (30) days from the effective date of termination, unless extended in writing by the Town upon written request of Contractor within such thirty-day period. If Contractor fails to submit the invoice within the time allowed, the Town's payment obligations under this Agreement shall be deemed satisfied and no further payment by the Town to the Contractor shall be made.

5.3. Contractor Obligations Upon Termination. After receipt of notice of termination, for cause or for convenience, and unless otherwise directed by the Town, Contractor shall immediately proceed as follows:

- (1) Stop work on the Services as specified in the notice of termination; and
- (2) Take any action that may be necessary, or that the Town may direct, for the protection and preservation of the Services and property related to this Agreement that is in the possession of the Contractor and in which the Town has or may acquire an interest.

6. Independent Contractor.

It is the express intention of the parties that Contractor is not employed by the Town but is an independent contractor. An agent or employee of Contractor shall never be or deemed to be an employee or agent of the Town. The Town is concerned only with the results to be obtained. **AS AN INDEPENDENT CONTRACTOR, CONTRACTOR ACKNOWLEDGES AND AGREES, PURSUANT TO C.R.S. § 8-40-202(2)(b)(IV), THAT IT IS NOT ENTITLED TO WORKERS' COMPENSATION BENEFITS AND THAT CONTRACTOR, AS AN INDEPENDENT CONTRACTOR, IS OBLIGATED TO PAY FEDERAL AND STATE INCOME TAX ON ANY MONEYS EARNED PURSUANT TO THIS CONTRACTUAL RELATIONSHIP.**

7. Indemnification and Insurance.

7.1. Indemnification. Subject to the provisions of C.R.S. § 13-50.5-102(8), and to the extent applicable to this Agreement, Contractor shall indemnify, defend, and hold harmless the Town and

each of its directors, employees, agents, and consultants, from and against any and all claims, demands, suits, actions, proceedings, judgments, losses, damages, injuries, penalties, costs, and expenses (including reasonable attorneys' fees), and liabilities, of, by, or with respect to third parties ("Any Claims") to the extent they arise from or may be alleged to arise, directly or indirectly, in whole or in part, from the intentional or negligent acts or omissions of the Contractor or any of its subcontractors, material suppliers, agents, representatives, or employees, or the agents, representatives, or employees of any subcontractors or material suppliers (collectively the "Contractor/Related Parties"), in connection with this Agreement or the Contractor's Services hereunder, including, without limitation, Any Claims which cause or allow to continue a condition or event which deprives the Town or any of its directors or employees of its sovereign immunity under the Colorado Governmental Immunity Act, C.R.S. §§ 24-10-101, *et seq.* Provided, however, that the Contractor shall not be liable for any claim, loss, damage, injury, or liability arising out of the negligence, willful acts, or intentional torts of the Town, its directors, employees, agents, and consultants.

7.2. Insurance. The Contractor shall acquire and maintain in full force and effect, during the entire term of this Agreement, including any extensions thereof, and at any time thereafter necessary to protect the Town, its directors, employees, agents, consultants and the Contractor from claims that arise out of or result from the operations under this Agreement by the Contractor or by a subcontractor or a vendor or anyone acting on their behalf or for which they may be liable, the coverages set forth in subsection 7.2.1 *et seq.* All insurance is to be placed with insurance carriers licensed in the State of Colorado with an A.M. Best and Company rating of no less than A-(X) or as otherwise accepted by the Town. The Town and its respective directors, officers, employees and agents shall be named as an additional insured as provided in subsection 7.3. The Contractor shall request its insurer to amend or endorse its insurance policy to provide that the insurer will give the Town sixty (60) days written notice prior to the cancellation, non-renewal or material modification of any policy of insurance obtained to comply with this Section. In addition, Contractor shall immediately upon receipt provide the Town a copy of any notice of cancellation, non-renewal or material modification of any policy of insurance obtained to comply with this Section. No later than seven days after execution of this Agreement, Contractor shall provide the Town with certificates of insurance evidencing the types and amounts of insurance specified below:

General Liability	\$1,000,000
Damage to rented equipment	\$100,000
Medical Expenses	\$5,000
Personal Injury	\$1,000,000
General Aggregate	\$2,000,000
Products Liability	\$2,000,000
Automobile Liability	\$1,000,000
Workers Compensation	\$100,000 each accident \$100,000 each person \$500,000 policy limit

The Town shall be named as an additional insured on any policy obtained by Contractor pursuant to this paragraph. Contractor shall furnish the Town with a Certificate of Insurance that indicates adequate insurance coverage has been obtained.

7.3. No Limitation on Other Obligations. The procuring of required policies of insurance shall not be construed to limit the Contractor's liability hereunder or to fulfill the indemnification provisions and requirements of this Agreement. The Contractor shall be solely responsible for any deductible losses under the policy.

7.4. Additional Risks and Hazards. If the Town requests in writing that insurance for risks other than those described herein or for other special hazards be included in property insurance policies, the Contractor shall obtain such insurance, if available, in a form and for a cost approved by the Town, and the cost thereof shall be charged to the Town.

7.5. Subcontractors. If the Contractor subcontracts any portion(s) of the Services, the Contractor shall require that each subcontractor retained by the Contractor acquire and maintain insurance coverage as set forth in this Section 7. The Contractor shall require each subcontractor to provide to the Contractor insurance certificates and endorsements, including necessary updates to the same, demonstrating compliance with this Section 7. Contractor shall retain all subcontractor insurance certificates and endorsements for the duration of the Contract. Contractor shall, upon Town request, submit them to the Town for review or audit. Failure to acquire and maintain subcontractor insurance certificates is a material breach of this Agreement.

8. Ownership of Materials and Risk of Loss. All documentation of Contractor prepared pursuant to this Agreement, including without limitation all maps, plans, drawings, specifications, reports, electronic files and other documents, in whatever form (the "Work Product"), shall be, upon preparation, and remain the property of the Town under all circumstances, whether or not the Services are completed. All Work Product shall be provided to the Town at the time of completion of any of the discrete tasks specified herein or at the time of termination of this Agreement, whichever event first occurs, and shall be provided to any subsequent owners only with the Town's express permission. Contractor shall maintain reproducible copies on file of any such Work Product involved in the Services for a period of five (5) years and shall make them available for the Town's use and provide such copies to the Town, upon request, at commercial printing rates. At any time, the Town may obtain reproducible copies of Contractor's Work Product by paying printing costs as set forth above.

9. Miscellaneous.

9.1. Time is of the Essence. The performance of the Services of Contractor shall be undertaken and completed in accordance with this Agreement and in such sequence as to assure its expeditious completion in light of the purposes of this Agreement. It is agreed that time is of the essence in the performance of this Agreement.

9.2. Notice. All notices must be in writing and (1) delivered personally, (2) sent by electronic mail, delivery receipt requested, (3) sent by United States certified mail, postage prepaid, return receipt requested ("US Mail"), or (4) placed in the custody of a nationally recognized overnight

carrier for next day delivery (“Carrier”), and will be deemed given (i) when received, if delivered personally, (ii) on the day sent if sent during regular business hours (9 a.m. to 5 p.m.), otherwise on the next day at 9 a.m., if sent by electronic mail, (iii) 4 days after deposit, if sent by US Mail, or (iv) the next business day after deposited with a Carrier during business hours on a business day. All notices shall be delivered to the following addresses, or such other address as is provided by one party to the other in accordance with this section:

Notices to Town:

Town of Bow Mar
5395 Lakeshore Drive
Bow Mar, Colorado 80123

Town of Bow Mar
Town Attorney
Wilson Williams Fellman Dittman
Attn: Michaela Szilagyi
1314 Main Street
Louisville, Colorado 80027

Notices to Contractor:

Wizard Works Security Systems, Inc.
13693 East Illiff Avenue
Suite 234
Aurora, Colorado 80014

9.3. Governmental Immunity. Nothing in this Agreement or in any action taken by the Town pursuant to this Agreement shall be construed to be a waiver, in whole or in part, of any right, privilege or protection afforded the Town or its Board of Directors, officers, employees, servants, agents or authorized volunteers pursuant to the Colorado Governmental Immunity Act, C.R.S. §§ 24-10-101, *et seq.*

9.4. Annual Appropriations. The Town does not intend hereby to create a multiple-fiscal year direct or indirect debt or other financial obligation whatsoever. The Town’s payment obligations hereunder are subject to annual appropriation. The Town has appropriated sufficient funds for this Agreement for the current fiscal year.

9.5. Entire Agreement. This Agreement constitutes the entire agreement between the parties and sets forth the rights, duties and obligations of each to the other as of this date. Any prior agreements, promises, negotiations or representations not expressly set forth in this Agreement are of no force and effect.

9.6. Contract Modification. The Agreement may not be amended, altered or otherwise changed except by a written agreement signed by authorized representatives of the parties.

9.7. No Waiver. No waiver of any of the provisions of this Agreement shall be deemed to constitute a waiver of any other of the provisions of this Agreement, nor shall such waiver constitute a continuing waiver unless otherwise expressly provided herein, nor shall the waiver of any default hereunder be deemed a waiver of any subsequent default hereunder.

9.8. Choice of Law. This Agreement and all related documents including all exhibits attached hereto, and all matters arising out of or relating to this Agreement, are governed by and construed in accordance with the laws of the State of Colorado.

9.9. Venue. This Agreement shall be governed by the laws of the State of Colorado. Jurisdiction and venue for the resolution of any dispute or breach under this Agreement shall be in the applicable court for Arapahoe County, Colorado.

9.10. Binding Agreement. This Agreement shall inure to and be binding on the heirs, executors, administrators, successors and assigns of the parties hereto.

9.11. No Third-Party Beneficiaries. This Agreement is entered into for the sole benefit of the Town and Contractor, and no other parties are intended to be direct or incidental beneficiaries of this Agreement, and no third party shall have any right in, under or to this Agreement.

9.12. Severability. If any term or provision of this Agreement is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Agreement; provided, however, that if any fundamental term or provision of this Agreement is invalid, illegal, or unenforceable, the remainder of this Agreement shall be unenforceable.

9.13. No Assignment. Neither the Town nor the Contractor may assign this Agreement or parts hereof or its rights hereunder without the express written consent of the other party.

TOWN OF BOW MAR, COLORADO

Name: _____

Title: _____

WIZARD WORKS SECURITY SYSTEMS, INC.

Name: _____

Title: _____

EXHIBIT A



Wizard Works Security
Systems, Inc
13693 East Iliff Avenue,
Suite 234
Aurora, CO 80014

wizard-works@att.net
www.wizardworksssecurity.com
Fax:

QUOTE No. 266278

License No.

Order No.
Valid for 30 days

Town of Bow Mar

1600 Broadway, Suite 800
Denver, CO,80202

Site: Town of Bow Mar

Site Contact: David Peterson

Salesperson: Chester Gilliam

Date: 10/16/2026

GENERAL NOTES

- 1) Some underground conduits will require Hydrovac by others.
- 2) Site plans are to be approved prior to the start of work.
- 3) Mounting pads for Barrier Arm Gates and Kiosk are by WWSSI.
- 4) This system will require an internet connection at each gate system.
- 5) Gate loops are to be cut and seal type or will be placed during the road work.
- 6) All Gates are to meet UL-325 ASTM F2200
- 7) Site to provide access programing information prior to start of work.
- 8) This system is an APP based Guest System.
- 9) Fire Department may require additional equipment for the emergency opening of the gates. These items will be added to the final invoice if required.
- 10) WWSSI to follow OSHA and Local Building Codes guidelines.
- 11) WWSSI to provide certificate of insurance auto, liability, WC.
- 12) Site to provide required electrical service for equipment as required. 120VAC 20A Per Gating Lane.
- 13) Equipment placement to be located by customer prior to start of installation.
- 14) Cost of permits to be added to final invoice if required.
- 15) Schedule is provided with order and confirmed after receipt of equipment.
- 16) Proposal good for 60 days. ETA for equipment is 4 - 8 weeks ARO.
- 17) Warranty for equipment is limited to the warranty extended by the OEM or one year from date of installation. Workmanship is warranted for one year after installation.
- 18) Price is subject to information provided by the purchaser and dependent upon the accuracy of such information.
- 19) In the event legal action is required to enforce the terms of this agreement, Wizard Works Security Systems Inc. shall, in addition to damages or equitable relief, be awarded its reasonable attorney's fees and cost whether incurred before or after commencement of a civil action.
- 20) Credit Card Payments will incur a 3.49% processing fee.

Payment terms are to be progressive and defined at the time of acceptance of proposal.

1



Wizard Works Security
Systems, Inc
13693 East Illiff Avenue,
Suite 234
Aurora, CO 80014

wizard-works@att.net
www.wizardworkssecurity.com
Fax:

QUOTE No. 266278

License No.

Order No.
Valid for 30 days

Sheridan Entrance - Access Control System

Item	Quantity	Unit Price	Total
LiftMaster Multi Tenant Access Control with Video LiftMaster-Cloud Based Access Control -VoIP and WiFi with Cellular Option -Four Controlled Gates/Doors - (Video Calling requires Phone.com account & high speed internet. Cellular routers are not recomme...	1.00	\$5,304.00	\$5,304.00
Infinity Integrated UHF RFID Reader - Carina-Includes Power Supply, A-UMB-001 Mounting Bracket, Wiegand Module, and 20ft Communication Cable / UL Rated	2.00	\$3,510.00	\$7,020.00
4" x 11" Square Post and Cap - Black	1.00	\$270.00	\$270.00
54" Steel Pedestal - Invictus XP - 24" W x 54" T x 4" D	1.00	\$1,401.22	\$1,401.22
3515 Knox Key Switch on Mounting Plate - 2-Position DPDT	1.00	\$356.00	\$356.00
FD Dual Strobeswitch and power module	2.00	\$1,250.12	\$2,500.24
HeadLamp Mount UHF-2PC Non-Transferable	1,200.00	\$12.50	\$15,000.00
Labor 2	24.00 hrs	\$188.00	\$4,512.00
			\$36,363.46

Sheridan Entrance - Barrier Arm Gates

Item	Quantity	Unit Price	Total
24VDC Brushless Continuous Barrier Gate Operator, 120VAC/230VAC 1PH, Direct Drive, Alum Housing and LED top cover, 10', 12' & 14' modular arms (arms sold separately) for easier transportation, Sec 2.0 radio rcvr, incl (2) 7Ah batteries - White	2.00	\$4,724.08	\$9,448.16
TECHNA Arm Mounting Hardware	2.00	\$36.18	\$72.36
12' Functional Length (Lane Coverage) LED Aluminum Arm for CBG/PGB (works only with TECHNA operators), Modular Arm: (2) 6' sections and (1) 2' section for easy shipping	2.00	\$840.86	\$1,681.72
LiftMaster Monitored Thru-Beam PE w/ heater	2.00	\$486.82	\$973.64

2



Wizard Works Security
Systems, Inc
13693 East Iliff Avenue,
Suite 234
Aurora, CO 80014

wizard-works@att.net
www.wizardworkssecurity.com
Fax:

QUOTE No. 266278

License No.

Order No.
Valid for 30 days

NorthStar Vehicle Detector Plug-In Single Channel	4.00	\$184.50	\$738.00
Installation of Arming, Closing or LPR Trigger loop - Includes Saw cutting	4.00	\$750.00	\$3,000.00
Labor 2	32.00 hrs	\$188.00	\$6,016.00
			\$21,929.88

Sheridan Entrance - Camera System

Item	Quantity	Unit Price	Total
Vitek Transcendent 8 Channel 8 Megapixel (4K) 4T NVR with 8 Port PoE & GEN IV Analytics	1.00	\$1,116.00	\$1,116.00
8MP H.265 INDOOR /OUTDOOR MULTI-SENSOR 180 PANORAMIC IP CAMERA..4 SEPARATE 1/2.8" 2.0MP IMAGE SENSORS	2.00	\$1,800.00	\$3,600.00
Transcendent Series 4 MegaPixel License Plate Recognition WDR IP Motorized Bullet Camera	2.00	\$960.00	\$1,920.00
Junction Box for Cable Management for use with Transcendent	4.00	\$54.00	\$216.00
Environmental Enclosure with Heater and Fan - Locking handle - 19" Rack ears - 24 x 20	1.00	\$3,338.80	\$3,338.80
Labor 2	24.00 hrs	\$188.00	\$4,512.00
			\$14,702.80

Sheridan Entrance - Sub Total

\$72,996.14



Wizard Works Security
Systems, Inc
13693 East Iliff Avenue,
Suite 234
Aurora, CO 80014

wizard-works@att.net
www.wizardworkssecurity.com
Fax:

QUOTE No. 266278

License No.

Order No.
Valid for 30 days

Prospect Drive – Access System

Item	Quantity	Unit Price	Total
LiftMaster Multi Tenant Access Control with Video LiftMaster-Cloud Based Access Control -VoIP and WiFi with Cellular Option -Four Controlled Gates/Doors - (Video Calling requires Phone.com account & high speed internet. Cellular routers are not recomme...	1.00	\$5,304.00	\$5,304.00
Infinity Integrated UHF RFID Reader - Carina-Includes Power Supply, A-UMB-001 Mounting Bracket, Wiegand Module, and 20ft Communication Cable / UL Rated	2.00	\$3,510.00	\$7,020.00
4" x 11" Square Post and Cap - Black	1.00	\$270.00	\$270.00
54" Steel Pedestal - Invictus XP - 24" W x 54" T x 4" D	1.00	\$1,401.22	\$1,401.22
3515 Knox Key Switch on Mounting Plate - 2-Position DPDT	2.00	\$460.00	\$920.00
FD Dual Strobeswitch and power module	2.00	\$1,250.12	\$2,500.24
Labor 2	24.00 hrs	\$188.00	\$4,512.00
			\$21,927.46

Prospect Drive - Barrier Arm Gates

Item	Quantity	Unit Price	Total
24VDC Brushless Continuous Barrier Gate Operator, 120VAC/230VAC 1PH, Direct Drive, Alum Housing and LED top cover, 10', 12' & 14' modular arms (arms sold separately) for easier transportation, Sec 2.0 radio rcvr, incl (2) 7Ah batteries - White	2.00	\$4,724.08	\$9,448.16
TECHNA Arm Mounting Hardware	2.00	\$36.18	\$72.36
12' Functional Length (Lane Coverage) LED Aluminum Arm for CBG/PGB (works only with TECHNA operators), Modular Arm: (2) 6' sections and (1) 2' section for easy shipping	2.00	\$840.86	\$1,681.72
LiftMaster Monitored Thru-Beam PE w/ heater	2.00	\$468.12	\$936.24
NorthStar Vehicle Detector Plug-In Single	4.00	\$184.50	\$738.00

4



Wizard Works Security
Systems, Inc
13693 East Iliff Avenue,
Suite 234
Aurora, CO 80014

wizard-works@att.net
www.wizardworksssecurity.com
Fax:

QUOTE No. 266278

License No.

Order No.
Valid for 30 days

Channel			
Installation of Arming, Closing or LPR	4.00	\$750.00	\$3,000.00
Trigger loop - Includes Saw cutting			
Labor 2	32.00 hrs	\$188.00	\$6,016.00
			\$21,892.48

Prospect Drive – Camera System

Item	Quantity	Unit Price	Total
8MP H.265 INDOOR /OUTDOOR MULTI-SENSOR 180 PANORAMIC IP CAMERA..4 SEPARATE 1/2.8" 2.0MP IMAGE SENSORS	2.00	\$1,800.00	\$3,600.00
Transcendent Series 4 MegaPixel License Plate Recognition WDR IP Motorized Bullet Camera	2.00	\$960.00	\$1,920.00
Junction Box for Cable Management for use with Transcendent	4.00	\$54.00	\$216.00
Environmental Enclosure with Heater and Fan - Locking handle - 19" Rack ears - 24 x 20	1.00	\$2,946.00	\$2,946.00
Labor 2	24.00 hrs	\$188.00	\$4,512.00
			\$13,194.00

Prospect Drive – Sub Total

\$57,013.94



Wizard Works Security
Systems, Inc
13693 East Illiff Avenue,
Suite 234
Aurora, CO 80014

wizard-works@att.net
www.wizardworkssecurity.com
Fax:

QUOTE No. 266278

License No.

Order No.
Valid for 30 days

Access SaaS Monthly Fees

Item	Quantity	Unit Price	Total
Advanced - Monthly charge per home - includes connection, Physical/Mobile/Guest Pass Credentials, Smart Locks, video calling and 30 day video - paid yearly	300.00	\$4.00	\$1,200.00
			\$1,200.00

Site Preparation and Infrastructure

Item	Quantity	Unit Price	Total
Site work - Above ground conduit work	1.00	\$3,485.00	\$3,485.00
Site Work - Underground Conduit runs	1.00	\$6,644.00	\$6,644.00
Trenching and back fill	1.00	\$4,872.00	\$4,872.00
Under Ground Boring - Cost per ft. - Includes conduit lines up to 2" - Price is adjusted +/- after completion of work.	350.00	\$40.32	\$14,112.00
Pot Hole for Underground Boring	6.00	\$343.75	\$2,062.50
Underground Boring - Setup Charge	1.00	\$1,875.00	\$1,875.00
Cable Pulls - Includes Wire and Labor - Per 0-100'	9.00	\$275.00	\$2,475.00
Site Electrical Work	1.00	\$13,702.50	\$13,702.50
Training of site personnel on the usage of the equipment and software items. Up to 4 Hours.	1.00	\$1,984.00	\$1,984.00
Job Site Coordination and supervision	1.00	\$5,658.00	\$5,658.00
Project Documentation and Closeout	1.00	\$2,976.00	\$2,976.00
			\$59,846.00



Wizard Works Security
Systems, Inc
13693 East Iliff Avenue,
Suite 234
Aurora, CO 80014

wizard-works@att.net
www.wizardworksssecurity.com
Fax:

QUOTE No. 266278

License No.

Order No.
Valid for 30 days

Concrete Express Sub Work

Item	Quantity	Unit Price	Total
Sheridan Concrete Express Sub Work - Please see CEI Quote 05/04/2026 Bow Mar Entrances. The town agrees that the CEI work is being carried under WWSSI as a point of convenience and that the town will be responsible for all work related items including but not limited to inspections, material approvals, coordination for road closures and sign offs. Further more the warranty for the CEI portion of the project is solely between the Town and CEI and in no way is to impact WWSSI's portion of the project. Wizard Works will be responsible for coordination for the project. Please see attached CEI Quote REV4	1.00	\$59,003.67	\$59,003.67
Prospect Concrete Express Sub Work - Please see CEI Quote 05/04/2026 Bow Mar Entrances. The town agrees that the CEI work is being carried under WWSSI as a point of convenience and that the town will be responsible for all work related items including but not limited to inspections, material approvals, coordination for road closures and sign offs. Further more the warranty for the CEI portion of the project is solely between the Town and CEI and in no way is to impact WWSSI's portion of the project. Wizard Works will be responsible for coordination for the project. Please see attached CEI Quote REV4	1.00	\$29,430.33	\$29,430.33
Please see the attached CEI Quotes which is to be signed and executed.	1.00	\$0.00	\$0.00
			\$88,434.00



Wizard Works Security
Systems, Inc.
13693 East Iliff Avenue,
Suite 234
Aurora, CO 80014

wizard-works@att.net
www.wizardworksssecurity.com
Fax:

QUOTE No. 266278

License No.

Order No.
Valid for 30 days

Bollards West Tufts Avenue

Item	Quantity	Unit Price	Total
MaxiForce Collapsible (MC) Bollard, Standard Style (S) Rectangular Body, Padlock (P) operated, Standard Style (SS1) head, Simple (S) Base, Padlock not included	12.00	\$1,129.50	\$13,554.00
Steel Surcharge	12.00	\$169.43	\$2,033.16
Powder Coat the entire assembly - bollard color to be safety yellow, bases to be black fine texture	12.00	\$90.00	\$1,080.00
Freight for Bollards	1.00	\$2,310.00	\$2,310.00
Knox Exterior Padlock - All Weather Conditions - 1-13/16" H shackle clearance 7/16" diameter stainless steel shackle	12.00	\$231.00	\$2,772.00
Labor 2	30.00 hrs	\$188.00	\$5,640.00
			\$27,389.16

Sub Total ex Tax	\$306,879.24
Tax	\$0.00
Total inc Tax	\$306,879.24

Please sign to accept the quote and return to our office.

Town of Bow Mar

Please contact us if you have any queries regarding this quote.
Chester Gilliam - 303-886-4502 - chester@wizardworksssecurity.com

CONCRETE EXPRESS, INC.
2027 WEST COLFAX
DENVER, COLORADO 80204
303-562-2000
303-893-1949 FAX



Chester A. Gilliam CAGSD, CAGDR
Chief Wizard
Wizard Works Security Systems, Inc.
303-886-4502
chester@wizardworkssecurity.com
wizardworkssecurity.com

David Peterson
Bow Mar Trustee - Public Works
publicworks@bowmar.gov



10/13/2026
Bow Mar - Entrances REV4 - Sheridan

No.	DESCRIPTION	QUANTITY	UoM	UNIT PRICE	TOTAL PRICE
1	Mobilization	1.00	LS	\$ 4,180.00	\$ 4,180.00
2	Traffic Control	1.00	LS	\$ 1,795.00	\$ 1,795.00
3	Variable Message Board Rental (3 Each)	1.00	Month	\$ 17,645.00	\$ 17,645.00
4	Potholing	5.00	HRS	\$ 445.00	\$ 2,225.00
5	Remove Asphalt	72.00	SY	\$ 21.90	\$ 1,576.80
6	Remove Curb and Gutter	194.00	LF	\$ 8.25	\$ 1,600.50
7	Reset Sign	1.00	EA	\$ 240.00	\$ 240.00
8	Concrete Pavement (8")Stamped(Colored)	72.00	SY	\$ 181.25	\$ 13,050.00
9	Mountable Concrete Curb & Gutter	222.00	LF	\$ 47.70	\$ 10,589.40
10	Median Cover Material (4" Concrete)	41.00	SF	\$ 18.00	\$ 738.00
Sheridan Total					\$ 53,639.70

NOTE: Unit pricing will be billed as constructed and measured per unit.
Pricing for stamped/colored concrete pavement is based on example below:



CONCRETE EXPRESS, INC. SPECIFICALLY EXCLUDES:

Permit, testing & inspection fees	Landscaping
Erosion Control	Survey
Utility Relocation or Coordination	Testing
Export and disposal of excavated material	Treated subgrade
Street Sweeping	Import of structural backfill material
Import of aggregate base course material	Seeding
Underdrain systems	Asphalt pavement/patching
Frost removal	Bond add 1.5%
Winter Protection ADD \$2.50/L.F. for curb & \$2.50/ sy. for paving	

Subgrade must be ± 0.10 of a foot and compacted before work is commenced.

ALL PRICES ARE TIED

THESE EXCLUSIONS MUST BECOME PART OF THE CONTRACT

Must have concrete truck access under their own power no pumping

MUST HAVE MUTUALLY AGREED UPON CONTRACT

Payment based on field measurements

PRICES GOOD FOR 30 DAYS

RETAINAGE TO BE PAID WITHIN 30 DAYS AFTER WE COMPLETE OUR WORK

- All payments are due upon receipt of invoice. Any amounts not paid within thirty (30) days of the invoice date shall accrue interest at the rate of 1.5% per month.
- This Proposal shall be construed and governed by the laws of the state of Colorado. In the event there is any action to enforce this Proposal or seek legal remedies thereunder, the parties agree to exclusive jurisdiction and venue in and for the District Court, City and

Page 1 of 2

County of Denver, Colorado. The prevailing party in any such action shall be entitled to recovery of all costs, expenses and attorneys fees incurred therein.

WARRANTY. Concrete Express warrants that the work performed under this Proposal will be completed in a workmanlike manner and will remain free from defects in workmanship and materials for a period of one (1) year after substantial completion of the work performed by Concrete Express. The express warranty given herein is in lieu of any and all other warranties. CONCRETE EXPRESS HERBY DISCLAIMS ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES, MERCHANTABILITY, HABITABILITY, SUITABILITY FOR A PARTICULAR PURPOSE. Owner/Contractor agrees that it shall give written notice of any non-conforming workmanship or materials within ten (10) days after discovery of such defects, provided that such notice must be given within one (1) year after substantial completion of the work performed by Concrete Express. If timely notice is given, Concrete Express agrees that it will, within a reasonable period of time, cause any non-conforming workmanship or materials to be remedied and/or repaired. Concrete Express shall not be liable for any other costs, expenses, damages or amounts under this warranty or otherwise.

By execution of this Proposal, Owner/Contractor agrees to all of the terms, conditions and exclusions set forth herein, and further agrees that such terms, conditions and exclusions are hereby incorporated, integrated and made part of any more formal contract or other agreement between the parties. The parties further agree that in the event of any conflict between the terms of this Proposal and any more formal contract or agreement, the language of this Proposal shall govern.

Quote Prepared by :

Zach Thenell
720.584.4138
zthenell@ceiconstructors.com



CONCRETE EXPRESS, INC.
2027 WEST COLFAX
DENVER, COLORADO 80204
303-562-2000
303-893-1949 FAX



Chester A. Gilliam CAG00, CAG0K
Chief Wizard
Wizard Works Security Systems, Inc.
303-886-4502
cgilliam@wizardworkssystems.com
wizardworkssystems.com

David Peterson
Bow Mar Trustee - Public Works
publicworks@bowmar.gov



10/13/2026

Bow Mar - Entrances REV4 - Prospect

No.	DESCRIPTION	QUANTITY	UoM	UNIT PRICE	TOTAL PRICE
1	Mobilization	1.00	LS	\$ 4,180.00	\$ 4,180.00
2	Traffic Control	1.00	LS	\$ 1,795.00	\$ 1,795.00
3	Potholing	5.00	HRS	\$ 445.00	\$ 2,225.00
4	Remove Asphalt	87.00	SY	\$ 21.90	\$ 1,905.30
5	Remove Curb and Gutter	253.00	LF	\$ 8.25	\$ 2,087.25
6	Reset Sign	1.00	EA	\$ 240.00	\$ 240.00
7	Landscape Rock (Island)	66.00	CF	\$ 27.65	\$ 1,824.90
8	Mountable Concrete Curb & Gutter	262.00	LF	\$ 47.70	\$ 12,497.40
Prospect Drive Total					\$ 26,754.85

NOTE: Unit pricing will be billed as constructed and measured per unit.

CONCRETE EXPRESS, INC. SPECIFICALLY EXCLUDES:

Permit, testing & inspection fees	Landscaping
Erosion Control	Survey
Color concrete	Testing
Utility Relocation or Coordination	Treated subgrade
Export and disposal of excavated material	Import of structural backfill material
Street Sweeping	Seeding
Import of aggregate base course material	Asphalt pavement/patching
Underdrain systems	Bond add 1.5%
Frost removal	
Winter Protection ADD \$2.50/L.F. for curb & \$2.50/ sy. for paving	

Subgrade must be ± 0.10 of a foot and compacted before work is commenced.

ALL PRICES ARE TIED

THESE EXCLUSIONS MUST BECOME PART OF THE CONTRACT

Must have concrete truck access under their own power no pumping

MUST HAVE MUTUALLY AGREED UPON CONTRACT

Payment based on field measurements

PRICES GOOD FOR 30 DAYS

RETAINAGE TO BE PAID WITH-IN 30 DAYS AFTER WE COMPLETE OUR WORK

- All payments are due upon receipt of invoice. Any amounts not paid within thirty (30) days of the invoice date shall accrue interest at the rate of 1.5% per month.
- This Proposal shall be construed and governed by the laws of the state of Colorado. In the event there is any action to enforce this Proposal or seek legal remedies thereunder, the parties agree to exclusive jurisdiction and venue in and for the District Court, City and County of Denver, Colorado. The prevailing party in any such action shall be entitled to recovery of all costs, expenses and attorneys fees incurred therein.

WARRANTY. Concrete Express warrants that the work performed under this Proposal will be completed in a workmanlike manner and will remain free from defects in workmanship and materials for a period of one (1) year after substantial completion of the work performed by Concrete Express. The express warranty

Page 1 of 2

given herein is in lieu of any and all other warranties. CONCRETE EXPRESS HERBY DISCLAIMS ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES, MERCHANTABILITY, HABITABILITY, SUITABILITY FOR A PARTICULAR PURPOSE. Owner/Contractor agrees that it shall give written notice of any non-conforming workmanship or materials within ten (10) days after discovery of such defects, provided that such notice must be given within one (1) year after substantial completion of the work performed by Concrete Express. If timely notice is given, Concrete Express agrees that it will, within a reasonable period of time, cause any non-conforming workmanship or materials to be remedied and/or repaired. Concrete Express shall not be liable for any other costs, expenses, damages or amounts under this warranty or otherwise.

By execution of this Proposal, Owner/Contractor agrees to all of the terms, conditions and exclusions set forth herein, and further agrees that such terms, conditions and exclusions are hereby incorporated, integrated and made part of any more formal contract or other agreement between the parties. The parties further agree that in the event of any conflict between the terms of this Proposal and any more formal contract or agreement, the language of this Proposal shall govern.

Quote Prepared by :

Zach Thenell
720.584.4138
zthenell@ceiconstructors.com



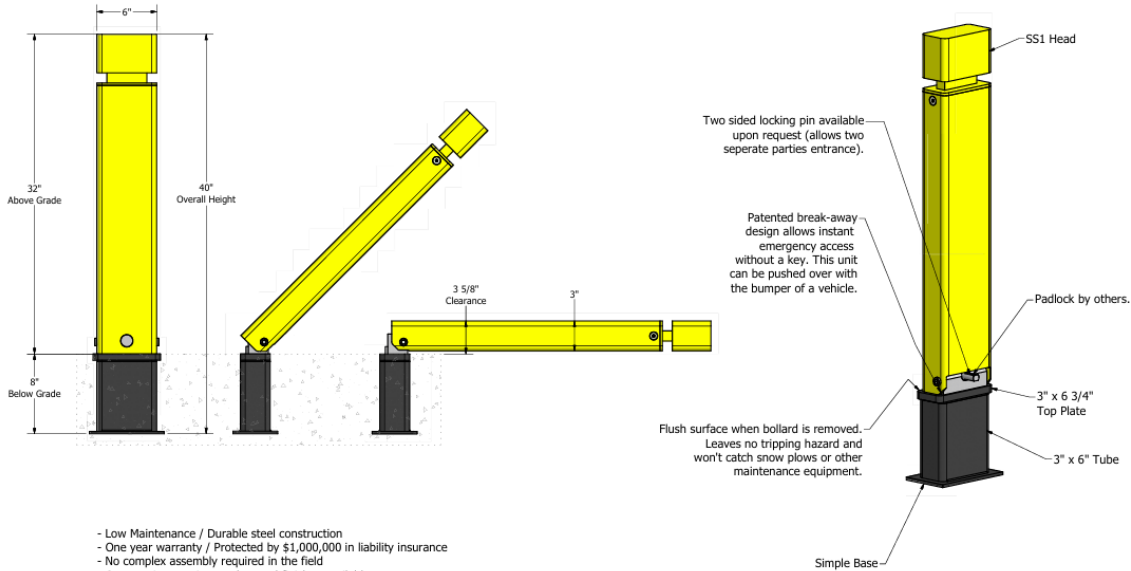
West Tufts Avenue

Fit to width (Ctrl+V)

MaxiForce™ Collapsible Bollard

Standard Body, Padlock Operated, Standard Style 1 Head, Simple Base

AHJ approved in many cities / counties / campuses for use in fire lanes per International Fire Code (IFC) 503



- Low Maintenance / Durable steel construction
- One year warranty / Protected by \$1,000,000 in liability insurance
- No complex assembly required in the field
- Custom sizes, options, colors and finishes available upon request
- Finish options available (add code to the end of the model number)
 - Powder coated (PC)
 - Powder coated with DRYZINC primer (PCZ)
 - Hot dip galvanized (G)
 - Hot dip galvanized & powder coated (GPC)
- Reflective tape available upon request

Bollard Assy. Weight	45 lbs	Base Weight	14 lbs
Drawing No.	1	Created	11/2/2009

PROPRIETARY AND CONFIDENTIAL

THIS DRAWING CONTAINS PROPRIETARY INFORMATION OF BLUE EMER TECHNOLOGIES, LLC. ANY USE OF THIS DRAWING OR THE INFORMATION CONTAINED HEREIN FOR OTHER THAN THE PURPOSE FOR WHICH THIS DRAWING IS FURNISHED IS FORBIDDEN.

MaxiForce™ Traffic Control Bollards	
7560 Main Street Sykesville, MD 21784 410-552-9888 (phone) - 410-552-9939 (fax) www.maxiforcebollards.com - sales@maxiforcebollards.com	
Model	MCSP-SS1-S
File Name	MCSP-SS1-S
Scale	NA
Sheet	1 of 1

**TOWN OF BOW MAR, COLORADO
RESOLUTION 2026-29**

**A RESOLUTION OF THE TOWN OF BOW MAR, COLORADO APPROVING A NEW
SERVICE AGREEMENT WITH WIZARD WORKS SECURITY SYSTEMS, INC. FOR
DESIGN, CONSTRUCTION, AND INSTALLATION OF ROAD CLOSURE AND
GATES WITHIN TOWN BOUNDARIES**

WHEREAS, the Town of Bow Mar, Colorado (the “Town”) has the authority to enter into contracts for any lawful municipal purpose pursuant to C.R.S. §§ 31-15-101, *et seq.*; and

WHEREAS, the Town of Bow Mar (the “Town”) is in need of services for the installation of gates and road closure after the Town approved such services at a publicly held meeting; and

WHEREAS, WIZARD WORKS SECURITY SYSTEMS, INC. (“Contractor”) has held itself out to the Town as having the requisite qualifications and experience to perform said services; and

WHEREAS, the Town and Contractor had previously entered into a service agreement on May 27, 2026; and

WHEREAS, the Town has negotiated a new agreement with Contractor, attached hereinto and incorporated herein by this reference (the “Agreement”) whereby construction and installation is in a phased approach; and

WHEREAS, the Board of Trustees for the Town of Bow Mar (the “Board”) wishes to approve the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BOW MAR, COLORADO:

Section 1. The above recitals are hereby incorporated by reference.

Section 2. The Board hereby:

- (a) Authorizes the Mayor to execute the Agreement on behalf of the Town and for the Town Clerk to attest their signature; and
- (b) Further authorizes the Mayor, in consultation with the Town Clerk and Town Attorney, to take all necessary actions to implement the Agreement.

Section 3. This Resolution shall take effect immediately upon adoption.

ADOPTED, this 19th day of October 2026.

TOWN OF BOW MAR, COLORADO

By: _____
Bryan Sperry, Mayor

ATTEST:

Sue Blair, Town Clerk

RECORD OF PROCEEDING

MINUTES OF A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF BOW MAR

HELD MONDAY, SEPTEMBER 21, 2026

A regular meeting of the Board of Trustees of the Town of Bow Mar, Colorado, was held on Monday, September 21, 2026, at 6:00 p.m., at Columbine Valley Town Hall, 2 Middlefield Road, Columbine Valley CO, 80123.

Present:

Mayor Sperry: Bryan Sperry

Trustees: Leslie Hinton
 Chris Mease
 Liz Manning
 Jim Chrisman
 Dave Peterson

Absent was Trustee Carlson, whose absence was excused.

Also, in attendance were:

Michaela Szilagyi, Wilson Williams Fellman Dittman
Kayla Blair, Deputy Town Clerk, CRS of Colorado
Dit Goldberg, Resident
Mark Goldberg, Resident
Frank Dieveney, Resident
Kathy Dieveney, Resident
Lauren Turner, Resident
Jim Whal, Attorney
Toby Erickson, Resident
Mike Gent, City of Littleton
Adria Iraheta, Channel 7 News
Jordan Ward, Channel 7 News
Dan Kelly, Resident
Karen Baurn, Resident
Lauren Sperry, Resident
Garrett Baum, Resident
Phyliss Chrisman, Resident

Alison Mayes, Resident
Mary Hagen, Resident
Carl Hagen, Resident
John Husband, Resident
Brus Osborne, Resident
Dave Osborne, Resident
Andrea Gioia, Resident
Mike Gioia, Resident
Shane Fable, Resident
Lynnette Baer, Resident
Allie Bush, Resident
Ted Baer, Resident
Cathi Cox, Resident
Rob Sterling, Resident
Casper Meyer, Resident

AGENDA:

Upon motion duly made, seconded, and unanimously carried, the agenda was approved as presented.

PUBLIC COMMENT

Cathi Cox told the Board that she was attending the meeting because she is interested in the proposed gates and has some concerns. One concern is that the gates could divert traffic onto other streets, such as Yellowstone, where two homes are already under construction. She asked whether the Board has already voted on the gates and, if so, what has changed since that vote. She requested additional information regarding the project.

Ted Baer thanked the Board of Trustees and the Mayor. He stated that he is in favor of the existing plan and does not see the logic behind Bow Mar Heights traffic traveling on Tufts. He believes that closing Tufts would increase the value of their neighborhood. He also spoke about the potential impact on Ridge Trail and the quieter areas of the neighborhood and encouraged the Board to continue working with Denver on this issue.

Allie Bush stated that she has lived in the Town for over 26 years and discussed how the gate issue has come up in the past. She noted that this is a unique and different situation and said she would like some of her questions answered. She expressed concern that additional traffic on Ridge Trail could burden Jefferson County and raised concerns regarding emergency vehicle access. She also stated that she does not believe two or three gates would effectively address cut-through traffic and expressed concerns about the cost. She would like the issue to be put to a vote by the Town and stated that she does not view the neighborhood as a gated community.

Garrett Baum expressed his opinion that Denver and Littleton should not be involved in the issue, stating that they have other matters they should be focusing on. He encouraged the Town

to end discussions with them immediately. He would like to see Tufts closed and a gate installed at Sheridan and Bellevue. He also shared his concerns regarding Denver and stated that Bow Mar residents need to look out for themselves. He referenced a recent incident involving a suspected impaired driver.

Mike Gent told the Board that Littleton remains opposed to the gates and recommended that the Town stop the process before it leads to litigation. He noted that if the Town proceeds with the gates, the timing and operation of the gates should be addressed through an intergovernmental agreement (IGA) with Littleton. He expressed his appreciation for the conversations that have taken place and would like to see those discussions continue.

Rob Sterling expressed his support for the gates and agreed with the Board's approach. He also thanked everyone in the Town for their patience regarding the bears. He requested a speed bump in front of his home and noted that he has had 14 vehicles towed from his property over the past 11 years, which he stated is unacceptable.

Casper Meyer expressed his support for the gates but raised concerns regarding Berry Circle. He stated that there would be no point in having a gate there if it does not create a meaningful traffic circle to help address traffic concerns.

Mark Goldberg thanked the Board for all of its hard work. He stated that he was initially opposed to the gates but agreed with the mayor's concerns about avoiding a potential tragedy. He noted that Longhorn is not the issue and discussed concerns regarding impaired drivers, stating that they may not pay attention to signs and could become stuck and attempt to exit through Yellowstone and Bow Mar. He expressed a desire to find a better solution to keep impaired drivers and potential threats, including kidnappers, out of the Town.

Mary Hagen told the Board that she and her daughter have difficulty traveling up the hill north of Sheridan during the winter due to icy conditions. She noted that there have been times when they have been unable to stop at Tufts and wanted to bring this concern to the Board's attention in relation to the proposed gate.

John Husband agreed with some of the residents' concerns regarding the gates but expressed hope that the issue would not be put to a vote unless the proposal was amended. He stated that he does not view the Town as a gated community but emphasized that safety is the number one priority. He also expressed concern that the Town could be creating an issue for Jefferson County when the matter primarily affects Arapahoe County, noting that the proposed changes could push additional traffic toward Jefferson County. He thanked the Board.

Dave Osborne thanked the Board and acknowledged that there is no easy path to determining the right course of action. He encouraged the Board to stay the course with the proposed gate at Sheridan, noting that this is where the majority of the traffic comes through. He suggested that

the Board could evaluate the effectiveness of the gate and make adjustments as needed based on the results.

Brus Osborne noted that the Town does not have sidewalks, so children often ride their bikes in the road while cut-through traffic is traveling through the neighborhood. She expressed her support for the gate at Sheridan and stated that the Board and Mayor have been doing an incredible job, particularly given the amount of negativity surrounding the issue.

Shane Fable stated that apartment development is continuing and expressed concern that this will result in increased traffic within a limited timeframe. He thanked the Board for their efforts.

Frank Dieveney told the Board that he was attending the meeting regarding the barriers. He stated that he has lived in the Town for 45 years and that the issue is very personal to him. He explained that his neighbors would not have been able to purchase their home without the barriers and noted that the current 18½-foot clearance provides sufficient room. He expressed concerns about daily traffic from dump trucks, construction vehicles, and other vehicles and stated that he wants to ensure they do not enter his property. He described the situation as a mess and said the stress has been significant. He requested that the barriers remain as they are.

The mayor closed the public hearing and informed those in attendance that the Town had lost a member of its community, Douglas Carlson. The mayor then asked everyone to observe a moment of silence in honor of Mrs. Carlson and her family.

FORMAL NOTICE OF APPEAL BY MIKE GIOIA (Sec. 16-18) – Official Rulings on 5405 Sombrero:

Mayor Sperry opened the Notice of Appeal at 6:35 p.m. Ms. Szilagyi provided an overview of the issue. Mr. Gioia reviewed the materials and presented his concerns to the Board, explaining his reasoning regarding the matter. Next, Mr. Whal, the Turners' attorney, presented his materials and reviewed his presentation with the Board. Mayor Sperry thanked everyone for attending the meeting. Trustee Peterson expressed appreciation for everyone's presentations but noted that the trees were present when the Turners purchased the lot. Trustee Hinton noted that every resident needs to maintain their landscaping.

The Board voted to uphold the decision of the DRB, finding that the proposed action did not violate the applicable standards. The motion passed unanimously, with a vote of 5-0.

The Board voted to uphold Ms. Carlson's finding that the proposed action did not violate Ordinance 1614 regarding obstructed views. The motion passed unanimously, with a vote of 5-0.

The Board voted to uphold the finding that the matter did not constitute a violation related to overgrowth, traffic safety, or debris. However, the Board amended the request to require the removal of all dead trees and branches on the property. The motion passed unanimously, with a vote of 5-0.

Myrna Moncayo-Lyendg requested her statement be read and be part of these minutes.

Dear Town Trustees,

We wanted to let you know that we support the gate measures being voted on today. Thank you for coming up with this creative and thoughtful solution. One that helps the broad Bow Mar community while also addressing the concerns raised by our neighbors on Tufts/ east of bow mar. Thank you for your time and effort in helping our comminty!

Mayor Sperry closed the notice of appeal at 7:49 p.m.

Gate Project

Mayor Sperry spoke about the challenges involved in this process and acknowledged that there have been many different opinions. He stated that the Board has taken the time to listen to residents, as well as individuals from outside the community. He emphasized that the safety of children and residents has been a priority and that the Board has been working to take reasonable action to address those concerns.

He stated that the Board's goal from the beginning has been to make the Town's streets safer. He noted that the Board has heard concerns from neighboring communities and paused construction to allow time to listen, understand, and consider those concerns. Mayor Sperry thanked everyone for their time and participation, including representatives from Denver and Littleton, and expressed his desire to continue working toward common ground.

Review and Consider Professional Service Agreement for Civil Engineering Design Services Related to Bow Mar Entry Gate Improvements: After discussion, upon motion duly made, seconded, and unanimously carried, the Board approved the agreement with Civil Engineering Design Servies.

Resolution No. 2026 – 26 - A Resolution of the Board of Trustees for the Town of Bow Mar, Regarding the Timing Schedule of Gate Operations Within Town Boundaries: There was no action taken at today's meeting on this matter.

Resolution No. 2026- 27 - A Resolution of the Board of Trustees for the Town of Bow Mar, Regarding Construction and Installation of Gates at South Sheridan Boulevard and Sunset Drive; at South Sheridan Boulevard and West Tufts Avenue; and Closure and/or Installation of Gates at South Sheridan Boulevard and Longhorn for Public Safety Purposes: After discussion, upon motion duly made, seconded, and unanimously carried, the Board approved Resolution 2026-27 as presented.

EXECUTIVE SESSION

Mayor Sperry entertained a motion to enter into Executive Session for the purpose of C.R.S. Section 24-6-402(4)(b); and for the purpose of determining positions relative to matters that may be subject to negotiation, developing strategy for negotiations, and/or instructing negotiators under C.R.S. Section 24-6-402(4)(e); and the following additional details are provided for identification purposes: discuss status and legal issues related to properties and property owners of 5220/5300

Yellowstone. Upon motion duly made, seconded, and unanimously carried, the Board entered into executive session at 8:22 p.m.

RECONVENE INTO GENERAL SESSION

The Board reconvened into general session at 8:43 p.m.

CONSENT AGENDA

The consent agenda (including minutes, payables, and the Treasurer's report) was approved.

COMMISSIONERS REPORT:

Public Safety: Trustee Mease reported that it was an overall calm month. He noted that some residents would like to close Wagon Trail for Halloween again and that he will ensure they follow the proper requirements for doing so. He also reported that there have been no additional bear sightings.

Finance: Trustee Chrisman reviewed the financial report with the Board.

Building: No report.

Parks and Recreation: Trustee Hinton has been working with Archterra on design and survey for the park.

Public Works: Trustee Peterson reported that he has been working on replacing and repairing damaged or missing signs throughout the Town. He also reported that the slurry coat has been applied, marking the beginning of the maintenance program.

Intergovernmental: Trustee Manning informed the Board that she is still having issues with the Grant Ranch gate. Also, she hopes to have additional information next month on a fiber partner within the Town.

CLERK'S COMMENTS:

Ms. Blair confirmed that the next regular meeting is scheduled for October 19, 2026.

ATTORNEY REPORT: No report.

MAYOR'S REPORT: No report

NEW BUSINESS:

Review and Approve Ordinance No. 348 Adopting the 2024 Edition of the Model Traffic Code:
Upon motion duly made, seconded, and unanimously carried, the Board approved Ordinance 348.

Discussion on Eaton Fiber: The Board spoke about this item and will have more information on this next meeting.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 9:18 p.m.

Bryan Sperry, Mayor

Sue Blair, Town Clerk



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 October 2026

Full Time Positions	5 of 6
Part Time Positions	3 of 5
Regular hours	883
OT hours worked	101
Off Duty	0
PTO	106

September 2026 Violations

Charges For the Date Range 9/1/2026 Thru 9/30/2026

Qty	Charge
19	703(3) FAIL TO STOP AT A STOP SIGN:
7	1101(2)(H) SPEEDING 10 - 19 MPH OVER:
4	CMC 9.04.030 TRESPASSING:
3	1409 COMPULSORY INSURANCE:
2	1101(2)(H) SPEEDING 10 - 19 MPH OVER (45/35):
2	1402(1) CARELESS DRIVING:
1	1101(2)(H) SPEEDING 10 - 19 MPH OVER (57/45):
1	1101(2)(H) SPEEDING 10 - 19 MPH OVER (48/35) SZ:
1	1101(2)(H) SPEEDING 10 - 19 MPH OVER (36/25):
1	1416 REGISTRATION VIOLATION:
1	1101(2)(H) SPEEDING 10 - 19 MPH OVER (32/20):
1	1416 REGISTRATION VIOLATION (8/2024):
1	1416 REGISTRATION VIOLATION (4/2025):
1	1416 REGISTRATION VIOLATION (4/24/26):
1	604 TRAFFIC CONTROL SIGNAL:
46	Total Number of Violations Issued

E-Bike / Golf Cart

None

Monthly Case # Report

Case Number	Event Date	Situation Reported
CV26-0000082	09/03/2026 09:44:48 PM	Burglary
CV26-0000083	09/06/2026 12:48:08 AM	TRESPASS TO PROPERTY IP
CV26-0000084	09/06/2026 02:21:58 PM	Theft
CV26-0000085	09/08/2026 11:26:41 AM	Property Accident
CV26-0000086	09/08/2026 02:38:47 PM	TRAFFIC ARREST IP
CV26-0000087	09/17/2026 04:26:32 PM	PROPERTY ACCIDENT IP
CV26-0000088	09/19/2026 09:45:34 PM	PROPERTY ACCIDENT IP
CV26-0000089	09/20/2026 07:15:40 AM	Restraining Order Vio
CV26-0000090	09/21/2026 12:53:48 PM	ANIMAL CALL IP*
CV26-0000091	09/24/2026 06:45:58 AM	Burglary

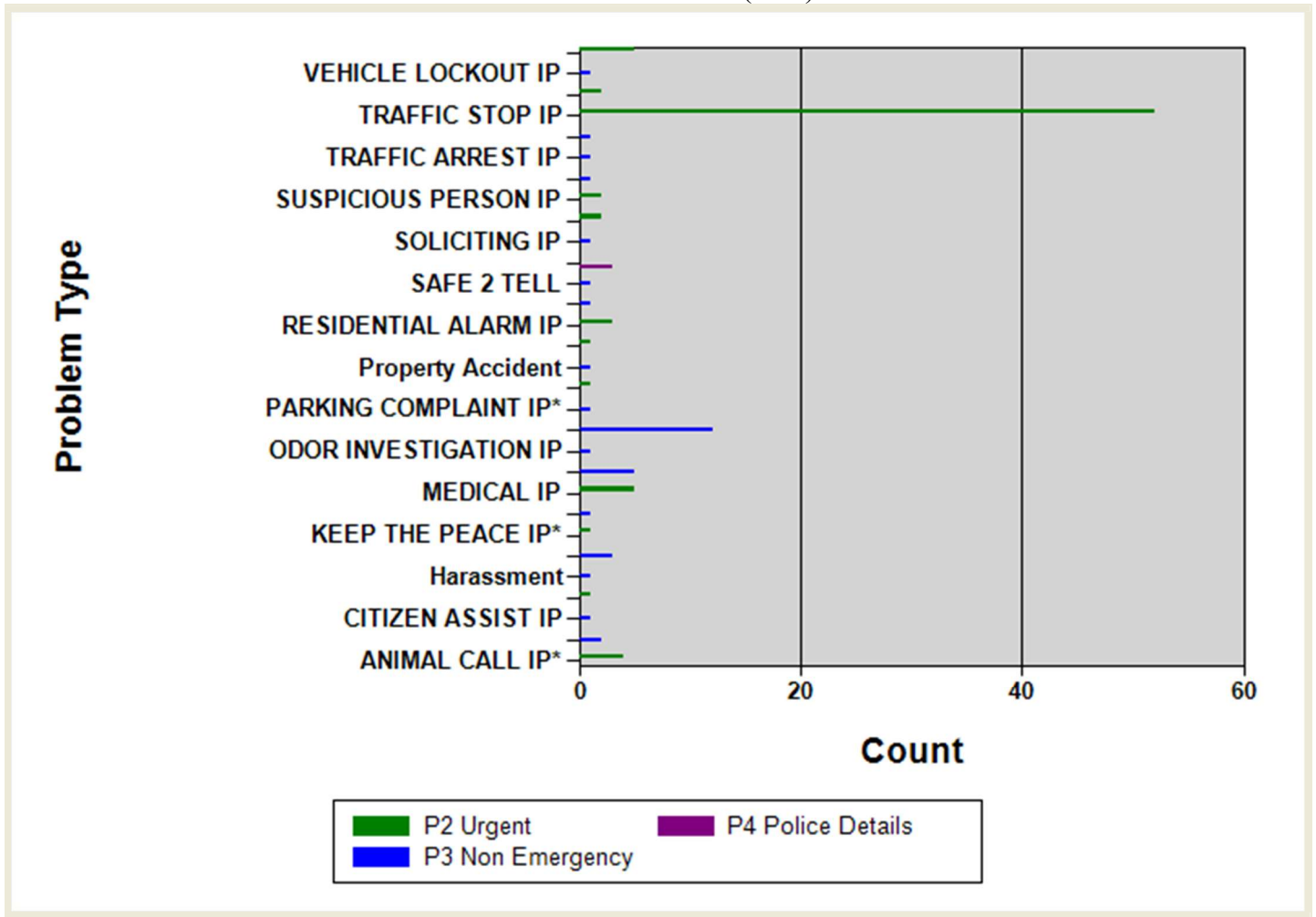
Problem Type Summary

12:23 PM 10/15/2026

Data Source: Data Warehouse

Agency:	ACSO
Division:	Bow Mar, Bow Mar Inactive Personnel, Columbine Valley, Columbine Valley Inactive Pers
Day Range:	Date From 9/1/2026 To 9/30/2026
Exclusion:	• Calls canceled before first unit assigned • Calls canceled before first unit at scene

Select a format Excel Acrobat (PDF) file [Export](#)



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

Problem Type	Priority									Total
	1	2	3	4	5	6	7	8	9	
911 HANGUP IP										
ABANDONED VEHICLE IP*										
ACCIDENT ALERT IP										
ANIMAL CALL IP*		<u>4</u>								<u>4</u>
Assault										
ASSIST TO OTHER AGENCY IP										
Auto Theft										
AUTO THEFT IP										
Burglary			<u>2</u>							<u>2</u>
Burglary Attempt										
BURGLARY ATTEMPT IP										
BURGLARY IP										
BUSINESS ALARM IP										
BUSINESS CHECK IP*										
CANCEL RUNAWAY IP										
Child Abuse										
CHILD ABUSE IP										
CITIZEN ASSIST IP			<u>1</u>							<u>1</u>
CODE ENFORCEMENT IP*										
Criminal Impersonation										
CRIMINAL IMPERSONATION IP										
Criminal Mischief										
CRIMINAL MISCHIEF IP										
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		<u>1</u>								<u>1</u>
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			<u>1</u>							<u>1</u>
HARASSMENT IP										
Hate Crime										
HATE CRIME IP										
HOME CHECK IP*										
Identity Theft										

IDENTITY THEFT IP									
IMPOUNDED VEHICLE IP									
INFORMATION IP			<u>3</u>						<u>3</u>
Injury Accident									
INJURY ACCIDENT IP									
INTIMIDATING A WITNESS IP									
KEEP THE PEACE IP*		<u>1</u>							<u>1</u>
LIQUOR VIOLATION IP									
LOUD NOISE COMPLAINT IP			<u>1</u>						<u>1</u>
MEDICAL IP		<u>5</u>							<u>5</u>
Menacing									
MENACING IP									
MENTAL SUBJECT IP									
MESSAGE FOR DEPUTY IP			<u>5</u>						<u>5</u>
MISSING CHILD IP									
Missing Person									
MISSING PERSON IP									
OBSTRUCTION IP									
ODOR INVESTIGATION IP			<u>1</u>						<u>1</u>
OPEN DOOR IP*			<u>12</u>						<u>12</u>
OVERSIZED VEHICLE IP*									
PARKING COMPLAINT IP*			<u>1</u>						<u>1</u>
POSS SHOTS FIRED IP		<u>1</u>							<u>1</u>
Property Accident			<u>1</u>						<u>1</u>
PROPERTY ACCIDENT IP		<u>1</u>							<u>1</u>
PUFFING VEHICLE IP*									
RECOVERED STOLEN PROPERTY IP									
RECOVERED STOLEN VEHICLE IP									
REDI REPORT IP									
REPOSSESSED VEHICLE IP									
RESIDENTIAL ALARM IP		<u>3</u>							<u>3</u>
Restraining Order Vio			<u>1</u>						<u>1</u>
RESTRAINING ORDER VIO IP									
Robbery									
ROBBERY IP									
Runaway									
RUNAWAY IP									
SAFE 2 TELL			<u>1</u>						<u>1</u>
SELECTIVE ENFORCEMENT IP*				<u>3</u>					<u>3</u>
Sex Assault									
SEX ASSAULT IP									
Sex Crime									
SEX CRIME IP									
Shots Fired									
SHOTS FIRED IP									
SOLICITING IP			<u>1</u>						<u>1</u>
Suicide Attempt									
SUICIDE ATTEMPT IP									
SUICIDE COMPLETED IP									
SUICIDE THREAT IP									
SUSPICIOUS CIRCUMSTANCE IP		<u>2</u>							<u>2</u>
SUSPICIOUS PERSON IP		<u>2</u>							<u>2</u>
SUSPICIOUS VEHICLE IP									
Theft			<u>1</u>						<u>1</u>
Theft from Motor Vehicle									
THEFT FROM MOTOR VEHICLE IP									
THEFT IP									

TRAFFIC ARREST IP			<u>1</u>							<u>1</u>
Traffic Complaint										
TRAFFIC COMPLAINT IP			<u>1</u>							<u>1</u>
TRAFFIC OBSTRUCTION IP										
TRAFFIC STOP IP		<u>52</u>								<u>52</u>
TRANSPORT IP										
Trespass to Property										
TRESPASS TO PROPERTY IP		<u>2</u>								<u>2</u>
Trespass to Vehicle										
TRESPASS TO VEHICLE IP										
UNKNOWN INJURY ACCIDENT IP										
UNLAWFUL ACTS IP										
UNWANTED SUBJECT IP										
VEHICLE LOCKOUT IP			<u>1</u>							<u>1</u>
VIN VERIFICATION IP										
WALK UP IP										
WARRANT ARREST IP										
WARRANT PICKUP IP										
Weapons Violation										
WEAPONS VIOLATION IP										
WELFARE CHECK IP		<u>5</u>								<u>5</u>
ZZ-Animal Call										
ZZ-Suspicious Person										
ZZ-Suspicious Vehicle										
ZZ-Unwanted Subject										
ZZ-ZONING IP										
Total		<u>79</u>	<u>35</u>	<u>3</u>						<u>117</u>

Bow Mar Calls For Service

<u>Incident</u>	<u>Case Numbers</u>	<u>Units</u>	<u>Problem</u>	<u>Address</u>	<u>Response Date</u>
BM2026-0000314		410	WELFARE CHECK IP		9/1/2026 23:40
BM2026-0000317		406	SELECTIVE ENFORCEMENT IP*	BOW MAR DR / HOMESTEAD ST	9/2/2026 13:05
BM2026-0000318		406	RESIDENTIAL ALARM IP	5215 SKY TRL	9/2/2026 15:11
BM2026-0000319		403, COM1	WILDLIFE CALL IP*	4777 W WAGONTRAIL RD	9/4/2026 15:27
BM2026-0000320		403	RESIDENTIAL ALARM IP	5215 SKY TRL	9/4/2026 17:50
BM2026-0000321		404	TRAFFIC STOP IP	S SHERIDAN BLVD / RIDGE TRL	9/5/2026 9:09
BM2026-0000322		404	TRAFFIC STOP IP	S SHERIDAN BLVD / W WAGONTRAIL RD	9/5/2026 13:37
BM2026-0000323		404	TRAFFIC STOP IP	S SHERIDAN BLVD / W WAGONTRAIL RD	9/5/2026 13:49
BM2026-0000324		404	TRAFFIC STOP IP	S SHERIDAN BLVD / W WAGONTRAIL RD	9/5/2026 13:59
BM2026-0000325		404	TRAFFIC STOP IP	BOW MAR DR / HOMESTEAD ST	9/5/2026 14:21
BM2026-0000326		410	WILDLIFE CALL IP*	4465 SOMBRERO CIR	9/6/2026 12:39
BM2026-0000327		404	TRAFFIC STOP IP	S SHERIDAN BLVD / W TUFTS AVE	9/10/2026 11:09
BM2026-0000328		404	TRAFFIC STOP IP	4700 PROSPECT ST	9/10/2026 11:33
BM2026-0000329		405	WELFARE CHECK IP	5500 RIDGE TRL	9/11/2026 15:43
BM2026-0000332		410	SUSPICIOUS PERSON IP	4740 BOW MAR DR	9/16/2026 15:00
BM2026-0000333		410	TRAFFIC STOP IP	S SHERIDAN BLVD / RIDGE TRL	9/16/2026 15:35
BM2026-0000335	CV26-0000089	403	Restraining Order Vio	BOW MAR DR / RIDGE TRL	9/20/2026 7:15
BM2026-0000336			Property Accident	5501 RIDGE TRL	9/20/2026 7:14
BM2026-0000337		406	WELFARE CHECK IP	PINYON ST / SKY TRL	9/20/2026 22:15
BM2026-0000338		404	TRAFFIC STOP IP	S SHERIDAN BLVD / RIDGE TRL	9/22/2026 16:45
BM2026-0000339	CV26-0000091	402, W24	Burglary	5425 SUNSET DR	9/24/2026 6:45
BM2026-0000340		410	MESSAGE FOR DEPUTY IP	5425 SUNSET DR	9/24/2026 18:45
BM2026-0000341		402	MESSAGE FOR DEPUTY IP	5425 SUNSET DR	9/25/2026 7:47
BM2026-0000342		RESC	MEDICAL IP		9/25/2026 12:00
BM2026-0000345		404	TRAFFIC STOP IP	BOW MAR DR / LAKESHORE DR	9/26/2026 12:50
BM2026-0000346		404	TRAFFIC STOP IP	LAKESHORE DR / BOW MAR DR	9/26/2026 17:41
BM2026-0000347		404, 406	SUSPICIOUS CIRCUMSTANCE IP	5500 RIDGE TRL	9/27/2026 5:26
BM2026-0000348		404	TRAFFIC STOP IP	BOW MAR DR / LAKESHORE DR	9/29/2026 15:46
BM2026-0000349		403	POSS SHOTS FIRED IP	4925 BOW MAR DR	9/29/2026 20:17
CV2026-0000783		404	TRAFFIC STOP IP	BOW MAR DR / ASPEN DR	9/8/2026 17:08
CV2026-0000790		404	TRAFFIC STOP IP	BOW MAR DR / ASPEN DR	9/10/2026 17:11

Bow Mar Calls For Service

CV2026-0000820	404	ANIMAL CALL IP*	5498 BOW MAR DR	9/22/2026 15:52
CV2026-0000826	402, 410	DETAIL IP*	5500 RIDGE TRL	9/24/2026 12:34
CV2026-0000828	410	FOLLOW UP IP*	5500 RIDGE TRL	9/24/2026 15:42
OUT2026-0147226	404	TRAFFIC STOP IP	FRONTIER ST / BOW MAR DR	9/26/2026 13:03

TOWN OF BOW MAR

Building Permits Issued September 1-September 30, 2026

Date	Permit #	Address	Resident Name	Work Done	Permit Fee	Cost of project
3-Sep	3255	4740 Bow Mar Drive	Miller	New fence	\$ 396.75	9,378.00
16-Sep	3256	5435 Lakeshore	Fry	Solar panels	\$ 800.00	20,924.00
17-Sep	3257	5300 Yellowstone	Monigle	New Home	\$ 56,277.50	\$ 6,727,675.00
16-Sep	3258	4700 S. Sheridan	Brown	New Sewer line to the house	\$ 696.00	\$ 18,600.00
16-Sep	3259	4700 S. Sheridan	Brown	New Water line	\$ 266.00	5,500.00
22-Sep	3252	4501 W. Wagon Trail	Karford	basement repair from water damage	\$ 1,662.00	\$ 58,000.00
30-Sep	3260	5030 Aspen	Hall	remodel interior and addition	\$ 1,930.00	\$ 74,790.82
24-Sep	3262	5535 Ridge Trail	Bush	sewer line repair	\$ 197.00	\$ 3,500.00
				PERMIT TOTAL	\$ 62,225.25	6,918,367.82
				LICENSE FEES		
1-Sep	3169	4801 Homestead	Harko	general contractor	\$ 160.00	
22-Sep	3252	4501 W. Wagon Trail	Repairs unlimited	general contractor	\$ 160.00	
10-Sep	3246	4510 Longhorn	Namesta	mechan/electrical	\$ 200.00	
16-Sep	3256	5435 Lakeshore	Testa Energy Operations	general contractor	\$ 160.00	
24-Sep	3262	5535 Ridge Trail	Professional Plumbers	mechanical contractor	\$ 100.00	
				LICENCE TOTAL	\$ 780.00	
				Transportation Utility Fees		
30-Sep	3260	5030 Aspen	Hall		\$ 747.90	
22-Sep	3252	4501 W. Wagon Trail	Karford		\$ 580.00	
15-Sep	3257	5300 Yellowstone	Monigle		\$ 67,276.50	
				TRANSPORTATION UTILITY FEE TOTAL	\$ 68,604.40	
				TOTAL FEES COLLECTED	\$ 131,609.65	
				BUILDING INSPECTOR's FEE for -Terry Weis	\$ 6,335.00	

Respectfully submitted,
Jane Carlson- Building Commissioner

Town of Bow Mar

Building Department Activity 2026

New Construction -

Thurman(4900 Lakeshore) – **in Progress** NEW HOME

Lightner(4801 Homestead)- **in Progress**- NEW HOME

Fuller(Juniper)- **in progress**-NEW HOME-

Brown(4700 S. Sheridan)-**in progress**-NEW HOME

Monigle and Bumiller(5300 Yellowstone) **in progress** NEW HOME

Farrington(4901 Redwood)-**in progress**-NEW HOME-

Major Remodel/Addition

McKenna (5425 Sunset)- **in Progress**-major remodel /landscape/lighting/pool

Rivers/Meyers-(4701 Homestead)- **in Progress** backyard pool-Yoga room

Hall(5030 Aspen) – **in progress**-interior remodel and addition

Edwards(Bow Mar Drive) **in progress** full interior remodel-kitchen bedrooms

Smaller/interior/ Exterior projects/Roofs

Thurman(4901 Lakeshore) **in progress**-Solar Panels

Fry(Lakeshore)- **in progress**- Solar panels

Herzer(4607 Wagon Trail)- **in progress** interior bathroom remodel

Landscape

Carney(Sombrero)-**in progress**-, landscape

Wendling(4815 Bow Mar Drive)- **in progress**- landscaping

Miller(4740 Bow Mar Drive)- **in progress**- Landscaping

Mckenna(4670 Bow Mar Drive) **in progress**- front landscape

Jenkins(Aspen)-**in progress**-landscape- moving rocks

Friedman(5225 Ridge Trail)- **in progress**- front landscaping

Tcharner(Wagon Trail)- **in progress**-landscaping back

Comstock(Wagon Trail) in progress- fence

Projected new home, additions, small projects, landscape

Carney-(Sombrero)- House addition- fall 2026

Moreau(5190 Redwood)-NEW HOME- fall/winter 2026/2027

Zuppa(5350 Yellowstone)- Landscaping front and back yard- fall 2026

O'conner/McGrath- (5000 Juniper)- NEW HOME- winter 2027

Baum(5500 Ridge Trail)- NEW HOME- WINTER/SPRING 2027

Completed Projects

Finta(Homestead)- - Chicken coop- completed Jan 2026

Gioa-(Sombrero) Garage addition –completed Jan 2026

Lightner (pinyon)- major landscape- completed Jan. 2026

Brants(-Wagon Trail)- master bedroom remodel-completed Jan 2026

Pryor(Wagon Trail) garage addition and landscaping- completed Feb 2026

Erhmann- (Juniper) - New roof- completed Feb 2026

Cole(5021 Juniper) New sewer line- Completed Feb 2026

Brunner(5420 Sunset)- Solar panels-Completed Feb 2026

Wendling(Bow Mar Drive)- -NEW HOME –Completed March 2026

Sterling(Prospect) – Replace Furnace- Completed March 2026

Taylor(4777 Wagon Trail)- New Furnace-Completed March 2026

Zuppa/Peterson(aspen drive) garage demo-Completed April 2026

Berg-(Juniper) - New Roof-completed April 2026

Erickson(Homestead) replace windows-Completed May 2026

Comstock (Homestead) interior remodel/exterior porch/firepit addition-Completed May 2026

O'Brien(King Crest Lane)-repair of gas line- completed May 2026

Mease(Skytrail) – replace windows-completed May 2026

Schuessler(5050 Pinyon)- new roof-completed june 2026

Malone(Longhorn) Back patio addition- completed June 2026

Pilgrim(5191 Bow Mar Drive)-New hot water heater- **completed June 2026**

Holt(5500 Ridge Trail) –sewer mitigation and restoration-**completed June 2026**

Kurtz (5200 Yellowstone) - New AC/new furnace-**completed July 2026**

Alexander (5235 Skytrail) New furnace-**completed July 2026**

Schwartz(Bow Mar Drive)- New AC unit-**completed July 2026**

Diaz(Longhorn)- New furnace/AC/Water heater-**completed July 2026**

Desi Labs LLC(5330 Lakeshore)-replace Boiler and two hot water heaters-**completed July 2026**

Carney(5415 Sombrero)- Install fencing- **completed July 2026**

Miller(4740 Bow Mar Drive)- inground concrete pool and spa- **completed July 2026**

Brown(4700 S. Sheridan)-Demo of existing home- **Completed July 2026**

Miller (4740 Bow Mar Drive) interior remodel and exterior change to home, replace windows, swimming pool-**completed July 2026**

Farrington(Redwood) –DEMO of old house- **completed July 2026**

Rivers/Meyers- (4701 Homestead)- -major interior remodel and addition-**completed July 2026**

Guerra(5355 Bison)-replace Hot water Heater-**completed July 2026**

Mower(4551 Prospect) new gas line to firepit-**completed July 2026**

Breen(4665 So Sheridan) New roof- **completed July 2026**

Hanley(5303 Sombrero)- new furnace and AC unit-**Completed July 2026**

Baer(5295 Ridge Trail)-new furnace, heat pump coil,- **Completed July 2026**

Manning(Bow Mar Drive) landscaping)- **Completed Aug 2026**

Mongile(5300 Yellowstone)- demo of home- **completed Aug 2026**

Mower(4551 prospect)- Patio cover and firepit-**completed Aug 2026**

Desi Labs(5555 Bowles Lane)-New air conditioner_ **completed Aug 2026**

McDonald(4900 Lakeshore)- New AC unit-**Completed Aug 2026**

McGregor(4960 Lakeshore)- New Fence-**Completed Aug 2026**

Rivers/Meyers(4701 Homestead)- New fence- **Completed Aug 2026**

Finta(4511 Homestead)- -Pergola-, back patio-**completed September 2026**

Rivers/Meyers(4701 Homestead)-Pool/yoga room- **Completed September 2026**

Miller (4740 Bow Mar Drive)- Fence- **Completed Sep 2026**

Kepner(5161 Juniper)- New furnace and AC-Completed Sep 2026

Bush(5535 Ridge Trail)- Sewer repair-completed September 2026

THIS SERVICES AGREEMENT (the “Agreement”) is entered into this October 19, 2026, by and between the Town of Bow Mar, a Colorado municipal corporation with an address of 5395 Lakeshore Drive, Bow Mar, Colorado 80123 (the “Town”), and Skyline Lawn & Landscape LLC, (“Contractor”), a Colorado corporation with a principal place of business at 3600 W Saratoga Ave, Denver, Colorado 80123 (each a “Party” and collectively, the “Parties”).

WHEREAS, the Town desires to contract with Contractor for a one year snow maintenance service for the Town of Bow Mar main drives, access roads, and parking lots as set forth in **Exhibit A**, attached hereto, in accordance with the terms of this Agreement; and

WHEREAS, Contractor has held itself out to the Town as having the requisite qualifications and experience to perform the required services and the Town has contracted with Contractor to perform similar services in the past.

NOW THEREFORE, in consideration of the above Recitals, incorporated herein, and for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Scope of Services.** Contractor shall perform the services set forth in Contractor’s proposal attached hereto as **Exhibit A** and incorporated herein by this reference (the “Services”) in a timely, expeditious, and professional manner. In the event of any conflicts between the Agreement and any of the attached exhibits, this Agreement shall prevail. Contractor shall be responsible for providing, at its cost and expense, all management, supervision, labor, materials, administrative support, supplies and equipment necessary to perform the Services as required by this Agreement.

2. **Compensation.**

2.1 **Compensation for Services.** For satisfactory performance of the Services hereunder, the Town shall pay Contractor for the performance of the services detailed in this Agreement as provided in **Exhibit A** (the “Compensation”). The Compensation is inclusive of all reimbursable expenses and shall not be exceeded without the written authorization of the Town. The Town shall have no obligation to make any payments until such time as the Town accepts Contractor’s performance as satisfactory. All payments under this Agreement shall be to the trade or business name of the Contractor. No payments will be personally made to an individual under this Agreement.

2.2. **Invoices.** Within 5 days of written request, Contractor shall provide documentation of its expenses. Payment of invoices will be due within thirty (30) days of the receipt thereof.

2.3 **Unsatisfactory Invoices or Services.** The Town may return any unsatisfactory invoices to the Contractor for revision, and may withhold payment thereof. The Town may withhold payment for Services which are not completed as scheduled, or which are completed unsatisfactorily, until completed satisfactorily and may deny payment for such Services upon termination of this Agreement.

2.4 **Right of Set-Off.** Without prejudice to any other right or remedy it may have, the Town reserves the right to set off at any time any amount owing to it by the Contractor against any amount payable by the Town to the Contractor under this Agreement.

2.5 Subject to Annual Appropriation. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt, or liability beyond the current fiscal year.

2.6. Multi-Year Contracts. The obligations of the Town hereunder shall not constitute a general obligation indebtedness or multiple year direct or indirect debt or other financial obligation whatsoever within the meaning of the Constitution or laws of the State of Colorado.

3. Terms of Performance.

3.1 Time of Performance. Contractor shall commence the work required by this Agreement upon the first snowfall and in accordance with **Exhibit A.**

3.2 Independent Contractor. It is the express intention of the parties that the Contractor is not employed by the Town but is an independent contractor. Agents or employees of Contractor shall never be, hold themselves out as being, or deemed to be an employee or agent of the Town. **AS AN INDEPENDENT CONTRACTOR, THE CONTRACTOR AGREES, PURSUANT TO SECTION 8-40-202(2)(b)(IV), C.R.S., THAT IT IS NOT ENTITLED TO WORKERS' COMPENSATION BENEFITS AND THAT THE CONTRACTOR, AS AN INDEPENDENT CONTRACTOR, IS OBLIGATED TO PAY FEDERAL AND STATE INCOME TAX ON ANY MONEYS EARNED PURSUANT TO THIS AGREEMENT.**

3.3 Hazardous Materials. Contractor shall at all times comply with all applicable law relating to: the emission, discharge, release or threatened release of a Hazardous Material into the air, surface water, groundwater or land; the manufacturing, processing, use, generation, treatment, storage, disposal, transportation, handling, removal, remediation or investigation of a Hazardous Material; and the protection human health, safety, or the indoor or outdoor environment, including without limitation all federal, state or local statutes, laws, ordinances, resolutions, codes, rules, regulations, orders or decrees regulation, relating to, or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance or material, as now or at any time hereafter in effect.

4. Termination. The Town may terminate this Agreement if (1) Contractor breaches the terms of this Agreement or (2) fails to produce a result that meets the specifications of this Agreement. In addition, the Town shall have the right in its sole discretion to terminate for any reason, upon thirty (30) days written notice. In the event of termination, payments will be made to Contractor for all work performed up to the date of termination.

5. Insurance and Indemnification.

5.1 Insurance. Contractor shall, at its own expense, keep in full force and effect during the term of this Agreement, and during the term of any extension thereof, insurance coverages in the following amounts:

General Liability	\$1,000,000	Automobile Liability	\$1,000,000
Damaged to Rented Equipment	\$100,000	Workers Compensation	\$100,000 each accident
Personal Injury	\$1,000,000		\$100,000 each person
General Aggregate	\$2,000,000		\$500,000 policy limit
Products Liability	\$2,000,000		

The Town shall be named as an additional insured on any required policy and Contractor shall furnish the Town with a Certificate of Insurance confirming required coverages.

5.2 Indemnification. Subject to the provisions of C.R.S. § 13-50.5-102(8), to the extent applicable to this Agreement, Contractor shall indemnify and hold harmless the Town, its elected officials, employees, contractors and agents against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising out of Contractor's performance under this Agreement and that of its subcontractors. Contractor shall not be obligated to indemnify the Town for the Town's own negligence.

6. Miscellaneous.

6.1 No Assignment. Neither Party may assign any part of this Agreement without the express written consent of the other Party.

6.2 No Waiver. Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the Town shall not constitute a waiver of any of the other terms or obligations of this Agreement.

6.3 Force Majure. No Party shall be in breach of this Agreement, if such Party's failure to perform any of the duties under this Agreement is due to Force Majure, which shall be defined as the inability to undertake or perform any of the duties under this Agreement due to acts of God, floods, fires, sabotage, terrorist attacks, strikes, riots, war, labor disputes, forces of nature, the authority and orders of government, or pandemics.

6.4 Third Parties. There are no intended third-party beneficiaries to this Agreement.

6.5 Notice. Any notice under this Agreement shall be in writing, and shall be deemed sufficient when presented or sent pre-paid, first class U.S. Mail to the Party at the address set forth on the first page of this Agreement.

6.6 Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

6.7 Rights and Remedies. The rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may

be asserted, for work negligently or defectively performed. ~~Notwithstanding any language contained in Exhibit A, Contractor shall be responsible for any damage to Town Property.~~

6.8 Government Immunity. Nothing in this Agreement or in any action taken by the Town pursuant to this Agreement shall be construed to be a waiver, in whole or in part, of any right, privilege or protection of the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*

6.9 Amendments. This Agreement represents the entire agreement between the parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the Parties.

6.10 Governing Law/Venue. This Agreement shall be governed by the laws of the State of Colorado. Jurisdiction and venue for the resolution of any dispute or breach under this Agreement shall be in the applicable court for Arapahoe County, Colorado.

6.11 Attorney's Fees. In the event of default of either party leading to legal action to enforce any provision of this Agreement or to recover damages for a breach, the prevailing party shall be entitled to recover its attorney's fees and costs from the other party.

6.12 Counterparts. This Agreement may be executed in counterparts.

TOWN OF BOW MAR, COLORADO

Name: _____

Title: _____

Attest:

Name: _____

Title: _____

SKYLINE LAWN & LANDSCAPE LLC

_____

Name: Todd Swift

Title: Owner

EXHIBIT A SCOPE OF SERVICES



Skyline Lawn & Landscape L.L.C

3600 W Saratoga Ave Denver CO 80123

(303) 478/6715

E-mail tswifthunter@comcast.net

Customer:
Town of Bowmar

Contact Person:

This contract is for 2026-2027 snow season. This contract will outline the charges for snow maintenance by Skyline Lawn & Landscape L.L.C. In the following contract Town of Bowmar shall be known as Owner and Skyline Lawn & Landscape L.L.C shall be known as contractor.

Owner shall be charged in accordance with the hourly rate fees.

The Costs Per Event will be as follows:

Per event charges will be n/a

Snow maintenance will be performed when there is a minimum 2" snow fall.
The following charges are per truck per man hour

- (\$125.00) an hour with a one hour minimum for plow truck.
- (\$95.00) dollars an hour with a one hour minimum for sanding
- (\$55.00) dollars an hour with a one hour minimum for any hand shoveling
- (\$65.00) Dollars an hour for snow blower.
- (85.00) dollars an hour for ATV with plow

The following costs are for the application and materials for sand, salt, and or ice slicer

- (\$120.00) dollars hourly for the application of snow and ice melting materials
- (\$325.00) per ton for ice slicer

ADDITIONAL COSTS:

- There will be a charge of \$155.00 dollars an hour with a two hour minimum for Tractor work.
- There will be a charge of \$155.00 an hour for a dump truck to remove snow with a two hour minimum
- Any snow event over 12" shall be charged time and a half.

Contractor will plow all main drives, access roads and parking lots as outlined by this agreement. This agreement does not provide for physical removal or hauling of plowed snow from the site, unless prior arrangements are made.

Contractor assumes no liability for damage or injury claims as a result of snow, ice, slush or water from melting snow. If Ice Melt, Ice Slicer, and/or sanding is not contracted out regularly, the Contractor cannot be held liable for any injuries or claims. The Contractor shall, at all times be covered by liability, property damage and all required Worker's Compensation Insurance.

Contractor will be obligated to perform only in those areas available and open for the safe operation for the snow removal equipment and personnel.

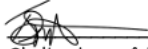
Contractor shall on or before the 1st snowfall, visually inspect the subject site, noting any curbs, wheel stops, speed control bumps, handicap ramps, or other obstructions which may be covered by snow and therefore not visible to the snow plow drivers. If there are any damages to these areas after a snow storm caused by the Contractor, the Owner must report the damages to Contractor within one (1) week from when the damages occurred for Contractor to assume responsibility, or the Owner will be responsible for their own damages.

After the above inspection date, Owner will not install any obstructions, nor change the existing layout of the parking lot without notifying Contractor one (1) week prior to a snow storm. Any damages resulting from improper notification to Contractor about these changes, the Owner will be responsible for all damages.

This contract is subject to cancellation by either Owner or Contractor with a thirty (30) day notice. All costs will be pro-rated at time of cancellation.

Owner/Representative

Date: _____


Skyline Lawn & Landscape L.L.C.

Date: 09/16/25

**TOWN OF BOW MAR, COLORADO
RESOLUTION 2026-30**

**A RESOLUTION OF THE TOWN OF BOW MAR, COLORADO APPROVING A
SERVICE AGREEMENT WITH SKYLINE LAWN & LANDSCAPE LLC FOR SNOW
MAINTENANCE SERVICES FOR 2026-2027 SEASON**

WHEREAS, the Town of Bow Mar, Colorado (the “Town”) has the authority to enter into contracts for any lawful municipal purpose pursuant to C.R.S. §§ 31-15-101, *et seq.*; and

WHEREAS, the Town of Bow Mar (the “Town”) is in need of snow maintenance services for the 2026-2027 season; and

WHEREAS, Skyline Lawn & Landscape LLC (“Contractor”) has held itself out to the Town as having the requisite qualifications and experience to perform said services; and

WHEREAS, the Town has negotiated an agreement with Contractor, attached herinto and incorporated herein by this reference (the “Agreement”); and

WHEREAS, the Board of Trustees for the Town of Bow Mar (the “Board”) wishes to approve the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BOW MAR, COLORADO:

Section 1. The above recitals are hereby incorporated by reference.

Section 2. The Board hereby:

- (a) Authorizes the Mayor to execute the Agreement on behalf of the Town and for the Town Clerk to attest their signature; and
- (b) Further authorizes the Mayor, in consultation with the Town Clerk and Town Attorney, to take all necessary actions to implement the Agreement.

Section 3. This Resolution shall take effect immediately upon adoption.

ADOPTED, this 19th day of October 2026.

{Signature page to follow}

TOWN OF BOW MAR, COLORADO

By: _____
Bryan Sperry, Mayor

ATTEST:

Sue Blair, Town Clerk