

URBAN RENEWAL MEETING

February 4, 2026

5:00 p.m.

AGENDA

- 1. CALL TO ORDER: City Council Chambers**
- 2. ROLL CALL: COMMISSIONERS DENNEHY, GRANTHAM, LUND, MELONI, PAYNE, REESER, REEVES, SIMMONS, TONEY, WORTHINGTON, AND CHAIRMAN SCHMISSEUR.**
- 3. PLEDGE OF ALLEGIANCE:**
- 4. CITIZENS REQUEST TO SPEAK TO THE URBAN RENEWAL AUTHORITY.**
- 5. CONSENT AGENDA:**
 - A. Approve minutes from the January 7, 2026, meeting.**
 - B. Receive and File: December 2025 Unaudited Financial Statement.**
 - C. Receive and File: Cash Disbursements 01/08/2026 – 02/04/2026.**
- 6. FINANCIAL REPORT:**
- 7. EXECUTIVE DIRECTOR REPORT:**
- 8. DISCUSSION:**
 - A. Approve and Authorize the Executive Director's signature on a Life Safety Grant Application for Phase 2 of 502-506 Main Street fire suppression system install.**
 - B. Approve and Authorize the Executive Director's signature on a Life Safety Grant Application for the Abbey Event Center.**
- 9. ADJOURN: The next regular meeting is scheduled for March 4, 2027.**

**Posted pursuant to code on Thursday, January 29, 2026.
Cindy Foster Owens, City Clerk**



CITY OF CAÑON CITY

City Administrator

P.O. Box 1460 • 128 Main Street
Cañon City, CO 81215-1460
(719) 269-9011 • www.canoncity.org

TO: Mayor and City Council

FROM: Ryan Stevens, City Administrator

PREPARED BY: Cindy L. Foster Owens

DATE: 02/04/2026

RE: Approve minutes from the January 7, 2026, meeting.

SUMMARY: * Approve minutes from the January 7, 2026, meeting.

REVIEWED BY ☐ Yes ☒ No
LEGAL?

RECOMMENDED ACTION: Approve minutes from the January 7, 2026, meeting.

of attachments 1

URBAN RENEWAL MEETING
January 7, 2026
5:00 p.m.

MINUTES

CALL TO ORDER: The meeting was called to order at 5:00 p.m. in Council Chambers.

ROLL CALL:

	PRESENT	ABSENT	
Commissioner Dennehy	X		Arrived at 5:01 p.m.
Commissioner Grantham	X		
Commissioner Lund	X		
Commissioner Meloni	X		
Commissioner Reeser	X		
Commissioner Reeves	X		
Commissioner Schmisser	X		
Commissioner Simmons	X		
Commissioner Toney	X		
Commissioner Worthington	X		
Chairman Payne	X		

ALSO PRESENT: Executive Director Ryan Stevens, City Attorney Kathryn Sellars via Zoom, Secretary Cindy Foster Owens, and Department Staff.

PLEDGE OF ALLEGIANCE:

Chairman Payne led the Pledge of Allegiance.

CITIZENS REQUEST TO SPEAK TO THE URBAN RENEWAL AUTHORITY.

No requests received.

CONSENT AGENDA:

Approved Minutes for the Regular meeting December 3, 2025, and Special Meeting December 3, 2025.

Received and Filed: Cash Disbursements 12/04/2025 – 01/07/2026

MOTION: On motion by Commissioner Meloni and second by Commissioner Dennehy, the Cañon City Area for Reinvestment Expansion approved the Agenda and Consent Agenda by unanimous roll call vote of those present,

FINANCIAL REPORT:

Report received by Treasurer Reeves.

EXECUTIVE DIRECTOR REPORT:

Report given by Executive Director Ryan Stevens.

DISCUSSION:

Selection of Chairman and Vice Chairman.

MOTION: On motion by Chairman Payne and second by Commissioner Worthington, the Cañon City Area for Reinvestment Expansion appointed Commissioner Schmisser to Chair by acclamation.

MOTION: On motion by Chairman Schmisser and second by Commissioner Lund, the Cañon City Area for Reinvestment Expansion appointed Commissioner Payne to Vice-Chair by acclamation.

Introduction and Adoption, by title only, of **RESOLUTION 1, SERIES 2026**, entitled: **A RESOLUTION DESIGNATING THE PUBLIC PLACE FOR POSTING NOTICES PURSUANT TO C.R.S. § 24-6-402(2)(C)**

MOTION: On motion by Commissioner Payne and second by Commissioner Worthington, the Cañon City Area for Reinvestment Expansion adopted **RESOLUTION 1, SERIES 2026**, entitled: **A RESOLUTION DESIGNATING THE PUBLIC PLACE FOR POSTING NOTICES PURSUANT TO C.R.S. § 24-6-402(2)(C).**

	ABSENT	AYE	NAY	ABSTAIN
Commissioner Dennehy		X		
Commissioner Grantham		X		
Commissioner Lund		X		
Commissioner Meloni		X		
Commissioner Payne		X		
Commissioner Reeser		X		
Commissioner Reeves		X		
Commissioner Simmons		X		
Commissioner Toney		X		
Commissioner Worthington		X		
Chairman Schmisser		X		

URA Grant Program Amendments and Staff Direction.

Economic Development Manager Rick Harrmann presented.

MOTION: On motion by Commissioner Meloni and second by Commissioner Simmons, the Cañon City Area for Reinvestment Expansion approved the URA Grant Program Amendments amending specifying on multi-unit buildings which unit has received a grant and limiting to one grant per unit of the building. Also, adding that the Historic Preservation staff liaison will review the façade grant applications.

	ABSENT	AYE	NAY	ABSTAIN
Commissioner Dennehy		X		
Commissioner Grantham		X		
Commissioner Lund		X		
Commissioner Meloni		X		
Commissioner Payne		X		
Commissioner Reeser		X		
Commissioner Reeves		X		
Commissioner Simmons		X		
Commissioner Toney		X		
Commissioner Worthington		X		
Chairman Schmisser		X		

ADJOURN: The meeting was adjourned at 5:35 p.m.

Chairman Amy Schmisser

Attest:

Ryan Stevens, Executive Director



CITY OF CAÑON CITY

City Administrator

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TO: Mayor and City Council
FROM: Ryan Stevens, City Administrator
PREPARED BY: Tammy J. Nordyke
DATE: 02/04/2026
RE: December 2025 Unaudited Financial Statement

SUMMARY: * This is the preliminary December 2025 Statement of Revenue and Expenses. Finance will be working to finalize year end prior to the annual audit. The figures in this statement are unaudited and subject to change.

REVIEWED BY LEGAL? ☐ Yes ☒ No

RECOMMENDED ACTION: Receive and File

of attachments 1

General Ledger

Budget Status

User: tjnordyke@canoncity.org
 Printed: 1/23/2026 - 11:26 AM
 Account: From 40-000-0000-00010 To 40-460-2000-59001
 Period: 12, 2025
 Include: Revenue and Expense
 Include Uncommitted JE's: True



Account Number	Description	Budget Amount	Period Amount	YTD Amount	YTD Var	Encumbered Amount	Available	% Available
Fund 40	C-CARE							
Dept 40-460								
R05	Taxes							
40-460-0400-31101	Property Tax Increment	602,368.00	0.00	603,213.98	-845.98	0.00	-845.98	0.00
40-460-0400-31301	Sales Tax Increment	300,000.00	0.00	104,017.16	195,982.84	0.00	195,982.84	65.33
	R05 Sub Totals:	902,368.00	0.00	707,231.14	195,136.86	0.00	195,136.86	21.62
R20	Intergovernmental							
40-460-0400-37510	Local Funding	0.00	0.00	30,000.00	-30,000.00	0.00	-30,000.00	0.00
	R20 Sub Totals:	0.00	0.00	30,000.00	-30,000.00	0.00	-30,000.00	0.00
R55	Investment Income							
40-460-0400-45101	Earnings On Deposits & Invest	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	R55 Sub Totals:	0.00	0.00	0.00	0.00	0.00	0.00	0.00
R60	Other Resources							
40-460-0400-46937	Financing Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	R60 Sub Totals:	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Revenue Sub Totals:	902,368.00	0.00	737,231.14	165,136.86	0.00	165,136.86	18.30
E20	Supplies & Materials							
40-460-0400-52200	Office Supplies	500.00	0.00	40.00	460.00	0.00	460.00	92.00
40-460-0400-52210	Operating Supplies	1,000.00	0.00	0.00	1,000.00	0.00	1,000.00	100.00
	E20 Sub Totals:	1,500.00	0.00	40.00	1,460.00	0.00	1,460.00	97.33
E30	Purchased Services							
40-460-0400-53305	Contracted Services	10,000.00	0.00	4,825.00	5,175.00	0.00	5,175.00	51.75
40-460-0400-53312	Software titles	6,000.00	0.00	8,289.00	-2,289.00	0.00	-2,289.00	0.00
40-460-0400-53315	Postage/Freight	1,000.00	0.00	0.00	1,000.00	0.00	1,000.00	100.00
40-460-0400-53320	Printing	1,000.00	0.00	0.00	1,000.00	0.00	1,000.00	100.00
40-460-0400-53325	Publications/Advertising	1,000.00	0.00	0.00	1,000.00	0.00	1,000.00	100.00

Account Number	Description	Budget Amount	Period Amount	YTD Amount	YTD Var	Encumbered Amount	Available	% Available
40-460-0400-53330	Membership Fees	1,000.00	0.00	500.00	500.00	0.00	500.00	50.00
40-460-0400-53335	Travel & Training	0.00	0.00	0.00	0.00	0.00	0.00	0.00
40-460-0400-53336	Meals	1,000.00	0.00	0.00	1,000.00	0.00	1,000.00	100.00
40-460-0400-53350	Other Fees & Charges	65,000.00	11,517.92	11,549.92	53,450.08	0.00	53,450.08	82.23
	E30 Sub Totals:	86,000.00	11,517.92	25,163.92	60,836.08	0.00	60,836.08	70.74
E40	Program Expenses							
40-460-0400-54001	Sales Tax TIFF Agreement	53,000.00	0.00	11,436.72	41,563.28	0.00	41,563.28	78.42
40-460-0400-54002	Property Tax TIFF Agreement	88,000.00	0.00	81,548.97	6,451.03	0.00	6,451.03	7.33
40-460-0400-54003	Property Tax Share Back	314,980.00	0.00	277,981.45	36,998.55	0.00	36,998.55	11.75
40-460-0400-54004	Administrative Fees	0.00	0.00	31,626.48	-31,626.48	0.00	-31,626.48	0.00
	E40 Sub Totals:	455,980.00	0.00	402,593.62	53,386.38	0.00	53,386.38	11.71
E60	Debt Service							
40-460-0400-56610	Principal	61,510.00	0.00	61,502.48	7.52	0.00	7.52	0.01
40-460-0400-56620	Interest Expense	3,600.00	0.00	3,556.96	43.04	0.00	43.04	1.20
	E60 Sub Totals:	65,110.00	0.00	65,059.44	50.56	0.00	50.56	0.08
E70	Grants							
40-460-0400-57001	Life Safety Grant	200,000.00	0.00	127,310.26	72,689.74	0.00	72,689.74	36.34
40-460-0400-57002	Façade Grant	75,000.00	13,055.35	28,055.35	46,944.65	0.00	46,944.65	62.59
40-460-0400-57003	Building Systems Grant	125,000.00	0.00	84,150.00	40,850.00	0.00	40,850.00	32.68
	E70 Sub Totals:	400,000.00	13,055.35	239,515.61	160,484.39	0.00	160,484.39	40.12
E90	Capital Outlay							
40-460-0400-59000	Urban Renewal Projects	0.00	0.00	0.00	0.00	0.00	0.00	0.00
40-460-0400-59001	Water Street Sewer Main	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	E90 Sub Totals:	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Expense Sub Totals:	1,008,590.00	24,573.27	732,372.59	276,217.41	0.00	276,217.41	27.39
	Dept 460 Sub Totals:	106,222.00	24,573.27	-4,858.55	111,080.55	0.00		
	Fund Revenue Sub Totals:	902,368.00	0.00	737,231.14	165,136.86	0.00	165,136.86	18.30
	Fund Expense Sub Totals:	1,008,590.00	24,573.27	732,372.59	276,217.41	0.00	276,217.41	27.39
	Fund 40 Sub Totals:	106,222.00	24,573.27	-4,858.55	111,080.55	0.00		

Account Number	Description	Budget Amount	Period Amount	YTD Amount	YTD Var	Encumbered Amount	Available	% Available
	Revenue Totals:	902,368.00	0.00	737,231.14	165,136.86	0.00	165,136.86	18.30
	Expense Totals:	1,008,590.00	24,573.27	732,372.59	276,217.41	0.00	276,217.41	27.39
	Report Totals:	106,222.00	24,573.27	-4,858.55	111,080.55	0.00		



CITY OF CAÑON CITY

City Administrator

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(719) 269-9011 • www.canoncity.org

TO: Mayor and City Council
FROM: Ryan Stevens, City Administrator
PREPARED BY: Destiny D. Dunaway
DATE: 02/04/2026
RE: Cash Disbursements 01/08/2026 – 02/04/2026

SUMMARY: * **TO:** C-CARE Board of Directors
FROM: Ryan Stevens, Executive Director
PREPARED BY: Destiny Dunaway, Accounts Payable
DATE: February 04, 2026
RE: Cash Disbursements 01/08/2026 – 02/04/2026

Detail of Vendors Paid

Vendor Name	Check Date	Description	Amount
City of Canon City	01/26/2026	Monthly Loan Payment # 36	5,421.62
City of Canon City	01/26/2026	Qtr. 4 2025 Reconciliation & Admin Fees	11,517.92
City of Canon City	02/04/2026	Monthly Loan Payment # 37	5,435.62
Unbridled Holdings III	01/26/2026	Property Tax TIF Reimbursement	17,868.75
Boys & Girls Club	01/26/2026	Life Safety Grant Reimbursement	50,000.00
		Total Checks Disbursed	\$90,243.91

REVIEWED BY LEGAL? ☐ Yes ☒ No

RECOMMENDED ACTION: Receive and File

of attachments



CITY OF CAÑON CITY

City Administrator

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(719) 269-9011 • www.canoncity.org

TO: Mayor and City Council

FROM: Ryan Stevens, City Administrator

PREPARED BY: Rick L. Harrmann

DATE: 02/04/2026

RE: Approve and Authorize the Executive Director's signature on a Life Safety Grant Application for Phase 2 of 502-506 Main Street fire suppression system install

SUMMARY: *

The C-CARE Downtown Life Safety Grant program provides incentive to business and property owners – a reimbursement grant of up to 75% of eligible project costs, to a maximum incentive of \$50,000 – to bring historic buildings up to current building, primarily focusing on the costliest of public safety improvements such as fire safety.

Since late 2022/early 2023, 502-506 Main Street has been undergoing significant updates that are providing fully renovated, modernized, safe, and historically significant retail space in our Central Business District. 506 Main Street improvements aided the creation of TW Soirée, a new business and extension of Tailored West that opened in 2025. With that project, phase 1 of a full-building fire suppression system was installed and connected to city water through a 5th Street fire line installation. Phase 2 of the system will require Tailored West to temporarily relocate their operations to the new 506 space to clear the way for installation and activation of the remainder of the fire suppression system.

Ary Corporation provided an initial application in 2023 for a Life Safety Grant, but the complexities of the project at the time caused significant complications that got in the way of grant consideration, including finalizing the extent and scope of the required fire suppression system, an extended façade approval process from the state historic society, and the timing of this project as it related to other projects also competing for Life Safety Grant funding,

In consideration of the time separation between the first phase and the second, staff is asking C-CARE board to consider a life safety grant in the amount provided as follows:

502-506 Main Street Life Safety Grant Application Request
--

Line Item*	Estimated Cost	Qualifying Amt.	75% LSG Portion	Total Eligible
Sprinkler System	\$ 52,944.20	\$ 52,944.20	\$ 39,708.15	\$ 39,708.15
Fire Line Install				\$ -
Fire Alarm				\$ -
Total Grant Award = Grant program maximum = \$50,000		\$ 52,944.20	\$ 39,708.15	\$ 39,708.15
* Figures provided are estimates and subject to change. Any changes will be evaluated in relation to the grant program maximum, which may affect the overall grant award.				

Ary Corporation continues their investment in Cañon City. This grant helps make more funding available for other projects.

Consistent with plan requirements, the application was reviewed for eligibility by a panel consisting of a Life Safety Officer–Fire Inspector from the Canon City Area Fire Protection District, the Canon City Building, Public Works, Water Departments, as well as Economic Development staff. The resulting award letter is attached for your review.

REVIEWED BY LEGAL? ☐ Yes ☒ No

RECOMMENDED ACTION: Approve and authorize the Executive Director to sign a Life Safety Grant Application for 502-506 Main Street.

of attachments 2



Cañon City Area for Reinvestment Expansion

CITY OF CAÑON CITY

P.O. Box 1460 • 128 Main Street
Cañon City, CO 81215-1460
(719) 269-9011 • www.canoncity.gov

C-CARE Downtown Life Safety and Accessibility Grant Application

JPA Properties, LLC 720-318-9216 nick@arycorp.com
Applicant Name Telephone No. E-Mail

PO Box 1091, Canon City, CO 81215
Applicant Mailing Address

JPA Properties, LLC 719-429-7926 jp@arycorp.com
Owner Name, if not Applicant Telephone No. E-Mail

PO Box 1091, Canon City, CO 81215
Owner Mailing Address, if not Applicant

502/504 Main Street, Canon City, CO 81212
Building Address

Retail Store/Residential/Commerical Commercial
Current Use of Property Current Zoning

Proposed Use of Property: Retail/Commercial (502) // Residential & Commercial (504)

Improvement #1: Fire Sprinkler System (Phase #2) Grant Request: \$ 50,000.00

Cost Estimate No. 1 prepared by: HydroPro

Total for Cost Estimate No. 1: \$ 52,944.20

Cost Estimate No. 2 prepared by:

Total for Cost Estimate No. 2: \$

Please note that both Cost Estimates must be attached to this application.

Improvement #2: Grant Request: \$

Cost Estimate No. 1 prepared by:

Total for Cost Estimate No. 1: \$

Cost Estimate No. 2 prepared by:

Total for Cost Estimate No. 2: \$

Please note that both Cost Estimates must be attached to this application.

Improvement #3: Grant Request: \$

Cost Estimate No. 1 prepared by:

Total for Cost Estimate No. 1: \$

Cost Estimate No. 2 prepared by:

Total for Cost Estimate No. 2: \$ _____

Please note that both Cost Estimates must be attached to this application.

Has this property received any other funding through C-CARE (Check one)?

Yes ☐ No ☒


Source: _____ **Amount:** _____

Project description: Please provide a narrative of the project describing the work to be completed (maximum of 750 words). Please attach additional pages if necessary.

This is the second phase of the 502/504/506 Main Street Project. The second phase will consist of completing the sprinkler system in 504 units A & B, installing sprinkler system in 502 Main (Tailored West), and completing the riser assembly for the entire system. Phase 1 of the project was completed in 2024, which included completion of the sprinkler system

Certification in 506 Main & portion of 504, along with installation of the system water supply (located in 502 basement). Phase 1 contract total: \$136,074.38.

I hereby certify that I am the owner of the above described property for the purpose of this application, and that I have title to the property free and clear of any adverse judgments or liens. I further certify that I am in good standing with the City of Cañon City with no fines, fees or unpaid taxes owed to the City.

Owner's Signature  Owner's Printed Name John Paul Ary

PO Box 1091, Canon City, CO 81215 719-429-1234
Owner's Mailing Address Owner's Telephone

Agent Authorization

In lieu of representing this request as owner of the subject property, I hereby authorize the person designated below to act as my agent for the application, processing, representation and/ or presentation of this request. The designated agent shall be the principle contact person with the C-CARE in processing and responding to requirements, information, or issues relevant to this request.

Owner's Signature  Owner's Printed Name John Paul Ary

Agent's Signature  Agent's Printed Name Nick Phillips

PO Box 1091, Canon City, CO 81215 720-318-9216
Agent's Mailing Address Agent's Telephone

Tenant Authorization

I, as the owner of the building that is the subject of this application, authorize the person listed below, as the tenant in the building, to undertake the improvements listed in this application.

Owner Signature _____ Owner Printed Name _____

Tenant Signature _____ Tenant Printed Name _____



FIRE SPRINKLER COMPANY

4480 EDISON AVE. COLORADO SPRINGS, CO 80915
PH: 719.536.0680 FAX: 719.325.8990 CELL: 719.459.3782 www.hydroprofire.com

October 31, 2025

Fletemeyer Company

Attn: Mr. Drew Fletemeyer
Re: Ary Corporation, Canyon City

Dear Drew,

HydroPro Fire Sprinkler Company is pleased to provide this phase II proposal for the permit, design, material, and installation of a fire sprinkler system for the above-mentioned project located in Canyon City, CO.

Included will be the following:

- ◆ Fire Sprinkler Design per N.F.P.A. 13 (2025) to install a wet system, consisting of black steel piping, brass upright heads all piping to be exposed. (Coverage to include 502, the remainder of 504 and the riser assembly in the basement)
- ◆ Complete aboveground piping system installation including material and labor to install.
- ◆ All components necessary to provide a complete system meeting the requirements of the local Fire Authority and applicable codes, selected at this Seller's discretion.
- ◆ Fire Sprinkler Installation Permit and Inspection fees.

Excluded will be the following:

- ◆ Work performed after normal weekday business hours of 7AM to 5PM.
- ◆ All electrical connections and/or components necessary to connect tamper and flow switches to the building alarm panel and Central Station monitoring.
- ◆ Sprinkler protection in any combustible void area's all sprinkler piping to be exposed.
- ◆ Any underground work. HydroPro's starting point will be at flange 6" above grade provided by others.
- ◆ Preparation of sprinklers for painting activities other than the protective cap provided by the manufacturer.
- ◆ Pipe identification markings or preparation of piping for painting.

- Notes:
1. HydroPro must assume that the structure will support fire sprinkler piping using conventional sprinkler pipe hanging methods.
 2. Any painted sprinklers must be replaced and will be invoiced at an additional cost.
 3. Sprinkler design to be for an ordinary group II hazard.
 4. This project will be subject to sales tax on material at a 8.4% rate unless a valid exemption certificate be provided.

For the above- described quality work complete, pay the sum of **\$52,944.20**. Price to include Sales tax Payment schedule shall be monthly based on a Schedule of Values for categories invoiced as Design, Material Delivered, Percentage Installed, Retainage and Final Acceptance for work completed in each Phase. Payments will be due Net 30 days following the invoice date with any retainage due Net 30 days following the systems final acceptance by the Fire Authority. A Purchase Order or Sub-Contract issued, or signatures below constitute acceptance of this Proposal in its entirety and will be construed as a direction to proceed with work.

Mr. Drew Fletemeyer, Fletemeyer Company

Date _____



Scott Ellison, HydroPro Fire Sprinkler Co.

Date 10/31/2025

This Proposal shall become null and void if unaccepted following a period of thirty (30) days at the option of the Seller.



CITY OF CAÑON CITY

City Administrator

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(719) 269-9011 • www.canoncity.org

TO: Mayor and City Council

FROM: Ryan Stevens, City Administrator

PREPARED BY: Rick L. Harrmann

DATE: 02/04/2026

RE: Approve and Authorize the Executive Director's signature on a Life Safety Grant Application for the Abbey Event Center

SUMMARY: *

The C-CARE Downtown Life Safety Grant program provides incentive to business and property owners – a reimbursement grant of up to 75% of eligible project costs, to a maximum incentive of \$50,000 – to bring historic buildings up to current building, primarily focusing on the costliest of public safety improvements such as fire safety.

The Abbey Event Center, recognized as a vital event asset in the Canon City area, is under new ownership and undergoing significant modernization. Ary Corporation has requested a Life Safety Grant to assist in the installation of a fire suppression system to bring to building to current fire and safety standards, a grant in the amount of \$50,000 as follows:

Abbey Event Center Life Safety Grant Application Request				
Line Item*	Estimated Cost	Qualifying Amt.**	75% LSG Portion	Total Eligible
Sprinkler System	\$ 83,442.00	\$ 83,442.00	\$ 62,581.50	\$ 50,000.00
Fire Line				\$
Fire Alarm				\$
Total Grant Award = Grant program maximum = \$50,000		\$ 83,442.00	\$ 62,581.50	\$ 50,000.00
* Figures provided are estimates and subject to change. Any changes will be evaluated in relation to the grant program maximum, which may affect the overall grant award.				

Consistent with plan requirements, the application was reviewed for eligibility by a panel consisting of a Life Safety Officer–Fire Inspector from the Canon City Area Fire Protection District, the Canon City Building, Public Works, Water Departments, as well as Economic Development staff. The resulting award letter is attached for your review.

REVIEWED BY ☐ **Yes** ☒ **No**
LEGAL?

RECOMMENDED ACTION: Approve and authorize the Executive Director to sign a Life Safety Grant Application for the Abbey Event Center.

of attachments 3



Cañon City Area for Reinvestment Expansion

CITY OF CAÑON CITY

P.O. Box 1460 • 128 Main Street
Cañon City, CO 81215-1460
(719) 269-9011 • www.canoncity.gov

C-CARE Downtown Life Safety and Accessibility Grant Application

CC Abbey, LLC 720-318-9216 nick@arycorp.com
Applicant Name Telephone No. E-Mail

PO Box 272, Canon City, CO 81215
Applicant Mailing Address

CC Abbey, LLC 719-429-7926 jp@arycorp.com
Owner Name, if not Applicant Telephone No. E-Mail

PO Box 272, Canon City, CO 81215
Owner Mailing Address, if not Applicant

2951 E US 50, Canon City, CO 81212 (Event Center)
Building Address

Event Center Commercial
Current Use of Property Current Zoning

Proposed Use of Property: Event Center

Improvement #1: Fire Sprinkler System Grant Request: \$ 50,000.00

Cost Estimate No. 1 prepared by: Rapid Fire (Pye Barker)

Total for Cost Estimate No. 1: \$ 165,190.00

Cost Estimate No. 2 prepared by: HydroPro Fire Sprinkler Company

Total for Cost Estimate No. 2: \$ 83,442.00

Please note that both Cost Estimates must be attached to this application.

Improvement #2: Grant Request: \$

Cost Estimate No. 1 prepared by:

Total for Cost Estimate No. 1: \$

Cost Estimate No. 2 prepared by:

Total for Cost Estimate No. 2: \$

Please note that both Cost Estimates must be attached to this application.

Improvement #3: Grant Request: \$

Cost Estimate No. 1 prepared by:

Total for Cost Estimate No. 1: \$

Cost Estimate No. 2 prepared by:

Total for Cost Estimate No. 2: \$ _____

Please note that both Cost Estimates must be attached to this application.

Has this property received any other funding through C-CARE (Check one)?

Yes ☐ No ☒

Source: _____ **Amount:** _____

Project description: Please provide a narrative of the project describing the work to be completed (maximum of 750 words). Please attach additional pages if necessary.

Interior rehabilitation of 3 event spaces, construction of new bathrooms, addition including new entrance hall, coat check, and bar/lounge. Improvements to existing building include plumbing upgrades, fire sprinkler system, and interior/exterior finishes.

Certification

I hereby certify that I am the owner of the above described property for the purpose of this application, and that I have title to the property free and clear of any adverse judgments or liens. I further certify that I am in good standing with the City of Cañon City with no fines, fees or unpaid taxes owed to the City.

Owner's Signature _____ Owner's Printed Name John Paul Ary
PO Box 272, Canon City, CO 81215 719-429-7926
Owner's Mailing Address Owner's Telephone

Agent Authorization

In lieu of representing this request as owner of the subject property, I hereby authorize the person designated below to act as my agent for the application, processing, representation and/ or presentation of this request. The designated agent shall be the principle contact person with the C-CARE in processing and responding to requirements, information, or issues relevant to this request.

Owner's Signature  Owner's Printed Name John Paul Ary
Agent's Signature  Agent's Printed Name Nick Phillips
PO Box 272, Canon City, CO 81215 720-318-9216
Agent's Mailing Address Agent's Telephone

Tenant Authorization

I, as the owner of the building that is the subject of this application, authorize the person listed below, as the tenant in the building, to undertake the improvements listed in this application.

Owner Signature _____ Owner Printed Name _____
Tenant Signature _____ Tenant Printed Name _____

Date: 10/14/2025

Attn: Contractors

Subject: Fire Sprinkler System Estimate – The Abbey Event Center, 2951 East U.S. Highway, Canon City, Colorado 81212



Scope:

1. Providing the building with a fire sprinkler system based on provided plans and specifications dated 8/15/2025 and clarifications and exclusions listed below. The system will be designed to light hazard / ordinary hazard occupancy as defined by NFPA 13 **(2025 edition)**.
2. Our proposal includes providing one wet and one dry pipe system for the entire building.
3. All pendant heads are to be concealed with white cover plates. All pendant heads located in ACT ceilings will be in the center of the tile or quarter of 4x2 tile where applicable.
4. All areas without ceilings will have exposed brass upright heads.
5. Skylights will be protected by white horizontal sidewall sprinklers.
6. Dry pendent sprinklers will be installed in freezers and coolers utilizing 401 escutcheons.
7. Dry system piping will be schedule 10 black steel.
8. Wet system piping will be eddy-flow and eddy-thread light wall type black steel.
9. Riser will be located in the Recpt/Mail room per our conversations with Drew Fletemeyer. We are piping the fire department connection to the old riser room location.
10. The proposal is based on preliminary information and is subject to change upon review of final construction documents.
11. Our proposal acknowledges the following addendums: N/A



Clarifications:

1. Our proposal includes all taxes and permits as required. We will design, install, test, and commission the system. Our system comes complete with a one-year warranty and comprehensive owners training.
2. Our proposal assumes that there will be adequate water available to supply the fire sprinkler system without the use of a fire pump.
3. Any AutoCAD .DWG files required per NFPA for submittals are to be provided at no cost to this contractor.
4. Owner is to maintain adequate heat in all areas where a wet system is installed. Owner is also responsible to maintain the system to NFPA requirements.
5. Our lead designer has the general information for the Canon City Fire Department for plan reviews and inspections.
6. Our proposal assumes standard cover plate color for the concealed heads. If special color is requested, a fee will need to be added to our cost.
7. Our proposal assumes that all dropped/furred down ceilings and soffits are either made of noncombustible materials or filled with insulation to eliminate sprinkler coverage.
8. We have moved the exterior walls to the underside of the extended canopies of the building. If the walls aren't extended, we will need to protect these areas with a dry pipe system. The existing canopies undersides have wood planks, we are assuming there is noncombustible insulation laying on top of these planks to provide protection from the outside temperature. If its found to have no insulation, we will be required to protect the combustible concealed space with a change order.
9. We are protecting the large canopy as a Porte Cochere with a dry pipe system. Dry pendent installations will need to be coordinated for measurements and installations. Especially with the PAC-CLAD panel system being installed under the Porte Cochere.
10. All insurance deductibles on projects where enrollment into an OCIP/CCIP is required are to be limited to \$25,000. This includes but is not limited to the provided Builders Risk Policy. Any amount beyond will need to be discussed with our team prior to contract signatures.
11. Our proposal assumes all work is to be done during normal working hours from 7am to 3:30pm for a 40-hour work week.
12. If delays in receiving signed submittals back from authorities arise and overtime is required to not hold up project progress, a charge will need to be added.
13. **Price is subject to AHJ and/or engineer approval and may vary with any additional AHJ and/or Engineer requirements.**
14. Our proposal does not include a fully vaccinated labor force. If required, this may impact our ability to complete the project. Rapid Fire Protection reserves the right to terminate our contract at no cost if unable to comply due to labor availability or charge for additional costs associated with meeting the vaccination mandates due to labor supplementation from other offices.

15. This price is based on pipe prices as of the date of this proposal. Due to the uncertainty of fire protection pipe this price may need to be adjusted at time of purchase and fabrication. Further conversation will need to be had between us to come up with a reasonable solution to rapidly increasing material costs.
16. Our proposal does not include any escalations or price protection associated with the proposed new tariffs that may affect both foreign and domestic products. Any impact to material costs directly or indirectly caused by the tariffs will be priced as a change order to base contract amount.



Exclusions:

1. Our proposal does not include any electrical work, fire alarm system panels, detectors or wiring of any kind. We will provide all switches that are needed to complete the fire sprinkler system; however, their complete installation will require an electrician to hook them to the new or existing alarm system.
2. Our proposal does not include any work associated with the underground service entrance into the building. We will start from a flange inside the building. The underground piping shall be flushed and tested by others in a manner that complies with NFPA, local, and state codes.
3. This proposal does not contain provisions to comply with the Davis Bacon Act or Buy American Act.
4. Our proposal does not include any painting of exposed piping on our system.
5. This proposal does not include the cost of performance or payment bonds.
6. This proposal does not include BIM or 3D coordination. This service can be included at additional cost.
7. Our proposal does not include seismic bracing.



Our base bid complete is (\$165,190.00)

Sincerely,

Roger J. Wallace

E=roger.wallace@pyebarkerfs.com,
O=Pye Barker Fire & Safety,
OU=Manager, CN=Roger J. Wallace
Date: 2025.10.14 08:56:54-06'00'

Conditions of Bid

1. **DEFINITIONS:**
 - a. Rapid Fire Protection, Inc. is referred to as "RFP".
 - b. "You" means to the recipient of this bid.
 - c. "Parties" means to You and RFP.
 - d. "Work" means to the work set forth in the Bid Proposal.
 - e. "Project" means to the project in which the Work is to be performed.
 - f. "Conditions of Bid" means this document.
2. **WORK:** The Work shall be performed by RFP as set forth in the Bid Proposal, which is attached hereto. The Bid Proposal includes the Conditions of Bid. The Bid Proposal and Conditions of Bid shall become a part of any agreement between the Parties. If there are inconsistencies between the terms of this document and any other document which becomes a part of the agreement between the parties, then the Bid Proposal and Bid Conditions shall govern.
3. **PAYMENT TERMS:** RFP shall submit an invoice for payment monthly. You shall have thirty (30) days upon receipt of the invoice to pay RFP for Work satisfactorily performed, or to notify Subcontractor in writing of a bona fide dispute, asserted in good faith, as to one or more of the invoiced items. You shall specify the reason for any amount withheld and provide an itemization as to the amount withheld. The undisputed amount will be paid without delay. Retainage shall be Zero Percent (0%).
4. **TIME:** Time is of the essence with regard to the Work. You shall notify RFP of any scheduling delays that will impact the work of RFP. RFP shall be entitled to equitable adjustment if its work is delayed through no fault of its own.
5. **LIMITATION OF LIABILITY:** RFP's total liability whether for breach of contract, warranty, negligence, strict liability, in tort or otherwise, is limited to the price of the particular products or services sold hereunder. RFP agrees, in its sole discretion, either to refund the purchase price or to repair or replace product(s) that are not as warranted. In no event will RFP be liable for any hindrances, interferences, disruptions, or delays, loss of use, loss of time, inconvenience, commercial loss, loss of profits, or savings, or other incidental, special, or consequential damages to the full extent such may be disclaimed by law. The Parties waive all rights against each other and their Subcontractors, agents, and employees for damages to the extent covered by property insurance. If you are responsible to obtain insurance for the Project, then the insurance You obtain for the Project shall include a waiver of subrogation in favor of the RFP and all other project contractors and subcontractors.
6. **DISPUTE:** The Parties choose binding arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then in effect. EACH PARTY WAIVES THEIR RIGHT TO BE HEARD IN A COURT OF LAW, with or without a jury. This agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. An award entered in an arbitration proceeding shall be final, and judgement may be entered upon it in accordance with applicable law in any court having jurisdiction. It is mutually agreed that this agreement shall be governed by the laws of South Dakota, both as to interpretation and performance, without reference to the rules thereof relating to conflicts of law. All arbitrations and all lawsuits arising from or related to this agreement must be instituted and held in Pennington County, South Dakota, which shall be the exclusive jurisdiction, and each party waives the right to change of venue.
7. **AUTHORITY:** Each of the undersigned individuals signs on behalf of and represents and warrants that he or she has the authority and authorization to sign on behalf of the entity identified immediately above his or her signature.

Project Address:	_____	Date:	_____

Client Name:	_____	RFP Signature:	_____
Address:	_____		
	_____	Printed Name:	_____
		Title:	_____
Accepted By:	_____		
Printed Name/Title:	_____		



FIRE SPRINKLER COMPANY

4480 EDISON AVE. COLORADO SPRINGS, CO 80915

PH: 719.536.0680 FAX: 719.325.8990 CELL: 719.459.3782 www.hydroprofire.com

October 16, 2025

Fletemeyer Company

Attn: Drew Fletemeyer
Ref: The Abby Event Center

HydroPro Fire Sprinkler Company is pleased to provide this proposal for the design, permit, material and installation of the Fire Protection System for the above-mentioned project located in Canon City, CO. This Proposal is based upon construction plans dated 8/15/2025. For your consideration,

Included will be the following:

- ◆ Fire Sprinkler system designed per N.F.P.A. 13 (2025) to install a wet automatic fire sprinkler system utilizing black steel pipe to be installed at seller discretion, fire sprinkler heads to be chrome or white semi-recessed pendants below finished ceilings.
- ◆ Rough brass Two-way Fire Department Connections as required by the Fire Authority.
- ◆ All system appurtenances including backflow preventers, alarm and supervisory devices, gauges, valves, drains, pipe and fittings to provide complete approved aboveground systems meeting the requirements of the local Fire Authority and applicable codes.
- ◆ Fire Sprinkler Installation Permit submittal package application and Inspection fees.
- ◆ Rough piping inspections and Final system inspections with the Fire Authority for each system as required.
- ◆ Initial backflow preventer acceptance testing and performance reports.
- ◆ Fire Sprinkler System operating and maintenance instructions and on-site training.
- ◆ Copies of approved plans, spare sets of submittals and electronic copies of all pertinent files (.pdf).

Excluded will be the following:

- ◆ Underground water supplies into the buildings (to be performed by the Purchasers Utility Contractor). Our work shall begin at a Class 125 flange 6" above the finished floor inside the building(s).
- ◆ This proposal does not include any additional sprinkler required for the rock walls if they are made of combustible material or if they become an obstruction.
- ◆ Any special hazard protection for the elevator shaft.
- ◆ Cost of the Bond.
- ◆ Alarm panel, electrical components or connections necessary to wire the provided alarm devices (to be performed by Purchasers Electrical or Alarm Contractor).
- ◆ Re-design or additions to the system due to building changes during construction.

The Abby Event Center
Fire Protection Systems Proposal - Continued

- ◆ Preparation of sprinklers for painting activities other than the protective cap provided by the manufacturer.
- ◆ Painting or identification markings of exposed piping other than that required by Code.
- ◆ Flushing of, or hydrostatic testing of, the underground fire lines leading into the buildings.

- Notes:
1. HydroPro will require plans provided in AutoCAD .dwg format without additional remuneration for preparation of our submittal drawings.
 2. HydroPro will not be responsible for the adequacy of the buildings structure to support the weight of installed piping. As such, we must assume there are no restrictions on the placement of our piping that will impact the cost of this system's installation. Piping routes will be at this Sellers' discretion.
 3. All wet system piping must be installed in conditioned spaces to prevent freezing.
 4. Any painted sprinklers must be replaced and will be invoiced at an additional cost.
 5. Work shall only take place during normal weekday business hours between 6:30AM and 5PM.
 6. This project will not be subject to a material sales tax a valid exemption certificate must be provided.
 7. The work performed under this contract shall be warranted against manufacturers' material defects and workmanship for a period of one (1) year following the Final Acceptance of the systems by the Fire Authority.

For the above-described quality work complete, pay the sum of **\$83,442.00**. Payment schedule shall be monthly based on a schedule of values for categories invoiced as design, material delivered, percentage installed, retainage and final acceptance for work completed in each phase. payments will be due Net 30 days following the invoice date with any retainage due Net 30 days following the systems final acceptance by the Fire Authority. A purchase order issued, or signatures below constitute acceptance of this proposal in its entirety and will be construed as a direction to proceed with work.

Drew Fletemeyer, Fletemeyer Company

Date _____

_____
Scott Ellison, HydroPro Fire Sprinkler Co.

Date 10/16/2025

This Proposal shall become null and void if unaccepted following a period of thirty (30) days at the option of the Seller.