

Town of Palmer Lake

PO Box 208
Palmer Lake, CO 80133
(719)481-2953

Community Banks of Colorado
VOID 90 DAYS FROM DATE OF ISSUE
82-201/1021

51106

10/10/2025

PAY TO THE MEYER & SAMS, INC. DBA GMS INC
ORDER OF

\$ 23,853.81

Twenty Three Thousand Eight Hundred Fifty Three Dollars and 81 Cents

DOLLARS

MEYER & SAMS, INC. DBA GMS INC
611 N. Weber Street
Suite 300
Colorado Springs CO 80903-1074

MEMO

⑈051106⑈ ⑆102102013⑆ 02903119495⑈

Town of Palmer Lake

51106

Vendor ID		Name	Payment Number		Check Date	Check Number
MEYER&SAMS,INC		MEYER & SAMS, INC. DBA GMS INC	0003521		10/10/2025	51106
Invoice Number	Date	Description	Amount	Amount Paid	Discount	Net Amount Paid
09	10/3/2025	Buc-ee's Developmen	\$18,486.00	\$18,486.00	\$0.00	\$18,486.00
66	10/3/2025	General engineering	\$5,367.81	\$5,367.81	\$0.00	\$5,367.81

Totals: \$23,853.81 \$23,853.81 \$0.00 \$23,853.81

Town of Palmer Lake

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MEYER & SAMS, INC.
dba GMS, INC., CONSULTING ENGINEERS
611 N. Weber Street, Suite 300
Colorado Springs, CO 80903-1074
719-475-2935 - 719-475-2938 (Fax)

Town of Palmer Lake
P.O. Box 205
Palmer Lake, CO 80133

October 3, 2025
Invoice No: 9

Project 2024-079 Town of Palmer Lake - Consultations Re: Buc-ee's Development

Professional Services from July 26, 2025 to August 29, 2025

Phase .600 Development Reviews

Prepare closure report for proposed annexation parcel; meet with Buc-ee's representatives to review annexation and plat details; coordinate on plat and easement review; review sketch plan and planned development plan (PDP) documents, including applicant responses to previous comments and revisions to submittal drawings; prepare for and attend DRT meetings to coordinate review of resubmittal packages, discuss applicant responses, and establish timelines for providing comments; draft review memos for annexation, sketch plan, and PDP resubmittals; evaluate applicant responses to prior comments and identify areas requiring continued coordination beyond the planning stage; review annexation documents, maps and legal descriptions for accuracy against recorded deeds and right-of-way exemption documents; coordinate with DRT, CMI, and Town attorney regarding remaining issues, including engineering and drainage concerns; assist in preparing for meetings with the applicant team to address outstanding items.

Professional Services

	Hours	Rate	Amount
Senior Professional Engineer	82.50	\$206.00	\$16,995.00
Senior Design Technician	3.50	\$192.00	\$672.00
Resident Representative	7.00	\$117.00	\$819.00
	<u>93.00</u>		<u>\$18,486.00</u>
Total Labor			\$18,486.00
		Total This Phase	\$18,486.00

Total this Invoice \$18,486.00

Outstanding Invoices

Number	Date	Balance
8	09/30/2025	\$2,989.50
Total		\$2,989.50

ACCOUNT# 10-21-5109-040
REIMB



MEYER & SAMS, INC.
dba GMS, INC., CONSULTING ENGINEERS
611 N. Weber Street, Suite 300
Colorado Springs, CO 80903-1074
719-475-2935 - 719-475-2938 (Fax)

Town of Palmer Lake
P.O. Box 205
Palmer Lake, CO 80133

October 3, 2025
Invoice No: 66

Project 17071 Town of Palmer Lake-General Engineering

Professional Services from July 26, 2025 to August 29, 2025

Phase .000 General

Prepare for and attend DRT meeting on Buc-ee's status and coordinate BoT meeting reschedule for Annexation, Planning Commission member questions and prep for next PC meeting; review status of Highbrook project for completeness, address lot access and tank easement concerns; discuss processing of Red Rock Acres submittal, including name change and compliance with new code; coordinate with Municode on publishing newly adopted codes; review status of Albright subdivision and need for pre-application meeting to clarify project intent; review CORA request and coordinate with staff on response requirements; review previous land use permit and drawings for 121 Lake Avenue maximum building height compliance; analyze code language and definitions; provide summary response to staff; prepare for and participate in DRT meeting to discuss ongoing projects and priorities, including: need to publish updated Land Use Code and zoning map updates; status updates on Buc-ee's resubmittals and reviews, LVH continuation, Fowler Branch, Highbrook, Wilson Kincade lot line adjustment, Illumination Point, Red Rock Acres annexation petition, Elephant Rock PD and Villas.

Professional Services

	Hours	Rate	Amount	
Senior Professional Engineer	<u>2.70</u>	\$206.00	<u>\$556.20</u>	
	2.70		\$556.20	
Total Labor				\$556.20

Reimbursable Expenses

Mileage			<u>\$37.11</u>	
			\$37.11	
Total Reimbursables				\$37.11
ACCOUNT# <u>10-21-5109</u>		Total This Phase		\$593.31

Phase .300 Drainage/Stormwater Management



Prepare for and attend site meeting at Glen Park to address drainage issues, reviewing site conditions, culverts, flow patterns, routing options, and sediment control; develop drainage contours and basins for Crescent Ave and Walnut Avenue and create drainage mitigation exhibit for Glen Park; prepare site plan, preliminary drainage alignment, vertical drop concept, and low-water crossing research; compile initial data and perform preliminary drainage calculations; process LiDAR data into AutoCAD and generate a surface model for the contributing drainage areas to Glen Park.

Professional Services

	Hours	Rate	Amount
Senior Professional Engineer	3.70	\$206.00	\$762.20
Design Technician 2	1.30	\$151.00	\$196.30
Staff Engineer	1.20	\$147.00	\$176.40
Resident Representative	1.00	\$117.00	\$117.00
	<u>7.20</u>		<u>\$1,251.90</u>
Total Labor			\$1,251.90
ACCOUNT # <u>10-51-5108</u>		Total This Phase	\$1,251.90

Phase .502 Lakeview Heights

Review questions from applicant on billing and time, prepare response to staff.

Professional Services

	Hours	Rate	Amount
Senior Professional Engineer	<u>.40</u>	\$206.00	<u>\$82.40</u>
	.40		\$82.40
Total Labor			\$82.40
ACCOUNT # <u>10-21-5109-041</u>		Total This Phase	\$82.40
		REIMB	

Phase .521 0 Brook Street Development

Prepare for and attend DRT meetings regarding submittal document review, completeness determination, and resubmittal requirements; review revised drawings to assess submittal completeness and draft response to applicant; evaluate proposed access plans for Lots 3 and 4 against minor subdivision criteria; coordinate with applicant via email and meetings on major vs. minor classification and access issues; participate in DRT discussions on major vs. minor subdivision classification and access via proposed easement; review and compare access note revisions to code requirements for minor subdivision eligibility; coordinate with applicant on resubmittal of missing slope drawings and other required documentation; attend multiple meetings with DRT and applicant teams to address lot access, easement concerns, and completeness review findings; complete final review of revised submittal documents and prepare completeness memo for Town staff.

Professional Services

	Hours	Rate	Amount
Senior Professional Engineer	<u>8.90</u>	\$206.00	<u>\$1,833.40</u>
	8.90		\$1,833.40
Total Labor			\$1,833.40
ACCOUNT # <u>10-21-5109-045</u>		Total This Phase	\$1,833.40
		REIMB	

Phase .522 Red Rock Acres Development

Telephone conferences with the applicant's engineer to discuss water-related topics for the upcoming meeting; prepare for and attend meeting with the applicant team to address water provisions for the development, including system extension, looping, and water rights transfer.

Professional Services

	Hours	Rate	Amount
Senior Professional Engineer	1.30	\$206.00	\$267.80
	1.30		\$267.80
Total Labor			\$267.80
ACCOUNT# <u>10-21-5109-043</u>		Total This Phase	\$267.80
		REIMB	

Phase .524 Chinn Annexation

Review Chinn annexation petition documents, including annexation maps and legal descriptions; coordinate with Town attorney on code requirements to meet for Article 17.14.010 and impacts to Buc-ee's annexation process; review annexation protest documents.

Professional Services

	Hours	Rate	Amount
Senior Professional Engineer	6.50	\$206.00	\$1,339.00
	6.50		\$1,339.00
Total Labor			\$1,339.00
ACCOUNT# <u>10-21-5109-040</u>		Total This Phase	\$1,339.00
		REIMB	

 **Total this Invoice** **\$5,367.81**

Outstanding Invoices

Number	Date	Balance
65	09/30/2025	\$4,735.80
Total		\$4,735.80