

1/8/2026

MEYER & SAMS, INC. DBA GMS INC

19,585.60

Nineteen Thousand Five Hundred Eighty Five Dollars and 60 Cents

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

Vendor ID	Name	Payment Number	Check Date	Check Number		
MEYER&SAMS,INC	MEYER & SAMS, INC. DBA GMS INC	0003821	1/8/2026	51349		
Invoice Number	Date	Description	Amount	Amount Paid	Discount	Net Amount Paid
2025-16	12/17/2025	Highway 105 Sidewalk	\$1,200.00	\$1,200.00	\$0.00	\$1,200.00
68	12/17/2025	General Engineering	\$10,439.10	\$10,439.10	\$0.00	\$10,439.10
69	12/19/2025	General Engineering	\$7,946.50	\$7,946.50	\$0.00	\$7,946.50

**Totals:** \$19,585.60      \$19,585.60      \$0.00      \$19,585.60

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**Totals:** \$19,585.60      \$19,585.60      \$0.00      \$19,585.60

**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

December 17, 2025  
Invoice No: 16

Project 2024-052 Town of Palmer Lake - Highway 105 Sidewalk Improvements

**Professional Services from July 26, 2025 to October 31, 2025**

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Phase .401 Lump Sum Design

Revise proposed sidewalk and street parking configurations per CDOT responses; prepare for and attend Planning Commission (PC) workshop to review design approach for parking, traffic calming, aesthetics, pedestrian safety and business access.

Phase Fee	\$218,000.00	
Fee Previously Billed	\$96,150.00	
Fee Currently Due	\$1,200.00	
Fee to be Billed	\$120,650.00	
<b>Total This Phase</b>		<b>\$1,200.00</b>

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**Total this Invoice      \$1,200.00**

 ACCOUNT# 10-51-6000-015 REIMB

**MEYER & SAMS, INC.**  
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Town of Palmer Lake  
P.O. Box 205  
Palmer Lake, CO 80133

December 17, 2025  
Invoice No: 68

Project 17071 Town of Palmer Lake-General Engineering

**Professional Services from September 27, 2025 to October 31, 2025**

Phase .000 General

Prepare for and attend weekly DRT meetings on land-use application processing, current projects, and required actions by staff, DRT members, and applicants; prepare for and attend meeting with Willans, the surveyor, the attorney, and staff regarding Town-owned Elephant Rock property development and proposed EcoSpa PD work, required surveys and drawings, PD process steps, surveyor submittals, MS4 applicability, CDOT access requirements, and multiple PD submittal procedures; research files for a CORA request related to the Lakeview Heights development.

**Professional Services**

	Hours	Rate	Amount
Senior Professional Engineer	9.80	\$206.00	\$2,018.80
Project Administrator	.10	\$126.00	\$12.60
	9.90		\$2,031.40
<b>Total Labor</b>			<b>\$2,031.40</b>

**Total This Phase \$2,031.40**

*Supplement - See page 4*

Phase .122 Albright Tedeschi Development

Prepare for and attend a meeting with staff, DRT, and the applicant to review current plans, proposed changes from previous development approach and plans, new code compliance requirements, and development submittal process checklists, document needs and timelines.

**Professional Services**

	Hours	Rate	Amount
Senior Professional Engineer	1.80	\$206.00	\$370.80
	1.80		\$370.80
<b>Total Labor</b>			<b>\$370.80</b>

**Total This Phase \$370.80**

ACCOUNT# 10-21-5109-046 **REIMB**

Phase .200 Mapping

Edit zoning maps and coordinate with CMI on implementing new zoning districts under the updated Town Code, including conversions for all parcels from old to new zones; update zoning maps to reflect new Zone District definitions and review all revisions for alignment with the new Town Code; complete updates to the zoning map, parcel labels and legend information to match the new zoning District structure.

**Professional Services**

	Hours	Rate	Amount
Senior Professional Engineer	4.30	\$206.00	\$885.80
Staff Engineer	<u>5.10</u>	\$147.00	<u>\$749.70</u>
	9.40		\$1,635.50
<b>Total Labor</b>			<b>\$1,635.50</b>
ACCOUNT# <u>10-21-5109</u>		<b>Total This Phase</b>	<b>\$1,635.50</b>

Phase .518 Fowler Branch (Lots 9, 10)

Review the latest drawings and comment responses from applicant and coordinate with DRT and staff to determine status and required next steps; review submitted drawings and responses and compile a summary of the applicant's current status regarding outstanding comments that still need to be addressed.

**Professional Services**

	Hours	Rate	Amount
Senior Professional Engineer	<u>3.20</u>	\$206.00	<u>\$659.20</u>
	3.20		\$659.20
<b>Total Labor</b>			<b>\$659.20</b>
ACCOUNT# <u>10-21-5109</u>		<b>Total This Phase</b>	<b>\$659.20</b>

Phase .521 0 Brook Street Development

Coordinate with DRT and staff on reviewing submittal documents, applicant timelines for responding to technical and referral comments, and scheduling the project for Planning Commission meeting consideration; review submittal documents and drawings, including research on plat and easement legal processes; review submittal materials and prepare a comments memo; review CGS comments and coordinate with applicant on the submittal requirements for compliance with the comments; review preliminary applicant responses and reassess CGS comments and required geotechnical investigation compliance.

**Professional Services**

	Hours	Rate	Amount
Senior Professional Engineer	18.60	\$206.00	\$3,831.60
Administrative Support	<u>.90</u>	\$86.00	<u>\$77.40</u>
	19.50		\$3,909.00
<b>Total Labor</b>			<b>\$3,909.00</b>
ACCOUNT# <u>10-21-5109-045 REIMB</u>		<b>Total This Phase</b>	<b>\$3,909.00</b>

Phase .522 Red Rock Acres Development

Review annexation documents, maps, and drawings with DRT and staff; prepare for and attend a meeting with the applicant team to review submittals, new Town Codes, the new public-vote requirement for annexations, and related project impacts and timelines; review annexation drawings and documents, evaluate requirements under the Town Code, and prepare an annexation completeness memo; finalize with DRT and staff and issue the annexation completeness memo.

**Professional Services**

	Hours	Rate	Amount
Senior Professional Engineer	6.70	\$206.00	\$1,380.20
Design Technician 2	3.00	\$151.00	\$453.00
	9.70		\$1,833.20
<b>Total Labor</b>			<b>\$1,833.20</b>
ACCOUNT # <u>10-21-5109-043</u>		<b>Total This Phase</b>	<b>\$1,833.20</b>
		<i>REIMB</i>	

**Total this Invoice    \$10,439.10**

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P.O. Box 205  
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December 17, 2025  
Invoice No. 68 Supplement

Page 4

Project 17071 Town of Palmer Lake - General Engineering

**Professional Services from September 27, 2025 to October 31, 2025**

Phase .000 - General

Prepare for and attend weekly DRT meetings on land-use application processing, current projects, and required actions by staff, DRT members, and applicants; research files for a CORA request related to the Lakeview Heights development.

**Professional Services**

	Hours	Rate	Amount
Senior Professional Engineer	7.80	\$206.00	\$1,606.80
Project Administrator	0.10	\$126.00	\$12.60
	7.80		\$1,619.40
<b>Total Labor</b>			<b>\$1,619.40</b>

ACCOUNT# 10-21-5109      **Total This Phase**      **\$1,619.40**

Phase .000 - EcoSpa Development (Willan)

Prepare for and attend meeting with Willans, the surveyor, the attorney, and staff regarding Town-owned Elephant Rock property development and proposed EcoSpa PD work, required surveys and drawings, PD process steps, surveyor submittals, MS4 applicability, CDOT access requirements, and multiple PD submittal procedures.

**Professional Services**

	Hours	Rate	Amount
Senior Professional Engineer	2.00	\$206.00	\$412.00
	2.00		\$412.00
<b>Total Labor</b>			<b>\$412.00</b>

ACCOUNT# 10-21-5109-044      **Total This Phase**      **\$412.00**

**Total for Supplement**      **\$2,031.40**

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Town of Palmer Lake  
P.O. Box 205  
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December 19, 2025  
Invoice No: 69

Project 17071 Town of Palmer Lake-General Engineering

**Professional Services from November 1, 2025 to November 28, 2025**

Phase .000 General

Coordinate with Design Review Team (DRT) and staff on PD resubmittal requirements and required documentation for EcoSpa development; prepare for and attend weekly DRT meetings on current and proposed development and land use projects; coordinate with DRT on Town's Elephant Rock and EcoSpa PD submittals; review potential new lot development of two lots on Oakdale Terrace; review PD documents for Town's Elephant Rock and EcoSpa developments and prepare comments for the upcoming Planning Commission meeting.

**Professional Services**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
Senior Professional Engineer	11.40	\$206.00	\$2,348.40
	11.40		\$2,348.40
<b>Total Labor</b>			<b>\$2,348.40</b>
		<b>Total This Phase</b>	<b>\$2,348.40</b>

Supplement - see page 4

Phase .200 Mapping

Update zoning maps to reflect recent municipal code and zoning district changes; coordinate with CMI on zoning map changes and compile draft versions of map as updates progress; review and revisions of draft maps

**Professional Services**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
Senior Professional Engineer	.40	\$206.00	\$82.40
Staff Engineer	.10	\$147.00	\$14.70
Resident Representative	2.50	\$117.00	\$292.50
	3.00		\$389.60
<b>Total Labor</b>			<b>\$389.60</b>
ACCOUNT # <u>10-21-5109</u>		<b>Total This Phase</b>	<b>\$389.60</b>

Phase .400 Water

Research treatment options and coordinate site visit at the Surface Water (SW)WTP to discuss enhanced coagulation at request of Water Department staff; prepare for and attend meeting with Water Department staff at the SW WTP to review enhanced coagulation options to maximize surface water production, review of existing systems and equipment, floor space available for new systems and equipment and potential modifications to building, piping and SCADA systems.

**Professional Services**

	Hours	Rate	Amount	
Senior Professional Engineer	8.00	\$206.00	\$1,648.00	
	<u>8.00</u>		<u>\$1,648.00</u>	
<b>Total Labor</b>				<b>\$1,648.00</b>
ACCOUNT# <u>20-71-5109</u>			<b>Total This Phase</b>	<b>\$1,648.00</b>

## Phase .518 Fowler Branch (Lots 9, 10)

Review drainage items for the Fowler Branch Road development; review revised submittal documents and responses to prior review comments; coordinate with applicant's engineer on requested information, responses to review comments and remaining issues.

**Professional Services**

	Hours	Rate	Amount	
Senior Professional Engineer	2.20	\$206.00	\$453.20	
Staff Engineer	2.50	\$147.00	\$367.50	
	<u>4.70</u>		<u>\$820.70</u>	
<b>Total Labor</b>				<b>\$820.70</b>
ACCOUNT# <u>10-21-5109</u>			<b>Total This Phase</b>	<b>\$820.70</b>

## Phase .521 0 Brook Street Development

Coordinate with applicants on disturbed area requirements of Town's code and pre-construction disturbance allowance requests; coordinate with DRT and staff on code requirements and interpretations on the limits of allowable disturbed areas; review resubmittal documents; coordinate with applicants on resubmittal information and potential changes required; review applicant's responses to prior comments; review proposed easements and coordinate the Town's preferred sequence of recordation for easements and plat documents; review slope and stormwater control code requirements and their application to the proposed subdivision.

**Professional Services**

	Hours	Rate	Amount	
Senior Professional Engineer	13.30	\$206.00	\$2,739.80	
	<u>13.30</u>		<u>\$2,739.80</u>	
<b>Total Labor</b>				<b>\$2,739.80</b>
ACCOUNT# <u>10-21-5109-043</u>			<b>Total This Phase</b>	<b>\$2,739.80</b>

**Total this Invoice**      **\$7,946.50**

Outstanding Invoices

<b>Number</b>	<b>Date</b>	<b>Balance</b>
68	12/17/2025	\$10,439.10
<b>Total</b>		<b>\$10,439.10</b>

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December 19, 2025  
Invoice No. 69 Supplement

Page 4

Project 17071 Town of Palmer Lake - General Engineering

**Professional Services from November 1, 2025 to November 28, 2025**

Phase .000 - General

Prepare for and attend weekly DRT meetings on current and proposed development and land use projects; review potential new lot development of two lots on Oakdale Terrace.

**Professional Services**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Senior Professional Engineer	4.70	\$206.00	\$968.20	
	4.70		\$968.20	
<b>Total Labor</b>				<b>\$968.20</b>

ACCOUNT# 10-21-5109

**Total This Phase                    \$968.20**

Phase .000 - EcoSpa Development (Willan)

Coordinate with Design Review Team (DRT) and staff on PD resubmittal requirements and required documentation for EcoSpa development; coordinate with DRT on Town's Elephant Rock and EcoSpa PD submittals; review PD documents for Town's Elephant Rock and EcoSpa developments and prepare comments for the upcoming Planning Commission meeting.

**Professional Services**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Senior Professional Engineer	6.70	\$206.00	\$1,380.20	
	6.70		\$1,380.20	
<b>Total Labor</b>				<b>\$1,380.20</b>

ACCOUNT# 10-21-5109-044

**Total This Phase                    \$1,380.20**

**Total for Supplement                \$2,348.40**