City of Fort Lupton

City Council Agenda
Regular Meeting
7:00 p.m.
130 South McKinley Avenue
March 28, 2016

Pledge Of Allegiance

Call To Order - Roll Call

Persons To Address Council

This portion of the Agenda is provided to allow members of the audience to present comments to the City Council. The City Council may not respond to your comments this evening, rather they may take your comments and suggestions under advisement or your question may be directed to the appropriate staff member for follow-up. Please limit the time of your comments to five (5) minutes - Mayor Holton

Approval Of Agenda

Review Of Accounts Payables

a. **03282016 Accounts Payables**

Documents: 03282016 Accounts Payables.pdf

Consent Agenda

Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Councilmember so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Consent Agenda.

a. **03072016 City Council Meeting Minutes**

Documents: 03072016 City Council Meeting Minutes.pdf

b. **AM 2016-036, Appointment Of Chief Poncelow To The Weld County 911 Advisory Committee**

Documents: AM 2016-036, Appoint Chief Poncelow To The WC 911 Advisory Committee.pdf

c. **AM 2016-037, Approval For Signature Of A Transportation Safety Mini Grant From Colorado Department Of Transportation**

Documents: AM 2016-037, Approval Of A Transportation Safety Mini Grant.pdf

d. **AM 2016-040, Approving Resolution Authorizing The Submission Of A Department Of Local Affairs Grant Application For The Hwy85/52 Bridge Beautification**

Documents: AM 2016-040, Approve Resolution For The Submission Of The DOLA Grant - Hwy 85-52 Bridge Beautification.pdf

e. **AM 2016-041, Approving A Resolution Authorizing The Submission Of A Department Of Local Affairs Grant Application For Sidewalk Repair/Replacement**

Documents: AM 2016-041, Approve A Resolution For The Submission Of A DOLA Grant - Sidewalk Replacement.pdf

f. **AM 2016-044, Approve Resolution Authorizing The Submission Of A Department Of Local Affairs Grant Application For The Full Depth Rehabilitation Of South Denver Avenue**

Documents: AM 2016-044, Approve Resolution Applying For A DOLA Grant.pdf

g. **AM 2016-047, Approve A Resolution Ratifying The Appointment Of Lucas Marone By The Mayor To The Planning Commission For A Three Year Term**

Documents: AM 2016-047, Approve A Resolution Appointing A PC Committee - Lucas Marone.pdf

h. **AM 2016-053, Approve A Resolution Ratifying The Mayor's Appointment To Various Committees**

Documents: AM 2016-053, Approve Resolution Appointing Committee Members.pdf

Public Hearing

a. **AM 2016-046, Adopting An Ordinance For The Fulton Village Annexation And Initial Zoning To PUD Planned Unit Development**

Documents: AM 2016-046, Fulton Village Annexation.pdf

b. **AM 2016-045, Approve A Resolution For The Fulton Village Subdivision Sketch PUD Plan**

Documents: AM 2016-045, Fulton Village Sketch Plan.pdf

Action Memorandum

a. **AM 2016-034, Approval Of 2016 Windy Gap Assessment For An Amount Not To Exceed $114,386.88**

Documents: AM 2016-034, Approval Of 2016 Windy Gap Assessment 114,386.88.Pdf

b. **AM 2016-039, Award Engineering Design Contract For Hwy 85/52 Beautification To J&T Consulting For An Amount Not To Exceed $30,730**

Documents: AM 2016-039, Award Engineering Design Contract For Hwy 85-52 Beautification - 30,730.Pdf

c. **AM 2016-042, Award Contract To Utility Services Company, Inc. For $100,000 From Utility Fund, Water Lines, Capital Project**

Documents: AM 2016-042, Award Contract To Utility Services For 100,000.Pdf

d. **AM 2016-043, Redesignate Street Sales Tax Fund Budget Item 57500 Engineering 5th And Hoover To Engineering Denver Ave South**

Documents: AM 2016-043, Redesignate Street Sales Tax Fund Budget.pdf

e. **AM 2016-048, Authorize Payment To The Northern Colorado Water Conservancy District For Pipeline Operations For An Amount Not To Exceed $78,240**

Documents: AM 2016-048, Authorize Payment To NCWCD For Pipeline Operations - 78,240.Pdf

f. **AM 2016-049, Coyote Creek Pavilion Upgrade**

Documents: AM 2016-049, Coyote Creek Pavilion Upgrade.pdf

g. **AM 2016-050, North Lift Station PLC Replacement**

Documents: AM 2016-050, North Lift Station PLC Replacement.pdf

h. **AM 2016-051, Addition Of A UV Organics Probe And A PH Probe For The Headworks At The Wastewater Treatment Plant To Monitor Influent Constituents**

Documents: AM 2016-051, Probe For Headworks At The Wastewater Treatment Plant.pdf

i. **AM 2016-052, Authorize The Purchase Of RY-1000 From Chemquest, Inc. For The City's Water System For An Amount Not To Exceed $72,037.50**

Documents: AM 2016-052, Authorize The Puchase Of RY-1000 From Chemquest - 72,037.50.Pdf

Staff Reports

Mayor/Council Reports

Future City Events

a. **03282016 Upcoming Events**

Documents: 03282016 Up Coming Events.pdf

Adjourn

Report Criteria:
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Invoice Date	Check No	Payee	Invoice Description	Invoice No	Seq Amount
03/08/2016	80753	COLORADO DEPART OF REVENUE	GOLF-FEB16 SALES TAX	FEB16 GOLF	526.32
03/08/2016	80753	COLORADO DEPART OF REVENUE	GOLF-FEB16 SALES TAX(OVERAGE)	FEB16 GOLF	17.32-
Total 80753:					509.00
02/26/2016	80754	ACE HARDWARE OF FORT LUPTO	GOLF-BATTERY	52225/1	8.99
Total 80754:					8.99
02/09/2016	80755	ACUSHNET COMPANY	GC-GLOVES, SOCKS & SHOES FOR RESALE-GC	901948030 0	2,151.76
02/09/2016	80755	ACUSHNET COMPANY	GC-FREIGHT-GC	901948030 0	116.90
02/24/2016	80755	ACUSHNET COMPANY	GOLF-RETURN MERCHANDISE	902001301 C	105.00-
Total 80755:					2,163.66
03/02/2016	80756	AMERICAN EAGLE DISTRIBUTING	GOLF-VARIOUS BEERS	584390	497.50
03/07/2016	80756	AMERICAN EAGLE DISTRIBUTING	GOLF-VARIOUS BEERS	586416	261.45
Total 80756:					758.95
03/03/2016	80757	BREAKTHRU BEVERAGE GROUP	GOLF-VARIOUS LIQUORS	321424089	278.44
Total 80757:					278.44
02/19/2016	80758	CENTURYLINK	GOLF-FEB/MAR16 PHONE SVCS	3038573945	48.23
Total 80758:					48.23
02/22/2016	80759	COLORADO GOLF ASSOCIATION	GOLF-2016 FACILITY DUES	9015367	200.00
Total 80759:					200.00
02/25/2016	80760	FERRELLGAS LP	GOLF-PROPANE FUEL	1091063975	420.84
Total 80760:					420.84
03/02/2016	80761	HIGH COUNTRY BEVERAGE CORP	GOLF-VARIOUS BEERS	W-2292452	282.10
03/09/2016	80761	HIGH COUNTRY BEVERAGE CORP	GOLF-VARIOUS BEERS.	W-2296539	478.30
Total 80761:					760.40
03/02/2016	80762	REPUBLIC NATIONAL DISTRIBUTIN	GOLF-VARIOUS LIQUORS	3556131	289.96
Total 80762:					289.96
03/01/2016	80763	SAFE SYSTEMS INC	GOLF-APR16 BURGLAR MONITORING	424123	35.00
03/01/2016	80763	SAFE SYSTEMS INC	GOLF-APR16 FIRE/BURGLAR MONITORING	424124	70.00
Total 80763:					105.00
03/01/2016	80764	SWIRE COCA-COLA	GOLF-POWER DRINKS,DT COKE,MELLOW YELLO	36U3611092	213.12

Invoice Date	Check No	Payee	Invoice Description	Invoice No	Seq Amount
03/08/2016	80764	SWIRE COCA-COLA	GOLF-COKE PRODUCTS	36U3611163	33.12
03/08/2016	80764	SWIRE COCA-COLA	GOLF-COKE PRODUCTS	36U3611163	88.56
Total 80764:					334.80
03/11/2016	80765	ACE HARDWARE OF FORT LUPTO	GOLF-ACETONE,VARNISH POLY,PAINT FEE	52487/1	22.83
Total 80765:					22.83
03/03/2016	80766	ACUSHNET COMPANY	GOLF-MENS GOLF PANTS,VARIOUS COLORS	902038969	207.39
03/04/2016	80766	ACUSHNET COMPANY	GOLF-MENS SPKL SAD BLACK	902047046	67.36
Total 80766:					274.75
03/14/2016	80767	AMERICAN EAGLE DISTRIBUTING	GOLF-BUD & BUDLIT	589883	290.95
Total 80767:					290.95
03/07/2016	80768	A-Z SAFETY SUPPLY	GOLF-FIRST AID SUPPLIES	121015	192.03
Total 80768:					192.03
03/04/2016	80769	BLACK CLOVER ENTERPRISES LL	GC-HATS FOR RESALE-GC	51780	1,209.15
03/04/2016	80769	BLACK CLOVER ENTERPRISES LL	GC-HATS FOR RESALE FREIGHT-GC	51780	51.50
Total 80769:					1,260.65
03/02/2016	80770	CITY OF FORT LUPTON	GOLF-CHECK 5105 DEPOS IN CITY'S ACCOUNT	FIN2016050	47.49-
03/04/2016	80770	CITY OF FORT LUPTON	GOLF-PAYROLL EXP 02/13/-02/26/16 PAID ON 03/04/16	FIN2016058	12,728.64
03/10/2016	80770	CITY OF FORT LUPTON	GOLF-RESTURANT EQUIP/WILL BE RETURNED-AR	FIN2016062	500.00
03/10/2016	80770	CITY OF FORT LUPTON	GOLF-SHELF,BRACKETS	FIN2016062	23.18
03/10/2016	80770	CITY OF FORT LUPTON	GOLF-SHELF,BRACKETS RETURN	FIN2016062	23.18-
03/10/2016	80770	CITY OF FORT LUPTON	GOLF-VISTA PRINT CARDS/GOLF EXPO	FIN2016062	173.99
03/10/2016	80770	CITY OF FORT LUPTON	GOLF-PRO TRWL,VINYK,ADH 1 QT,MISC CHG	FIN2016062	67.18
03/10/2016	80770	CITY OF FORT LUPTON	GOLF-VARATHANE,PAINT,GLUE,NAILS,SILICONE	FIN2016062	242.96
03/15/2016	80770	CITY OF FORT LUPTON	GOLF-02/27-03/26/16 VERIZON BILL	FIN2016064	180.54
Total 80770:					13,845.82
02/29/2016	80771	CITY OF FT LUPTON-UTIL INVOICE	GOLF-FEB16 WATER USAGE-222 CLUBHOUSE	11249001 FE	83.27
02/29/2016	80771	CITY OF FT LUPTON-UTIL INVOICE	GOLF-FEB16 WATER USAGE-222 CLUBHOUSE	11252001 FE	36.74
02/29/2016	80771	CITY OF FT LUPTON-UTIL INVOICE	GOLF-FEB16 WATER USAGE-465 COLLEGE	77214501 FE	36.76
Total 80771:					156.77
02/19/2016	80772	CLEVELAND GOLF / SRIXON	GOLF-VARIOUS GOLF BALLS	4645186 SO	597.69
02/25/2016	80772	CLEVELAND GOLF / SRIXON	GC-GOLF BALLS FOR RESALE-GC	4647196 SO	1,509.84
02/25/2016	80772	CLEVELAND GOLF / SRIXON	GC-GOLF BALLS FOR RESALE FREIGHT-GC	4647196 SO	50.70
Total 80772:					2,158.23
03/06/2016	80773	COMCAST CABLE COMM, LLC	GOLF-MAR/APR16 PHONE	8460120790	59.85
03/06/2016	80773	COMCAST CABLE COMM, LLC	GOLF-MAR/APR16 FINANCE CHG	8460120790	9.50
03/06/2016	80773	COMCAST CABLE COMM, LLC	GOLF-MAR/APR16 INTERNET	8460120790	89.90

Invoice Date	Check No	Payee	Invoice Description	Invoice No	Seq Amount
Total 80773:					159.25
03/09/2016	80774	D & J DISTRIBUTORS	GOLF-HOT CAJUN,ORIGINALSTIXS	1251	78.00
Total 80774:					78.00
03/04/2016	80775	ECOLAB INSTITUTIONAL	GOLF-FRAG MAN BUR,ODOR ELIM	1148081	210.65
Total 80775:					210.65
03/16/2016	80776	HIGH COUNTRY BEVERAGE CORP	GOLF-VARIOUS BEER,ALE,LAGER	W-2300620	441.90
Total 80776:					441.90
03/04/2016	80777	JF MANUFACTURING INC	GOLF-RED REGULATION FLAG	33581	691.13
Total 80777:					691.13
02/26/2016	80778	LL JOHNSON DISTRIBUTING	GOLF-VALVE COVER FUEL PUMP KIT	1708120-00	127.91
Total 80778:					127.91
03/04/2016	80779	LORENTE	GOLF-24 FLIX DIVOT TOOLS	236104	269.05
Total 80779:					269.05
03/02/2016	80780	OAKLEY INC	GOLF-SOCKS FOR RESALE	9000082583	144.00
03/02/2016	80780	OAKLEY INC	GOLF-HATS FOR RESALE	9000082583	641.54
Total 80780:					785.54
03/03/2016	80781	O'REILLY AUTO PARTS	GOLF-HOSE,SPARK PLUGS,FUEL CLAMPS	4489-267518	15.66
03/06/2016	80781	O'REILLY AUTO PARTS	GOLF-SPARKS PLUGS,IGN WIRE,BRAKE FLUID	4489-268279	73.62
Total 80781:					89.28
02/26/2016	80782	R&R PRODUCTS INC	GOLF-ROLLER,CUTTERS,GRIND WHEEL	CD1987908	368.03
Total 80782:					368.03
03/09/2016	80783	S & B PORTA-BOWL RESTROOMS I	GOLF-SERVICE 2 RESTROOMS	556332	170.00
Total 80783:					170.00
03/03/2016	80784	SHAMROCK FOODS COMPANY	GOLF-CUPS,WATER,NUTS,CANDY BARS	18010671	280.83
03/03/2016	80784	SHAMROCK FOODS COMPANY	GOLF-SALSA,BRATWURST,BEEF PATTIES,SAUSAGE,FRANKS	18010671	182.27
03/10/2016	80784	SHAMROCK FOODS COMPANY	GOLF-CHICKEN FRANKS,BUNS,TORTILLA,TURKEY,CHEESE,HAM,FRUIT	18021426	337.74
03/10/2016	80784	SHAMROCK FOODS COMPANY	GOLF-TOMATO JUICE	18021426	19.10
03/10/2016	80784	SHAMROCK FOODS COMPANY	GOLF-TRAIL MIX,WATER,CANDY BARS	18021426	196.41
Total 80784:					1,016.35
02/29/2016	80785	WAGNER WELDING SUPPLY CO	GOLF-OXYGEN,ACETYLENE	89718	32.48

Invoice Date	Check No	Payee	Invoice Description	Invoice No	Seq Amount
Total 80785:					32.48
02/08/2016	80786	WALT JETER	GOLF-SHELF MATERIAL & INSTALL	02/08/16 LO	51.55
Total 80786:					51.55
02/26/2016	80787	WAXIE SANITARY SUPPLY	GOLF-TOUCH FREE HAND SOAP	75818675	85.72
03/08/2016	80787	WAXIE SANITARY SUPPLY	GOLF-BLACK BAGS,TOWEL DISP,TOWELS,CLEANERS	75840130	314.27
Total 80787:					399.99
03/16/2016	80788	ELYSE H MCDONALD	GOLF-REISSUE PAYROLL CK #69904	REISSUE CK	128.83
Total 80788:					128.83
03/16/2016	80789	UNITED POWER	GC-FEB'16 ELECTRIC-CLUBHOUSE	1194602 FE	569.22
03/16/2016	80789	UNITED POWER	GC-FEB'16 ELECTRIC-PUMP HOUSE	1195001 FE	233.44
03/16/2016	80789	UNITED POWER	GC-FEB'16 ELECTRIC-MAINT BLDG	1195701 FE	384.06
03/16/2016	80789	UNITED POWER	GC-FEB'16 ELECTRIC-PAVILLION	6601202 FE	16.59
Total 80789:					1,203.31
Grand Totals:					30,303.55

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Check No	Payee	Invoice Description	Invoice No	Seq	Seq Amount
58788	COLORADO DEPT OF REVENUE	GF-MULLIGAN JOE'S LIQUOR LICENSE/PD TO CITY NOT STATE	2016 LIQUO	1	150.00
Total 58788:					150.00
58789	AARON HERRERA	GF-CCCMA CONFERENCE MILEAGE-CITY ADMIN	FEB16 MILE	1	165.24
Total 58789:					165.24
58790	ADAMSON POLICE PRODUCTS	GF-SHIRTS,PATCHES,STRIPES-POLICE	INV205531	1	522.00
Total 58790:					522.00
58791	ADVANCED URGENT CARE AND O	GF-POST ACCIDENT TESTING	30092C4045	1	25.00
58791	ADVANCED URGENT CARE AND O	GF-DOT PHYSICALS	30092C4045	2	170.00
Total 58791:					195.00
58792	ADVANTAGE DESIGN	CPR-YOUTH SOCCER SHIRTS-ATHLETIC	1942	1	589.05
Total 58792:					589.05
58793	ARAMARK UNIFORM SERVICES IN	CPR-DOOR MAT SERVICE	492256409	1	46.77
58793	ARAMARK UNIFORM SERVICES IN	REC-DOOR MAT SERVICE	492256409	2	46.78
58793	ARAMARK UNIFORM SERVICES IN	GF-UNIFORM SERVICE-B&G	492256409	3	86.80
58793	ARAMARK UNIFORM SERVICES IN	GF-DOOR MAT SERVICE-GOV BLDG	492256410	1	35.73
58793	ARAMARK UNIFORM SERVICES IN	GF-UNIFORM SERVICE-SHOP	492256410	2	106.06
Total 58793:					322.14
58794	BG'S JAPANESE DESIGNS	GF-3POLOS,BADGE SETUP-POLICE	5177	1	146.50
58794	BG'S JAPANESE DESIGNS	GF-EMBROID 7 SHIRTS-COMPLIANCE	5179	1	87.50
58794	BG'S JAPANESE DESIGNS	GF-EMBROID WORK SHIRTS-CITY ADMIN	5180	1	44.00
Total 58794:					278.00
58795	BRANDY WILSON	REC-SWIN LESSONS REFUND	2005340.001	1	30.00
Total 58795:					30.00
58796	BRIGHTON FORD INC	CEM-ARM PART	82937	1	60.27
58796	BRIGHTON FORD INC	GF-ARM PART-STREETS	82937	2	60.27
Total 58796:					120.54
58797	CHEMATOX LABORATORY INC	GF-CLIENT TESTING	19619	1	40.00
Total 58797:					40.00
58798	COLONIAL LIFE	GF-MAR16 SUPPLEMENTAL INS	7816820-030	1	176.34
58798	COLONIAL LIFE	CPR-MAR16 SUPPLEMENTAL INS	7816820-030	2	87.96

Check No	Payee	Invoice Description	Invoice No	Seq	Seq Amount
Total 58798:					264.30
58799	COLORADO ASPHALT SVCS	STX-3.15 TONS COLD ASPHALT	0042640	1	425.25
58799	COLORADO ASPHALT SVCS	STX-4.02 TONS EZ COLD ASPHALT	0042735	1	542.70
Total 58799:					967.95
58800	COLORADO INSPECTION	GF-16-021-16-045 INSPECTIONS	FEB16 INSP	1	16,932.33
Total 58800:					16,932.33
58801	COMCAST BUSINESS	GF-3/1-3/31 INTERNET SVC-IT	41457691	1	1,512.66
58801	COMCAST BUSINESS	REC-3/1-3/31 INTERNET-REC	41457691	2	312.65
Total 58801:					1,825.31
58802	COMCAST CABLE COMM, LLC	CPR-2/25-3/24/16 CABLE	6460124495	1	141.65
58802	COMCAST CABLE COMM, LLC	GF-02/20-03/19/16 CABLE/PHONE	6460147405	1	134.80-
58802	COMCAST CABLE COMM, LLC	GF-02/20-03/19/16 CABLE/PHONE-IT	6460147405	2	134.80
58802	COMCAST CABLE COMM, LLC	CPR-02/20-03/19/16 PHONE-MUSEUM	6460147405	3	64.85
58802	COMCAST CABLE COMM, LLC	CPR-02/20-03/19/16 CABLE-MUSEUM	6460147405	4	69.95
58802	COMCAST CABLE COMM, LLC	GF-3/8-4/7 CR CARD MACH PHONE SVCS-ADMIN	6460163725	1	28.94
58802	COMCAST CABLE COMM, LLC	GF-3/8-4/7 FAX MACH PHONE SVCS-ADMIN	6460163725	2	28.94
58802	COMCAST CABLE COMM, LLC	GF-3/8-4/7 FAX MACH PHONE SVCS-COURT	6460163725	3	28.94
58802	COMCAST CABLE COMM, LLC	GF-3/8-4/7 CR CARD MACH PHONE SVCS-COURT	6460163725	4	28.94
58802	COMCAST CABLE COMM, LLC	GF-3/8-4/7 FAX MACH PHONE SVCS-FINANCE	6460163725	5	28.94
58802	COMCAST CABLE COMM, LLC	GF-COMCAST CITY HALL ANALOG PHONE-IT	6460163725	6	144.70
58802	COMCAST CABLE COMM, LLC	GF-COMCAST CITY HALL ANALOG PHONE-IT	6460163725	7	144.70-
Total 58802:					421.15
58803	COMCAST CABLE COMM, LLC	REC-02/14-03/13/16 CABLE MUSIC	6460117309	1	268.05
58803	COMCAST CABLE COMM, LLC	REC-02/14-03/13/16 LATE FEE	6460117309	2	9.50
Total 58803:					277.55
58804	CONTINUUM RETAIL ENERGY SVC	REC-FEB16 GAS SERVICE	170-1602-20	1	2,197.16
Total 58804:					2,197.16
58805	DISCOUNT PLUMBING SERVICES I	CPR-REPAIR BROKEN WASTE LINE	0116-19	1	423.88
Total 58805:					423.88
58806	E&G TERMINAL INC	GF-LED BEACON,HTDALAB-STREETS	5211289	1	138.60
Total 58806:					138.60
58807	E-470 PUBLIC HIGHWAY AUTHORIT	GF-LATE FEES FOR TOLLS	2020969727	1	5.00
Total 58807:					5.00
58808	FARIS MACHINERY COMPANY	GF-TUBE BROOM,SIDE BROOM-STREETS	C13637	1	580.00

Check No	Payee	Invoice Description	Invoice No	Seq	Seq Amount
Total 58808:					580.00
58809	FORT LUPTON PACKING & SHIPPIN	GF-FOAM BOARD POSTER-POLICE PROG	116162	1	8.00
58809	FORT LUPTON PACKING & SHIPPIN	GF-FOAM BOARD POSTER MAP-POLICE PROG	116324	1	8.00
Total 58809:					16.00
58810	FRANK BROZOVICH	REC-MEMBERSHIP REFUND	2005339.001	1	300.00
Total 58810:					300.00
58811	HASLER-MAILROOM FINANCE, INC	GF-FEB16 POSTAGE-LEGIST	0110025088	1	47.71
58811	HASLER-MAILROOM FINANCE, INC	GF-FEB16 POSTAGE-COURT	0110025088	2	73.01
58811	HASLER-MAILROOM FINANCE, INC	GF-FEB16 POSTAGE-FINANCE	0110025088	3	86.55
58811	HASLER-MAILROOM FINANCE, INC	GF-FEB16 POSTAGE-POLICE	0110025088	4	85.27
58811	HASLER-MAILROOM FINANCE, INC	GF-FEB16 POSTAGE-PLANNING	0110025088	5	105.74
58811	HASLER-MAILROOM FINANCE, INC	GF-FEB16 POSTAGE-ADMIN	0110025088	6	13.05
58811	HASLER-MAILROOM FINANCE, INC	UF-FEB16 POSTAGE-UTIL BILLING	0110025088	7	3.36
58811	HASLER-MAILROOM FINANCE, INC	UF-FEB16 POSTAGE-GOLF	0110025088	8	7.76
58811	HASLER-MAILROOM FINANCE, INC	UF-FEB16 POSTAGE-LIBRARY	0110025088	9	14.55
58811	HASLER-MAILROOM FINANCE, INC	UF-FEB16 POSTAGE LATE FEE-FINANCE	0110025088	10	45.37
Total 58811:					482.37
58812	HRDIRECT	GF-EMPLOYMENT POSTERS/GOLF-HR	INV3741117	1	69.99
Total 58812:					69.99
58813	ID EDGE INC	REC-PRINT RIBBON,CLEANING KIT	73481	1	260.06
Total 58813:					260.06
58814	JACOB FREIER	GF-WESTMINSTER REC CTR	MAR16 MILE	1	32.40
Total 58814:					32.40
58815	JENNIFER DILLER	REC-CONFERENCE AT GREELEY, CO	FEB16 MILE	1	28.08
Total 58815:					28.08
58816	KAREN CHAVEZ	REC-INFLATABLES-WINTERFEST	2015/16 WIN	1	250.00
Total 58816:					250.00
58817	KONICA MINOLTA BUSINESS	GF-JAN/FEB16 C454 COPIER LEASE-ADMIN	238422882	1	316.55
58817	KONICA MINOLTA BUSINESS	GF-JAN/FEB16 C454 COPIES-ADMIN	238422882	2	232.14
Total 58817:					548.69
58818	LEGACY SCHOOL OF DANCE, LLC	REC-FEB16 DANCE INSTRUCTIONS	FEB16 DAN	1	465.50
Total 58818:					465.50
58819	MOUNTAIN STATES EMPLOYERS	GF-2016 HR CONFERENCE-COURT	0000051409	1	139.00
58819	MOUNTAIN STATES EMPLOYERS	GF-2016 HR CONFERENCE-HR	0000051409	2	139.00

Check No	Payee	Invoice Description	Invoice No	Seq	Seq Amount
Total 58819:					278.00
58820	MSEC	GF-03/11/16 HR CONFERENCE	0000051244	1	139.00
Total 58820:					139.00
58821	NANETTE S FORNOF	GF-GREELEY/TRAINING-CITY CLERK	MAR16 MILE	1	47.95
58821	NANETTE S FORNOF	GF-LUNCH-CITY CLERK	MAR16 MILE	2	12.00
Total 58821:					59.95
58822	NATIONAL METER &	UF-10 METER BODIES-WLINES	S1069053.00	1	786.90
58822	NATIONAL METER &	UF-10 3/4 SETTERS-WLINES	S1069053.00	2	1,906.91
58822	NATIONAL METER &	UF-10 M35 READERS-WLINES	S1069142.00	1	943.90
Total 58822:					3,637.71
58823	NEVE'S UNIFORMS & EQUIPMENT	GF-BOOT ATAC/BROWN-POLICE	LN-330172	1	99.99
58823	NEVE'S UNIFORMS & EQUIPMENT	GF-SHIRTS,PANTS/BANNOCK-POLICE	LN-330301	1	103.98
Total 58823:					203.97
58824	NEXTRUST, INC	UF-UTIL BILLING SERVICES	160392	1	1,700.81
Total 58824:					1,700.81
58825	NORMAN'S MEMORIALS INC.	CEM-ENGRAVING FOR COLUMBARIUM	03.03.16 EN	1	85.00
Total 58825:					85.00
58826	NORTHERN COLO WATER	UF-2016 300 AF WINDY GAP ASSESSMENT	2016 WINDY	1	114,386.88
Total 58826:					114,386.88
58827	NORTHERN COLO WATER	UF-2016 SWSP O&M ASSESSMENT	2016 SWSP	1	73,162.86
Total 58827:					73,162.86
58828	NORTHWEST PARKWAY LLC	GF-NW PLAZA TOLLS	6051528	1	8.85
Total 58828:					8.85
58829	PETROCK & FENDEL PC	WST-FEB16 LEGAL FEES	26347	1	2,597.50
Total 58829:					2,597.50
58830	R&M SERVICES	GF-UN1302 OIL CHG, FILTER,ROTA BRAKES,TIRE REPAIR	10118	1	79.13
58830	R&M SERVICES	GF-U1401 CHG OIL,TIRE REPAIR	10119	1	69.13
58830	R&M SERVICES	GF-U1301 SWAY BAR LINK/LABOR-POLICE	10120	1	72.78
58830	R&M SERVICES	GF-U1302 HEADLIGHTS/LABOR-POLICE	10122	1	42.80
Total 58830:					263.84
58831	RENEWABLE FIBER INC	SSTX-45 TONS TRACKING PAD ROCK-STREETS	INV0566299	1	1,192.74
58831	RENEWABLE FIBER INC	STX-PEA GRAVEL	INV0566864	1	411.60

Check No	Payee	Invoice Description	Invoice No	Seq	Seq Amount
Total 58831:					1,604.34
58832	STACY REHOR	REC-CO SPRINGS CONFERENCE	FEB16 MILE	1	122.04
Total 58832:					122.04
58833	SUPER-TECH FILTER	REC-HVAC FILTERS-REC CTR	254919	1	223.11
58833	SUPER-TECH FILTER	RCPR-HVAC FILTERS	254919	2	111.55
Total 58833:					334.66
58834	TASER	GF-RECERT TASE COURSE/BARKLEY-POLICE	TASE43103	1	225.00
Total 58834:					225.00
58835	TASER INTERNATIONAL	GF-BLACKHAWK HOLSTER-POLICE	SI1429624	1	178.29
Total 58835:					178.29
58836	THE CONSOLIDATED MUTUAL	UF-DEC15 WELL C ELECTRICAL-PERRY PIT	10442702 D	1	30.20
58836	THE CONSOLIDATED MUTUAL	UF-DEC15 WELL B ELECTRICAL-PERRY PIT	10443102 D	1	82.74
58836	THE CONSOLIDATED MUTUAL	UF-DEC15 DISCHARGE PUMP ELECTRICAL-PERRY PIT	17273902 D	1	39.14
Total 58836:					152.08
58837	THE DEPOSITORY TRUST & CLRG	GF-2015 AUDIT CONFIRM FEE-FINANCE	4758	1	22.00
Total 58837:					22.00
58838	TODD HODGES DESIGN, LLC	GF-02/22-03/04/16 PLANNING SVCS-PLANNING	2842	1	6,975.00
58838	TODD HODGES DESIGN, LLC	GF-02/22-03/04/16 ECON DEV-PLANNING	2842	2	225.00
58838	TODD HODGES DESIGN, LLC	GF-02/22-03/04/16 FULTON VILLAGE AMX2016-001	2842	3	1,093.00
58838	TODD HODGES DESIGN, LLC	GF-02/22-03/04/16 MOUNTAIN SKY PPL2016-001	2842	4	380.00
Total 58838:					8,673.00
58839	VERIZON WIRELESS SVCS LLC	GF-JAN/FEB16 WIRELESS-GOLF	9761200796	1	180.54
58839	VERIZON WIRELESS SVCS LLC	GF-JAN/FEB16 WIRELESS-LEGIST	9761200796	2	49.30
58839	VERIZON WIRELESS SVCS LLC	GF-JAN/FEB16 WIRELESS-COURT	9761200796	3	33.90
58839	VERIZON WIRELESS SVCS LLC	GF-JAN/FEB16 WIRELESS-CITY CLERK	9761200796	4	8.53
58839	VERIZON WIRELESS SVCS LLC	GF-JAN/FEB16 WIRELESS-CITY ADMIN	9761200796	5	102.72
58839	VERIZON WIRELESS SVCS LLC	GF-JAN/FEB16 WIRELESS-HR	9761200796	6	16.48
58839	VERIZON WIRELESS SVCS LLC	GF-JAN/FEB16 WIRELESS-IT	9761200796	7	49.86
58839	VERIZON WIRELESS SVCS LLC	GF-JAN/FEB16 WIRELESS-POLICE	9761200796	8	573.52
58839	VERIZON WIRELESS SVCS LLC	GF-JAN/FEB16 WIRELESS-PW	9761200796	9	177.01
58839	VERIZON WIRELESS SVCS LLC	GF-JAN/FEB16 WIRELESS-B&G	9761200796	10	170.84
58839	VERIZON WIRELESS SVCS LLC	GF-JAN/FEB16 WIRELESS-PLANNING	9761200796	11	107.73
58839	VERIZON WIRELESS SVCS LLC	GF-JAN/FEB16 WIRELESS-COMPLIANCE	9761200796	12	20.96
58839	VERIZON WIRELESS SVCS LLC	GF-JAN/FEB16 WIRELESS-COMM SVCS	9761200796	13	14.87-
58839	VERIZON WIRELESS SVCS LLC	CPR-JAN/FEB16 WIRELESS	9761200796	14	3.08
58839	VERIZON WIRELESS SVCS LLC	UF-JAN/FEB16 WIRELESS-UTIL BLDG	9761200796	15	8.26
58839	VERIZON WIRELESS SVCS LLC	REC-JAN/FEB16 WIRELESS	9761200796	16	3.07
58839	VERIZON WIRELESS SVCS LLC	UF-JAN/FEB16 WIRELESS-PERRY PIT	9761264695	1	63.93

Check No	Payee	Invoice Description	Invoice No	Seq	Seq Amount
Total 58839:					1,554.86
58840	VIOLET R RADCLIFFE	UF2016 -FULTON ASSESSMENT 4 SHARES	7977	1	224.00
58840	VIOLET R RADCLIFFE	UF2016 -FULTON ASSESSMENT TRANSFER FEE	7977	2	150.00
Total 58840:					374.00
58841	WAGNER EQUIPMENT CO.	GF-CUTTING EDGE-STREETS	P00C186355	1	661.32
Total 58841:					661.32
58842	WAXIE SANITARY SUPPLY	REC-WOOD COAT,SAND SCREEN,DUSTER	75718604	1	520.21
58842	WAXIE SANITARY SUPPLY	REC-GREEN FLOOR CONDITIONER	75735870	1	23.98
58842	WAXIE SANITARY SUPPLY	REC-ECOSOFT TISSUE	75789265	1	138.57
58842	WAXIE SANITARY SUPPLY	REC-WIPES	75789268	1	400.36
58842	WAXIE SANITARY SUPPLY	REC-WIPES,SPRAY,DISINFECT	75806563	1	109.51
58842	WAXIE SANITARY SUPPLY	CPR-PAPER TOWELS,TISSUE,DEODORANT	75806564	1	283.11
58842	WAXIE SANITARY SUPPLY	GF-PAPER TOWELS,DISINFECT,TOWEL,WAX PAPER	75806565	1	110.75
58842	WAXIE SANITARY SUPPLY	GF-ECOSOFT TISSUE	75806566	1	92.38
58842	WAXIE SANITARY SUPPLY	GF-HAND TOUCH FREE LIQUID	75806567	1	181.01
58842	WAXIE SANITARY SUPPLY	REC-HAND SANTIZER	75816111	1	562.74
Total 58842:					2,422.62
58843	WELD COUNTY AREA OF THE AGIN	CPR-SENIOR NUTRITION LUNCH PUNCH CARD	PUNCH CAR	1	87.00
Total 58843:					87.00
58844	WILLIAMS AND WEISS CONSULTIN	WST-WATER RESOURCE PLANNING	868	1	1,552.50
58844	WILLIAMS AND WEISS CONSULTIN	WST-DECREE ACCTNG	868	2	1,620.00
Total 58844:					3,172.50
58845	WOHNRADE CIVIL ENGINEERS INC	GF-S PLATTE RIVER TRAIL DESIGN-B&G	1329	1	7,192.65
Total 58845:					7,192.65
58846	LONGS PEAK EQUIPMENT CO.	GF-SERVICE JD MOWER-B&G	66544	1	1,144.47
Total 58846:					1,144.47
58847	ALBERTSONS/SAFEWAY	REC-POOL PARTY ITEMS-REC CTR	1000199525	1	36.00
58847	ALBERTSONS/SAFEWAY	REC-POOL PARTY ITEMS-REC CTR	2500199546	1	35.00
58847	ALBERTSONS/SAFEWAY	REC-POOL PARTY ITEMS-REC CTR	2600199546	1	32.83
58847	ALBERTSONS/SAFEWAY	REC-POOL PARTY ITEMS-REC CTR	6800199549	1	79.00
Total 58847:					182.83
58848	ARAMARK UNIFORM SERVICES IN	CPR-FLOOR MATS	492259759	1	46.77
58848	ARAMARK UNIFORM SERVICES IN	REC-FLOOR MATS	492259759	2	46.78
58848	ARAMARK UNIFORM SERVICES IN	GF-UNIFORMS	492259759	3	86.80
58848	ARAMARK UNIFORM SERVICES IN	GF-FLOOR MATS	492259760	1	35.73
58848	ARAMARK UNIFORM SERVICES IN	GF-UNIFORMS-PUBLIC WORKS	492259760	2	106.06

Check No	Payee	Invoice Description	Invoice No	Seq	Seq Amount
Total 58848:					322.14
58849	B & G EQUIPMENT INC	GF-SHORT SPOUT NYLON-STREETS	618752	1	135.70
Total 58849:					135.70
58850	BG'S JAPANESE DESIGNS	GF-NEW BADGE EMBROIDERY-POLICE	5182	1	243.00
Total 58850:					243.00
58851	BLACKEAGLE ENERGY SERVICES	UF-HYDRANT METER DEPOSIT REFUND	1.062404	1	1,500.00
Total 58851:					1,500.00
58852	C.E.M. SALES & SERVICE	REC-ACID SOL,BRIQUETTES	139295	1	909.90
Total 58852:					909.90
58853	CARQUEST AUTO PARTS	GF-DIESEL NOZZLE,HEATER CORE-STREETS	2057-380544	1	57.86
58853	CARQUEST AUTO PARTS	UF-DIESEL NOZZLE,HEATER CORE-WL	2057-380544	2	57.85
58853	CARQUEST AUTO PARTS	GF-TROJAN HEATER CORE-STREETS	2057-380578	1	22.95
58853	CARQUEST AUTO PARTS	GF-NEOFOAM BEAM BLADE-STREETS	2057-380618	1	15.83
58853	CARQUEST AUTO PARTS	CEM-CAT BACKHOE THERMOSTAT,VPAC SHEET	2057-380657	1	16.65
58853	CARQUEST AUTO PARTS	GF-FREIGHTLINER LIGHTS-STREETS	2057-381243	1	106.40
58853	CARQUEST AUTO PARTS	GF-EXT BLUE,GLASS CLEANERS-STREETS	2057-381243	2	10.54
58853	CARQUEST AUTO PARTS	UF-EXT BLUE,GLASS CLEANERS-WL	2057-381243	3	10.54
58853	CARQUEST AUTO PARTS	UF-EXT BLUE,GLASS CLEANERS-SL	2057-381243	4	10.56
58853	CARQUEST AUTO PARTS	GF-MOTOR OILS-STREETS	2057-381460	1	69.05
58853	CARQUEST AUTO PARTS	UF-MOTOR OILS-WL	2057-381460	2	69.05
58853	CARQUEST AUTO PARTS	UF-MOTOR OILS-SL	2057-381460	3	69.05
58853	CARQUEST AUTO PARTS	UF-SYNTHETIC OIL-SL	2057-381460	4	65.88
58853	CARQUEST AUTO PARTS	GF-TROJAN LOADER VARIOUS FILTERS-STREETS	2057-381562	1	36.41
58853	CARQUEST AUTO PARTS	GF-CAT LOADER OIL,AIR FILTER-STREETS	2057-381562	2	80.25
58853	CARQUEST AUTO PARTS	UF-CAT LOADER OIL,AIR FILTER-WL	2057-381562	3	80.25
58853	CARQUEST AUTO PARTS	GF-CAT 9385 LUBE,OIL,FILTERS,HYDRAULIC	2057-381710	1	137.06
58853	CARQUEST AUTO PARTS	UF-CAT BACKHOE FILTERS-WL	2057-381798	1	74.06
58853	CARQUEST AUTO PARTS	UF-CAT BACKHOE FILTERS-SL	2057-381798	2	74.07
58853	CARQUEST AUTO PARTS	CEM-CAT BACKHOE FILTER	2057-381800	1	2.81
58853	CARQUEST AUTO PARTS	GF-CAT BACKHOE FILTER-STREETS	2057-381800	2	2.80
58853	CARQUEST AUTO PARTS	GF-HOLLAND TRACTO FILTERS-STREETS	2057-381865	1	98.23
58853	CARQUEST AUTO PARTS	GF-CAT GRADER FILTERS-STREETS	2057-381865	2	94.79
58853	CARQUEST AUTO PARTS	GF-HOLLAND & TROJAN FILTERS-STREETS	2057-381866	1	22.76
58853	CARQUEST AUTO PARTS	GF-GREASE GUN COUPLER,HOSE-STREETS	2057-382268	1	9.96
58853	CARQUEST AUTO PARTS	UF-GREASE GUN COUPLER,HOSE-SL	2057-382268	2	9.96
58853	CARQUEST AUTO PARTS	UF-GREASE GUN COUPLER,HOSE-WL	2057-382268	3	9.95
58853	CARQUEST AUTO PARTS	UF-F350 SWAY BARLINK-WL	2057-382268	4	130.78
Total 58853:					1,446.35
58854	CH2MHILL OM SERVICES	UF-APR16 OPERATIONS-WTR WELLS	63072	1	1,470.49
58854	CH2MHILL OM SERVICES	UF-APR16 OPERATION-SEWER TRMT	63072	2	46,198.13
58854	CH2MHILL OM SERVICES	UF-APR16 OPERATION-WTR TRMT	63072	3	23,527.91
58854	CH2MHILL OM SERVICES	UF-APR16 OPERATION-PERRY PIT	63072	4	4,411.48
58854	CH2MHILL OM SERVICES	UF-APR16 R&M-WTR WELLS	63072	5	166.67
58854	CH2MHILL OM SERVICES	UF-APR16 R&M-SEWER TRMT	63072	6	5,000.00

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58854	CH2MHILL OM SERVICES	UF-APR16 R&M-WTR TRMT	63072	7	2,666.67
58854	CH2MHILL OM SERVICES	UF-APR16 R&M-PERRY PIT	63072	8	500.00
Total 58854:					83,941.35
58855	CLAUDIA KOESLER	GF-RESTITUTION	E0008659-4	1	3,482.34
Total 58855:					3,482.34
58856	COMCAST CABLE COMM, LLC	GF-3/5-4/4 ANALOGUE LINE PHONE SVCS-IT	6460116038	1	374.00-
58856	COMCAST CABLE COMM, LLC	GF-3/5-4/4 ANALOGUE LINE PHONE SVCS-IT	6460116038	2	374.00
58856	COMCAST CABLE COMM, LLC	CPR-3/5-4/4 ANALOGUE LINE PHONE SVCS-COM CTR	6460116038	3	99.79
58856	COMCAST CABLE COMM, LLC	CPR-COMCAST LATE FEE-COM CTR	6460116038	4	4.75
58856	COMCAST CABLE COMM, LLC	REC-3/5-4/4 INTERNET SVCS-REC	6460116038	5	164.90
58856	COMCAST CABLE COMM, LLC	REC-3/5-4/4 ANALOGUE LINE PHONE SVCS-REC	6460116038	6	99.81
58856	COMCAST CABLE COMM, LLC	REC-COMCAST LATE FEE-REC	6460116038	7	4.75
Total 58856:					374.00
58857	COUNTERTRADE PRODUCTS INC	GF-SMART BUY 2240 WORKSTATION FOR B&G MANAGER-IT	337105	1	955.00
Total 58857:					955.00
58858	DEERE & CO	CPR-JOHN DEERE 4X2 TX GAS-COM CTR	03921443	1	7,432.16
Total 58858:					7,432.16
58859	DELTA DENTAL PLAN OF COLO	GF-APR16 DENTAL INS PREMIUM	12180 APR1	1	4,995.58
Total 58859:					4,995.58
58860	DIANE PARKER	REC-POOL PARTY REFUND	2005347.001	1	100.00
Total 58860:					100.00
58861	FLEXMAGIC CONSULTING, INC	GF-3RD PARTY FEES,HRA FEES-HR	33931	1	270.00
Total 58861:					270.00
58862	FORT LUPTON CAR WASH LLC	GF-FEB16 CAR WASHES-POLICE	FEB16	1	156.00
58862	FORT LUPTON CAR WASH LLC	GF-FEB16 CAR WASHES-COMM SVCS	FEB16	2	14.00
58862	FORT LUPTON CAR WASH LLC	GF-FEB16 CAR WASHES-CITY ADMIN	FEB16	3	8.00
Total 58862:					178.00
58863	FORT LUPTON VICTIM	GF-RESTITUTION	E0008659	1	2,000.00
Total 58863:					2,000.00
58864	FT LUPTON RECREATION SPORTS	CPR-2016 MEN'S SPRINGS SOFTBALL	2016 SOFT	1	2,058.00
Total 58864:					2,058.00
58865	HD SUPPLY WATERWORKS, LTD	UF-CURB BOX,TUBING-WATRLINE	F171588	1	793.16
58865	HD SUPPLY WATERWORKS, LTD	UF-2 KEY SYSTEM,SHUT OFF KEY	F192614	1	116.60

Check No	Payee	Invoice Description	Invoice No	Seq	Seq Amount
Total 58865:					909.76
58866	INSIGHT PUBLIC SECTOR INC	GF-OFFICE 2016 FOR B&G MGR & MUSEUM-IT	1100464553	1	662.96
58866	INSIGHT PUBLIC SECTOR INC	GF-OFFICE 2016 FOR FINANCE DIRECTOR-IT	1100465040	1	331.48
Total 58866:					994.44
58867	KONE INC	REC-FEB16 ELEVATOR MAINT AGRMNT	949235185	1	140.80
Total 58867:					140.80
58868	KONICA MINOLTA BUSINESS	GF-FEB/MAR16 C364 COPIER LEASE-IT	238648626	1	267.34
58868	KONICA MINOLTA BUSINESS	GF-FEB/MAR16 C364 COPIES-POLICE	238648626	2	128.78
58868	KONICA MINOLTA BUSINESS	GF-FEB/MAR16 C364 COPIER LEASE-IT	238648717	1	222.46
58868	KONICA MINOLTA BUSINESS	REC-FEB/MAR16 C364 COPIES	238648717	2	364.59
Total 58868:					983.17
58869	L.G. EVERIST, INC	GF-REIMB 2015 SALES TAX LESS 35000	2015 SLS TA	1	24,588.00
58869	L.G. EVERIST, INC	STX-REIMB 2015 SALES TAX LESS 35000	2015 SLS TA	2	6,147.02
58869	L.G. EVERIST, INC	CPR-REIMB 2015 SALES TAX LESS 35000	2015 SLS TA	3	6,147.03
58869	L.G. EVERIST, INC	WST-REIMB 2015 SALES TAX LESS 35000	2015 SLS TA	4	12,294.00
58869	L.G. EVERIST, INC	GF-REIMB 2015 SALES TAX LESS 35000(OVERAGE)	2015 SLS TA	5	.05-
Total 58869:					49,176.00
58870	LUTHER SMITH	GF-DAMAGE TO 185 VALLE DR/SNOW STORM-MISC	03/05/16 DA	1	90.00
Total 58870:					90.00
58871	MARISELA RODRIGUEZ	REC-SOCCER REFUND	2005345.001	1	65.00
Total 58871:					65.00
58872	NORTHERN COLO WATER	UF-ASSESSMENT 8 UNITS CBT	MAR16 CBT	1	287.20
Total 58872:					287.20
58873	NVAA	CPR-2016 LIABILITY INSURANCE-ATHLETIC	NVAA LIABIL	1	112.75
Total 58873:					112.75
58874	PROTECTION ONE	GF-MAR/APR16 SECURITY MONITOR-VERZ BLDG	50576495 M	1	46.15
58874	PROTECTION ONE	CPR-MAR/APR16 SECURITY MONITOR-VERZ BLDG	50576495 M	2	42.39
Total 58874:					88.54
58875	RAQUEL FERSZT	GF-01/19 & 02/16/16 DOCKET/INREP SVCS-COURT	425919	1	143.75
Total 58875:					143.75
58876	ROMAINE THOMLISON	GF-TRAINING IN PARKER,TOLLS-COURT	FEB16 MILE	1	77.77
Total 58876:					77.77

Check No	Payee	Invoice Description	Invoice No	Seq	Seq Amount
58877	THE CONSOLIDATED MUTUAL	UF-FEB16 ELECTRIC PERRY PIT-WELL C	10442702 FE	1	29.53
58877	THE CONSOLIDATED MUTUAL	UF-FEB16 ELECTRIC PERRY PIT-WELL B	10443102 FE	1	77.94
58877	THE CONSOLIDATED MUTUAL	UF-FEB16 ELECTRIC PERRY PIT-DISCHARGE PUMP	17273902 FE	1	38.81
Total 58877:					146.28
58878	TYCO INTEGRATED SECURITY,LLC	CPR-SECURITY APR-JUN16-MUSEUM	26134493	1	111.83
Total 58878:					111.83
58879	UNITED POWER	GF-FEB'16 ELECTRIC-WCR8 SIGNAL	17149700-FE	1	55.91
Total 58879:					55.91
58880	AARON J BROWNE	GF-REISSUE PAYROLL CK # 69288	REISSUE CK	1	121.29
Total 58880:					121.29
58881	ACTIVE CABLING & COMMUNICATI	GF-REWIRE SENIOR CTR NETWORK CABLING-IT	201983	1	5,002.68
58881	ACTIVE CABLING & COMMUNICATI	GF-REWIRE REC CTR NETWORK CABLING-IT	201984	1	5,078.33
Total 58881:					10,081.01
58882	ALERT/SAM	GF-2016 ALERT SAM MEMBERSHIP-RECORDS	2016 MEMB	1	80.00
Total 58882:					80.00
58883	ANTHEM BLUE CROSS	GF-EAP FOR FEB16-GOLF	000680246G	1	44.00
58883	ANTHEM BLUE CROSS	GF-EAP FOR FEB16-LIBRARY	000680246G	2	33.00
58883	ANTHEM BLUE CROSS	GF-EAP FOR FEB16-HR	000680246G	3	264.00
Total 58883:					341.00
58884	ANTHEM BLUE CROSS	GF-EAP FOR MAR16-GOLF	000691860G	1	44.00
58884	ANTHEM BLUE CROSS	GF-EAP FOR MAR16-LIBRARY	000691860G	2	35.20
58884	ANTHEM BLUE CROSS	GF-EAP FOR MAR16-HR	000691860G	3	264.00
Total 58884:					343.20
58885	ANTHEM BLUE CROSS	GF-EAP FOR APR16-GOLF	000703335G	1	39.60
58885	ANTHEM BLUE CROSS	GF-EAP FOR APR16-LIBRARY	000703335G	2	35.20
58885	ANTHEM BLUE CROSS	GF-EAP FOR APR16-HR	000703335G	3	264.00
Total 58885:					338.80
58886	ARAMARK UNIFORM SERVICES IN	CPR-DOOR MAT SERVICE	492263130	1	46.77
58886	ARAMARK UNIFORM SERVICES IN	REC-DOOR MAT SERVICE	492263130	2	46.78
58886	ARAMARK UNIFORM SERVICES IN	GF-UNIFORM SERVICE-B&G	492263130	3	86.80
58886	ARAMARK UNIFORM SERVICES IN	GF-DOOR MAT SERVICE	492263131	1	35.73
58886	ARAMARK UNIFORM SERVICES IN	GF-UNIFORM SERVICE-SHOP	492263131	2	106.73
Total 58886:					322.81
58887	AUSMUS LAW FIRM PC	GF-FEB16 PROSECTION SVCS	5257	1	1,600.00

Check No	Payee	Invoice Description	Invoice No	Seq	Seq Amount
Total 58887:					1,800.00
58888	CHEMATOX LABORATORY INC	GF-CLIENT TESTING-POLICE	19723	1	640.00
Total 58888:					640.00
58889	COLORADO ASPHALT SVCS	STX-50# BAGS EZ ST COLD ASPHALT-STREETS	0042079	1	840.00
Total 58889:					840.00
58890	COMCAST CABLE COMM, LLC	GF-03/23-04/22 INTERNET & CABLE	6460164533	1	135.74
Total 58890:					135.74
58891	COREN PRINTING, INC.	GF-BUSINESS CARDS/LYONS-POLICE	80227	1	38.01
58891	COREN PRINTING, INC.	GF-BUSINESS CARD SLUGS-POLICE	80282	1	340.00
Total 58891:					378.01
58892	COUNTERTRADE PRODUCTS INC	GF-HP400 G2 MINI I5 COMPUTER FOR MUSEUM-IT	337036	1	678.00
58892	COUNTERTRADE PRODUCTS INC	GF-HP600 G2 MINI I5 COMPUTER FOR IT-IT	337186	1	750.00
58892	COUNTERTRADE PRODUCTS INC	GF-HP Z240 WORKSTATION TO REPLACE FINANCE DIRECTOR COMPUTER	337192	1	955.00
Total 58892:					2,383.00
58893	DENVER REGIONAL COUNCIL	GF-AERIAL PHOTOGRAPHY-PLANNING	SALES 0189	1	30,000.00
Total 58893:					30,000.00
58894	E-470 PUBLIC HIGHWAY AUTHORIT	GF-E-470 03/02&03/08/2016-PLANNING	2021218858	1	5.05
Total 58894:					5.05
58895	EVAN KING	GF-CITY HALL TO DENVER MILEAGE-POLICE	MAR16 MILE	1	162.00
Total 58895:					162.00
58896	FASTENAL COMPANY 01COFTL	UF-HD CUTTER WHEEL-WL	COFTL11886	1	105.31
58896	FASTENAL COMPANY 01COFTL	CEM-MASK TAPE	COFTL11890	1	23.98
Total 58896:					129.29
58897	FREDDIE J VIGIL	GF-REISSUE CK68576,68711,68898,68955,68985,69768, 2014&2015	PAY CK REI	1	141.29
Total 58897:					141.29
58898	GATOR RUBBISH REMOVAL LLC	GF-MAR16 RUBBISH PICKUP-CITY HALL	319450	1	89.00
58898	GATOR RUBBISH REMOVAL LLC	GF-MAR16 RUBBISH PICKUP-SHOP	319451	1	127.00
58898	GATOR RUBBISH REMOVAL LLC	CPR-MAR16 RUBBISH PICKUP	319452	1	242.00
58898	GATOR RUBBISH REMOVAL LLC	GF-MAR16 RUBBISH PICKUP-4TH RAILROAD PK	319453	1	189.00
58898	GATOR RUBBISH REMOVAL LLC	CEM-MAR16 RUBBISH PICKUP	319454	1	144.45
58898	GATOR RUBBISH REMOVAL LLC	GF-MAR16 RUBBISH PICKUP-HWY 52	319455	1	304.25
58898	GATOR RUBBISH REMOVAL LLC	CEM-MAR16 RUBBISH PICKUP	319456	1	102.00

Check No	Payee	Invoice Description	Invoice No	Seq	Seq Amount
58898	GATOR RUBBISH REMOVAL LLC	GF-MAR16 RUBBISH PICKUP-LANCASTER PK	319457	1	92.20
58898	GATOR RUBBISH REMOVAL LLC	GF-MAR16 RUBBISH PICKUP-KOSHIO PK	319458	1	87.00
58898	GATOR RUBBISH REMOVAL LLC	GF-MAR16 RUBBISH PICKUP-ROADSIDE PK	319459	1	87.00
Total 58898:					1,463.90
58899	HD SUPPLY WATERWORKS, LTD	UF-HYD EXTEND & KIT-WL	F215987	1	408.73
58899	HD SUPPLY WATERWORKS, LTD	UF-KEY,WRENCH,SDRIVER FOR METER-WL	F220318	1	279.64
Total 58899:					688.37
58900	KONICA MINOLTA BUSINESS	GF-FEB/MAR16 C228E COPIER-IT	238701687	1	180.98
58900	KONICA MINOLTA BUSINESS	GF-FEB/MAR16 C228E COPIES-FINANCE	238701687	2	91.23
58900	KONICA MINOLTA BUSINESS	GF-FEB/MAR16 C228E COPIES-COURT	238701687	3	12.16
58900	KONICA MINOLTA BUSINESS	UF-FEB/MAR16 C228E COPIES-UTIL BILLING	238701687	4	18.25
Total 58900:					302.62
58901	LINDSAY BRACHIE	GF-E0008864 RESTITUTION-COURT	E0008864	1	1,775.39
Total 58901:					1,775.39
58902	LOUIS A GRESH	GF-MAR16 COURT SERVICES-COURT	MAR16 COU	1	1,500.00
Total 58902:					1,500.00
58903	MONICA J MARQUEZ	GF-REISSUE PAYROLL CK # 69966	REISSUE CK	1	105.78
Total 58903:					105.78
58904	MUNICODE	GF-SUPPLEMENTAL PAGES UPDATE-CITY CLERK	00267886	1	4,520.46
58904	MUNICODE	GF-20 SUPPLEMENTS POLICE CODE-CITY CLERK	00267887	1	452.67
Total 58904:					4,973.13
58905	NVAA	CPR-11/3&4 & 10/5&6 TEAMS-ATHLETIC	2016 SOCCE	1	570.00
Total 58905:					570.00
58906	O'REILLY AUTO PARTS	GF-WAS PAID ON A CREDIT CARD-STREETS	4489-213544	1	59.81-
58906	O'REILLY AUTO PARTS	GF-CHAIN-STREETS	4489-261611	1	41.30
58906	O'REILLY AUTO PARTS	UF-CHAIN-WL	4489-261611	2	41.30
58906	O'REILLY AUTO PARTS	UF-CHAIN-SL	4489-261611	3	41.30
58906	O'REILLY AUTO PARTS	CEM-FUEL, OIL, AIR FILTERS/F250	4489-264398	1	33.09
58906	O'REILLY AUTO PARTS	GF-MOTOR OIL, BRAKE CLEANER/CAT-STREETS	4489-265769	1	133.78
58906	O'REILLY AUTO PARTS	GF-DENVN SIGN CLINIC-STREETS	4489-265782	1	60.00
58906	O'REILLY AUTO PARTS	GF-DENVN SIGN CLINIC-SHOP	4489-265782	2	60.00
58906	O'REILLY AUTO PARTS	CEM-DENVN SIGN CLINIC	4489-265782	3	60.00
58906	O'REILLY AUTO PARTS	UF-DENVN SIGN CLINIC-WL	4489-265782	4	60.00
58906	O'REILLY AUTO PARTS	UF-DENVN SIGN CLINIC-SL	4489-265782	5	60.00
58906	O'REILLY AUTO PARTS	STORM-DENVN SIGN CLINIC	4489-265782	6	60.00
58906	O'REILLY AUTO PARTS	CEM-AIR,OIL,FUEL FILTERS/FORD	4489-265796	1	162.30
58906	O'REILLY AUTO PARTS	UF-AIR,OIL,FUEL FILTERS/CAT-WL	4489-265796	2	6.53
58906	O'REILLY AUTO PARTS	UF-AIR,OIL,FUEL FILTERS/BACK HOE-SL	4489-265796	3	6.54

Check No	Payee	Invoice Description	Invoice No	Seq	Seq Amount	
Total 58906:					766.33	
58907	PROMANTEK, INC	GF-HR PERFORMANCE MANAGEMENT SYSTEM-IT	5943	1	7,193.00	
Total 58907:					7,193.00	
58908	RENEWABLE FIBER INC	SSTX-TRACKING PAD ROCK-STREETS	INV0566765	1	1,716.03	
Total 58908:					1,716.03	
58909	S CORPORATION INC	GF-AVANTE ANNUAL SUPPORT-IT	3311	1	1,300.00	
Total 58909:					1,300.00	
58910	TODD HODGES DESIGN, LLC	GF-03/07-15/16 PLANNING SVCS-PLANNING	2861	1	5,506.25	
58910	TODD HODGES DESIGN, LLC	GF-03/07-15/16 ECON DEV SVCS-PLANNING	2861	2	807.50	
58910	TODD HODGES DESIGN, LLC	GF-03/07-15/16 FULTON VILLAGE AMX2016-001	2861	3	520.00	
58910	TODD HODGES DESIGN, LLC	GF-03/07-15/16 THOMAS PETROLIUM SPR2015-001	2861	4	322.50	
Total 58910:					7,156.25	
58911	TOSHIBA FINANCIAL SERVICES	GF-MAR/APR16 COPIER LEASE	300483500	1	212.96	
58911	TOSHIBA FINANCIAL SERVICES	GF-MAR/APR16 COPIES	300483500	2	74.78	
58911	TOSHIBA FINANCIAL SERVICES	GOLF-MAR/APR16 COPIER LEASE-AR	300483500	3	197.36	
Total 58911:					485.10	
58912	UNITED POWER	GF-FEB'16 ELECTRIC-EMERG SIREN	10553102 FE	1	19.24	
58912	UNITED POWER	GF-FEB'16 ELECTRIC-WELCOME FLSH	1196401 FE	1	30.42	
58912	UNITED POWER	GF-FEB'16 ELECTRIC-SCH SIGNAL	1279801 FE	1	20.92	
58912	UNITED POWER	GF-FEB'16 ELECTRIC-VERIZON BLDG	14427100 FE	1	176.10	
58912	UNITED POWER	GF-FEB'16 ELECTRIC-TORN SIREN	15232500 FE	1	16.89	
58912	UNITED POWER	GF-FEB'16 ELECTRIC-HERITAGE PARK	17761600 FE	1	16.00	
58912	UNITED POWER	GF-FEB'16 ELECTRIC-LANCASTER SPRINK	17868800 FE	1	16.00	
58912	UNITED POWER	UF-FEB'16 ELECTRIC-WELL#7	18498400 FE	1	16.11	
58912	UNITED POWER	GF-FEB'16 ELECTRIC-SIGN 70110&70111	726705 FEB	1	16.00	
58912	UNITED POWER	UF-FEB'16 ELECTRIC-WATER TANKS	7280200 FE	1	18.01	
58912	UNITED POWER	UF-FEB'16 ELECTRIC-WTR TRMT PLANT	803908 FEB	1	4,002.02	
Total 58912:					4,347.71	
58913	WELD COUNTY DETENTION	GF-FEB16 DETENTION SVCS-COURT	FEB16 DETE	1	831.42	
Total 58913:					831.42	
58914	XCEL ENERGY-GAS	GF-FEB/MAR16 GAS USAGE-GOV BLDG	53-2035238-	1	171.03	
Total 58914:					171.03	
9001246	BANK OF COLORADO	UF-FEB16 LOCKBOX FEES-UTIL BILL	FEB16 LOCK	1	40.00	M
Total 9001246:					40.00	
9001247	BANK OF COLORADO	UF-FEB16 LOCKBOX FEES-UTIL BILL	FEB16 LBOX	1	800.00	M

Check No	Payee	Invoice Description	Invoice No	Seq	Seq Amount	
Total 9001247:					800.00	
9001248	COMDATA BUSINESSLINK	GF-FEB16 PURCHASE CARDS TRANS-VARIOUS	111235264 F	1	20,709.52	M
Total 9001248:					20,709.52	
9001249	EMPS	REC-CREDIT CARD FEES FOR 02/16-EMPS	CC FEES/E	1	33.57	M
9001249	EMPS	UF-CREDIT CARD FEES FOR 02/16-EMPS-UTIL BILL	CC FEES/E	2	33.57	M
Total 9001249:					67.14	
9001250	EMPS	REC-CREDIT CARD FEES FOR 02/16-EMPS DISC	CRDT CD FE	1	934.66	M
9001250	EMPS	UF-CREDIT CARD FEES FOR 02/16-EMPS DISC-UTIL BILL	CRDT CD FE	2	934.66	M
Total 9001250:					1,869.32	
9001251	EMPS	REC-CREDIT CARD FEES FOR 02/16-EMPS INTERCHNG	CRDT CARD	1	39.15	M
9001251	EMPS	UF-CREDIT CARD FEES FOR 02/16-EMPS INTERCHNG-UTIL BILL	CRDT CARD	2	39.15	M
Total 9001251:					78.30	
9001252	FIRE & POLICE PENSION ASC	GF-03/04/16 FPPA CONTRIBUTIIONS-POLICE	03/4/16 FPP	1	971.87	M
Total 9001252:					971.87	
9001253	PIVOTAL PAYMENTS	UF-CREDIT CARD FEES 02/16-UTIL BILL	CRDT CARD	1	726.94	M
Total 9001253:					726.94	
9001254	COLORADO DEPT OF REVENUE	REC-FEB16 SALES TAX	FEB16 REC	1	47.13	M
9001254	COLORADO DEPT OF REVENUE	REC-FEB16 SALES TAX (OVERAGE)	FEB16 REC	2	2.13-	M
Total 9001254:					45.00	
9001255	COMDATA BUSINESSLINK	GF-MAR16 INTERIM PAYEMENT BECAUSE OF LIMIT	115049175 S	1	1,665.28	M
Total 9001255:					1,665.28	
9001256	FIRE & POLICE PENSION ASC	GF-03/18/16 FPPA CONTRIBUTIONS-POLICE	03/18/16 FP	1	856.55	M
Total 9001256:					856.55	
Grand Totals:					528,671.51	

PURCHASE CARDS TRANSACTION REPORT FEBRUARY 2016

Transaction Date	Merchant Name	Merchant City	Product Description		Net Cost
1/29/2016	SAFEWAY STORE 00010454	FT LUPTON	GF-LIMES-LEGIST	$	1.65
1/29/2016	SAFEWAY STORE 00010454	FT LUPTON	GF-LEMONS-LEGIST	$	1.78
1/29/2016	SAFEWAY STORE 00010454	FT LUPTON	GF-12 OZ 12PK CANS-LEGIST	$	0.55
1/29/2016	SAFEWAY STORE 00010454	FT LUPTON	GF-12 OZ 12PK CANS-LEGIST	$	1.10
1/29/2016	SAFEWAY STORE 00010454	FT LUPTON	GF-BOTTLED WATER-LEGIST	$	4.62
1/29/2016	SAFEWAY STORE 00010454	FT LUPTON	GF-12 OZ 12PK CANS-LEGIST	$	0.55
1/29/2016	SAFEWAY STORE 00010454	FT LUPTON	GF-12 OZ 12PK CANS-LEGIST	$	10.17
1/29/2016	SAFEWAY STORE 00010454	FT LUPTON	GF-12 OZ 12PK CANS-LEGIST	$	1.10
1/29/2016	SAFEWAY STORE 00010454	FT LUPTON	GF-12 OZ 12PK CANS-LEGIST	$	1.10
1/29/2016	SAFEWAY STORE 00010454	FT LUPTON	GF-12 OZ 12PK CANS-LEGIST	$	9.43
1/29/2016	FAMILY DOLLAR #5949	FORT LUPTON	GF-GIFT BAGS,TISSUE PAPER,CANDLES-LEGIST	$	24.59
1/29/2016	FAMILY DOLLAR #5949	FORT LUPTON	GF-GIFT BAGS,TISSUE PAPER,CANDLES-LEGIST	$	5.18
2/4/2016	OFFICE DEPOT #1080	800-463-3768	GF-BATTERY,SIZE C,ALKALINE-ADMIN	$	7.27
2/4/2016	OFFICE DEPOT #1080	800-463-3768	GF-TAPE,INVISIBLE-ADMIN	$	7.56
2/4/2016	OFFICE DEPOT #1080	800-463-3768	GF-FORM,1095C,LSR-FINANCE	$	81.99
2/5/2016	SAFEWAY STORE 00010454	FT LUPTON	GF-BOWLS TABLE TOP-ADMIN	$	0.98
2/5/2016	SAFEWAY STORE 00010454	FT LUPTON	GF-BOWLS TABLE TOP-ADMIN	$	2.22
2/5/2016	OFFICE DEPOT #1080	800-463-3768	GF-2000+ SELF-INKING NOTARY-COURT	$	27.99
2/6/2016	OFFICE DEPOT #1080	800-463-3768	GF-FORM,1095C,LSR-FINANCE	$	39.99
2/9/2016	OFFICE DEPOT #1080	800-463-3768	GF-PEN,RETRACT,G-2,BK,FN-POLICE	$	24.16
2/9/2016	OFFICE DEPOT #1080	800-463-3768	GF-FOLDER,LTR,1/3CUT-POLICE	$	5.46
2/9/2016	OFFICE DEPOT #1080	800-463-3768	GF-BATTERY, ALKA, AA, 20-POLICE	$	16.14
2/9/2016	OFFICE DEPOT #1080	800-463-3768	GF-INK,951CMY/950XL,COMBO,HP-POLICE	$	92.87
2/9/2016	OFFICE DEPOT #1080	800-463-3768	GF-BATTERYCOPPERTOP,AAA,24PK-POLICE	$	17.59
2/9/2016	OFFICE DEPOT #1080	800-463-3768	GF-END TAB FLDR STR LTR-RECORDS	$	76.96
2/9/2016	OFFICE DEPOT #1080	800-463-3768	GF-7530 PAD,MINI,MEMO-POLICE	$	16.39
2/9/2016	OFFICE DEPOT #1080	800-463-3768	GF-CALENDAR,MLY,WALL-POLICE	$	9.79
2/12/2016	OFFICE DEPOT #1080	800-463-3768	GF-FORM,1095C,LSR-FINANCE	$	(81.99)
2/15/2016	OFFICE DEPOT #1080	800-463-3768	GF-FLUID,CORR,BOND,WHITE,3/PK-FINANCE	$	3.33
2/15/2016	OFFICE DEPOT #1080	800-463-3768	GF-MARKER,PERM,UFINE,RED-PLANNING	$	7.95
2/15/2016	OFFICE DEPOT #1080	800-463-3768	GF-MARKER,PERM,UFINE,DZ,BLK-PLANNING	$	7.95
2/15/2016	OFFICE DEPOT #1080	800-463-3768	GF-BINDING COVER,POLY-FINANCE	$	35.99
2/15/2016	OFFICE DEPOT #1080	800-463-3768	GF-PLATE,COATED,9",120PK-ADMIN	$	3.53
2/15/2016	OFFICE DEPOT #1080	800-463-3768	GF-SUGAR,CANNISTER,20 OZ,3PK-ADMIN	$	7.46
2/15/2016	OFFICE DEPOT #1080	800-463-3768	GF-PEN,GEL,LIQUID,RT,DZ,BLUE-ADMIN	$	18.86
2/15/2016	OFFICE DEPOT #1080	800-463-3768	GF-FOLDER,LTR,FSTNR,GREEN-FINANCE	$	23.47
2/15/2016	OFFICE DEPOT #1080	800-463-3768	GF-INK,HP,951,XL,CYAN-SHOP	$	59.96
2/15/2016	OFFICE DEPOT #1080	800-463-3768	GF-INK,HP,951,XL,MAGENTA-SHOP	$	59.96
2/15/2016	OFFICE DEPOT #1080	800-463-3768	GF-INK,HP,951,XL,YELLOW-SHOP	$	59.96
2/15/2016	OFFICE DEPOT #1080	800-463-3768	GF-INK,HP,950,XL,BLACK-SHOP	$	72.98
2/15/2016	OFFICE DEPOT #1080	800-463-3768	GF-FILE,CASE,19PKT,BLUE MOON-FINANCE	$	14.99
2/16/2016	OFFICE DEPOT #1080	800-463-3768	GF-CANISTER,CREAMER-12 OZ-ADMIN.	$	15.54
2/16/2016	OFFICE DEPOT #1080	800-463-3768	GF-WHITE CD/DVD SLEEVES 50 PK-ADMIN	$	8.78
2/16/2016	OFFICE DEPOT #1080	800-463-3768	GF-RULER,12" PLSTC FNGGP,AST-FINANCE	$	2.99
2/19/2016	OFFICE DEPOT 1135	800-463-3768	GF-BINDING COVER, GRAIN EMBOSS-FINANCE	$	28.46
2/19/2016	FAMILY DOLLAR #5949	FORT LUPTON	GF-KLEENEX,ZIP BAGS-ADMIN	$	9.30
2/22/2016	OFFICE DEPOT #1078	800-463-3768	GF-PAPER,ADD,3X100,50PK-ADMIN	$	103.99
2/24/2016	OFFICE DEPOT #1080	800-463-3768	GF-SCISSORS,STRAIGHT,OD,8"-PLANNING	$	1.21
2/24/2016	OFFICE DEPOT #1080	800-463-3768	GF-BATTERY,RECHARGEABLE-ADMIN	$	22.02
2/24/2016	OFFICE DEPOT #1080	800-463-3768	GF-MARKER,PERM,UFINE,SHARP,RED-PLANNING	$	7.95
2/24/2016	OFFICE DEPOT #1080	800-463-3768	GF-MARKER,PERM,UFINE,SHARP,BLK-PLANNING	$	7.95
2/24/2016	OFFICE DEPOT #1080	800-463-3768	GF-DISPENSER,TAPE-PLANNING	$	5.79
2/24/2016	OFFICE DEPOT #1080	800-463-3768	GF-BATTERY,SIZE AA,ALKALINE-PLANNING	$	6.43
2/24/2016	OFFICE DEPOT #1080	800-463-3768	GF-T-PINS, 100/PK-ADMIN	$	1.15

Transaction Date	Merchant Name	Merchant City	Product Description		Net Cost
2/24/2016	OFFICE DEPOT #1080	800-463-3768	GF-PAPER,ASTROBRIGHT,GRN-PLANNING	$	7.76
2/24/2016	OFFICE DEPOT #1080	800-463-3768	GF-PIN,PUSH,200CT,CLEAR-ADMIN	$	1.50
2/24/2016	OFFICE DEPOT #1080	800-463-3768	GF-STAPLER,FL STRP,BLK-PLANNING	$	13.79
2/24/2016	OFFICE DEPOT #1080	800-463-3768	GF-MESH 3 TIER DESK TRAY-PLANNING	$	24.99
2/24/2016	OFFICE DEPOT #1080	800-463-3768	GF-REMOVER,STAPLE,BLACK-PLANNING	$	2.50
2/25/2016	OFFICE DEPOT #2720	BRIGHTON	GF-CLIP,PAPER,JUMBO,ASTD-ADMIN	$	9.99
2/25/2016	OFFICE DEPOT #2720	BRIGHTON	GF-CLIP,PAPER,JUMBO,ASTD-ADMIN	$	0.95
			TOTAL ADMIN & CITY CLERK	**$**	**1,066.62**
2/17/2016	ACE HARDWARE OF FORT L	FORT LUPTON	UF-RTN PARTS-WATERLINE	$	(6.71)
2/17/2016	ACE HARDWARE OF FORT L	FORT LUPTON	UF-COUPLINGS,CAPS-WATERLINE	$	6.86
2/17/2016	ACE HARDWARE OF FORT L	FORT LUPTON	UF-CAPS,NIPPLES,BUSHINGS,HEX-WATERLINE	$	11.59
2/2/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-STREETS	$	50.97
2/3/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-STREETS	$	50.26
2/22/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-STREETS	$	50.65
2/23/2016	ACE HARDWARE OF FORT L	FORT LUPTON	CEM-CAULK,NAILS	$	18.21
2/1/2016	ACE HARDWARE OF FORT L	FORT LUPTON	GF-FASTENERS-SHOP	$	7.45
2/10/2016	ACE HARDWARE OF FORT L	FORT LUPTON	UF-SHOVALS,PUSHBROOMS-WATERLINE	$	72.95
2/23/2016	ACE HARDWARE OF FORT L	FORT LUPTON	UF-MARKING PAINT-WATERLINE	$	86.87
1/29/2016	ACE HARDWARE OF FORT L	FORT LUPTON	GF-TAPE&DISPENSER,TIES,GLAD BAGS-SHOP	$	35.97
2/1/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-STREETS	$	50.25
2/1/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-STREETS	$	12.81
2/4/2016	ACE HARDWARE OF FORT L	FORT LUPTON	GF-EXIT SIGNS-SHOP	$	9.16
2/4/2016	ACE HARDWARE OF FORT L	FORT LUPTON	GF-EXIT SIGNS-SHOP	$	11.45
2/4/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-STREETS	$	50.17
2/4/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-STREETS	$	50.65
2/8/2016	COLEMAN EQUIPMENT	09134223040	GF-REPAIR EQUIPMENT-STREETS	$	559.14
2/10/2016	PRO HYDRAULIC AND MACH	BROOMFIELD	GF-REBUILD HYDRA CYLINDERS/DUMP TRK-STREETS	$	450.00
			UF-REBUILD HYDRA CYLINDERS/DUMP TRK-WATERLINE	$	450.00
			UF-REBUILD HYDRA CYLINDERS/DUMP TRK-SEWERLINE	$	450.00
2/18/2016	O.C.P.O. /C.E.C.T.I.	303-3948994	GF-DISTRIBURTION CERTIFICATION-WATERLINE	$	60.00
2/1/2016	ACE HARDWARE OF FORT L	FORT LUPTON	GF-CABLE,FASTENERS-STREETS	$	12.32
2/2/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-STREETS	$	50.73
2/9/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-STREETS	$	51.09
2/18/2016	SHELL OIL 57444289904	PLATTEVILLE	GF-UNL REG 86/87 OC-STREETS	$	16.89
2/22/2016	ACE HARDWARE OF FORT L	FORT LUPTON	CEM-SAW BLADE-STREETS	$	17.99
2/25/2016	ACE HARDWARE OF FORT L	FORT LUPTON	GF-DRILL BIT	$	16.99
2/15/2016	OFFICE LIQUIDATORS INC	LAKEWOOD	GF-MOBILE B/F W CUSHIONS-SHOP	$	129.00
2/1/2016	ACE HARDWARE OF FORT L	FORT LUPTON	GF-FLEX COUPLER/TROJAN-STREETS	$	7.99
2/2/2016	GLENN'S REPAIR	FORT LUPTON	GF-LOADER PARTS-STREETS	$	20.00
2/2/2016	ACE HARDWARE OF FORT L	FORT LUPTON	STX-SNOW PUSHER	$	39.98
2/8/2016	AIR CARE COLORADO DACO	DACONO	CEM-EMISSIONS TESTING	$	12.50
			GF-EMISSIONS TESTING-STREETS	$	12.50
2/26/2016	TBG SERVICE COMPANY	FORT LUPTON	UF-KEROSENE-WATERLINE	$	65.00
			TOTAL PUBLIC WORKS	**$**	**2,991.88**
2/3/2016	AMAZON MKTPLACE PMTS	AMZN.COM/BILL	GF-SQUARETRADE 3-YEAR WARRANTY-B&G	$	10.66
2/4/2016	KING SOOPERS #0117	GREELEY	GF-COFFEE/BASEMENT-ADMIN	$	16.73
2/5/2016	AMAZON.COM	AMZN.COM/BILL	GF-HP OFFICEJET PRO 8620 WIRELESS ALL-B&G	$	149.99
2/5/2016	AMAZON.COM	AMZN.COM/BILL	GF-HP OFFICEJET PRO 8620 WIRELESS ALL-B&G	$	4.35
2/13/2016	AMAZON MKTPLACE PMTS	AMZN.COM/BILL	GF-GOLD 2.4GHZ WIRELESS MOUSE-PLANNING	$	10.99
2/19/2016	VSN*DOTGOVREGISTRATION	877-734-4688	GF-2016 DOTGOV REGISTRATION-IT	$	125.00
2/19/2016	IN *COLORADO GOVERNMEN	303-3015575	GF-2016 CGAIT MEMBERSHIP-IT	$	330.00
2/25/2016	AMAZON MKTPLACE PMTS	AMZN.COM/BILL	GF-SEAGATE BACKUP PLUS 4TB/CAMERAS-GOV BLDG	$	129.99
2/25/2016	AMAZON MKTPLACE PMTS	AMZN.COM/BILL	GF-SEAGATE BACKUP PLUS 4TB/CAMERAS-GOV BLDG	$	3.77
2/26/2016	AMAZON MKTPLACE PMTS	AMZN.COM/BILL	GF-PAWTEC EXTERNAL USB 3.0 ALUMINUM 8X-IT	$	59.99

Transaction Date	Merchant Name	Merchant City	Product Description		Net Cost
2/27/2016	AMAZON MKTPLACE PMTS	AMZN.COM/BILL	GF-OTTERBOX ORIGINAL CASE-B&G	$	16.98
1/30/2016	SHELL OIL 57445172604	FIRESTONE	GF-UNL SUP-92-94OC-LEGIST	$	37.95
2/26/2016	KUM & GO #930	BRIGHTON	GF-UNL PRM-90/91OC-LEGIST	$	45.19
			TOTAL IT	**$**	**941.59**
1/31/2016	PAW*FRANK J CARROLL DE	8IGHLANDS RAN	GF-POSTER OFFICE DÉCOR-COURT	$	10.00
2/1/2016	SOS REGISTRATION FEE	03036942200	GF-NOTORY RENEW-COURT	$	10.00
2/8/2016	PAYPAL *CAMCA	4029357733	GF-CMCA CLASS-COURT	$	84.00
			TOTAL COURT	**$**	**104.00**
2/4/2016	PAYPAL *CCCMA	4029357733	GF-CONF REGISTRATION-CITY ADMIN	$	225.00
2/9/2016	SANTIAGOS MEXICAN REST	FORT LUPTON	GF-BOYS & GIRLS LUNCH MEETING-CITY ADMIN	$	30.12
2/24/2016	GLENWOOD CANYON BREWIN	GLENWOOD SPRI	GF-CONF LUNCH-CITY ADMIN	$	16.03
2/25/2016	THE LOST CAJUN-GLENWOO	GLENWOOD SPRI	GF-CONF LUNCH-CITY ADMIN	$	14.00
2/27/2016	HOTEL COLORADO	GLENWOOD SPRI	GF-CONF LODGING-CITY ADMIN	$	318.00
2/25/2016	USPS 07322203930329023	FORT LUPTON	GF-POSTAGE-FINANCE	$	42.82
2/26/2016	USPS 07322203930329023	FORT LUPTON	GF-POSTAGE-FINANCE	$	14.00
2/2/2016	PIZZA HUT #2113	FORT LUPTON	GF-PIZZA/SNOW DAY-SHOP	$	90.27
2/4/2016	RBT PIZZA HUT #2113	EASYSAVINGS	GF-PIZZA/SNOW DAY/REFUND-SHOP	$	(3.61)
2/10/2016	MULLIGAN JOE'S	FORT LUPTON	GF-LUNCH MEETING,BRIGHTON -CITY ADMIN	$	308.52
2/20/2016	WHOLLY STROMBOLI	FORT LUPTON	GF-LUNCH MEETING-CITY ADMIN	$	76.43
			TOTAL CITY ADMIN & FINANCE	**$**	**1,131.58**
2/2/2016	INDEED	203-564-2400	GF-JOB POSTING-HR	$	227.01
2/6/2016	CRAIGSLIST.ORG	04153995200	GF-GOLF COURSE MECH JOB POSTING-HR	$	35.00
2/11/2016	CRAIGSLIST.ORG	04153995200	GF-PW MAINT WORKER JOB POSTING-HR	$	35.00
2/12/2016	WAL-MART #1659	BRIGHTON	GF-TRAINING BINDERS-HR	$	38.65
2/17/2016	KMART 3890	BRIGHTON	GF-POCKET TABS-HR	$	31.60
2/1/2016	CBI ONLINE	08008820757	GF-NEW EMPLOYEE CHECK-HR	$	6.85
			TOTAL HUMAN RESOURCES	**$**	**374.11**
1/29/2016	OFFICE DEPOT #2720	BRIGHTON	REC-EASEL,BASIC,ALUM/RTN	$	(55.40)
1/29/2016	OFFICE DEPOT #2720	BRIGHTON	REC-BOARD,FORAY,D/E,ALUM/RTN	$	(39.58)
1/29/2016	OFFICE DEPOT #2720	BRIGHTON	REC-EASEL,BASIC,ALUM/RTN	$	(2.37)
2/3/2016	AMAZON.COM	AMZN.COM/BILL	REC-MESSGAE BOARD	$	69.99
2/4/2016	AMAZON.COM	AMZN.COM/BILL	REC-MESSAGE BOARD	$	71.00
2/5/2016	USPS 07322203930329023	FORT LUPTON	REC-POSTAGE STAMPS	$	98.00
2/5/2016	PAYPAL *AAAI ISMA	4029357733	REC-CO SPGS 2016 CONF	$	129.00
2/10/2016	BSN*SPORT SUPPLY GROUP	866-527-7510	CPR-TACHIKARA RED, WHITE-ATHLETIC	$	249.20
2/10/2016	DOUBLETREE RESTAURANT	PLATTEVILLE	CPR-LUNCH MEETING-ATHLETIC	$	9.94
2/12/2016	SHOPLET.COM	08007573015	REC-COLORED PAPER	$	83.20
2/13/2016	AMAZON.COM	AMZN.COM/BILL	REC-RTN ITEM	$	(55.75)
2/15/2016	AMAZON MKTPLACE PMTS	AMZN.COM/BILL	REC-1 LB. MUSCLE & FAT REPLICA	$	46.25
2/15/2016	AMAZON MKTPLACE PMTS	AMZN.COM/BILL	REC-SHIPPING REPLICA	$	20.57
2/17/2016	BSN*SPORT SUPPLY GROUP	866-527-7510	CPR-MARK 1 VOLLEYBALL-ATHLETIC	$	250.00
2/3/2016	ACE HARDWARE OF FORT L	FORT LUPTON	GF-ICE MELT-B&G	$	41.97
2/5/2016	FASTENAL COMPANY01	FORT LUPTON	GF-50LBBAGROADRUNNERICEMELT-B&G	$	68.13
2/9/2016	ACE HARDWARE OF FORT L	FORT LUPTON	GF-FASTENERS-B&G	$	1.20
2/10/2016	ACE HARDWARE OF FORT L	FORT LUPTON	GF-FASTENERS-B&G	$	1.40
2/16/2016	ACE HARDWARE OF FORT L	FORT LUPTON	GF-GLOVES-B&G	$	6.99
2/24/2016	ACE HARDWARE OF FORT L	FORT LUPTON	GF-DUSTPAN&BRUSH-B&G	$	9.98
2/3/2016	FT LUPTON 66	FORT LUPTON	GF-UNL MID-88/89OC-B&G	$	16.88
2/5/2016	FASTENAL COMPANY01	FORT LUPTON	GF-50LBBAGROADRUNNERICEMELT-B&G	$	68.13
2/10/2016	FASTENAL COMPANY01	FORT LUPTON	GF-ORANGE VEST-B&G	$	19.99
2/17/2016	ACE HARDWARE OF FORT L	FORT LUPTON	GF-LIQUID NAILS-B&G	$	11.21
2/23/2016	ACE HARDWARE OF FORT L	FORT LUPTON	GF-CAM LOCK-B&G	$	11.98
2/25/2016	ACE HARDWARE OF FORT L	FORT LUPTON	GF-WORKING HANDS-B&G	$	8.99
2/25/2016	ACE HARDWARE OF FORT L	FORT LUPTON	GF-SHARPENING LABOR-B&G	$	12.00

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Transaction Date	Merchant Name	Merchant City	Product Description		Net Cost
2/25/2016	OREILLY AUTO 00044891	FORT LUPTON	GF-WIPER FLD-B&G	$	4.49
2/25/2016	OREILLY AUTO 00044891	FORT LUPTON	GF-1QTMOTOROIL-B&G	$	4.99
2/25/2016	OREILLY AUTO 00044891	FORT LUPTON	GF-1GALANTIFREZ-B&G	$	12.99
1/29/2016	CHICK-FIL-A #02061	THORNTON	CPR-WINTER BINGO POTLUCK FOOD-SENIORS	$	117.50
2/4/2016	SUNNYBUNNYEASTEREGGS C	417-8662339	REC-EASTEREGGS	$	268.35
2/9/2016	MORNING GLORY CAFE	LAFAYETTE	CPR-DIRECTORS BREAKFAST-SENIORS	$	19.27
2/10/2016	KING SOOPERS #0105	FIRESTONE	CPR-FRUIT,DONUTS-SENIORS	$	16.26
2/17/2016	KING SOOPERS #0105	FIRESTONE	CPR-FRUIT,DONUTS-SENIORS	$	21.45
2/17/2016	CANDLELIGHT DINNER PLA	JOHNSTOWN	CPR-SHOW TICKETS/DINNER-SENIORS	$	812.00
2/18/2016	LARKRIDGE GUNTHER TOOD	BROOMFIELD	CPR-DIRECTORS LUNCH-SENIORS	$	18.26
2/18/2016	FORNEY MUSEUM OF TRANS	DENVER	CPR-MUSEUM TRIP-SENIORS	$	78.00
2/19/2016	FAMOUS DAVES	THORNTON	REC-BARBQUE,BUNS,BEAN	$	252.61
2/24/2016	KING SOOPERS #0105	FIRESTONE	CPR-FRUIT,DONUTS-SENIORS	$	20.96
2/26/2016	CANDLELIGHT DINNER PLA	JOHNSTOWN	CPR-SHOW TICKETS/DINNER-SENIORS	$	203.00
2/26/2016	LOVELAND MUSEUM	LOVELAND	CPR-MUSEUM ADMISSIONS-SENIORS	$	39.00
2/26/2016	NORDYS BARBQUE GRILL	LOVELAND	CPR-DIRECTORS LUNCH-SENIORS	$	15.24
2/28/2016	COLORADO PARKS AND REC	WHEAT RIDGE	CPR-2016 PROF ORG DUES-SENIORS	$	85.00
1/30/2016	SAMS CLUB #4745	THORNTON	REC-TAPE,PENS	$	38.66
			REC-GUMMY BEARS-TEENS	$	42.40
			REC-MUFFINS	$	20.52
1/30/2016	HOBBY-LOBBY #0018	THORNTON	REC-CANDY-PRE-SCHOOL	$	5.99
2/11/2016	SAMS CLUB #4745	THORNTON	REC-ZSAM COLUME,LABELS,FILES	$	56.40
			REC-BATH TOWELS	$	24.74
			REC-MUFFFINS,SUGAR	$	36.02
			REC-ODORBAB, CLOROX	$	19.45
2/12/2016	STAPLES DIRECT	800-3333330	REC-HP 78A BLACK TONER CARTRIDGE	$	287.98
2/12/2016	STAPLES DIRECT	800-3333330	REC-XEROX VITALITY MULTIP PRINTER	$	223.98
2/12/2016	STAPLES DIRECT	800-3333330	REC-CLEAR CONTACT PAPER 25YARDS	$	24.99
2/12/2016	STAPLES DIRECT	800-3333330	REC-KEURIG KCUP CELESTIAL TEAS	$	6.99
2/12/2016	STAPLES DIRECT	800-3333330	REC-DISCOUNT TAKEN	$	(176.20)
2/13/2016	DOLRTREE 4357 00043570	LONGMONT	REC-KNIFES	$	2.00
			REC-EARPHONES, BUDS	$	19.00
2/13/2016	STAPLES 00114348	LONGMONT	REC-KOZIOL BOTTICHELLI MED WHI	$	4.00
2/13/2016	STAPLES 00114348	LONGMONT	REC-SPLS PREMIUM ONE HOLE PUNC	$	3.99
2/13/2016	STAPLES 00114348	LONGMONT	REC-INK RECYCLING LIMIT 10/MON	$	(0.02)
2/13/2016	STAPLES 00114348	LONGMONT	REC-UTW CRDCNTRL AST KIT BLK S	$	6.99
2/13/2016	STAPLES 00114348	LONGMONT	REC-COMPACT STAND UP STPLR ASS	$	9.99
2/13/2016	STAPLES 00114348	LONGMONT	REC-STAPLES FUNDED COUPON	$	0.01
2/13/2016	STAPLES 00114348	LONGMONT	REC-STAPLES FUNDED COUPON	$	0.01
2/13/2016	SAMS CLUB #4770	EVANS	REC-TAP,LABELS,JUMBO CLIPS	$	55.81
			REC-GUMMY BEARS-TEENS	$	52.37
			CPR-FOLGERS	$	21.96
2/13/2016	WM SUPERCENTER #905	LONGMONT	REC-EXCHANGE BAGS-PRE-SCHOOL	$	8.96
			REC-PENS	$	3.49
2/15/2016	STAMPS.COM	855-608-2677	REC-STAMP SERVICE	$	17.99
2/15/2016	SAMS CLUB #4745	THORNTON	REC-STICKY NOTES	$	16.84
			REC-6 PC HAMPER	$	39.98
			REC-MUFFINS	$	44.46
2/25/2016	SAMS CLUB #4745	THORNTON	CPR-CREAMER,SUGAR,PT CUP,PAR KNIFE,TEA	$	54.42
			REC-LAMINATING	$	20.86
			REC-MUFFINS,CUPS	$	43.16
2/1/2016	IN *LIFEGUARD, INC.	321-4333630	REC-WOMENS, SHORTS,LIFEGUARD SUPPLIES	$	37.88
2/2/2016	ACE HARDWARE OF FORT L	FORT LUPTON	REC-TAPE,PVC ELBOW,NIPPLE	$	4.36
2/2/2016	ACE HARDWARE OF FORT L	FORT LUPTON	REC-EXTRACTOR SCRW DRIVER	$	9.99

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Transaction Date	Merchant Name	Merchant City	Product Description		Net Cost
2/10/2016	ACE HARDWARE OF FORT L	FORT LUPTON	REC-NOZZLE TWIST	$	7.99
2/16/2016	CROWN TROPHY OF BOULDE	303-443-3151	CPR-TROPHYS-ATHLETIC	$	110.25
2/20/2016	ACE HARDWARE OF FORT L	FORT LUPTON	REC-SPRAYPAINT,PRIMER	$	9.98
2/24/2016	SAFEWAY STORE 00010454	FT LUPTON	REC-KIDS DRINKS	$	3.02
2/24/2016	SAFEWAY STORE 00010454	FT LUPTON	REC-KIDS DRINKS	$	6.04
2/24/2016	SAFEWAY STORE 00010454	FT LUPTON	REC-KIDS DRINKS	$	3.02
2/24/2016	SAFEWAY STORE 00010454	FT LUPTON	REC-KIDS DRINKS	$	6.04
2/24/2016	SAFEWAY STORE 00010454	FT LUPTON	REC-KIDS DRINKS	$	3.02
2/24/2016	SAFEWAY STORE 00010454	FT LUPTON	REC-KIDS DRINKS	$	6.86
1/29/2016	THE HOME DEPOT #1547	BRIGHTON	CPR-RAPID CEMENT-MUSEUM	$	19.97
1/29/2016	THE HOME DEPOT #1547	BRIGHTON	CPR-RAPID CEMENT-MUSEUM	$	19.97
1/29/2016	THE HOME DEPOT #1547	BRIGHTON	CPR-GLOSSWHTGAL-MUSEUM	$	26.87
1/29/2016	THE HOME DEPOT #1547	BRIGHTON	CPR-6X9 CANVAS-MUSEUM	$	11.98
1/29/2016	THE HOME DEPOT #1547	BRIGHTON	CPR-PAINT FEE-MUSEUM	$	0.75
2/5/2016	BOUND BOXING	06192411679	REC-BOXING E-Z PRO SWIVEL	$	35.90
2/5/2016	ACE HARDWARE OF FORT L	FORT LUPTON	CPR-PAINT,KEY,DISCOUNT	$	0.32
2/5/2016	ACE HARDWARE OF FORT L	FORT LUPTON	CPR-FAUCET KIT,SUPPLY LINE	$	72.97
2/11/2016	REXEL 3252	LONGMONT	REC-ECOSYSTEM BALLAST	$	241.00
2/11/2016	THE HOME DEPOT #1547	BRIGHTON	CPR-EGGBEAT MIXR-MUSEUM	$	15.98
2/11/2016	THE HOME DEPOT #1547	BRIGHTON	CPR-RESURFACER-MUSEUM	$	22.98
2/11/2016	THE HOME DEPOT #1547	BRIGHTON	CPR-RESURFACER-MUSEUM	$	22.98
2/11/2016	R AND M SERVICES LLC	FT. LUPTON	CPR-OIL CHANGE	$	38.37
2/16/2016	ARCO CONCRETE INC	303-6592800	CPR-CEMENT WHEELSTOPS-MUSEUM	$	48.00
2/17/2016	THE HOME DEPOT #1547	BRIGHTON	CPR-RESURFACER-MUSEUM	$	22.98
2/17/2016	ACE HARDWARE OF FORT L	FORT LUPTON	REC-GREASED LIGHTNING	$	9.99
2/23/2016	THE HOME DEPOT #1547	BRIGHTON	GF-PLC8FT12SW/POLICE SHED-GOV BLDG	$	16.97
2/23/2016	THE HOME DEPOT #1547	BRIGHTON	GF-CONNECTOR/POLICE SHED-GOV BLDG	$	1.26
2/23/2016	THE HOME DEPOT #1547	BRIGHTON	GF-1-7/8"HDY BX/POLICE SHED-GOV BLDG	$	0.95
2/23/2016	THE HOME DEPOT #1547	BRIGHTON	GF-MC WIRE/POLICE SHED-GOV BLDG	$	32.17
2/23/2016	THE HOME DEPOT #1547	BRIGHTON	GF-SS PLATE/POLICE SHED-GOV BLDG	$	1.69
2/23/2016	THE HOME DEPOT #1547	BRIGHTON	GF-NYL RECPT IV/POLICE SHED-GOV BLDG	$	5.97
2/23/2016	THE HOME DEPOT #1547	BRIGHTON	GF-CABLE STRAP/POLICE SHED-GOV BLDG	$	1.38
2/23/2016	THE HOME DEPOT #1547	BRIGHTON	GF-FLEXCONCUT/POLICE SHED-GOV BLDG	$	32.95
2/25/2016	R AND M SERVICES LLC	FT. LUPTON	GF-TRUCK TIRE/BLDG TRUCK-B&G	$	38.07
2/26/2016	ACE HARDWARE OF FORT L	FORT LUPTON	REC-PAINT,ROLLER,PAINTFEE,DISCOUNT	$	61.01
2/27/2016	AMAZON.COM	AMZN.COM/BILL	REC-EX-RCGU 08 8-INCH VENTING PROD	$	26.08
2/27/2016	AMAZON.COM	AMZN.COM/BILL	REC-EX-RCGU 08 8-INCH VENTING PROD	$	8.29
2/8/2016	ACE HARDWARE OF FORT L	FORT LUPTON	GF-CIIRBER BRACE,FASTENERS-GOV BLDG	$	6.89
2/9/2016	THE HOME DEPOT #1547	BRIGHTON	GF-RAPID CEMENT-MUSEUM	$	19.97
2/9/2016	THE HOME DEPOT #1547	BRIGHTON	GF-RAPID CEMENT-MUSEUM	$	19.97
2/9/2016	THE HOME DEPOT #1547	BRIGHTON	GF-RAPID CEMENT-MUSEUM	$	19.97
2/9/2016	THE HOME DEPOT #1547	BRIGHTON	GF-TUB-MUSEUM	$	5.75
2/10/2016	THE HOME DEPOT #1552	FIRESTONE	GF-RAPID CEMENT-MUSEUM	$	19.97
2/10/2016	THE HOME DEPOT #1552	FIRESTONE	GF-RAPID CEMENT-MUSEUM	$	19.97
2/11/2016	ACE HARDWARE OF FORT L	FORT LUPTON	CPR-PREM GARDEN HOSE-MUSEUM	$	35.99
2/16/2016	ACE HARDWARE OF FORT L	FORT LUPTON	REC-ANT&ROACH BATE,RAID	$	27.77
2/16/2016	1000BULBS.COM	800-624-4488	REC-50 WATT FLOR BASE	$	113.16
2/16/2016	1000BULBS.COM	800-624-4488	REC-50 WATT FLOR BASE	$	13.83
2/18/2016	ACE HARDWARE OF FORT L	FORT LUPTON	REC-LARGE TRASH CAN	$	15.99
2/22/2016	ACE HARDWARE OF FORT L	FORT LUPTON	CPR-RECEPTACLES,WIRE CON,WPLATE-MUSEUM	$	5.87
2/22/2016	1000BULBS.COM	800-624-4488	REC-SCREW MTD LMP SUPPORT 5/P	$	36.04
2/22/2016	1000BULBS.COM	800-624-4488	REC-SCREW MTD LMP SUPPORT 5/P	$	11.07
2/23/2016	THE HOME DEPOT #1547	BRIGHTON	REC-FELT PADS	$	3.18
2/23/2016	THE HOME DEPOT #1547	BRIGHTON	REC-AN1.5X96X1/8	$	37.08

Transaction Date	Merchant Name	Merchant City	Product Description		Net Cost
2/24/2016	OREILLY AUTO 00044891	FORT LUPTON	CPR-WIPER BLADE	$	45.98
2/1/2016	R AND L TIRES LLC	FORT LUPTON	GF-FORD F350 ADJUST BRAKES-B&G	$	64.00
2/2/2016	FT LUPTON 66	FORT LUPTON	GF-UNL REG 86/87 OC-B&G	$	32.90
2/3/2016	GRANNIES DINER	FORT LUPTON	GF-STAFF BREAKFAST MEETING-B&G	$	54.50
2/5/2016	B & G EQUIPMENT INC	09703522288	GF-KUBOTA EQUIP REPAIRS-B&G	$	614.10
2/5/2016	B & G EQUIPMENT INC	09703522288	GF-KUBOTA EQUIP REPAIRS-B&G	$	30.71
2/9/2016	FASTENAL COMPANY01	FORT LUPTON	GF-CLEAR EYEWEAR-B&G	$	29.88
2/9/2016	FASTENAL COMPANY01	FORT LUPTON	GF-GRAY EYEWEAR-B&G	$	28.93
2/9/2016	FASTENAL COMPANY01	FORT LUPTON	GF-GLOVES-B&G	$	26.99
2/17/2016	ACE HARDWARE OF FORT L	FORT LUPTON	GF-WIRE 12GA-B&G	$	12.99
2/19/2016	ACE HARDWARE OF FORT L	FORT LUPTON	GF-RED TOOLS-B&G	$	9.97
2/23/2016	IN *NATHAN SEWOLT	720-3848357	GF-STUMP REMOVAL-B&G	$	600.00
2/24/2016	FASTENAL COMPANY01	FORT LUPTON	GF-UTILITYVISITORSPECTACLES-B&G	$	3.50
2/24/2016	FASTENAL COMPANY01	FORT LUPTON	GF-LANYARDS-B&G	$	6.42
2/1/2016	ACE HARDWARE OF FORT L	FORT LUPTON	CPR-ICE MLT,BOWL BRSH,GLOVES-MUSEUM	$	31.95
2/2/2016	AMAZON MKTPLACE PMTS	AMZN.COM/BILL	CPR-ASSORT STONE SPEARHEAD-MUSEUM	$	12.00
2/2/2016	AMAZON MKTPLACE PMTS	AMZN.COM/BILL	CPR-ASSORT STONE SPEARHEAD-MUSEUM	$	18.00
2/9/2016	ACE HARDWARE OF FORT L	FORT LUPTON	CPR-WAX REMOVER,SPONGE,BRUSH-MUSEUM	$	13.27
2/17/2016	USPS 07322203930328023	FORT LUPTON	CPR-PACKAGE/SEATTLE,WA-MUSEUM	$	7.05
2/21/2016	THE HOME DEPOT #1548	BROOMFIELD	CPR-PRECUT CARPET-MUSEUM	$	19.87
2/21/2016	THE HOME DEPOT #1548	BROOMFIELD	CPR-PRECUT-MUSEUM	$	19.87
2/21/2016	THE HOME DEPOT #1548	BROOMFIELD	CPR-CARPET TAPE-MUSEUM	$	8.97
2/21/2016	THE HOME DEPOT #1548	BROOMFIELD	CPR-CARPET TAPE-MUSEUM	$	8.97
2/21/2016	THE HOME DEPOT #1548	BROOMFIELD	CPR-CARPET TAPE-MUSEUM	$	4.90
2/23/2016	HOBBY-LOBBY #0034	LONGMONT	CPR-ART-MUSEUM	$	48.95
2/26/2016	SAFEWAY STORE 00010454	FT LUPTON	CPR-FOOD FOR PRORGAM-MUSEUM	$	3.98
2/26/2016	SAFEWAY STORE 00010454	FT LUPTON	CPR-FOOD FOR PRORGAM-MUSEUM	$	2.99
2/26/2016	SAFEWAY STORE 00010454	FT LUPTON	CPR-BEVERAGE ICE-MUSEUM	$	3.99
2/26/2016	SAFEWAY STORE 00010454	FT LUPTON	CPR-SAFEWAY GIFT CARD-MUSEUM	$	25.00
2/26/2016	SAFEWAY STORE 00010454	FT LUPTON	CPR-BLUEBERRIES-MUSEUM	$	3.99
2/26/2016	SAFEWAY STORE 00010454	FT LUPTON	CPR-CLEMENTINES-MUSEUM	$	5.99
2/26/2016	SAFEWAY STORE 00010454	FT LUPTON	CPR-HOME CRACKERS-MUSEUM	$	3.89
2/26/2016	SAFEWAY STORE 00010454	FT LUPTON	CPR-TEAS/COFFEE-MUSEUM	$	2.21
2/26/2016	SAFEWAY STORE 00010454	FT LUPTON	CPR-TORTILLAS & TOSTE-MUSEUM	$	2.59
2/26/2016	SAFEWAY STORE 00010454	FT LUPTON	CPR-TEAS/COFFEE-MUSEUM	$	2.21
2/26/2016	SAFEWAY STORE 00010454	FT LUPTON	CPR-SEAFOOD SALAD-MUSEUM	$	5.30
2/26/2016	SAFEWAY STORE 00010454	FT LUPTON	CPR-VEG/PASTA SALAD-MUSEUM	$	2.03
2/26/2016	SAFEWAY STORE 00010454	FT LUPTON	CPR-CHICKEN SALADS-MUSEUM	$	8.64
2/26/2016	SAFEWAY STORE 00010454	FT LUPTON	CPR-DELI SALAD-MUSEUM	$	2.77
2/26/2016	SAFEWAY STORE 00010454	FT LUPTON	CPR-PASTRIES/CINNA-MUSEUM	$	5.00
2/26/2016	SAFEWAY STORE 00010454	FT LUPTON	CPR-PASTRIES/CINNA-MUSEUM	$	5.00
2/26/2016	SAFEWAY STORE 00010454	FT LUPTON	CPR-VEG TRAYS-MUSEUM	$	12.99
2/26/2016	SAFEWAY STORE 00010454	FT LUPTON	CPR-FRUIT TRAYS-MUSEUM	$	14.99
2/26/2016	SAFEWAY STORE 00010454	FT LUPTON	CPR-MISC FOOD CHG-MUSEUM	$	1.08
2/11/2016	SAFEWAY STORE 00010454	FT LUPTON	GOLF-ROMAINE LETTUCE	$	2.97
2/11/2016	SAFEWAY STORE 00010454	FT LUPTON	GOLF-SHELL EGGS	$	12.99
2/11/2016	SAFEWAY STORE 00010454	FT LUPTON	GOLF-SANDWICH ROLLS	$	4.98
2/11/2016	SAFEWAY STORE 00010454	FT LUPTON	GOLF-TEXAS TOAST	$	4.58
2/11/2016	SAFEWAY STORE 00010454	FT LUPTON	GOLF-HOT DOG BUNS	$	5.88
2/11/2016	SAFEWAY STORE 00010454	FT LUPTON	GOLF-HAMBURGER BUNS	$	1.96
2/11/2016	SAFEWAY STORE 00010454	FT LUPTON	GOLF-HOTHOUSE ROUND	$	6.97
2/11/2016	SAFEWAY STORE 00010454	FT LUPTON	GOLF-LUNCHEON MEAT DELI TUBS	$	3.49
2/11/2016	SAFEWAY STORE 00010454	FT LUPTON	GOLF-CREAMERS	$	3.79
2/11/2016	SAFEWAY STORE 00010454	FT LUPTON	GOLF-LUNCHEON MEAT	$	5.49

Transaction Date	Merchant Name	Merchant City	Product Description		Net Cost
2/11/2016	SAFEWAY STORE 00010454	FT LUPTON	GOLF-MISC FOOD ITEMS	$	1.50
2/12/2016	SAFEWAY STORE 00010454	FT LUPTON	GOLF-CELERY	$	2.08
2/12/2016	SAFEWAY STORE 00010454	FT LUPTON	GOLF-TOMATO JUICES & DRINKS	$	15.16
2/18/2016	SAFEWAY STORE 00010454	FT LUPTON	GOLF-SHELL EGGS	$	12.99
2/18/2016	SAFEWAY STORE 00010454	FT LUPTON	GOLF-HOT DOG BUNS	$	0.98
2/24/2016	AMAZON MKTPLACE PMTS	AMZN.COM/BILL	GOLF-LEATHER FABRIC CALF BLACK	$	9.90
2/24/2016	AMAZON MKTPLACE PMTS	AMZN.COM/BILL	GOLF-LEATHER FABRIC CALF BLACK	$	10.10
2/24/2016	AMAZON MKTPLACE PMTS	AMZN.COM/BILL	GOLF-MAGNETIC PUSH PIN	$	9.95
2/25/2016	COLORADO REST ASSOC ED	DENVER	GOLF-FOOD SAFETY BOOK	$	75.00
2/26/2016	SAFEWAY STORE 00010454	FT LUPTON	GOLF-LIMES	$	0.66
2/26/2016	SAFEWAY STORE 00010454	FT LUPTON	GOLF-LEMONS	$	3.56
2/26/2016	SAFEWAY STORE 00010454	FT LUPTON	GOLF-RED ONIONS	$	2.99
2/26/2016	SAFEWAY STORE 00010454	FT LUPTON	GOLF-TOMATO JUICES & DRINKS	$	3.99
2/26/2016	SAFEWAY STORE 00010454	FT LUPTON	GOLF-MARASCHINO CHERRIES	$	5.99
2/26/2016	SAFEWAY STORE 00010454	FT LUPTON	GOLF- SHELL EGGS	$	7.98
2/26/2016	SAFEWAY STORE 00010454	FT LUPTON	GOLF-STRIPS/SPEARS PICKLES	$	6.98
2/26/2016	SAFEWAY STORE 00010454	FT LUPTON	GOLF-MISC FOOD ITEMS	$	0.84
2/11/2016	TURFNET	ORLANDO	GOLF-SHOP MANAGER JOB LISTING	$	35.00
2/2/2016	AED SUPERSTORE	WOODRUFF	CPR-AED PADS,CPR BARRIER-SENIORS	$	42.59
2/10/2016	UNITED WAY OF WELD COU	09703534300	REC-LOVE TO LEARN SERIES	$	30.00
2/11/2016	SUBWAY 00541268	FORT LUPTON	REC-LUNCH MEETING	$	18.10
2/12/2016	WAL-MART #1659	BRIGHTON	REC-FILE FOLDER, NOTES	$	21.46
			REC-GIFT CARD, COOKIES,CANDY-TEENS	$	103.24
			REC-CAR SET,WATERCOLORS-PRE-SCHOOL	$	41.79
2/17/2016	AMERICAN FURNITURE #81	FIRESTONE	REC-TUB CHAIRS,SWVL OTTOMAN	$	491.52
2/18/2016	SQ *AMERICAN BILLIARDS	LOCHBUIE	REC-CONTRACTED SERVICES	$	300.00
2/26/2016	COLORADO PARKS AND REC	WHEAT RIDGE	REC-STAFF TRAINING	$	90.00
2/27/2016	ARC*SERVICES/TRAINING	800-733-2767	REC-ADLT,CHILD CPR/AED CLASS	$	133.00
2/1/2016	AMERICAN FLOOR MATS	800-7629010	REC-POOL MATTING	$	797.40
2/3/2016	SAFEWAY STORE 00010454	FT LUPTON	CPR-DONUTS-SENIORS	$	13.98
2/3/2016	SAFEWAY STORE 00010454	FT LUPTON	CPR-RASPBERRIES-SENIORS	$	2.99
2/3/2016	SAFEWAY STORE 00010454	FT LUPTON	CPR-BLUEBERRIES-SENIORS	$	2.99
2/11/2016	AMAZON MKTPLACE PMTS	AMZN.COM/BILL	CPR-SECURITY CAMERA-MUSEUM	$	129.99
2/22/2016	IN *AUDIO VIDEO COLORA	303-5570219	REC-REPAIR PARTS	$	262.30
2/24/2016	IKEA CENTENNIAL	CENTENNIAL	REC-TABLE,LEGS,JANINGE BAR	$	595.99
2/25/2016	PICKLEBALLCENTRAL	KENT	REC-COURT TAPE,REPLACE NET	$	69.76
			TOTAL COMMUNITY CENTER & RECREATION & B&G	**$**	**10,916.32**
2/20/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	15.76
2/21/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	5.24
2/21/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	3.43
1/30/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	15.87
1/31/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	12.11
2/1/2016	RAISING CANE'S	FORT COLLINS	GF-TRAINING LUNCH-POLICE	$	14.16
2/3/2016	QDOBA #771	FORT COLLINS	GF-TRAINING LUNCH-POLICE	$	12.03
2/5/2016	HOOTERS THUNDER MOUNTA	LOVELAND	GF-TRAINING LUNCH-POLICE	$	16.38
2/8/2016	SUBWAY 00263186	FORT COLLINS	GF-TRAINING LUNCH-POLICE	$	9.45
2/11/2016	SMASHBURGER #1006	FORT COLLINS	GF-TRAINING LUNCH-POLICE	$	9.96
1/31/2016	OREILLY AUTO 00044891	FORT LUPTON	GF-ICE CHISEL T-POLICE	$	10.99
1/31/2016	OREILLY AUTO 00044891	FORT LUPTON	GF-ICE CHISEL T-POLICE	$	0.76
2/2/2016	SAFEWAY FUEL 10010452	FORT LUPTON	GF-UNL REG 86/87 OC-POLICE	$	20.38
2/3/2016	SAFEWAY FUEL 10010452	FORT LUPTON	GF-UNL REG 86/87 OC-POLICE	$	23.40
2/8/2016	SAFEWAY FUEL 10010452	FORT LUPTON	GF-UNL REG 86/87 OC-POLICE	$	23.56
2/10/2016	CORNER STORE 4109	FT LUPTON	GF-UNL REG 86/87 OC-POLICE	$	19.93
2/14/2016	SAFEWAY FUEL 10010452	FORT LUPTON	GF-UNL REG 86/87 OC-POLICE	$	17.62

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Transaction Date	Merchant Name	Merchant City	Product Description	Net Cost
2/16/2016	SAFEWAY FUEL 10010452	FORT LUPTON	GF-UNL REG 86/87 OC-POLICE	$ 18.50
1/30/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$ 15.77
1/31/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$ 15.42
2/6/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$ 14.39
2/7/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$ 16.85
2/10/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$ 15.95
2/12/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$ 15.30
2/13/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$ 16.72
2/20/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$ 16.01
2/25/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$ 16.88
2/27/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$ 16.93
2/16/2016	NORTH COUNTY	DENVER	GF-VEH MAINT-POLICE	$ 18.12
2/23/2016	SAFEWAY STORE 00010454	FT LUPTON	GF-FOOD FOR TRAINING-POLICE	$ 50.00
2/24/2016	SAFEWAY FUEL 10010452	FORT LUPTON	GF-UNL REG 86/87 OC-POLICE	$ 33.09
2/22/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$ 16.34
2/23/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$ 14.47
2/25/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$ 15.95
2/12/2016	JCPENNEY.COM	800-221-0827	GF-WORK POLOS-CODE	$ 60.60
2/16/2016	WHOLLY STROMBOLI	FORT LUPTON	GF-FULTON VIL IPLANNING-PLANNING	$ 116.77
2/22/2016	JCPENNEY.COM	800-221-0827	GF-WORK POLOS-CODE	$ 46.63
2/22/2016	MULLIGAN JOE'S	FORT LUPTON	GF-LUNCH MEETING TO DISCUSS VIOL-CODE	$ 28.42
2/1/2016	USPS 07322203930329023	FORT LUPTON	GF-EVIDENCE POSTAGE-POLICE	$ 5.34
2/3/2016	USPS 07322203930329023	FORT LUPTON	GF-EVIDENCE POSTAGE-POLICE	$ 2.54
2/8/2016	DALE'S PHARMACY	FORT LUPTON	GF-SYMPATHY CARDS-ADMIN	$ 5.28
2/10/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-COMM SVCS	$ 4.64
2/12/2016	SAFEWAY STORE 00010454	FT LUPTON	GF-BOTTLED WATER-POLICE	$ 10.52
2/12/2016	SAFEWAY STORE 00010454	FT LUPTON	GF-FILTERS COFFEE/HOT-POLICE	$ 2.79
2/12/2016	SAFEWAY STORE 00010454	FT LUPTON	GF-MISC CHG-POLICE	$ 2.82
2/12/2016	USPS 07322203930329023	FORT LUPTON	GF-VEHICLE IMPOUND POSTAGE-POLICE	$ 37.38
2/19/2016	DASH MEDICAL GLOVES	FRANKLIN	GF-NITRILGLOVES-POLICE	$ 51.90
2/20/2016	STAPLES 00114496	WESTMINSTER	GF- ASST BINDERS-POLICE	$ 0.50
2/20/2016	STAPLES 00114496	WESTMINSTER	GF- ASST BINDERS-POLICE	$ 0.50
2/20/2016	STAPLES 00114496	WESTMINSTER	GF- ASST BINDERS-POLICE	$ 0.50
2/20/2016	STAPLES 00114496	WESTMINSTER	GF- ASST BINDERS-POLICE	$ 0.50
2/20/2016	STAPLES 00114496	WESTMINSTER	GF- ASST BINDERS-POLICE	$ 0.50
2/20/2016	STAPLES 00114496	WESTMINSTER	GF- ASST BINDERS-POLICE	$ 0.50
2/20/2016	STAPLES 00114496	WESTMINSTER	GF- ASST BINDERS-POLICE	$ 0.50
2/20/2016	STAPLES 00114496	WESTMINSTER	GF- ASST BINDERS-POLICE	$ 0.50
2/20/2016	STAPLES 00114496	WESTMINSTER	GF- ASST BINDERS-POLICE	$ 0.50
2/20/2016	STAPLES 00114496	WESTMINSTER	GF- ASST BINDERS-POLICE	$ 0.50
2/20/2016	STAPLES 00114496	WESTMINSTER	GF-COMPOSITION BOOK-POLICE	$ 0.50
2/20/2016	STAPLES 00114496	WESTMINSTER	GF- ASST BINDERS-POLICE	$ 0.50
2/20/2016	STAPLES 00114496	WESTMINSTER	GF- ASST BINDERS-POLICE	$ 0.50
2/20/2016	STAPLES 00114496	WESTMINSTER	GF- ASST BINDERS-POLICE	$ 0.50
2/20/2016	STAPLES 00114496	WESTMINSTER	GF- ASST BINDERS-POLICE	$ 0.50
2/20/2016	STAPLES 00114496	WESTMINSTER	GF- ASST BINDERS-POLICE	$ 0.50
2/20/2016	STAPLES 00114496	WESTMINSTER	GF- ASST BINDERS-POLICE	$ 0.50
2/20/2016	STAPLES 00114496	WESTMINSTER	GF- ASST BINDERS-POLICE	$ 0.50
2/20/2016	STAPLES 00114496	WESTMINSTER	GF-COMPOSITION BOOK-POLICE	$ 0.50
2/20/2016	STAPLES 00114496	WESTMINSTER	GF- ASST BINDERS-POLICE	$ 0.50
2/20/2016	STAPLES 00114496	WESTMINSTER	GF-CORRG BOXES/EVIDENCE-POLICE	$ 11.67
2/20/2016	WAL-MART #4567	BRIGHTON	GF-TEA BAGS-POLICE	$ 4.06
2/20/2016	HOBBY-LOBBY #0196	THORNTON	GF-CRAFTS-POLICE	$ 7.99

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2/20/2016	ULINE *SHIP SUPPLIES	800-295-5510	GF-TIGHT DRUM SEALS/EVIDENCE-POLICE	$	38.00
2/20/2016	ULINE *SHIP SUPPLIES	800-295-5510	GF-FREIGHT CHARGES/EVIDENCE-POLICE	$	13.36
2/22/2016	USPS 07322203930329023	FORT LUPTON	GF-EVIDENCE POSTAGE-POLICE	$	2.54
			GF-VEHICLE IMPOUND POSTAGE-POLICE	$	10.68
2/25/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-COMM SVCS	$	2.31
2/6/2016	7-ELEVEN 36017	BRIGHTON	GF-UNL REG 86/87 OC-POLICE	$	35.20
2/10/2016	CORNER STORE 4109	FT LUPTON	GF-UNL REG 86/87 OC-POLICE	$	35.10
2/23/2016	TOKYO JOES 120TH	WESTMINSTER	GF-TRAINING LUNCH-POLICE	$	12.76
2/4/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	15.74
2/8/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	11.11
2/10/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	14.06
2/11/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	16.15
2/15/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	15.93
2/16/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	15.87
2/17/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	14.56
2/18/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	11.32
2/24/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	12.88
2/1/2016	ADOBE	800-833-6687	GF-ADOBE UPDATES-RECORDS	$	19.99
2/3/2016	INTOXIMETERS	314-4294000	GF-INTOX MOUTHPIECE-POLICE	$	62.85
2/17/2016	AMAZON MKTPLACE PMTS	AMZN.COM/BILL	GF-CRAYON 4-PACK IN CELLO WRAPPER-POLICE	$	52.00
2/17/2016	AMAZON MKTPLACE PMTS	AMZN.COM/BILL	GF-CRAYON 4-PACK IN CELLO WRAPPER-POLICE	$	14.99
2/18/2016	AMAZON MKTPLACE PMTS	AMZN.COM/BILL	GF-SPANGLER DUM-DUM-POPS -POLICE	$	16.00
2/18/2016	AMAZON MKTPLACE PMTS	AMZN.COM/BILL	GF-SPANGLER DUM-DUM-POPS -POLICE	$	16.00
2/19/2016	AMAZON MKTPLACE PMTS	AMZN.COM/BILL	GF-SMEAD PRESSGUARD REPORT COVER-POLICE	$	37.99
2/19/2016	AMAZON MKTPLACE PMTS	AMZN.COM/BILL	GF-SMEAD PRESSGUARD REPORT COVER-POLICE	$	7.84
1/30/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	12.84
2/10/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	15.62
2/11/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	7.99
2/13/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	14.82
2/18/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	10.42
2/19/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	14.39
2/26/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	14.08
2/27/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	16.54
2/5/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	0.64
2/6/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	16.14
2/10/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	14.77
2/12/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	11.30
2/17/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	15.43
2/18/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	9.34
2/22/2016	CHIPOTLE 0581	WESTMINSTER	GF-TRAINING LUNCH-POLICE	$	13.09
2/23/2016	TOKYO JOES 120TH	WESTMINSTER	GF-TRAINING LUNCH-POLICE	$	9.88
2/24/2016	SUBWAY 00230664	BROOMFIELD	GF-TRAINING LUNCH-POLICE	$	7.69
2/25/2016	TOKYO JOES 120TH	WESTMINSTER	GF-TRAINING LUNCH-POLICE	$	10.59
2/26/2016	EINSTEIN BROS BAGELS19	WESTMINSTER	GF-TRAINING LUNCH-POLICE	$	10.84
1/31/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	13.05
2/8/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	16.10
2/15/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	15.37
2/17/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	16.19
2/21/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	15.27
2/18/2016	SAFEWAY FUEL 10010452	FORT LUPTON	GF-UNL REG 86/87 OC-POLICE	$	13.78
2/23/2016	SAFEWAY FUEL 10010452	FORT LUPTON	GF-UNL REG 86/87 OC-POLICE	$	13.55
2/12/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	12.33
2/13/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	14.85
2/17/2016	QUICK SET AUTO GLASS	HENDERSON	GF-TINT WINDSHIELD/MAYORS-CITY ADMIN	$	180.00

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2/17/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	14.62
2/17/2016	N AMERICA RESCUE PRODU	GREENVILLE	GF-RAPID RESPONSE MEDICAL EQUIP-POLICE	$	399.99
2/18/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	11.37
2/19/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	14.77
2/20/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	7.41
2/26/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	6.67
2/27/2016	WAE FORT LUPTON	FORT LUPTON	GF-COMPRSD NATL GAS-POLICE	$	9.99
2/3/2016	AMAZON MKTPLACE PMTS	AMZN.COM/BILL	GF-A PASSION FOR LEADERSHIP: LESSON-POLICE	$	12.47
2/3/2016	AMAZON MKTPLACE PMTS	AMZN.COM/BILL	GF-A PASSION FOR LEADERSHIP: LESSON-POLICE	$	3.99
2/4/2016	INF*PEOPLESMART.COM	888-455-2792	GF-MISC ADJUST-POLICE	$	(12.87)
2/10/2016	PUBLIC WORKS-PRKG METR	DENVER	GF-PARKING-POLICE	$	2.00
2/18/2016	SHELL OIL 57444420707	FORT LUPTON	GF-UNL REG 86/87 OC-POLICE	$	31.12
			TOTAL POLICE & COMMUNITY SERVICE & RECORDS	**$**	**2,511.43**
2/1/2016	PAYPAL *GISCOLORADO	4029357733	GF-2016 ACCESS TO GIS CO-PLANNING	$	25.00
2/23/2016	CORNER STORE 4109	FT LUPTON	GF-UNL REG 86/87 OC-CITY ADMIN	$	18.87
2/23/2016	LARKBURGER 16TH ST	DENVER	GF-TRAINING LUNCH-PLANNING	$	11.77
2/16/2016	SAFEWAY STORE 00010454	FT LUPTON	GF-ROSE ARRANGEMENTS	$	19.99
2/16/2016	SAFEWAY STORE 00010454	FT LUPTON	GF-ROSE ARRANGEMENTS	$	1.36
2/19/2016	DOWNTOWN COLORADO INC	303-282-0625	GF-2016 DCI DUES-PLANNING	$	295.00
2/9/2016	CLERK AND RECORDER WEL	9703046530	GF-GIS DUES-PLANNING	$	300.00
			TOTAL PLANNING	**$**	**671.99**
			TOTAL FEBRUARY 2016 PURCHASE CARDS	**$**	**20,709.82**

Colorado Inspection Connection, Inc.
2280 Birdie Way
Milliken, CO 80543

1957

JANUARY 2016 ✓

Bill To:

CITY OF FORT LUPTON
130 S. MCKINLEY
FORT LUPTON, CO 80621

10-400-53060

PERMIT #	ADDRESS	DESCRIPTION	AMOUNT
16-012	2273 SADDLE BACK CT	NEW SINGLE FAMILY	1328.40
16-014	6811 COUNTY RD 31	ADDITION	1461.21
16-007	1002 STAGE DR	ROOF	61.20
16-008	903 BIRCH CT	PATIO COVER	14.40
16-001	132 APPEL CT	NEW SINGLE FAMILY	2451.39
16-013	1101 SHORTLINE DR	ROOF	48.00
16-00	HWY 52	PLAN REVIEW	4872.14
16-006	12700 COUNTY RD 14.5	DEMOLITION	30.00
16-015	511 9TH ST	ELECTRIC RELEASE	48.00
16-016	522 DENVER AVE	ADDITION	482.13
16-018	204 PARK AV	GAS RELEASE	14.40
16-019 ✓	309 WAGON WHEEL DR	WATER HEATER	30.60
16-009	320 MUSTANG AVE	NEW SINGLE FAMILY	1328.40
16-011	328 MUSTANG AVE	NEW SINGLE FAMILY	1926.60
15-257	970 HOOVER AVE S	SOLAR PV SYSTEM	186.60

BALANCE DUE	**$ 14,283.47** ✓

591/2

SWSP Northern Water
Southern Water Supply Project

2016 Southern Water Supply Pipeline Operation Assessment

Participant: Ft Lupton

Statement Date: March 1, 2016

Payment Due Date: March 31, 2016

Payment Due: $73,162.86

Assessment billing components are detailed below:

	2016 Estimated Cost	2015 Actual Cost to Estimate (Credit) Debit Adjustment	Reserve Adjustment	Total Due
Broomfield Line	36,608.00	(3,342.55)	2,067.00	35,332.45
Longmont Pump Station	0.00	0.00	0.00	0.00
Ft. Lupton Line	53,248.00	(16,218.59)	801.00	37,830.41
Total	89,856.00	(19,561.14)	2,868.00	73,162.86
		AMOUNT DUE		$73,162.86

Billing Comments:

Your bill includes an adjustment for 2015 estimated cost to 2015 actual cost.

Please make your check payable to:

Northern Colorado Water Conservancy District

2016 SWSP O+M Assessment

40-520-55430 $73,162.86 P 3/4/2016

AM will be presented to council on March 21. Hold check until approved

591

RECEIVED
MAR 3 2016
BY:

Municipal Subdistrict
Northern Colorado
Water Conservancy District

2016 Windy Gap Annual Billing

March 1, 2016

Participant: **City of Fort Lupton**
Payment Due Date: April 1, 2016
Payment Due: **$114,386.88**

2015 Units in Project:	3
2016 Units in Project:	3

Water orders based on the billing period of October 1 through September 30 are detailed below:

2015	Actual Water Delivery (A.F.)	300.0
2015	Estimated Water Delivery (A.F.)	300.0
		0.0
2016	Estimated Water Delivery (A.F.)	300.0

Assessment billing components are detailed below:

Debt Service H for 2016 63,630.86

	2016 Estimated Cost	2015 Estimted Cost to Actual Cost Adjustment	Total Due
Debt Service E, F, & G	63,673.44	0.00	63,673.44
General Assessment	10,800.00	0.00	10,800.00
Carriage Cost	27,304.27	18,417.89	45,722.16
USBR Fixed Charges	528.28	0.00	528.28
Pumping Power Cost	0.00	0.00	0.00
Total	102,305.99	18,417.89	120,723.88
	Less December Bill Payment		6,337.00
	AMOUNT DUE		**114,386.88**

UF-2016 300AF Windy Gap Assessment
40-590-55475 $ 114,386.88

AM 2016- Will go to Council 3/21/2016

617

RECEIVED
MAR - 4 2016
BY:

Petrock & Fendel, P.C.
700 17th Street, Suite 1800
Denver, CO 80202

DESCRIPTION Feb'16 Legal Fees
ACCT NO 10-520-53120 2,597.50
ACCT NO
ACCT NO
APPROVED FOR PAYMENT
DATE
DATE 3/4/2016
DATE 3/7/16
MAY DATE

Invoice submitted to:
City of Fort Lupton
130 S. McKinley
Fort Lupton, CO 80621

March 01, 2016

Invoice #26347

Professional Services

			Hours	Amount
2/2/2016	FAF	Windy Gap agenda & minutes.	0.30	
2/3/2016	FAF	Windy Gap RFP for financing advisor.	0.40	
2/9/2016	FAF	Windy Gap meeting; review design RFP.	4.40	
2/17/2016	FAF	Review objections to IRF recalculations; emails P Weiss, T Williams; emails with court regarding set status conference; prepare letter to Aurora, Centennial regarding dates for status conference.	1.10	
	FAF	Emails regarding status conference; prepare notice.	0.40	
	FAF	Emails with Claud H. re IRF recalculation.	0.50	
	BAJ	Case no. 03CW119, confer with Rick F., e-file Notice of Status Conference.	0.25	
2/18/2016	FAF	Emails regarding Chimney Hollow design, cash flow projection.	0.30	
2/25/2016	FAF	Meeting with P Weiss, T Williams regarding response to IRF objections.	3.80	
2/29/2016	FAF	Emails with A Ausmus regarding Fulton purchase, dry up covenant, conveyance.	0.50	
	GJC	Prepare form of statement of opposition to Tri-State application in 15CW3178 for R. Fendel's use.	0.60	
	BAJ	15CW3178, confer with Rick F. and e-file Statement of Opposition.	0.30	
	FAF	Finalize Statement of Opposition, 15CW3178; email Claud H. and K. Kinnear.	0.70	

		Hours	Amount
	For professional services rendered	13.55	$2,597.50
	Previous balance		$1,720.00
	Accounts receivable transactions		
2/24/2016	Payment - Thank You. Check No. 58659		($1,720.00)
	Total payments and adjustments		($1,720.00)
	Balance due		$2,597.50

PLEASE REFERENCE INVOICE NUMBER ON PAYMENT CHECK OR VOUCHER.

Todd Hodges Design, LLC
2412 Denby Court
Fort Collins, Colorado 80526
970-613-8556

Invoice

Date	Invoice #
3/6/2016	2842

Bill To
City of Fort Lupton **Attn: Claud Hanes** 130 S. McKinley Avenue Fort Lupton, Colorado 80621

Terms	Project	Project Number
Due on receipt		Fort Lupton

Item	Description	Qty	Rate	Serviced	Amount
Consulting 1	consulting rate for Fort Lupton	86.73	100.00		8,673.00

Please remit to above address. Thank you for your business.

Total	$8,673.00
Payments/Credits	$0.00
Balance Due	$8,673.00

Phone #
970-613-8556

Todd Hodges

From: THDLLC <toddhodgesdesign@qwestoffice.net>
Sent: Sunday, March 06, 2016 10:27 AM
To: toddhodgesdesign@qwestoffice.net
Subject: Time tracking data export
Attachments: CSVExport.csv; Untitled attachment 00606.txt; TotalsCSVExport.csv; Untitled attachment 00609.txt

Mon 2/22/16:
Fort Lupton, 7:13 AM to 4:32 PM (9.32h) at $100.00/hour for $931.67
Emails, calls, staff mtgs, code mtgs, site inspections, Andy mtg., code compliance items

Total: 9.32h ($931.67)

Tue 2/23/16:
Economic dev, 10:25 AM to 12:40 PM (2.25h) for $225.00 (Calls, mtg on new project, site) Fort Lupton, 12:40 PM to 5:40 PM (5h) for $500.00 Walk in mtgs, staff items, mtg schedules, oil gas, updates, code

Total: 7.25h ($725.00)

Wed 2/24/16:
Fort Lupton, 7:20 AM to 10:00 AM (2.67h) for $266.67 (Calls, mtg schedules, staff items, updates, code) Fulton Village AMX2016-001, 10:00 AM to 11:20 AM (1.33h) for $133.33 (Design review mtg, correspondence, file review) Fort Lupton, 11:20 AM to 8:13 PM (8.05h) for $805.00 0.83h break, 5:25 PM to 6:15 PM

Calls, walk in mtgs, schedules, staff items, code, oil gas

Total: 12.05h ($1,205.00)

Thu 2/25/16:
Fulton Village AMX2016-001, 2:00 PM to 5:00 PM (3h) for $300.00 (Annex agreement, mtg, updates, file) Fort Lupton, 6:25 AM to 6:36 PM (9.18h) for $918.33 3h break, 2:00 PM to 5:00 PM

Calls, walk in mtgs, site mtgs, staff items, updates, code

Total: 12.18h ($1,218.33)

Fri 2/26/16:
Fulton Village AMX2016-001, 7:01 AM to 7:59 AM (0.97h) for $96.67 (File review, correspondence) Fort Lupton, 7:59 AM to 9:52 AM (1.88h) for $188.33 Calls, emails, staff items, attorney items, schedules for pre aps

Fort Lupton, 9:54 AM to 11:04 AM (1.17h) for $116.67 (Calls, updates)
Total: 4.02h ($401.67)

Mon 2/29/16:
Fort Lupton, 9:27 AM to 4:43 PM (6.1h) for $610.00 (Calls) 1.17h break, 10:00 AM to 11:10 AM

Total: 6.1h ($610.00)

Tue 3/1/16:
Fort Lupton, 7:57 AM to 11:57 AM (4h) for $400.00 Staff items, referral items, Brighton plan, pre aps, walk in mtgs

Mountain Sky PPL2016-001, 11:57 AM to 2:33 PM (2.6h) for $260.00 Submittal review, call to John on mineral notification, files, case review

Fulton Village AMX2016-001, 2:33 PM to 5:06 PM (2.55h) for $255.00 (Staff comments, file review, correspondence)
Fort Lupton, 5:15 PM to 7:56 PM (2h) for $200.00 0.68h break, 6:35 PM to 7:16 PM

Calls on APA presentation, APA research, king re review&correspondence

Total: 11.15h ($1,115.00)

Wed 3/2/16:
Mountain Sky PPL2016-001, 7:08 AM to 8:20 AM (1.2h) for $120.00 (Call with John, files) Fort Lupton, 8:20 AM to 6:48 PM (10.47h) for $1,046.67 Staff items, updates, call to king, research, sites, call on Variance issue in Appel, call on site plans

Total: 11.67h ($1,166.67)

Thu 3/3/16:
Fort Lupton, 7:01 AM to 12:45 PM (5.73h) for $573.33 Calls on code enforcement items, follow up on variance issue, emails, calls, permits, code

Fulton Village AMX2016-001, 12:45 PM to 3:50 PM (3.08h) for $308.33 (SPO call, staff review, call from Aaron)
Total: 8.82h ($881.67)

Fri 3/4/16:
Fort Lupton, 7:29 AM to 11:40 AM (4.18h) for $418.33 (Calls, emails, code, site, walk in mtgs, range mtg)
Total: 4.18h ($418.33)

Grand Total: 86.73h ($8,673.33)

Job	Clocked In	Clocked Out	Duration	Comment
Fort Lupton	2/22/2016 7:13	2/22/2016 16:32	9.32	Emails, calls, staff mtgs, code mtgs, site inspections, Andy mtg., code complianc
Economic dev	2/23/2016 10:25	2/23/2016 12:40	2.25	Calls, mtg on new project, site
Fort Lupton	2/23/2016 12:40	2/23/2016 17:40	5	Walk in mtgs, staff items, mtg schedules, oil gas, updates, code
Fort Lupton	2/24/2016 7:20	2/24/2016 10:00	2.67	Calls, mtg schedules, staff items, updates, code
Fulton Village AMX2016-001	2/24/2016 10:00	2/24/2016 11:20	1.33	Design review mtg, correspondence, file review
Fort Lupton	2/24/2016 11:20	2/24/2016 20:13	8.05	Calls, walk in mtgs, schedules, staff items, code, oil gas
Fulton Village AMX2016-001	2/25/2016 14:00	2/25/2016 17:00	3	Annex agreement, mtg, updates, file
Fort Lupton	2/25/2016 6:25	2/25/2016 18:36	9.18	Calls, walk in mtgs, site mtgs, staff items, updates, code
Fulton Village AMX2016-001	2/26/2016 7:01	2/26/2016 7:59	0.97	File review, correspondence
Fort Lupton	2/26/2016 7:59	2/26/2016 9:52	1.88	Calls, emails, staff items, attorney items, schedules for pre aps
Fort Lupton	2/26/2016 9:54	2/26/2016 11:04	1.17	Calls, updates
Fort Lupton	2/29/2016 9:27	2/29/2016 16:43	6.1	Calls
Fort Lupton	3/1/2016 7:57	3/1/2016 11:57	4	Staff items, referral items, Brighton plan, pre aps, walk in mtgs
Mountain Sky PPL2016-001	3/1/2016 11:57	3/1/2016 14:33	2.6	Submittal review, call to John on mineral notification, files, case review
Fulton Village AMX2016-001	3/1/2016 14:33	3/1/2016 17:06	2.55	Staff comments, file review, correspondence
Fort Lupton	3/1/2016 17:15	3/1/2016 19:56	2	Calls on APA presentation, APA research, king re review&correspondence
Mountain Sky PPL2016-001	3/2/2016 7:08	3/2/2016 8:20	1.2	Call with John, files
Fort Lupton	3/2/2016 8:20	3/2/2016 18:48	10.47	Staff items, updates, call to king, research, sites, call on Variance issue in Appel,
Fort Lupton	3/3/2016 7:01	3/3/2016 12:45	5.73	Calls on code enforcement items, follow up on variance issue, emails, calls, per
Fulton Village AMX2016-001	3/3/2016 12:45	3/3/2016 15:50	3.08	SPO call, staff review, call from Aaron
Fort Lupton	3/4/2016 7:29	3/4/2016 11:40	4.18	Calls, emails, code, site, walk in mtgs, range mtg
		total time:	86.73	

1699

Williams and Weiss Consulting, LLC

INVOICE

INVOICE #[868]
DATE: MARCH 3, 2016

5255 Ronald Reagan Blvd. Suite 220
Johnstown, CO 80534
Phone (303) 653-3940

TO:
Claud Hanes
City of Ft. Lupton
130 South McKinley Avenue
Fort Lupton, CO 80621

FOR:
City of Fort Lupton Consulting Services for February 1, 2016 through February 29, 2016.

DESCRIPTION	Work Category	HOURS	RATE	AMOUNT
Todd Williams Water Resource Planning: Provide Northern District with monthly water use information. Meeting with Rick Fendel and Paul Weiss to go objector comments on lawn irrigation return flow recalculation. E-mails to C. Hanes and H. Banks (PRPA) regarding potential purchase of Windy Gap Units by Ft. Lupton. Coordinate accounting of refilling Perry Pit resulting from deliveries to Anadarko in January from Perry Pit and corresponding inflow. Develop Perry Pit Accounting including Anadarko operations. Discussions with Mike Rousey regarding well permit for Well No. 13 – edit well permit application and send to M. Rousey.	Water Resource Planning	7.5	135.00	1012.5
Paul Weiss Decree Accounting: Finalize and Submit January 2016 Decree Accounting.	Decree Accounting	12.0	135.00	1,620.00
Water Resource Planning: Review comments from objectors regarding lawn irrigation return flow recalculation. Meeting with R. Fendel and T. Williams regarding objector comments on lawn irrigation return flow recalculation.	Water Resource Planning	4.0	135.00	540.00
			TOTAL	**$3,172.50**

Make all checks payable to Williams and Weiss Consulting, LLC
Total due in 15 days. Overdue accounts subject to a service charge of 1% per month.

POSTED

DESCRIPTION Feb '16 **Thank you for your business!**
ACCT NO 70-520-53120 $ 1,552.50 Water Resource Planning
ACCT NO 70-520-53120 $ 1,620.00 Decree Acctng
ACCT NO _____ $ _____
APPROVED FOR PAYMENT BY: _____
REQUESTOR _____ DATE _____
DEPT HEAD _____ DATE _____
FINANCE [signature] DATE 3/3/2016
CITY [signature] DATE 3/3/16
MAYOR _____ DATE _____

2322

Wohnrade Civil Engineers, Inc.
11582 Colony Row
Broomfield, Colorado 80021

Invoice

Date	Invoice #
3/6/2016	1329 ✓

Bill To
Mr. Aaron Herrera City of Fort Lupton P.O. Box 2618 Fort Lupton, Colorado 80621

Terms	Due Date	Account #	Project
Net 30	4/5/2016	1514.00-SPR	South Platte River Trail

Description	Amount
Engineering services to provide the design of the South Platte River Trail at Pearson Park, located in the City of Fort Lupton, Colorado. Provide ongoing project management and coordination with team consultants, City staff, and project surveyor.	
- Services provided from January 29 through March 3, 2016	
- Meet with Aaron Herrera and Roy Vestal on February 5, 2016 to review progress drawings	
- Perform site visit on February 29, 2016 to review design drawings and wetlands impact	
Total at Principal Engineer Rate (13.13 hrs @ $200/hr)	2,626.65
Total at Project Manager/Engineer Rate (16.58 hrs @ $175/hr)	2,902.08
Total at Associate Engineer Rate (13.52 hrs @ $120/hr)	1,622.00
Total Printing and Delivery Expenses (Deliver Work-in-Progress Plans to Aaron Herrera on February 9, 2016)	41.92

OK A.H. 3/8/16
10-330-57500
PO# 2857

Total	$7,192.65

Balance Due	$7,192.65 ✓

Two percent (2%) per month charge on unpaid balance.

Phone #
720-259-0965

SUBCONTRACT APPLICATION FOR PAYMENT

Project #: N.A.
Project Name: South Platte River Trail at Pearson Park
Project Address: State Highways 52 and 85
Fort Lupton, Colorado

Subcontract #: N.A.
Title: Civil Engineering
Due Date: N.A.

Pay Application No. : 5
Vender Invoice No. : 1329

Subcontractor: Wohnrade Civil Engineers, Inc.
11582 Colony Row
Broomfield, Colorado 80021
Tel: 720-259-0965
Fax: 720-259-1519

Attn: Mary Wohnrade
Tel: 720-259-0965
Fax: 720-259-1519

C.O.	Task #	Task Description	Job	Phase	Cat.	Contract Amount	Previous Applications	Work Completed this Application	Total Completed to Date	Balance to Finish
000	01	Recreational Trail Design	N.A.	N.A.	SUB	$48,900.00	$27,262.77	$7,192.65	$34,455.42	$14,444.58
				Contract Amount:		$48,900.00	$27,262.77	$7,192.65	$34,455.42	$14,444.58

For labor and/or materials under the terms of the Subcontract
for the period February 1, 2016 to March 3, 2016.

Signed: Mary B. Wohnrade, P.E.

Date: March 7, 2016

City of Fort Lupton Approval: Aaron Herrera

Date: 3/8/16

Todd Hodges Design, LLC
2412 Denby Court
Fort Collins, Colorado 80526
970-613-8556

Invoice

Date	Invoice #
3/22/2016	2861

Bill To
City of Fort Lupton **Attn: Claud Hanes** 130 S. McKinley Avenue Fort Lupton, Colorado 80621

rate chg per email Mar. 07, 2016

Terms	Project	Project Number
Due on receipt		Fort Lupton

Item	Description	Qty	Rate	Serviced	Amount
Consulting 1	consulting rate for Fort Lupton	57.25	125.00		7,156.25

Please remit to above address. Thank you for your business.

Total	$7,156.25
Payments/Credits	$0.00
Balance Due	$7,156.25

Phone #
970-613-8556

Todd Hodges

From: THDLLC <toddhodgesdesign@qwestoffice.net>
Sent: Tuesday, March 22, 2016 12:48 PM
To: toddhodgesdesign@qwestoffice.net
Subject: Time tracking data export
Attachments: CSVExport.csv; Untitled attachment 00199.txt; TotalsCSVExport.csv; Untitled attachment 00202.txt

Mon 3/7/16:
Fort Lupton, 7:33 AM to 4:30 PM (8.95h) at $125.00/hour for $1,118.75
Calls, permits, updates, staff mtgs, preaps, walk in mtgs, site visit, code, hotel mtg, new project calls

Total: 8.95h ($1,118.75)

Tue 3/8/16:
Fulton Village AMX2016-001, 10:31 AM to 11:06 AM (0.58h) for $72.92 (Calls on PC) Fort Lupton, 1:32 PM to 4:05 PM (1.45h) for $181.25 (Emails, voice mails, code, updates) 1.1h break, 2:58 PM to 4:04 PM

Fulton Village AMX2016-001, 4:05 PM to 7:40 PM (3.58h) for $447.92 (Review, PC prep, PC) Economic dev, 7:40 PM to 8:16 PM (0.6h) for $75.00 (New project mtg, updates)
Total: 6.22h ($777.08)

Wed 3/9/16:
Thomas Petrolium SPR2015-001, 12:00 PM to 12:45 PM (0.75h) for $93.75 (Mtg on conditions) Fort Lupton, 7:30 AM to 2:56 PM (7.43h) for $929.17 (Calls, Tyler mtg, DR Horton mtg) Fort Lupton, 4:20 PM to 5:14 PM (0.9h) for $112.50 (Case, updates, emails) Fort Lupton, 6:16 PM to 7:55 PM (1.65h) for $206.25 (Emails, updates, calls, code items)
Total: 10.73h ($1,341.67)

Thu 3/10/16:
Thomas Petrolium SPR2015-001, 9:50 AM to 11:40 AM (1.83h) for $229.17 (Site visit with fire) Fort Lupton, 7:53 AM to 4:58 PM (7.25h) for $906.25 1.83h break, 9:50 AM to 11:40 AM

Calls, code, mtgs, staff items, code sites, coyote mtg

Total: 9.08h ($1,135.42)

Fri 3/11/16:
Economic dev, 10:14 AM to 12:40 PM (2.43h) for $304.17 (Calls on new projects, emails, schedules) Economic dev, 3:03 PM to 6:02 PM (2.98h) for $372.92 (Calls, schedules, updates)
Total: 5.42h ($677.08)

Sun 3/13/16:
Fort Lupton, 10:05 AM to 12:13 PM (2.13h) for $266.67 (Emails, voice mails, schedules)
Total: 2.13h ($266.67)

Mon 3/14/16:
Fort Lupton, 7:42 AM to 3:41 PM (7.57h) for $945.83 0.42h break, 3:05 PM to 3:30 PM

Calls, emails, walk in mtgs, king re, trail items, schedules

Fort Lupton, 4:18 PM to 5:00 PM (0.7h) for $87.50 (Inouye easement, emails, schedules)
Total: 8.27h ($1,033.33)

Tue 3/15/16:
Fort Lupton, 8:55 AM to 2:32 PM (5.2h) for $650.00 (Calls, schedules, referrals, updates) 0.42h break, 12:35 PM to 1:00 PM

Economic dev, 8:59 PM to 9:26 PM (0.45h) for $56.25 (Emails, schedule for projects) Fort Lupton, 9:26 PM to 10:15 PM (0.82h) for $102.08 (Emails, schedule, zoning)
Total: 6.47h ($808.33)

Grand Total: 57.27h ($7,158.33)

Job	Clocked In	Clocked Out	Duration	Comment
Fort Lupton	3/7/2016 7:33	3/7/2016 16:30	8.95	Calls, permits, updates, staff mtgs, preaps, walk in mtgs, site visit, code, hotel mt
Fulton Village AMX2016-001	3/8/2016 10:31	3/8/2016 11:06	0.58	Calls on PC
Fort Lupton	3/8/2016 13:32	3/8/2016 16:05	1.45	Emails, voice mails, code, updates
Fulton Village AMX2016-001	3/8/2016 16:05	3/8/2016 19:40	3.58	Review, PC prep, PC
Economic dev	3/8/2016 19:40	3/8/2016 20:16	0.6	New project mtg, updates
Thomas Petrolium SPR2015-001	3/9/2016 12:00	3/9/2016 12:45	0.75	Mtg on conditions
Fort Lupton	3/9/2016 7:30	3/9/2016 14:56	7.43	Calls, Tyler mtg, DR Horton mtg
Fort Lupton	3/9/2016 16:20	3/9/2016 17:14	0.9	Case, updates, emails
Fort Lupton	3/9/2016 18:16	3/9/2016 19:55	1.65	Emails, updates, calls, code items
Thomas Petrolium SPR2015-001	3/10/2016 9:50	3/10/2016 11:40	1.83	Site visit with fire
Fort Lupton	3/10/2016 7:53	3/10/2016 16:58	7.25	Calls, code, mtgs, staff items, code sites, coyote mtg
Economic dev	3/11/2016 10:14	3/11/2016 12:40	2.43	Calls on new projects, emails, schedules
Economic dev	3/11/2016 15:03	3/11/2016 18:02	2.98	Calls, schedules, updates
Fort Lupton	3/13/2016 10:05	3/13/2016 12:13	2.13	Emails, voice mails, schedules
Fort Lupton	3/14/2016 7:42	3/14/2016 15:41	7.57	Calls, emails, walk in mtgs, king re, trail items, schedules
Fort Lupton	3/14/2016 16:18	3/14/2016 17:00	0.7	Inouye easement, emails, schedules
Fort Lupton	3/15/2016 8:55	3/15/2016 14:32	5.2	Calls, schedules, referrals, updates
Economic dev	3/15/2016 20:59	3/15/2016 21:26	0.45	Emails, schedule for projects
Fort Lupton	3/15/2016 21:26	3/15/2016 22:15	0.82	Emails, schedule, zoning
		total time:	57.25	

RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
March 7, 2016

The City Council of the City of Fort Lupton met in special session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the City Council, on Monday, March 7, 2016. Mayor Tommy Holton called the meeting to order at 7:00 p.m. and invited everyone to join him in the Pledge of Allegiance.

ROLL CALL

City Clerk Nanette Fornof called the roll. Those present were Mayor Tommy Holton, Mayor Pro Tem Chris Cross, Councilmembers Bob McWilliams, Chris Ceretto, Shannon Rhoda and Zoe Stieber. Also present were City Administrator Claud Hanes, City Clerk Nanette Fornof, Finance Director Leann Perino and Chief Ken Poncelow.

PERSON TO ADDRESS COUNCIL

No one signed up to address Council.

APPROVAL OF AGENDA

It was moved by Bob McWilliams and seconded by Chris Cross to approve the agenda as presented. Motion carried unanimously by a voice vote.

City Administrator Claud Hanes presented two certificates of honor; Distinguished Budget Presentation and Excellence Financial Reporting to Finance Director Leann Perino and her department. Mayor Holton thanked them for their excellent financial expertise.

REVIEW OF MARCH 7, 2016 PAYABLES

Council reviewed the March 7, 2016 payables. There were no questions or comments.

CONSENT AGENDA

It was moved by Zoe Stieber and seconded by Bob McWilliams to approve the Consent Agenda as presented with the following items: Second reading Ordinance 2016-996, AN ORDINANCE OF THE CITY OF FORT LUPTON, COLORADO, AMENDING A SPECIFIC PROVISION SECTION 16-14 OF THE FORT LUPTON MUNICIPAL CODE, second reading Ordinance 2016-997, AN ORDINANCE OF THE CITY OF FORT LUPTON, COLORADO AMENDING CHAPTER 7, ARTICLE VII, OF THE FORT LUPTON MUNICIPAL CODE TO ALLOW CONTAINED BACKYARD BEES AS AN ACCESSORY USE ON AN ESTABLISHED SINGLE-FAMILY RESIDENTIAL PROPERTY WITH A PERMIT, 02012016 City Council Meeting Minutes, Approve the Modification to the Valic Retirement Plans to Comply with Various Law Changes (AM 2016-027), and Approve the Participation in the Weld County's Work Experience Program for Temporary Assistance to Needy Families (TANF) Participants (AM 2016-030).

Motion carried unanimously by a roll call vote.

DRAFT

RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
March 7, 2016

ACTION AGENDA

AM 2016-0028, Approve 2016 Fulton Irrigation Ditch Company Assessment From the Utility Enterprises Fund for an Amount not to Exceed $11,866.40

Annually the Fulton Irrigation Ditch Company levies an assessment on each share of stock held in the City's possession. A letter was received from Brice Steele of the Fulton Irrigating Ditch Company advising us that at the shareholder meeting an assessment of $42.00 a share plus a $14 per share special assessment was levied. The City of Fort Lupton holds 211.9 shares which bring our total assessment to $11,866.40 for the 2016 assessment. The payment is due by April 1, 2016.

It was moved by Chris Ceretto and seconded by Chris Cross to approve the $11,866.40 assessment payment to the Fulton Irrigation Company for the 2016 assessment, allocated from the Water Fund.

AM 2016-029, Purchase Four Shares of Fulton Irrigation Water Shares from Violet Radcliffe for an Amount not to Exceed $72,000, Allocated from the Water Sales Tax Fund

Violet Radcliffe offered to sell to the City of Fort Lupton four shares of the Fulton Irrigation Ditch Company with dry-up for $18,000 per share. The City has a need for additional water shares in the Fulton, and accepted the offer made by Ms. Radcliffe. Her attorney and the City's water attorney created both the dry-up agreement and bill of sale to facilitate the agreement.

It was moved by Chris Ceretto and seconded by Bob McWilliams to approve the purchase of four shares of Fulton Irrigation Water Shares from Violet Radcliffe for an Amount not to Exceed $72,000, allocated from the Water Sales Tax Fund. Motion carried with Councilmember Rhoda voting "nay" to the motion.

AM 2016-031, Approving the Renewal of the Consultant Contract with Todd Hodges, Design LLC as the planner for the City of Fort Lupton to March 7, 2018

Todd Hodges Design has been providing Interim Planning Director services for the City of Fort Lupton since March of 2010. This action is a two year extension of the contract until 2018. Mr. Hodges has been critical in helping develop property, process annexations and bring both housing and businesses to the City of Fort Lupton.

AM 2016-032, Human Resources Purchase of Performance Management System From Trakstar and Applicant Tracking System and Recruiting Advertising From Neogov For An Amount of $19,493

Human Resources requires certain systems to operate effectively and efficiently. Some systems are automated such as Open Enrollment and some systems are manual such as workers'

compensation reporting. Both the Performance Management and Applicant Tracking Systems are mostly manual, which makes it challenging for employees and managers to work efficiently.

In the area of performance management, paper forms are used. Most employees are evaluated on the same criteria, regardless of job title. Employees and managers have commented that the systems are inadequate and don't facilitate providing meaningful feedback, which is essential to an organization that pays for performance. Currently the City has no means of generating reports to verify the performance and efficacy of our processes.

In the area of recruiting, these manual processes affect the time to hire efficiently. The City's inadequate systems also negatively affect the City's employment brand. Manual, slow processes do not make us appear to be a progressive city, as we aspire to be. As with the performance management systems, we have no means of generating reports to verify the performance and efficacy of our processes.

An investment in our operational systems will help improve efficiencies, make us more scalable for future growth and improve our employment brand.

It was moved by Zoe Stieber and seconded by Chris Ceretto to approve the purchase of a Performance Management System from Trakstar and an Applicant Tracking System and Recruiting Advertising from Neogov for an amount not to exceed $16,493. Motion carried unanimously by a roll call vote.

STAFF REPORTS

City Administrator Claud Hanes stated the Bach Composts is closing their business at the end of the month; Merritt Aluminum has purchased Bach Composts location and will be completing some remodeling to the building and plan on opening the new business by June 2016.

Ken Poncelow Chief of Police invited the Council to attend the Chamber Business After Hours event, to be held on May 6, 2016. The night will be filled with lots of events, such as felony traffic stops, and building security.

Also the Chief is working on complying a Shooting Range Committee; this committee will work on systemic for the Shooting Range.

MAYOR/COUNCIL REPORTS

There was a question regarding the date for clean-up days; it has been scheduled for April 23, 2016. Additional information will be posted on the City's website.

FUTURE CITY EVENTS

March 9, 2016	Town Hall Meeting – 130 South McKinley Avenue – 6:30 p.m.
March 23, 2016	Town Hall Meeting – 130 South McKinley Avenue – 6:30 p.m.

DRAFT

RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
March 7, 2016

ADJOURNMENT

It was moved by Bob McWilliams and seconded by Chris Cross to adjourn the March 7, 2016, at 7:17 p.m.

Motion carried on voice vote.

Respectfully submitted,

_____
Nanette S. Fornof, City Clerk

Approved by City Council

_____
Tommy Holton, Mayor

DRAFT

CITY OF FORT LUPTON
CITY COUNCIL

Tommy Holton, Mayor

Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Chris Cross, Ward 3

David Crespin, Ward 1
Zoe A. Stieber, Ward 2
Bob McWilliams, Ward 3

CITY OF Fort Lupton EST 1836

COME PAINT YOUR FUTURE WITH US

AM 2016-036

APPOINTMENT OF FORT LUPTON CHIEF OF POLICE KENNETH E. PONCELOW TO THE WELD COUNTY COMMUNICATIONS ADVISORY COMMITTEE AND THE WELD COUNTY E911 ADVISORY COMMITTEE

I. **Agenda Date:** Council Meeting – March 28, 2016

II. **Attachments:** a. None

III. **Summary Statement:**

The Fort Lupton City Council is recommending to the Weld County Board of County Commissioners the appointment of Kenneth E. Poncelow to the Weld County Communication Advisory Committee and the Weld County E911 Advisory Committee.

IV. **Fiscal Note:** _____

_____

Finance Department Use Only

_____
Finance Director

V. **Submitted by:** _____
Ken Poncelow, Chief

VI. **Approved for Presentation:** _____
City Administrator

VII. **Attorney Reviewed** _____ Approved _____ Pending Approval

VIII. **Certification of Council Approval:** _____ _____
City Clerk Date

IX. Detail of Issue/Request:

The Weld County Board of County Commissioners has established two committees to advise them on issues surrounding the communication network utilized by first responders throughout the county and issues pertaining to the E911 telephone system.

This action memorandum is to nominate Kenneth E. Poncelow to serve on these committees for a two year term. This is a continuation of previous appointments to these committees for the past five years.

X. Legal/Political Considerations:

Having a representative on these advisory committees enables the City of Fort Lupton to express its interests in the communication and E911 systems.

XI. Alternatives/Options:

1. *Don't appoint anyone to these committees.*
2. *Appoint someone else to these committees.*

XII. Financial Considerations:

None

XIII. Staff Recommendation:

Staff recommends approval of this proposal.

CITY OF FORT LUPTON
CITY COUNCIL

Tommy Holton, Mayor

Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Chris Cross, Ward 3

David Crespin, Ward 1
Zoe A. Stieber, Ward 2
Bob McWilliams, Ward 3

CITY OF Fort Lupton EST 1836

COME PAINT YOUR FUTURE WITH US

AM 2016-037

APPROVAL FOR SIGNATURE OF A TRANSPORTATION SAFETY MINI GRANT FROM THE COLORADO DEPARTMENT OF TRANSPORTATION

I. **Agenda Date:** Council Meeting – March 28, 2016

II. **Attachments:** a. Copy of the Transportation Safety Mini Grant

III. **Summary Statement:**

The Fort Lupton Police Department participates in a consortium of first responder agencies that present the "Every 15 Minute" to schools across Northern Colorado. Each year this consortium conducts programs at two to three high schools in Northerneastern Colorado. This grant will help to cover the costs of these programs. Fort Lupton is a pass through agency for the funds.

IV. **Fiscal Note:** _____

_____

Finance Department Use Only

Finance Director

V. **Submitted by:** _____
Ken Poncelow, Chief

VI. **Approved for Presentation:**
City Administrator

VII. **Attorney Reviewed** _____ Approved _____ Pending Approval

VIII. **Certification of Council Approval:** _____ _____
City Clerk Date

IX. Detail of Issue/Request:

The Fort Lupton Police Department is a member of a consortium of first responder agencies from Northern Colorado that present the "Every 15 Minutes" program at high schools across Northeastern Colorado. Each year, this consortium conducts two to three programs at high schools. These programs are designed to educate high school students about the dangers and ramifications of drinking and driving, texting and driving, and speeding.

This Action Memorandum asks that Fort Lupton City Council to accept a grant from the Colorado Department of Transportation as a pass through agency for funds to help pay for program costs.

X. Legal/Political Considerations:

This project encourages young drivers drive safely and reduces the incidents of traffic crashes.

XI. Alternatives/Options:

1. *Approve the contract.*
2. *Do not approve the contract.*

XII. Financial Considerations:

None, there is no matching funds required with this grant. Grant is for $4,950.00.

XIII. Staff Recommendation:

Staff recommends approval of this proposal.

Colorado Department of Transportation
Highway Safety Office

Safety Initiative
Mini Grant Proposal Application
($4,950 Maximum)

Part 1

Date of Application: 03/03/2016

Name of Organization/Coalition: Fort Lupton Police Department
Partnering with the Rocky Every 15 Minutes Program (501c3)

Mailing Address: 130 S. McKinley Ave
Fort Lupton, CO 80621

Project Title: Every 15 Minutes Program

Project Director: Sgt. David Hempel

Phone: 720-466-6134

Email: dhempel@fortlupton.org

Total Dollar Amount Requested: $4,950.00

Project period (dates): April 2016

Part 2

In this section, describe the following 3 topics in narrative form. The narrative for all topics may not exceed 5 single-sided pages – the page limit **does not include** the Budget Summary & Narrative pages. Use at least a 12-point font. Hand-written applications will not be accepted.

1) **Problem Identification** - *Describe the problem to be addressed, supported by current and relevant local data. Define your target population and describe how they are impacted by this problem. Use data specific to the local area and the target population the project intends to serve. Please refer to https://www.codot.gov/safety/safety-data-sources-information/colorado-problem-identification-id-reports for data sources and more information. Data points that serve as a baseline measure to evaluate your project impact on the target population and local area must be included.*

Teen driver collisions resulting in injury or death are declining but in 2012 there were still 2,823 teenagers killed in motor vehicle crashes. There were 390 teen drivers aged 16 – 17 who were killed in an alcohol related crash in 2012 and 60 of them had a BAC of more than .08. About 5.8 percent of drivers 16-17 admitted to driving under the influence before. In Weld County just this year there have been 40 traffic fatalities and 8 of the decedents were teens between the ages of 14 – 18. There were two 17 year old drivers and one 18 year old driver in these statistics. The Youth Risk Behavior Survey conducted in 2013 found that 10% of student surveyed said that they drove after drinking and 22% had rode with an intoxicated driver in the last 30 days. Texting and driving or other distracting driving by teens continues to be a problem across the country and we see it all the time in Weld County. Texting and driving claims an average of 11 teens every day according to the Insurance Institute for Highway Safety Fatality Facts. 34 percent of teens age 16 – 17 admit to having sent or responded to a text message while driving. Distracted driving and driving under the influence continue to claim too many of our youth.

2) Project Goal(s), Objectives and Activities –

Goals *- A broad statement about what the program expects to achieve. The goal is the description of the final anticipated outcome or result.*

Objectives *- Objectives are clear, realistic, specific and measurable. Objectives tell how a goal will be met.*

Activities *– Activities comprise the plan of operation for the project. In a detailed and concise way, the activities describe how each objective will be achieved.*

The goal of the Rocky Every 15 Minute Cooperative is to educate and reduce the number of alcohol/drug related or distracted driving related crashes and fatalities within Weld County and the State of Colorado.

The objective for this year is to present the Every 15 Minutes program to students at Weld Central High School. Students from the student body will be nominated and then selected for participation. The students that are selected will become the core group and will spend time with the Every 15 Minutes board as well as

other community emergency response units, community members and the courts to educate them on the realities of their choices. These students then take the message back to the rest of the student body.

The Every 15 Minutes Program is a two day event. On the first day of the event the selected students will be pulled out of class by uniformed officers who will be accompanied by a Grim Reaper. While the student is being pulled out of class the uniformed officer will read the obituary that was prepared by their parents for the program. During the first day there will be a mock traffic accident involving local law enforcement, fire and paramedics. When available flight for life will also participate in the accident. One of the students who has been selected prior to the accident will be arrested for DUI. The coroner's office or the funeral home will arrive on scene to take the students that have died on scene. The mock accident is done in front of the entire student body. At the end of the day the core students are taken to the court house where they sit in court for the sentencing phase of a trial for the student that was DUI. After court the students are taken to a local hotel where members of the Every 15 Minutes board have a debriefing with the students. The next day the students are taken back to the school where there is an assembly. The first day's events have been videotaped and shown to the student body so they will see the impact of the accident they saw the day before. The core students understand at the end of the event that they can make the choice to not drink and drive, not text while driving and to keep their friends and family from making these bad choices.

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3) Project Evaluation - *Describe the evaluation strategy that will be used to show project effectiveness and document successful activities. An evaluation plan should be designed so that an independent observer can confirm or measure whether or not the objectives have been met and progress was made toward the goal(s) by changing numbers, knowledge, attitudes, or behaviors. Include evaluation measures for each project activity and outline the time-lines and methods for collecting the data.*

A survey is completed by the students at the conclusion of the program to see how the program has changed the way they think and what they will be doing differently after going through the program.

Part 3

Budget Summary (double click inside table to access Excel)

Budget Summary	$ Amount
Personal Services (salaries)	
Operating Expenses	$950.00
Mileage (use state rate)	
Travel (per diem - Hotel and meals only)	$4,000.00
Total	$4,950.00
State/Local Match (if applicable)	
Total	$4,950.00

Narrative (Must provide justification and explanation for each budget line item)

1. Personal Services (include hours and rate per hour for each person)
   Every 15 Minutes Cooperative members and the volunteers that help to put this program on either donate their time or are paid by their respective agencies.

2. Operating Expenses
   The grant money will be used to assist with the financial aspect of this program. The Rocky Mountain Every 15 Minutes Cooperative will be providing additional money to support this program. Below is a list of items that are purchased or secured for this program.

   Tombstones (made of cardboard or plastic) with stands - $300.00
   Memory Boards (poster boards) and makeup for accident - $300.00
   DVDs (provide a copy to each core student of video) – $100.00
   T-shirts, Water bottles, Lanyards, and postage for parent letters. – $250.00

3. Travel (only lodging and per diem)

   Hotel rooms (for 20 students and adult staff) - $4,000.00, (depending on number of rooms and discount rate from hotel). The hotel expense is one of our largest expenses for the program. Estimate is based on prior programs and will depend on the hotel and any discount that they may give our program.

Certifications and Assurances

It is hereby understood that this Application and the attachments hereto, when approved and signed by all concerned parties, as indicated shall constitute an agreement by and between the applicant organization to perform in accordance with the terms of this Application and attachments, taken as a whole. This agreement is based on CDOT procedures and Federal guidelines found in 49 CFR, Part 18 and 2 CFR, Part 225, in order to standardize and simplify federal grants. The signature below of an authorized representative of the applicant agency certifies and ensures that all the following conditions will be met.

1) Reports – The Contractor shall submit quarterly reports, a final report at the end of the project, and special reports, if any, as outlined in the Project Agreement. Please read Part 4, Reporting Requirements, following this section.
2) Copyrights, Publications, and Patents – Where activities supported by this project produce original copyright material, the Contractor may copyright such, but CDOT reserves nonexclusive and irrevocable license to reproduce, publish, and use such materials and to authorize others to do so. The Contractor may publish, at its own expense, the results of project activities without prior review by CDOT, provided that any publications (written, visual or sound) contain acknowledgment of the support provided by the National Highway Traffic Safety Administration (NHTSA) and CDOT. Any discovery or invention derived from work performed under this project shall be referred to CDOT, who will determine through NHTSA whether patent protections will be sought, how any rights will be administered, and other action required to protect the public interest.
3) Termination – This project agreement may be terminated or fund payments discontinued or reduced by CDOT at any time upon written notice to the Contractor due to non-availability of funds, failure of the Contractor to accomplish any of the terms herein, or from any change in the scope or timing of the project.
4) Fiscal Records – Contractor will maintain complete and detailed accounting records of all costs incurred on this project, including documentation of all purchases of supplies, equipment, and services; travel expenses; payrolls; and time records of any person employed part-time on this project. Federal, state or CDOT auditors shall have access to any records of the Contractor. These records shall be retained for three years after the final audit is completed or longer, if necessary, until all questions are resolved.
5) Funding – The Contractor will utilize funds provided to supplement and not to supplant state and local funds otherwise available for these purposes. Funds are to be expended only for purposes and activities approved in the project agreement. Reimbursement will be made periodically by CDOT based on approved requests for reimbursement. If matching funds are required, the Contractor will expend them from nonfederal sources, which must be spent no later than 30 days following the completion of the project.
6) Cost Principles and Grant Management – The eligibility of costs incurred and the management of this project shall be determined in accordance with 2 CFR, Part 225 and 49 CFR, Part 18 for state and local agencies, 2 CFR, Part 220 and 2 CFR, Part 215 for educational institutions, and 2 CFR, Part 230 for nonprofit entities.
7) Obligation Funds – Federal funds may not be obligated prior to the effective date or subsequent to the termination date of the project period. Requests for reimbursement outstanding at the termination date of the project must be made within 30 days or those funds may not be paid.
8) Changes – The Contractor must obtain prior written approval from CDOT for major project changes, including: changes of substance in project objectives, evaluation, activities, the project manager, key personnel, project budget or transfer of funds from one category in the budget to another. The period of performance of the project, however, cannot be changed.
9) Program Income – CDOT safety programs encourage Contractors to earn income to help defray program costs, but there are federal regulations that must be followed. Program income is defined as gross income received by the State and/or Contractor directly generated by a grant supported activity, or earned only as a result of the grant agreement during the grant period. Income earned by the Contractor with respect to

the conduct of the project (sale of publications, registration fees, service charges, donations for child safety seats, etc.) must be accounted and income applied to project purposes, used to reduce project costs, or be used to meet cost agency matching requirements. The Contractor is responsible for reporting all program income according to federal and state requirements.

10) Purchases – Purchase of equipment or services must comply with state or local regulations. After the end of the project period, equipment should continue to be utilized for traffic safety purposes and cannot be disposed of without written approval of CDOT. The Contractor shall make and maintain an inventory of equipment to include descriptions, serial numbers, locations, costs or other identifying information, and submit a copy to CDOT.
11) Third Party Participants – No contracts or agreements may be entered into by the Contractor related to this project which are not incorporated into the project agreement and approved in advance by CDOT. The Contractor will retain ultimate control and responsibility for the project. CDOT shall be provided with a copy of all contracts and agreements entered into by Contractors. Any contract or agreement must allow for the greatest competition practicable and evidence of such competition or justification for a negotiated contract or agreement shall be provided to CDOT.
12) Participation by Disadvantaged Business Enterprises – The contractor agrees to take all necessary and reasonable steps in accordance with Title 49, CFR, Subtitle A, Part 26 to ensure that minority business enterprises have the maximum opportunity to compete for and perform contracts. Recipients and their contractors shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any subcontracts financed in whole or in part with federal funds.
13) Non Discrimination – In the performance of this agreement the Contractor, by its signature below, certifies and assures that it shall comply with all Federal statutes and implementing regulations relating to nondiscrimination. (These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin (and 49 CFR Part 21); (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§ 1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794) and the Americans with Disabilities Act of 1990 (42 USC § 12101, et seq.; PL 101-336), which prohibits discrimination on the basis of disabilities (and 49 CFR Part 27); (d) the Age Discrimination Act of 1975, as amended (42U.S.C. §§ 6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970(P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse of alcoholism; (g) §§ 523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§ 290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§ 3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; The Civil Rights Restoration Act of 1987, which provides that any portion of a state or local entity receiving federal funds will obligate all programs or activities of that entity to comply with these civil rights laws; and, (k) the requirements of any other nondiscrimination statute(s) which may apply to the application. The Contractor shall not discriminate on the basis of race, color, national origin, sex, religion, age, creed, Vietnam Era and Disabled Veterans status or sensory, mental or physical handicap in the provision of any terms and conditions of employment or the provision of service or benefits otherwise afforded and will take the affirmative action necessary to accomplish the objects of the above referenced laws.
14) Political Activities – In accordance with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) no funds, materials, equipment, or services provided in this project agreement shall be used for any partisan political activity or to further the election or defeat of any candidate for public office or to pay any person to influence or attempt to influence an officer or employee of congress, or an employee of a member of congress, an officer or employee of congress in connection with the awarding of any federal loan or the entering in of any cooperative agreements.

15) Single Audit –All non-Federal entities that expend $500,000 or more of Federal awards in a year are required to obtain an annual audit in accordance with the Single Audit Act Amendments of 1996, OMB Circular A-133, the OMB Circular Compliance Supplement and Government Auditing Standards. A single audit is intended to provide a cost-effective audit for non-Federal entities in that one audit is conducted in lieu of multiple audits of individual programs. Nonfederal entities include States, Local Governments, and Non-Profit Organizations. The term non-profit organization includes non-profit institutions of higher education and hospitals.
16) Safety Belt Policy – No funds, materials, property, or services will be provided to any political subdivision that does not have a current and actively enforced policy requiring the use of seat belts.
17) Drug Free Workplace – In accordance with the Anti-Drug Act of 1988 (41 USC 702-707) and Drug-Free Workplace (42 USC 12644), CDOT has the responsibility to ensure that unlawful manufacture, distribution, dispensing, possession or use of a controlled substance by any employees, grantees, and/or sub-grantee of the Contractor and/or any such activity is prohibited in the Contractor's workplace.
18) Colorado Standard Field Sobriety Testing – All law enforcement officers who are performing impaired driving enforcement activities with funding from CDOT must be in compliance with the current Colorado Standards for Field Sobriety Testing Standards.
19) Debarment and Suspension - The applicant certifies, by signature below, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.
20) Restriction on State Lobbying - None of the funds under this program shall be used for any activity specifically designed to urge or influence a state or local legislator to favor or oppose the adoption of any specific legislative proposal pending before any state or local legislative body. Such activities include both direct and indirect e.g., "grassroots" lobbying activities, with one exception. This does not preclude a State official whose salary is supported with NHTSA funds from engaging in direct communications with state or local legislative officials, in accordance with customary state practice, even if such communications urge legislative officials to favor or oppose the adoption of a specific pending legislative proposal.
21) Certification Regarding Federal Lobbying - The undersigned certifies, to the best of his or her knowledge and belief, that:
    1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
    2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
    3. The undersigned shall require that the language of this certification be included in the award documents for all sub-award at all tiers (including subcontracts, subgrants, and contracts under grant, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.
    This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.
22) Federal Funding Accountability and Transparency Act – The State is required to report for each sub-grant awarded as shown below. Contractor agrees to provide the information below upon request for reporting purposes.

Reimbursement Requirements

CDOT funds grants on a cost-reimbursement basis only. CDOT will not make payments in advance or in anticipation of goods or services.

Invoicing and Backup Documentation: Invoice should be on organization's letterhead.
Please include on the invoice: Date, Remit address (where you want the check to go to), Invoice #, list of purchases and/or services and their costs, and grand total.

Backup documentation supporting costs must be submitted along with the Invoice. Failure to comply with these requirements will result in payment delays.

Unallowable Project Costs: All projects must follow appropriate state and federal funding regulations. Examples of unallowable project costs include, but are not limited to, the following:

- Office furniture and fixtures
- Food and Beverages
- Routine roadway construction or maintenance
- Funds that supplant existing budgets*

*Federal regulations prohibit supplanting of funds. Examples of supplanting include: replacing routine and/or existing State or local expenditures with the use of Federal grant funds and/or using Federal grant funds for cost of activities that constitute general expenses required to carry out the overall responsibilities of state, local or federally recognized Indian tribal government.

FORT LUPTON POLICE DEPARTMENT

130 S. McKinley Avenue, Fort Lupton, Colorado 80621
303-857-4011 Fax 303-857-2703
Chief Ken Poncelow

Transportation Safety Mini Grant

On April 14th - 15th and April 29th – 30th the Rocky Mountain Every 15 Minutes Cooperative completed the Every 15 Minutes program at Highland (Ault) High School and Fort Lupton High School. The Fort Lupton Police Department applied for a CDOT Mini Grant to assist with the cost associated with putting this program on for both of these schools in Weld County.

Accident Comparison:

There were 23 accidents in 2014 that involved drivers, of either vehicle one or vehicle two, that were eighteen years old or younger and only 17 accidents in 2015 in the City of Fort Lupton. Of the 23 accidents in 2014, 11 reports indicated the driver's inexperience and 3 for distracted driving behaviors as contributing factors in the accident where the teen was the driver of vehicle one. In 2015 there were only 2 distracted behaviors and 3 inexperience indications in the reports.

Survey of students and parents:

As part of the program we ask the students to complete a short survey to see what impact the program has had on the students. Some of the parents also complete this survey. Below are some of the results from these two programs.

Would you recommend this program as a future presentation at your school?

The students responded overwhelmingly yes they would recommend the program in the future. Some of the comments that were listed include:

"This is real raw emotion and I think people are more motivated by that."

"It was an eye opening experience."

"This program taught me a lot about respecting life. Thank you so much."

"This program really impacted me emotionally and was a big eye opener to the consequences of any type of distracted or impaired driving."

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130 S. McKinley Avenue, Fort Lupton, Colorado 80621
303-857-4011 Fax 303-857-2703
Chief Ken Poncelow

"It really changed me emotionally towards being safe in a car."

"It has given me a new perspective on life and it has the ability to change and save lives."

"It is very important that they see what their mistakes can do, as well as understand that it can happen at any time."

"I would recommend this program because not only has it made me think and consider what I do, I felt it go the word out to Highland which has had a lot of trouble."

"It was a great experience, and it really does change the way I look at driving and not just when there is alcohol involved."

Has this program changed your opinion about drinking and driving? Why?

"Yes, I never what to experience that kind of turmoil."

"It made me realize how serious it really is."

"Yes, this program has changed my opinion on drinking and driving because at first I used to think just one was okay, but it's not."

"Yes, It has and very much so. I always used to think it was okay to have a beer or two and still drive. I've see what happens and I finally understand what it's like to do that."

"I've always been against drinking and driving it opens my eyes to texting."

"Yes, I didn't realize how serious it was, I just thought you had to be completely out of control drunk not to drive, so yeah."

"This program has opened my eyes to see that nobody is bullet proof. Bad things can happen to anyone, this has made me value the time I have here on earth."

"Yes, this does having a uncle that about killed himself. It make me want to get the word out about it."

"Making one stupid decision could ruin the rest of your life"

"Yes, it made it real. I've learned the effects, and what can actually happen."

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"Yes – even as an adult it was a wake-up call. I think we tend to get too complacent."

Have you been faced with a drinking/driving situation since the program, whether it was with friends, family or a stranger? How did you handle it? Do you think that we provided you with enough information during the program so that you can defend the position of NOT drinking and driving or letter other's drink and drive?

"I have with my dad a few times. I handled it very hard. I refused to get in the car. You guys have taught me so much, I'm thankful."

"Yes, my friend wanted to drive us home, but I refused to get in. I also got my other friends parents to keep him out of the car. Yes."

Many of the students indicated that they have not been in that situation since the program but would not want to see their friends and family members make a h0orrible choice.

The night of the debriefing you would have been willing to take someone's keys, but now that things have called down and emotions are not so high, are you still willing to take someone's keys to prevent them from driving drunk?

"At first I wasn't but know I would."

Yes, because it could end their lives or anybody else's lives."

"Yes because I would know that I could possibly be stopping someone from getting hurt."

"Yes, I am willing to do anything to keep someone from drinking and driving if it saves their life."

"Yes, because I rather have them made than dead."

"Absolutely! Prevent all risks."

"I would still do it because knowing you can be the reason they live and not drive and crash drunk is good."

If you weren't wearing your seat belts before this program, have you made the decision to wear your seatbelt <u>every</u> time you get into a car because of this program?

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Most responses were that the students either have believed in wearing their seatbelt prior to the program and it re-affirmed that with them or that they will wear it from now on. A couple of students said:

"I wouldn't say that, but I might."

"I mean I would try to, it's just such a bad habit it might take a while to do it."

"Yes, it took being this scared to realize it, but now that it has I will always protect myself and everyone in the car."

"I used to never wear my seatbelt when driving alone. After this I'm confident that my seatbelt will be work every time I drive from now on."

"I have to admit as I have become more busy with life, I have made excuses about putting on my belt because 'I'm just going down the block.' I won't be doing that anymore."

In regards to texting and driving, did the presentation how you just how dangerous it is, even if you're not driving fast?

"This program definitely showed me how important it is. Whatever is distracting you will never be as important as your own life."

"I never knew that multitasking didn't exist, I just thought I was really bad at it. I usually don't text and drive, for sure I won't not after this."

"Yes, it did, I catch myself grabbing my phone to turn my music. This really shows me just how that little thing can change your life."

"Yes because even though it's not very long you're still distracted."

"It has and that's something I want to change on myself."

"Yes, anytime you are not paying attention it can end a life."

The program was started to educate students, the school staff, parents and the community about the dangers of drinking and driving. Over the years the program's main focus is still drinking and driving but we have included newer issues such as texting and driving, use of medications, (prescribed and over the counter) and the importance of wearing seatbelts.

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A full print out of the responses to the questions asked in the survey can be provided upon request.

Respecfully,

Sgt. David Hempel
Fort Lupton Police Department

CITY OF FORT LUPTON
CITY COUNCIL

Tommy Holton, Mayor

Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Chris Cross, Ward 3

David Crespin, Ward 1
Zoe A. Stieber, Ward 2
Bob McWilliams, Ward 3

CITY OF Fort Lupton EST 1836
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AM 2016-040

APPROVING RESOLUTION 2016RXXX AUTHORIZING THE SUBMISSION OF A DEPARTMENT OF LOCAL AFFAIRS (DOLA) GRANT APPLICATION FOR THE HWY85/52 BRIDGE BEAUTIFICATION

I. **Agenda Date:** Council Meeting – March 28, 2016

II. **Attachments:**
a. DOLA Grant Application
b. Resolution
c. Highway 85 Gateway Project Summary

III. **Summary Statement:**

As a requirement of the Colorado Department of Local Affair's grant application for Energy and Mineral Impact Assistance Grant funds, City Council must approve a resolution authorizing the City's application submission in order to be considered for the grant.

IV. **Fiscal Note:** _____

_____

Finance Department Use Only

Finance Director

V. **Submitted by:**

Public Works Director

VI. **Approved for Presentation:**

City Administrator

VII. **Attorney Reviewed** _____ Approved _____ Pending Approval

VIII. **Certification of Council Approval:** _____ _____

City Clerk Date

IX. Detail of Issue/Request:

As part of our grant application for financial assistance for the Hwy 85/52 beautification project, City Council must approve a resolution officially authorizing the submission of said application. The estimated total amount of the above-mentioned project is $200,000. Of this amount, the City will commit to a fifty percent match of $100,000.00 to be paid out of the Public Works Street budget.

X. Legal/Political Considerations:

Not Applicable

XI. Alternatives/Options:

- *Proceed with a formal resolution authorizing the City's DOLA grant application submission. This may be the last funding cycle for a while that DOLA has significant funds available for funding project. This is due to low price of oil and slowdown of the industry*
- *Do not proceed with a formal resolution authorizing the City's DOLA grant application submission. The city will miss an opportunity to double funding for bridge improvements.*
- *Consider applying for grant assistance at a later date.*

XII. Financial Considerations:

This project was funded in the 2016 cycle. $200,000 was budgeted in General Fund Streets for this project.

XIII. Staff Recommendation:

Staff recommends approval of this resolution formally authorizing staff to apply for the aforementioned DOLA grant.

COLORADO
Department of Local Affairs
Division of Local Government

ENERGY AND MINERAL IMPACT ASSISTANCE PROGRAM APPLICATION
Tier I or Tier II

Applications Must Be Submitted Electronically - Directions on Last Page

-You are Highly Encouraged to Work with your Regional Field Manager when Completing your Application-

A. GENERAL AND SUMMARY INFORMATION

1. Name/Title of Proposed Project:	HWY 85 / 52 BEAUTIFICATION

2. Applicant: City of Fort Lupton

(In the case of a multi-jurisdictional application, name of the "lead" municipality, county, special district or other political subdivision).

In the case of a multi-jurisdictional application, provide the names of other directly participating political subdivisions:

3. Chief Elected Official (In the case of a multi-jurisdictional application, chief elected official of the "lead" political subdivision):

Name:	Tommy Holton	Title:	Mayor
Mailing Address:	130 S. McKinley Avenue	Phone:	303-857-6694
City/Zip:	Fort Lupton / 80621	Alt Phone	303-720-5566
E-Mail Address:	tholton@fortlupton.org		

4. Designated Contact Person (will receive all mailings) for the Application:

Name:	Aaron Herrera	Title:	Assistant City Administrator
Mailing Address:	130 S. McKinley Avenue	Phone:	303-857-6694
City/Zip:	Fort Lupton / 80621	Alt Phone	303-990-4270
E-Mail Address:	aherrera@fortlupton.org		

5. Amount of Energy/Mineral Impact Funds requested:
(**Tier I;** Up to $200,000 or **Tier II;** Greater than $200,000 to $2,000,000)

$100,000

6. Description of the Project Scope of Work:
(Project Description of the various tasks involved in the project including specific data such as quantities, mileage, square feet, lineal ft. etc. as well as specific project location within city and or county etc.)

The City of Fort Lupton has the need for a signature feature entering into the city area proper. The Bridge over Hwy 52 provides that location. The City is investing in visual aspects of this entry corridor in an effort to attract business and new residents.

7. Description: (Describe the problem, opportunity or challenge that resulted in the request.)

The city sponsored plan and report "Getting Down to Business The Fort Lupton Commercial Corridor Plan" prepared in 2004 identified an action "to formally create a 'gateway' to Fort Lupton. A dramatic effect can be achieved by capitalizing on the 'gateway' created by the US 85 overpass and adding design elements. Bridge improvements should be combined with landscape walls and tree/shrubs/flower planting at the key street corners both east and west of the overpass."

8. Local priority if more than one application from the same local government (1 of 2, 2 of 2, etc.) 3

9. Is the project on a State registered historic site? Yes(___) No(_X_).
If yes, please provide the registry number._____. The department **may** need to seek a determination of effect from the State Historic Society. For more on the Colorado State Register of Historic Properties, please **click here**.

B. DEMOGRAPHIC AND FINANCIAL INFORMATION.

1. Population

a. What was the 2010 population of the applicant jurisdiction? 7,357

b. What is the current population? 7,377

(Current/most recent conservation trust fund/lottery distribution estimate is acceptable.) What is the source of the estimate? Census

c. What is the population projection for the applicant in 5 years? 8,467

What is the source of the projection? Alteryx

2. Financial Information (Current Year):

In the column below labeled "Applicant" provide the financial information for the municipality, county, school district or special district directly benefiting from the application. In the columns below labeled "Entity", provide the financial information for any public entities on whose behalf the application is being submitted (if applicable).

Complete items "a through k" for ALL project types:

	Lead Applicant	Co-applicant ___.	Co-applicant ___.
a. Assessed Valuation (AV) Year: Most Recent	100,879,330		
b. Total Mill Levy	19.25		
c. Property Tax Revenue Generated (mill levy x AV / 1,000)	1,941,952		
d. Sales Tax (Rate/Estimated Annual Revenue)	4% / $3,413,043	% / $	% / $
e. Total Budgeted Revenue (All Funds)*	19,906,107		
f. Total Budgeted Expenditures (All Funds)*	21,614,533		
g. Total Fund Balance (All Funds)*	2,243,511		
h. Total Outstanding Debt (All Funds)**	17,972,344		
i. General Fund Budgeted Revenue	6,462,466		
j. General Fund Budgeted Expenditure	8,189,719		
k. General Fund Balance as of December 31st of the previous year			
General Fund Balance	$4,088,810	$	$
Portion of General Fund which is Unassigned ^^ **(meets the definition identified in the GASB statement below)**	$ 1,366,388	$	$

* Sum of General Fund and all Special or Enterprise Funds

** Include the total outstanding liability from all multi-year debt obligations (lease purchase agreements, certificate of participation and any other debt instruments).

^^**Unassigned fund balance** - Amounts that are available for any purpose; these amounts are reported only in the general fund and have not been committed by resolution, ordinance or contract and have not been budgeted for an intended purpose.

(Click this link to locate GASB Fund Balance definitions)

For projects to be managed through a Special Fund other than the General Fund (e.g. County Road and Bridge Fund) or managed through an Enterprise Fund (e.g. water, sewer, county airport), complete items "k through o":			
Complete items "l through p" for ALL project types:			
Identify the relevant Special Fund or Enterprise Fund:	__Fund	__Fund	__Fund
l. Special or Enterprise Fund Budgeted Revenue	$473,477	$	$
m. Special or Enterprise Fund Budgeted Expenditures	$766,000	$	$
n. Special or Enterprise Fund Outstanding Debt**	$	$	$
o. Special Fund Mill Levy (if applicable)	$	$	$
p. Special or Enterprise Fund Balance as of December 31st of the previous year	$1,554,203	$	$

For Water and Sewer Project Only complete items "q through s":		
Complete items "q through s" for ALL project types:	Water	Sewer
q. Tap Fee	$	$
r. Average Monthly User Charge (Divide sum of annual (commercial and residential) revenues by 12 and then divide by the number of total taps served.) **NOTE: Commercial and Residential Combined**	$	$
s. Number of total Taps Served by Applicant		

** Include the total outstanding liability from all multi-year debt obligations (lease purchase agreements, certificate of participation and any other debt instruments).

C. PROJECT BUDGET. List expenditures and sources of revenue for the project. The totals on each side of the ledger must equal.

Expenditures		**Sources of Revenue** (Dollar for Dollar Cash Match is Required, unless financial circumstance warrants a reduction)			Funding Committed
List Budget Line Items (Examples: architect, engineering, construction, equipment items, etc.)		List the sources of matching funds and indicate either cash or documentable in-kind contribution. **Total revenue must equal total expenditures**			List Yes or No next to each line item
Line Item Expenditures	Line Item Costs		Cash	In-Kind	
S/W Structure / Truss	$76,000.00	Energy/Mineral Impact Fund Grant Request	$ 100,000		No
Columns	$30,000.00	*Energy/Mineral Impact Fund Loan Request (If applicable)	$		No
Retaining Wall	$20,000.00	**City Street Fund**	**$ 100,000**		**Yes**
Irrigation	$10,500.00				
Trees/shrubs/plants	$15,000.00				
Traffic Control	$6,000.00				
Contingency @ 15%	$23,600.00				
Engineering @ 12%	$18,900.00				
TOTAL	$ 200,000	**TOTAL**	$ 200,000	$	
Please attach a more detailed budget if available					

(*If the request is for planning, engineering or design, the following two questions may not be applicable*)

1. Please identify the contingency associated with the project budget.
   a. Contingency Dollar value $ 23,600
   b. Contingency % of Budget. 15 %
   c. If a contingency has not been identified as part of the budget, please explain why not? Not applicable.
2. How recently was the budget and contingency determined for this project (month/year)? 03/2016.

D. PROJECT INFORMATION.

The statutory purpose of the Energy and Mineral Impact Assistance program is to provide financial assistance to "political subdivisions socially or economically impacted by the development, processing or energy conversion of minerals and mineral fuels."

1. Demonstration of Need:

a. Why is the project needed at this time?

The City lacks an entry identity to welcome visitors into town.

b. How does the implementation of this project address the need?

The DOLA funding will allow the city to install this feature.

c. Does this project, as identified in this application, **completely** address the stated need? If not, please describe additional work or phases and the estimated time frame. Do you anticipate requesting Energy and Mineral Impact Assistance funds for future phases?

This project will provide for approximately 50% of the entry. This is the first phase for this feature. The second phase will be to complete the east side as well.

d. What other implementation options have been considered?

Delaying

e. What are the consequences if the project is not awarded funds?

Possible delay of several year until funds are available and saved up.

2. Measurable Outcomes:

a. Describe measurable outcomes you expect to see when implementation of this project is complete. How will the project enhance the livability* of your region, county, city, town or community (e.g. constructing a new water plant will eliminate an unsafe drinking water system and provide safe and reliable drinking water; the construction of a new community center will provide expanded community services, or projects achieving goals regarding energy conservation, community heritage, economic development/diversification, traffic congestion, etc.)?

***(Livability means increasing the value and/or benefit in the areas that are commonly linked in community development such as jobs, housing, transportation, education, emergency mitigation, health and environment)**

Increased citizen pride and attracting new business to the downtown area

b. How will the outcome of the project be measured to determine whether the anticipated benefits to this population actually occur?

Increase business traffic and interest in living in Fort Lupton.

c. Does this project preserve and protect a registered state historic building, facility or structure? If yes, please describe. Year of construction: __X__ NO

Not Applicable

d. Will this project implement an energy efficiency/strategy that could result in less carbon footprint or conserve energy use or capitalize on renewable energy technology? If yes, please describe.

No

e. Will the project be constructed with "Resiliency Framework", which is to build and construct with a plan to reduce risks by utilizing materials and constructing in areas to better withstand natural or man-made disasters, etc.? If yes, please describe.

No

3. Relationship to Community Goals

a. Is the project identified in the applicant's budget or a jurisdictionally approved plan (e.g. capital improvement plan, equipment replacement plan, comprehensive plan, utility plan, road maintenance and improvement plan or other local or regional strategic management or planning document)? What is its ranking?

No

4. Local Commitment and Ability to Pay/Local Effort

a. Why can't this project be funded locally?

The City is funding, but at a slower rate of what is required. Too many other needs in the city that require funding.

b. Has this project been deferred because of lack of local funding? If so, how long?

Yes, This project need was identified in 2006.

c. Explain the origin of your local cash match. (Note: Whenever possible, local government cash match on a dollar for dollar match basis is encouraged.) Are the local funds committed or pending? If there are pending funds, when will the status of those funds be determined?

Street sales tax fund

d. What other community entities, organizations, or stakeholders recognize the value of this project and are collaborating with you to achieve increased livability of the community? Please describe how your partners are contributing to achieve the improvement to the livability of the community through this project. If in-kind contributions are included in the project budget, detailed tracking will be required on project monitoring report.

None

i. Please describe the level of commitment by each collaborator. (e.g. fee waivers, in-kind services, fundraising, direct monetary contribution, policy changes.)

Not applicable

ii. Please list the value of the resources that each collaborator is bringing to the program.

Not applicable

e. Has the applicant dedicated the financial resources in their current budget, reserve funds and/or unused debt capacity that are being used for the local matching funds? Explain if No

Yes

f. Have the applicant's tax rates, user charges or fees been reviewed recently to address funding for the proposed project?

The City's sales tax was reviewed and extended in 2011 until 2021

g. If the tax rate, user charges or fees were modified, what was the modification and when did this change occur?

Street sales tax was left unchanged in 2011

h. Has the applicant contacted representatives from local energy or mineral companies to discuss the project? If yes, when was the contact and what was discussed.

No

i. Has the applicant requested financial support from the industry? If yes, when was the contact, what amount did you request? What were the results? If no, why not?

No, this problem is not viewed as impacted by the industry.

5. Readiness to Go

a. Assuming this project is funded as requested, how soon will the project begin? **Select One** ( )Within 3 months, (**X**)3-6 months, (_)6-9 months or (_)9-12 months? What is the time frame for completion? **Select One** ( )Within 3 months, (**X**)3-6 months, ( )6-9 months, (_)9-12 months or (_) >12 months.

b. Describe how you determined that the project can be completed within the proposed budget as outlined in this application?

Budget is based on available funds. The design will be based on available funding

c. Has the necessary planning and design been completed? How? What additional design work remains? How did the applicant develop project cost estimates? Are any or permitting must still be completed, if any? When? How did the applicant develop project cost estimates? Is the project supported by bids, professional estimates or other credible information? Please attach a copy of any supporting documents.

No, engineering services contracts have been initiated to begin design as of this application. Anticipating completion of design in 3 months.

i. What additional design work remains?

All

ii. How did the applicant develop project cost estimates?

Preliminary estimates to validate available fund use.

iii. Is the project supported by bids, professional estimates or other credible information? Please attach a copy of any supporting documents.

None other at this time.

iv. Are any Local, State or Federal permits required before the project can proceed? If yes, please describe.

Yes, CDOT coordination and approval of ROW work.

6. Energy & Mineral Relationship

a. Describe how the applicant is, has been, or will be impacted by the development, production, or conversion of energy and mineral resources.

There are over 21,000 active wells in Weld County as of October 2015 (Source COGCC). Fort Lupton is situated in a productive area of the Wattenberg Field with nearly 3,000 active wells within a five mile radius of Fort Lupton. Additionally, there are 3 class two injection wells located in this area along with numerous support and collection facilities.

b. To further document the impact in the area, name the company or companies involved, the number of employees (click to get # of employees) associated with the activities impacting the jurisdiction and other relevant, quantitative indicators of energy/mineral impact.

Anadarko, Halliburton, Bromely Mineral Holdings, Legend Energy

c. Cite actual use data that documents direct impact as it relates to the need for the project. For example, "heavy truck

traffic directly related to energy development activities is impacting County Road X. a traffic count done in May 2015 showed energy related truck traffic increased from 100 trips per day to 300."

Traffic counts are being performed at this time

7. Management Capacity

a. How will you separate and track expenditures, maintain funds and reserves for the capital expenditures and improvements as described in this project?

The city Finance Department will earmark funds for this project separately inside the appropriate funds for future use.

b. Describe the funding plan in place to address the new operating and maintenance expenses generated from the project?

The city Street fund provides budgeting for street maintenance.

c. Describe the technical and professional experience/expertise of the person(s) and/or professional firms responsible to manage this project.

City staff has completed several DOA grants of the past years. The Public Works Director is a license professional engineer.

d. Does the project duplicate service capacity already established? Is the service inadequate? Has consolidation of services with another provider been considered?

Not applicable

E. HIGH PERFORMANCE CERTIFICATION (HPCP) PROGRAM COMPLIANCE.

Colorado Revised Statutes (C.R.S. 24-30-1305.5) require all new facilities, additions, and renovation projects that meet the following applicability criteria to conform with the High Performance Certification Program (HPCP) policy adopted by the Office of the State Architect (OSA) if:

- The project receives 25% or more of state funds; **and**
- The new facility, addition, or renovation project contains 5,000 or more building gross square feet; **and**
- The building includes an HVAC system; **and**
- In the case of a renovation project, the cost of the renovation exceeds 25% of the current value of the property.

The HPCP requires projects that meet the applicability criteria above to achieve third party verification with the target goal of LEED Gold or Green Globes-Three Globes. Projects are strongly encouraged to meet the Office of the State Architect's (OSA) Sustainable Priorities in addition to the LEED prerequisites. Projects funded through DOLA that meet the above applicability criteria are required to complete the DOLA registration and tracking process. See DOLA's HPCP web page for more information or contact your DOLA regional manager.

In instances where achievement of LEED Gold or Green Globe-Three Globes certification is not achievable, an applicant may request a modification of the HPCP policy or a waiver if certain conditions exist. DOLA staff will work with applicants to identify workable solutions to meet the program's intent to maximize building energy efficiencies.

Please answer the following questions:
(Complete this section only if your project application is for a building project, both new construction as well as renovation.) **NOT APPLICABLE**

1. Is the applicant seeking state funding for 25% or more of the total project cost (including all phases, if applicable)? Yes(__) No(__)
   (If no, the project does not meet the HPCP requirement and the rest of this section does not need to be completed)

   Does the building include an HVAC system? Yes(__) No(__)
   If yes, please check whether the proposed project includes a _____ HVAC upgrade or _____ new HVAC system.

2. Is this project (check all that apply): ___new construction ___renovation _____new and renovation
   New building square footage: _____SF Renovation square footage: _____SF
   Is the building square footage (new construction and/or renovation) 5,000 SF or more? Yes(__) No(__)

3. For building renovation projects:
   What is the current property value? (Determine based on assessed or appraised value) $_____
   What is the total project cost for the renovations? $_____

   Does the cost of renovation exceed 25% of the current value of the property? Yes(_) No(__)

4. **If you answered "yes" to questions 1, 2, 3, and if applicable, 4, then your project meets the HPCP applicability criteria. Complete the HPCP registration form and preliminary checklist and submit with this grant application.** (See DOLA's HPCP web page for registration and checklist form.)

ADDITIONAL QUESTIONS:

5. Have you included any additional costs in this grant application for third party verification to comply with the High Performance Certification Program? Yes(__) No(__) If yes, please specify the estimated cost for third participation verification/certification:$_____

6. Will you need assistance locating resources, third party consultants, or technical assistance for HPCP third party verification requirements, preparing cost estimates, or otherwise complying with the HPCP?
   Yes(__) No(__) Explain _____

Note: If this application is for design services for a planned building project that meets the HPCP applicability criteria and the applicant intends to seek state funding for 25% or more of the total project cost, then the design should maximize high performance building certification standards (by completing the HPCP checklist) and build in anticipated project costs, as appropriate.

F. TABOR COMPLIANCE.

1. Does the applicant jurisdiction have voter authorization to receive and expend state grants without regard to TABOR spending limitations? Yes(X) No( ). If yes, explain:

2. If the applicant jurisdiction receives a grant with State Severance funds, will the local government exceed the TABOR limit and force a citizen property tax rebate? Yes( ) No(X). Explain.

3. Has the applicant jurisdiction been subject to any refund under TABOR or statutory tax limitations? Yes( ) No(X). Explain.

4. Has the applicant sought voter approval to keep revenues above fiscal spending limits? Yes(X) No( ). Explain.
Voters approved a ballot issue in 2004 that eliminated TABOR requirements for the City of Fort Lupton.

5. Are there any limitations to the voter approved revenues? (e.g., Can revenues only be spent on law enforcement or roads?) Yes( ) No(X). Explain.

6. If the applicant jurisdiction is classified as an enterprise under TABOR, will acceptance of a state grant affect this status? Yes( ) No(X). Explain.
The entire City was exempted in 2004

G. ENVIRONMENTAL REVIEW.

Indicate below whether any of the proposed project activities:

1. Will be undertaken in flood hazard areas. Yes( ) No(X).
List flood plain maps/studies reviewed in reaching this conclusion. Describe alternatives considered and mitigation proposed.

2. Will the project affect historical, archeological or cultural resources, or be undertaken in a geological hazard area. Yes( ) No(X).
If yes, describe alternatives considered and mitigation proposed.

3. Address any other public health or safety related concerns? Describe. Yes( ) No(X).

APPLICATION SUBMISSION INSTRUCTIONS AND OFFICIAL BOARD ACTION DATE (REQUIRED)

Application and attachments must be submitted electronically in

WORD .DOC (Preferred) or .PDF Format (Unsecured) to:

ImpactGrants@state.co.us
Please Cc your DOLA Regional Manager all documents as well to ensure receipt.

In email subject line include: Applicant Local Government name and Tier for which you are applying
-example- **Subject:** Springfield County EIAF Grant Request, Tier 1

NOTE: Please do not submit a scanned application (scanned attachments ok).
(If you are unable to submit electronically please contact your DOLA Regional Manager)

For any questions related to the electronic submittal please call Denise Lindom @ 303.864.7732

Attachments List (Check and submit the following documents, if applicable):

- Preliminary Engineering Reports _____
- Architectural Drawings _____
- Cost Estimates X_____
- Detailed Budget _____
- Map showing location of the project X_____
- Attorney's TABOR decision _____
- HPCP Registration, modification Or Waiver Form _____

****

Official Board Action taken on

_____
Date

Submission of this form indicates official action by the applicant's governing board authorizing application for these funds.

RESOLUTION NO. 2016RXXX

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON AUTHORIZING THE SUBMITTAL OF AN ENERGY AND MINERAL IMPACT ASSISTANCE GRANT WITH THE COLORADO DEPARTMENT OF LOCAL AFFAIRS FOR HWY 85/52 BEAUTIFICATION FOR AN AMOUNT OF $200,000.00

WHEREAS, the City of Fort Lupton's entry along Highway 52 does not adequately represent the city's identity or reflect a positive impression for visitors; and

WHEREAS, these types of projects qualify for the submission of an Energy and Mineral Impact Assistance Grant application; and

WHEREAS, the City has committed to a fifty percent monetary match in the amount of $100,000.00, allocated from the City of Fort Lupton's Public Works Street budget.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council has determined that the sidewalks are in need of repairs and has directed staff to apply for an Energy and Mineral Impact Assistance Grant. Such matching funds are required as part of the grant and will be allocated from the Public Works Street budget.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 28th DAY OF MARCH 2016.

City of Fort Lupton, Colorado

_____
Tommy Holton, Mayor

Attest:

_____
Nanette S. Fornof, MMC
City Clerk

Approved as to form:

_____
Andy Ausmus, City Attorney

Hwy85 Gateway

West side only

						TOTAL COST
Structure / Truss	175	LF	$	340.00	Ea	$ 76,000.00
Columns	2	LS	$	10,000.00	Ea	$ 30,000.00
Retaining Wall	800	SFF	$	20.00	SF	$ 20,000.00
Irrigation	1	LS	$	6,000.00		$ 10,500.00
Trees/shrubs/plants	1	LS	$	15,000.00		$ 15,000.00
Traffic Control	1	LS	$	5,000.00		$ 6,000.00
Contingency @ 15%						$ 23,600.00
Engineering @ 12%						$ 18,900.00
(Design/Construction)						
TOTAL COST						**$ 200,000.00**
Current Budgeted *(page 263)*						$ 100,000.00
DOLA request						$ 100,000.00
TOTAL funding						***$ 200,000.00***

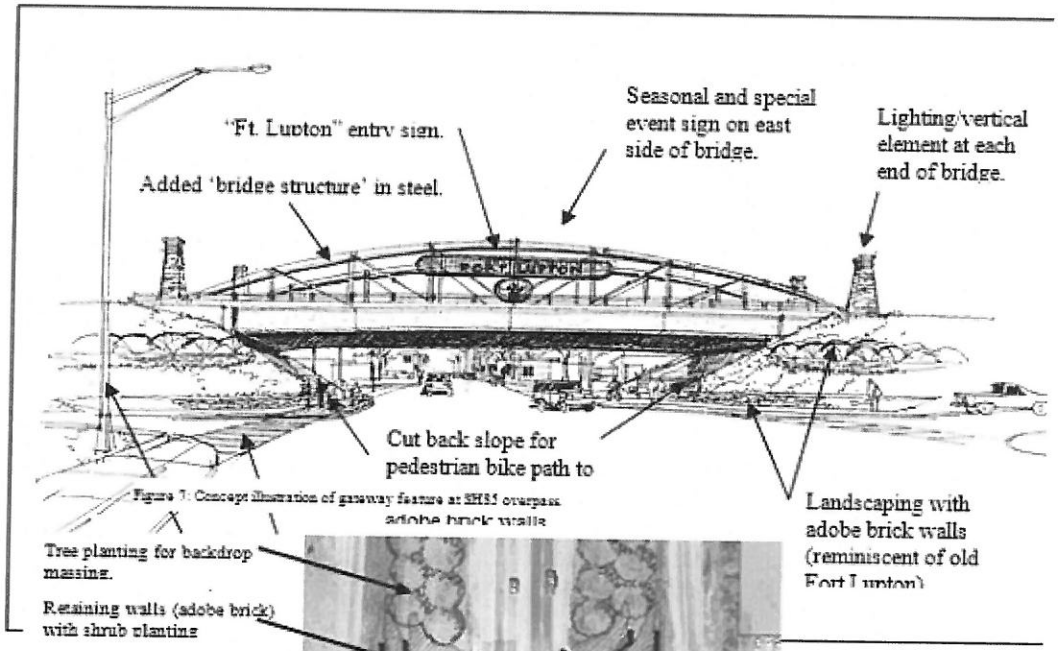

Figure 7: Concept illustration of gateway feature at SH85 overpass

Figure 10: A concept plan view of the 'gateway' feature shown

CITY OF FORT LUPTON
CITY COUNCIL

Tommy Holton, Mayor

Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Chris Cross, Ward 3

David Crespin, Ward 1
Zoe A. Stieber, Ward 2
Bob McWilliams, Ward 3

CITY OF Fort Lupton EST 1836
COME PAINT YOUR FUTURE WITH US

AM 2016-041

APPROVING RESOLUTION 2016RXXX AUTHORIZING THE SUBMISSION OF A DEPARTMENT OF LOCAL AFFAIRS (DOLA) GRANT APPLICATION FOR SIDEWALK REPAIR/REPLACEMENT

I. **Agenda Date:** Council Meeting – March 28, 2016

II. **Attachments:**
a. DOLA Grant Application
b. Resolution

III. **Summary Statement:**

As a requirement of the Colorado Department of Local Affair's grant application for Energy and Mineral Impact Assistance Grant funds, City Council must approve a resolution authorizing the City's application submission in order to be considered for the grant.

IV. **Fiscal Note:** _____

_____

Finance Department Use Only

_____
Finance Director

V. **Submitted by:** _____
Public Works Director

VI. **Approved for Presentation:** _____
City Administrator

VII. **Attorney Reviewed** _____ Approved _____ Pending Approval

VIII. **Certification of Council Approval:** _____ _____
City Clerk Date

IX. Detail of Issue/Request:

As part of our grant application for financial assistance for the Sidewalk Repair/Replacement project, City Council must approve a resolution officially authorizing the submission of said application. The estimated total amount of the above-mentioned project is $200,000. Of this amount, the City will commit to a fifty percent match of $100,000.00 to be paid out of the Operations Street Sales Tax budget.

X. Legal/Political Considerations:

Not Applicable

XI. Alternatives/Options:

- *Proceed with a formal resolution authorizing the City's DOLA grant application submission. This may be the last funding cycle for a while that DOLA has significant funds available for funding project. This is due to low price of oil and slowdown of the industry*
- *Do not proceed with a formal resolution authorizing the City's DOLA grant application submission. The city will miss an opportunity to double funding for sidewalk replacement.*
- *Consider applying for grant assistance at a later date.*

XII. Financial Considerations:

This project was funded in the 2016 cycle. $100,000 Matching funds were budgeted in the Operations Street Sales Tax Fund budget.

XIII. Staff Recommendation:

Staff recommends approval of this resolution formally authorizing staff to apply for the aforementioned DOLA grant.

COLORADO
Department of Local Affairs
Division of Local Government

ENERGY AND MINERAL IMPACT ASSISTANCE PROGRAM APPLICATION
Tier I or Tier II

Applications Must Be Submitted Electronically - Directions on Last Page

-You are Highly Encouraged to Work with your Regional Field Manager when Completing your Application-

A. GENERAL AND SUMMARY INFORMATION

1. Name/Title of Proposed Project:	Citywide Sidewalk Repair, Replacement and Installation

2. Applicant: City of Fort Lupton

(In the case of a multi-jurisdictional application, name of the "lead" municipality, county, special district or other political subdivision).

In the case of a multi-jurisdictional application, provide the names of other directly participating political subdivisions:

3. Chief Elected Official (In the case of a multi-jurisdictional application, chief elected official of the "lead" political subdivision):

Name:	Tommy Holton	Title:	Mayor
Mailing Address:	130 S. McKinley Avenue	Phone:	303-857-6694
City/Zip:	Fort Lupton / 80621	Alt Phone	303-720-5566
E-Mail Address:	tholton@fortlupton.org		

4. Designated Contact Person (will receive all mailings) for the Application:

Name:	Aaron Herrera	Title:	Assistant City Administrator
Mailing Address:	130 S. McKinley Avenue	Phone:	303-857-6694
City/Zip:	Fort Lupton / 80621	Alt Phone	303-990-4270
E-Mail Address:	aherrera@fortlupton.org		

5. Amount of Energy/Mineral Impact Funds requested:

(**Tier I;** Up to $200,000 or **Tier II;** Greater than $200,000 to $2,000,000)

$100,000

6. Description of the Project Scope of Work:

(Project Description of the various tasks involved in the project including specific data such as quantities, mileage, square feet, lineal ft. etc. as well as specific project location within city and or county etc.)

The City of Fort Lupton has the need for new sidewalks, repairing or replacement of existing failing sidewalk throughout the city.

7. Description: (Describe the problem, opportunity or challenge that resulted in the request.)

Many older portions of town do not include sidewalks. Many areas where sidewalks were installed the concrete is broken or settled causing tripping hazards.

8. Local priority if more than one application from the same local government (1 of 2, 2 of 2, etc.) 2 .

9. Is the project on a State registered historic site? Yes(___) No(_X_).

If yes, please provide the registry number._____. The department **may** need to seek a determination of effect from the State Historic Society. For more on the Colorado State Register of Historic Properties, please **click here**.

B. DEMOGRAPHIC AND FINANCIAL INFORMATION.

1. Population

a. What was the 2010 population of the applicant jurisdiction? 7,357

b. What is the current population? 7,377

(Current/most recent conservation trust fund/lottery distribution estimate is acceptable.) What is the source of the estimate? Census

c. What is the population projection for the applicant in 5 years? 8,467

What is the source of the projection? Alteryx

2. Financial Information (Current Year):

In the column below labeled "Applicant" provide the financial information for the municipality, county, school district or special district directly benefiting from the application. In the columns below labeled "Entity", provide the financial information for any public entities on whose behalf the application is being submitted (if applicable).

Complete items "a through k" for ALL project types:

	Lead Applicant	Co-applicant ___	Co-applicant ___
a. Assessed Valuation (AV) Year: Most Recent	100,879,330		
b. Total Mill Levy	19.25		
c. Property Tax Revenue Generated (mill levy x AV / 1,000)	1,941,952		
d. Sales Tax (Rate/Estimated Annual Revenue)	4% / $3,413,043	% / $	% / $
e. Total Budgeted Revenue (All Funds)*	19,906,107		
f. Total Budgeted Expenditures (All Funds)*	21,614,533		
g. Total Fund Balance (All Funds)*	2,243,511		
h. Total Outstanding Debt (All Funds)**	17,972,344		
i. General Fund Budgeted Revenue	6,462,466		
j. General Fund Budgeted Expenditure	8,189,719		
k. General Fund Balance as of December 31st of the previous year			
General Fund Balance	$4,088,810	$	$
Portion of General Fund which is Unassigned ^^ **(meets the definition identified in the GASB statement below)**	$ 1,366,388	$	$

* Sum of General Fund and all Special or Enterprise Funds

** Include the total outstanding liability from all multi-year debt obligations (lease purchase agreements, certificate of participation and any other debt instruments).

^^**Unassigned fund balance** - Amounts that are available for any purpose; these amounts are reported only in the general fund and have not been committed by resolution, ordinance or contract and have not been budgeted for an intended purpose.

(Click this link to locate GASB Fund Balance definitions)

For projects to be managed through a Special Fund other than the General Fund (e.g. County Road and Bridge Fund) or managed through an Enterprise Fund (e.g. water, sewer, county airport), complete items "k through o":			
Complete items "l through p" for ALL project types:			
Identify the relevant Special Fund or Enterprise Fund:	__Fund	__Fund	__Fund
l. Special or Enterprise Fund Budgeted Revenue	$473,477	$	$
m. Special or Enterprise Fund Budgeted Expenditures	$766,000	$	$
n. Special or Enterprise Fund Outstanding Debt**	$	$	$
o. Special Fund Mill Levy (if applicable)	$	$	$
p. Special or Enterprise Fund Balance as of December 31st of the previous year	$1,554,203	$	$

For Water and Sewer Project Only complete items "q through s":		
Complete items "q through s" for ALL project types:	Water	Sewer
q. Tap Fee	$	$
r. Average Monthly User Charge (Divide sum of annual (commercial and residential) revenues by 12 and then divide by the number of total taps served.) **NOTE: Commercial and Residential Combined**	$	$
s. Number of total Taps Served by Applicant		

** Include the total outstanding liability from all multi-year debt obligations (lease purchase agreements, certificate of participation and any other debt instruments).

C. PROJECT BUDGET. List expenditures and sources of revenue for the project. The totals on each side of the ledger must equal.

Expenditures		**Sources of Revenue** (Dollar for Dollar Cash Match is Required, unless financial circumstance warrants a reduction)			Funding Committed
List Budget Line Items (Examples: architect, engineering, construction, equipment items, etc.)		List the sources of matching funds and indicate either cash or documentable in-kind contribution. **Total revenue must equal total expenditures**			List Yes or No next to each line item
Line Item Expenditures	Line Item Costs		Cash	In-Kind	
S/W Removal	$ 12,000.00	Energy/Mineral Impact Fund Grant Request	$ 100,000		No
C&G Removal	$ 17,000.00	*Energy/Mineral Impact Fund Loan Request (If applicable)	$		No
Sidewalk	$ 85,500.00	**City Street Fund**	**$ 100,000**		**Yes**
C&G	$ 75,000.00				
Curb Ramp	$ 4,500.00				
Detectable strip	$ 6,000.00				
TOTAL	$ 200,000	**TOTAL**	$ 200,000	$	
Please attach a more detailed budget if available					

(*If the request is for planning, engineering or design, the following two questions may not be applicable*)

1. Please identify the contingency associated with the project budget.
   a. Contingency Dollar value $ 0
   b. Contingency % of Budget. 0 %
   c. If a contingency has not been identified as part of the budget, please explain why not? Project locations will selected to fit the available budget
2. How recently was the budget and contingency determined for this project (month/year)? 03/2016 .

D. PROJECT INFORMATION.

The statutory purpose of the Energy and Mineral Impact Assistance program is to provide financial assistance to "political subdivisions socially or economically impacted by the development, processing or energy conversion of minerals and mineral fuels."

1. Demonstration of Need:

a. Why is the project needed at this time?

The City has not had adequate funding to address this citywide problem for many years. Many areas currently have tripping hazards and inadequate drainage due to curb and gutter settlement. The addition of some area for sidewalk will provide much needed safe routes to schools.

b. How does the implementation of this project address the need?

The DOLA funding will allow the city to double the amount of sidewalks that can be fixed and added for what we have been able to budget this year.

c. Does this project, as identified in this application, **completely** address the stated need? If not, please describe additional work or phases and the estimated time frame. Do you anticipate requesting Energy and Mineral Impact Assistance funds for future phases?

This project will provide for approximately 40% of the required replacement and installation that is currently required. An additional 3 years are planned for the increased budgeting to completely address the sidewalk deficiencies city wide.

d. What other implementation options have been considered?

Requiring residents to install and fix sidewalks.

e. What are the consequences if the project is not awarded funds?

Delaying completion of the sidewalk system by another year.

2. Measurable Outcomes:

a. Describe measurable outcomes you expect to see when implementation of this project is complete. How will the project enhance the livability* of your region, county, city, town or community (e.g. constructing a new water plant will eliminate an unsafe drinking water system and provide safe and reliable drinking water; the construction of a new community center will provide expanded community services, or projects achieving goals regarding energy conservation, community heritage, economic development/diversification, traffic congestion, etc.)?

***(Livability means increasing the value and/or benefit in the areas that are commonly linked in community development such as jobs, housing, transportation, education, emergency mitigation, health and environment)**

Reduction in citizen complaints related to the sidewalk network.

b. How will the outcome of the project be measured to determine whether the anticipated benefits to this population actually occur?

Lower maintenance costs and providing safe walking routes for residents and businesses in the City of Fort Lupton.

c. Does this project preserve and protect a registered state historic building, facility or structure? If yes, please describe. Year of construction: __X__ NO

Not Applicable

d. Will this project implement an energy efficiency/strategy that could result in less carbon footprint or conserve energy use or capitalize on renewable energy technology? If yes, please describe.

No

e. Will the project be constructed with "Resiliency Framework", which is to build and construct with a plan to reduce risks by utilizing materials and constructing in areas to better withstand natural or man-made disasters, etc.? If yes, please describe.

No

3. Relationship to Community Goals

a. Is the project identified in the applicant's budget or a jurisdictionally approved plan (e.g. capital improvement plan, equipment replacement plan, comprehensive plan, utility plan, road maintenance and improvement plan or other local or regional strategic management or planning document)? What is its ranking?

No

4. Local Commitment and Ability to Pay/Local Effort

a. Why can't this project be funded locally?

The City is funding, but at a slower rate of what is required. Too many streets additionally require overlays and rehabilitation.

b. Has this project been deferred because of lack of local funding? If so, how long?

Yes, sidewalks have been an issue in the city for many years. Adequate funds have not been available to address this in the past.

c. Explain the origin of your local cash match. (Note: Whenever possible, local government cash match on a dollar for dollar match basis is encouraged.) Are the local funds committed or pending? If there are pending funds, when will the status of those funds be determined?

Street sales tax fund

d. What other community entities, organizations, or stakeholders recognize the value of this project and are collaborating with you to achieve increased livability of the community? Please describe how your partners are contributing to achieve the improvement to the livability of the community through this project. If in-kind contributions are included in the project budget, detailed tracking will be required on project monitoring report.

None

i. Please describe the level of commitment by each collaborator. (e.g. fee waivers, in-kind services, fundraising, direct monetary contribution, policy changes.)

Not applicable

ii. Please list the value of the resources that each collaborator is bringing to the program.

Not applicable

e. Has the applicant dedicated the financial resources in their current budget, reserve funds and/or unused debt capacity that are being used for the local matching funds? Explain if No

Yes

f. Have the applicant's tax rates, user charges or fees been reviewed recently to address funding for the proposed project?

The City's sales tax was reviewed and extended in 2011 until 2021

g. If the tax rate, user charges or fees were modified, what was the modification and when did this change occur?

Street sales tax was left unchanged in 2011

h. Has the applicant contacted representatives from local energy or mineral companies to discuss the project? If yes, when was the contact and what was discussed.

No

i. Has the applicant requested financial support from the industry? If yes, when was the contact, what amount did you request? What were the results? If no, why not?

No, this problem is not viewed as impacted by the industry.

5. Readiness to Go

a. Assuming this project is funded as requested, how soon will the project begin? **Select One** (**X**)Within 3 months, ( )3-6 months, (_)6-9 months or (_)9-12 months? What is the time frame for completion? **Select One** (**X**)Within 3 months, (_)3-6 months, ( )6-9 months, (_)9-12 months or (_) >12 months.

b. Describe how you determined that the project can be completed within the proposed budget as outlined in this application?

Budget is based on available funds. The amount of sidewalk replaced and installed will be based on available funds budgeted.

c. Has the necessary planning and design been completed? How? What additional design work remains? How did the applicant develop project cost estimates? Are any or permitting must still be completed, if any? When? How did the applicant develop project cost estimates? Is the project supported by bids, professional estimates or other credible information? Please attach a copy of any supporting documents.

Initial planning is complete with a list compiled based on complaints. Additional areas will be determined based on staff survey and evaluation.

i. What additional design work remains?

None

ii. How did the applicant develop project cost estimates?

Current unit costs being charged to the city.

iii. Is the project supported by bids, professional estimates or other credible information? Please attach a copy of any supporting documents.

None other at this time.

iv. Are any Local, State or Federal permits required before the project can proceed? If yes, please describe.

No

6. Energy & Mineral Relationship

a. Describe how the applicant is, has been, or will be impacted by the development, production, or conversion of energy and mineral resources.

There are over 21,000 active wells in Weld County as of October 2015 (Source COGCC). Fort Lupton is situated in a productive area of the Wattenberg Field with nearly 3,000 active wells within a five mile radius of Fort Lupton. Additionally, there are 3 class two injection wells located in this area along with numerous support and collection facilities.

b. To further document the impact in the area, name the company or companies involved, the number of employees (click to get # of employees) associated with the activities impacting the jurisdiction and other relevant, quantitative indicators of energy/mineral impact.

Anadarko, Halliburton, Bromely Mineral Holdings, Legend Energy

c. Cite actual use data that documents direct impact as it relates to the need for the project. For example, "heavy truck traffic directly related to energy development activities is impacting County Road X. a traffic count done in May 2015 showed energy related truck traffic increased from 100 trips per day to 300."

Traffic counts are being performed at this time

7. Management Capacity

a. How will you separate and track expenditures, maintain funds and reserves for the capital expenditures and improvements as described in this project?

The city Finance Department will earmark funds for this project separately inside the appropriate funds for future use.

b. Describe the funding plan in place to address the new operating and maintenance expenses generated from the project?

The city Street fund provides budgeting for street maintenance.

c. Describe the technical and professional experience/expertise of the person(s) and/or professional firms responsible to manage this project.

City staff has completed several DOA grants of the past years. The Public Works Director is a license professional engineer.

d. Does the project duplicate service capacity already established? Is the service inadequate? Has consolidation of services with another provider been considered?

Not applicable

E. HIGH PERFORMANCE CERTIFICATION (HPCP) PROGRAM COMPLIANCE.

Colorado Revised Statutes (C.R.S. 24-30-1305.5) require all new facilities, additions, and renovation projects that meet the following applicability criteria to conform with the High Performance Certification Program (HPCP) policy adopted by the Office of the State Architect (OSA) if:

- The project receives 25% or more of state funds; **and**
- The new facility, addition, or renovation project contains 5,000 or more building gross square feet; **and**
- The building includes an HVAC system; **and**
- In the case of a renovation project, the cost of the renovation exceeds 25% of the current value of the property.

The HPCP requires projects that meet the applicability criteria above to achieve third party verification with the target goal of LEED Gold or Green Globes-Three Globes. Projects are strongly encouraged to meet the Office of the State Architect's (OSA) Sustainable Priorities in addition to the LEED prerequisites. Projects funded through DOLA that meet the above applicability criteria are required to complete the DOLA registration and tracking process. See DOLA's HPCP web page for more information or contact your DOLA regional manager.

In instances where achievement of LEED Gold or Green Globe-Three Globes certification is not achievable, an applicant may request a modification of the HPCP policy or a waiver if certain conditions exist. DOLA staff will work with applicants to identify workable solutions to meet the program's intent to maximize building energy efficiencies.

Please answer the following questions:
(Complete this section only if your project application is for a building project, both new construction as well as renovation.) **NOT APPLICABLE**

1. Is the applicant seeking state funding for 25% or more of the total project cost (including all phases, if applicable)? Yes(__) No(__)
   (If no, the project does not meet the HPCP requirement and the rest of this section does not need to be completed)

   Does the building include an HVAC system? Yes(__) No(__)
   If yes, please check whether the proposed project includes a ____ HVAC upgrade or ____ new HVAC system.

2. Is this project (check all that apply): ___new construction ___renovation ____new and renovation
   New building square footage: _____SF Renovation square footage: _____SF
   Is the building square footage (new construction and/or renovation) 5,000 SF or more? Yes(__) No(__)

3. For building renovation projects:
   What is the current property value? (Determine based on assessed or appraised value) $_____
   What is the total project cost for the renovations? $_____

   Does the cost of renovation exceed 25% of the current value of the property? Yes(_) No(__)

4. **If you answered "yes" to questions 1, 2, 3, and if applicable, 4, then your project meets the HPCP applicability criteria. Complete the HPCP registration form and preliminary checklist and submit with this grant application.** (See DOLA's HPCP web page for registration and checklist form.)

ADDITIONAL QUESTIONS:

5. Have you included any additional costs in this grant application for third party verification to comply with the High Performance Certification Program? Yes(__) No(__) If yes, please specify the estimated cost for third participation verification/certification:$_____

6. Will you need assistance locating resources, third party consultants, or technical assistance for HPCP third party verification requirements, preparing cost estimates, or otherwise complying with the HPCP?
   Yes(__) No(__) Explain _____

Note: If this application is for design services for a planned building project that meets the HPCP applicability criteria and the applicant intends to seek state funding for 25% or more of the total project cost, then the design should maximize high performance building certification standards (by completing the HPCP checklist) and build in anticipated project costs, as appropriate.

F. TABOR COMPLIANCE.

1. Does the applicant jurisdiction have voter authorization to receive and expend state grants without regard to TABOR spending limitations? Yes(X) No( ). If yes, explain:

2. If the applicant jurisdiction receives a grant with State Severance funds, will the local government exceed the TABOR limit and force a citizen property tax rebate? Yes( ) No(X). Explain.

3. Has the applicant jurisdiction been subject to any refund under TABOR or statutory tax limitations? Yes( ) No(X). Explain.

4. Has the applicant sought voter approval to keep revenues above fiscal spending limits? Yes(X) No( ). Explain.
Voters approved a ballot issue in 2004 that eliminated TABOR requirements for the City of Fort Lupton.

5. Are there any limitations to the voter approved revenues? (e.g., Can revenues only be spent on law enforcement or roads?) Yes( ) No(X). Explain.

6. If the applicant jurisdiction is classified as an enterprise under TABOR, will acceptance of a state grant affect this status? Yes( ) No(X). Explain.
The entire City was exempted in 2004

G. ENVIRONMENTAL REVIEW.

Indicate below whether any of the proposed project activities:

1. Will be undertaken in flood hazard areas. Yes( ) No(X).
List flood plain maps/studies reviewed in reaching this conclusion. Describe alternatives considered and mitigation proposed.

2. Will the project affect historical, archeological or cultural resources, or be undertaken in a geological hazard area. Yes( ) No(X).
If yes, describe alternatives considered and mitigation proposed.

3. Address any other public health or safety related concerns? Describe. Yes( ) No(X).

APPLICATION SUBMISSION INSTRUCTIONS AND OFFICIAL BOARD ACTION DATE (REQUIRED)

Application and attachments must be submitted electronically in

WORD .DOC (Preferred) or .PDF Format (Unsecured) to:

ImpactGrants@state.co.us

Please Cc your DOLA Regional Manager all documents as well to ensure receipt.

In email subject line include: Applicant Local Government name and Tier for which you are applying
-example- **Subject:** Springfield County EIAF Grant Request, Tier 1

NOTE: Please do not submit a scanned application (scanned attachments ok).
(If you are unable to submit electronically please contact your DOLA Regional Manager)

For any questions related to the electronic submittal please call Denise Lindom @ 303.864.7732

Attachments List (Check and submit the following documents, if applicable):

- Preliminary Engineering Reports _____
- Architectural Drawings _____
- Cost Estimates X_____
- Detailed Budget _____
- Map showing location of the project X_____
- Attorney's TABOR decision _____
- HPCP Registration, modification Or Waiver Form _____

****

Official Board Action taken on

_____
Date

Submission of this form indicates official action by the applicant's governing board authorizing application for these funds.

RESOLUTION NO. 2016RXXX

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON AUTHORIZING THE SUBMITTAL OF AN ENERGY AND MINERAL IMPACT ASSISTANCE GRANT WITH THE COLORADO DEPARTMENT OF LOCAL AFFAIRS FOR SIDEWALK REPAIRS/REPLACEMENT FOR AN AMOUNT OF $200,000.00

WHEREAS, the City of Fort Lupton's sidewalks are in need of repairs; and

WHEREAS, these types of projects qualify for the submission of an Energy and Mineral Impact Assistance Grant application; and

WHEREAS, the City has committed to a fifty percent monetary match in the amount of $100,000.00, allocated from the City of Fort Lupton's Operations Street Sales Tax budget.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council has determined that the sidewalks are in need of repairs and has directed staff to apply for an Energy and Mineral Impact Assistance Grant. Such matching funds are required as part of the grant and will be allocated from the Street Sales Tax Fund.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 7th DAY OF DECEMBER 2015.

City of Fort Lupton, Colorado

_____

Tommy Holton, Mayor

Attest:

_____

Nanette S. Fornof, MMC
City Clerk

Approved as to form:

_____

Andy Ausmus, City Attorney

RESOLUTION NO. 2016RXXX

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City of Fort Lupton, Colorado

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Tommy Holton, Mayor

Attest:

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Nanette S. Fornof, MMC
City Clerk

Approved as to form:

_____

Andy Ausmus, City Attorney

CITY OF FORT LUPTON
CITY COUNCIL

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Chris Cross, Ward 3

David Crespin, Ward 1
Zoe A. Stieber, Ward 2
Bob McWilliams, Ward 3

CITY OF Fort Lupton EST 1836

COME PAINT YOUR FUTURE WITH US

AM 2016-044

APPROVING RESOLUTION 2016RXXX AUTHORIZING THE SUBMISSION OF A DEPARTMENT OF LOCAL AFFAIRS (DOLA) GRANT APPLICATION FOR THE FULL DEPTH REHABILITATION OF SOUTH DENVER AVENUE

I. **Agenda Date:** Council Meeting – March 28, 2016

II. **Attachments:**
a. DOLA Grant Application
b. Resolution
c. Estimate/Project Summary Staff

III. **Summary Statement:**

As a requirement of the Colorado Department of Local Affair's grant application for Energy and Mineral Impact Assistance Grant funds, City Council must approve a resolution authorizing the City's application submission in order to be considered for the grant.

IV. **Fiscal Note:** _____

_____

Finance Department Use Only

_____
Finance Director

V. **Submitted by:** _____
Public Works Director

VI. **Approved for Presentation:** _____
City Administrator

VII. **Attorney Reviewed** _____ Approved _____ Pending Approval

VIII. **Certification of Council Approval:** _____ _____
City Clerk Date

IX. Detail of Issue/Request:

As part of our grant application for financial assistance for the reconstruction of a portion of South Denver Avenue between Kahill Street (CR 12) to CR 6.25, City Council must approve a resolution officially authorizing the submission of said application. The estimated total amount of the above-mentioned project is $1,500,000. Of this amount, the City will commit to a fifty percent match of $750,000 to be paid out of the Street Sales Tax Fund.

X. Legal/Political Considerations:

Not Applicable

XI. Alternatives/Options:

- *Proceed with a formal resolution authorizing the City's DOLA grant application submission. This may be the last funding cycle for a while that DOLA has significant funds available for funding project. This is due to low price of oil and slowdown of the industry*
- *Do not proceed with a formal resolution authorizing the City's DOLA grant application submission. South Denver Avenue is becoming a major industrial development area and the roadway section is inadequate with a deteriorating surface.*
- *Consider applying for grant assistance at a later date.*

XII. Financial Considerations:

This project was not funded in the 2016 cycle. Construction would be staged such that it would not begin until 2017. Matching funds would need to come out of the Street Sales Tax Fund

XIII. Staff Recommendation:

Staff recommends approval of this resolution formally authorizing staff to apply for the aforementioned DOLA grant.

COLORADO
Department of Local Affairs
Division of Local Government

ENERGY AND MINERAL IMPACT ASSISTANCE PROGRAM APPLICATION
Tier I or Tier II

Applications Must Be Submitted Electronically - Directions on Last Page

-You are Highly Encouraged to Work with your Regional Field Manager when Completing your Application-

A. GENERAL AND SUMMARY INFORMATION

1. Name/Title of Proposed Project:	FULL DEPTH REHABILITATION OF SOUTH DENVER AVENUE

2. Applicant: City of Fort Lupton

(In the case of a multi-jurisdictional application, name of the "lead" municipality, county, special district or other political subdivision).

In the case of a multi-jurisdictional application, provide the names of other directly participating political subdivisions:

3. Chief Elected Official (In the case of a multi-jurisdictional application, chief elected official of the "lead" political subdivision):

Name:	Tommy Holton	Title:	Mayor
Mailing Address:	130 S. McKinley Avenue	Phone:	303-857-6694
City/Zip:	Fort Lupton / 80621	Alt Phone	303-720-5566
E-Mail Address:	tholton@fortlupton.org		

4. Designated Contact Person (will receive all mailings) for the Application:

Name:	Aaron Herrera	Title:	Assistant City Administrator
Mailing Address:	130 S. McKinley Avenue	Phone:	303-857-6694
City/Zip:	Fort Lupton / 80621	Alt Phone	303-990-4270
E-Mail Address:	aherrera@fortlupton.org		

5. Amount of Energy/Mineral Impact Funds requested:
(**Tier I;** Up to $200,000 or **Tier II;** Greater than $200,000 to $2,000,000)

$750,000

6. Description of the Project Scope of Work:
(Project Description of the various tasks involved in the project including specific data such as quantities, mileage, square feet, lineal ft. etc. as well as specific project location within city and or county etc.)

Roadway improvements to South Denver Avenue from Kahill Street (CR 12) to CR 6.25. Full depth reclamation and rehabilitation of 16,000 lineal feet of roadway. Section improvements include addition of 4-foot shoulders with two 12-foot drive lanes for a total paved section of 32-feet.

7. Description: (Describe the problem, opportunity or challenge that resulted in the request.)

South Denver Avenue was annexed into the City of Fort Lupton in 2005 (and 2013 from Kahill to Fulton). Minimal improvements to the County Road 27 occurred from the time it changed designation from Hwy 85. The current condition is deteriorating and the roadway section lacks adequate width to safely support the anticipated development in this area.

8. Local priority if more than one application from the same local government (1 of 2, 2 of 2, etc.) 1.

9. Is the project on a State registered historic site? Yes(___) No(_X_).
If yes, please provide the registry number._____. The department **may** need to seek a determination of effect from the State Historic Society. For more on the Colorado State Register of Historic Properties, please **click here.**

B. DEMOGRAPHIC AND FINANCIAL INFORMATION.

1. Population

a. What was the 2010 population of the applicant jurisdiction? 7,357

b. What is the current population? 7,377

(Current/most recent conservation trust fund/lottery distribution estimate is acceptable.) What is the source of the estimate? Census

c. What is the population projection for the applicant in 5 years? 8,467

What is the source of the projection? Alteryx

2. Financial Information (Current Year):

In the column below labeled "Applicant" provide the financial information for the municipality, county, school district or special district directly benefiting from the application. In the columns below labeled "Entity", provide the financial information for any public entities on whose behalf the application is being submitted (if applicable).

Complete items "a through k" for ALL project types:

	Lead Applicant	Co-applicant ___.	Co-applicant ___.
a. Assessed Valuation (AV) Year: Most Recent	100,879,330		
b. Total Mill Levy	19.25		
c. Property Tax Revenue Generated (mill levy x AV / 1,000)	1,941,952		
d. Sales Tax (Rate/Estimated Annual Revenue)	4% / $3,413,043	% / $	% / $
e. Total Budgeted Revenue (All Funds)*	19,906,107		
f. Total Budgeted Expenditures (All Funds)*	21,614,533		
g. Total Fund Balance (All Funds)*	2,243,511		
h. Total Outstanding Debt (All Funds)**	17,972,344		
i. General Fund Budgeted Revenue	6,462,466		
j. General Fund Budgeted Expenditure	8,189,719		
k. General Fund Balance as of December 31st of the previous year			
General Fund Balance	$4,088,810	$	$
Portion of General Fund which is Unassigned ^^ **(meets the definition identified in the GASB statement below)**	$ 1,366,388	$	$

* Sum of General Fund and all Special or Enterprise Funds

** Include the total outstanding liability from all multi-year debt obligations (lease purchase agreements, certificate of participation and any other debt instruments).

^^**Unassigned fund balance** - Amounts that are available for any purpose; these amounts are reported only in the general fund and have not been committed by resolution, ordinance or contract and have not been budgeted for an intended purpose.

(Click this link to locate GASB Fund Balance definitions)

For projects to be managed through a Special Fund other than the General Fund (e.g. County Road and Bridge Fund) or managed through an Enterprise Fund (e.g. water, sewer, county airport), complete items "k through o":			
Complete items "l through p" for ALL project types:			
Identify the relevant Special Fund or Enterprise Fund:	___Fund	___Fund	___Fund
l. Special or Enterprise Fund Budgeted Revenue	$473,477	$	$
m. Special or Enterprise Fund Budgeted Expenditures	$766,000	$	$
n. Special or Enterprise Fund Outstanding Debt**	$	$	$
o. Special Fund Mill Levy (if applicable)	$	$	$
p. Special or Enterprise Fund Balance as of December 31st of the previous year	$1,554,203	$	$

For Water and Sewer Project Only complete items "q through s":		
Complete items "q through s" for ALL project types:	Water	Sewer
q. Tap Fee	$	$
r. Average Monthly User Charge (Divide sum of annual (commercial and residential) revenues by 12 and then divide by the number of total taps served.) **NOTE: Commercial and Residential Combined**	$	$
s. Number of total Taps Served by Applicant		

** Include the total outstanding liability from all multi-year debt obligations (lease purchase agreements, certificate of participation and any other debt instruments).

C. PROJECT BUDGET. List expenditures and sources of revenue for the project. The totals on each side of the ledger must equal.

Expenditures		**Sources of Revenue** (Dollar for Dollar Cash Match is Required, unless financial circumstance warrants a reduction)			Funding Committed
List Budget Line Items (Examples: architect, engineering, construction, equipment items, etc.)		List the sources of matching funds and indicate either cash or documentable in-kind contribution. **Total revenue must equal total expenditures**			List Yes or No next to each line item
Line Item Expenditures	Line Item Costs		Cash	In-Kind	
FD Reclamation	$ $155,153.78	Energy/Mineral Impact Fund Grant Request	$ 750,000		No
HMA (3" Lift)	$809,600.00	*Energy/Mineral Impact Fund Loan Request (If applicable)	$		No
Marking	$42,843.60	**City Street Fund**	**750,000**		**Yes**
Misc Mobilization	$150,000.00				
Traffic Control	$20,000.00				
Contingency @ 15%	$176,639.61				
Engineering @ 12%	$141,311.69				
TOTAL	$1,495,548.67	**TOTAL**	$1,500,000	$	
Please attach a more detailed budget if available					

(*If the request is for planning, engineering or design, the following two questions may not be applicable*)

1. Please identify the contingency associated with the project budget.
   a. Contingency Dollar value $ 176639.61
   b. Contingency % of Budget. 15 %
   c. If a contingency has not been identified as part of the budget, please explain why not? Not applicable.
2. How recently was the budget and contingency determined for this project (month/year)? 03/2016.

D. PROJECT INFORMATION.

The statutory purpose of the Energy and Mineral Impact Assistance program is to provide financial assistance to "political subdivisions socially or economically impacted by the development, processing or energy conversion of minerals and mineral fuels."

1. Demonstration of Need:

a. Why is the project needed at this time?

Interest in property development in the south side of town.

b. How does the implementation of this project address the need?

The improved roadway section will provide a safer and more appropriate section for heavy traffic

c. Does this project, as identified in this application, **completely** address the stated need? If not, please describe additional work or phases and the estimated time frame. Do you anticipate requesting Energy and Mineral Impact Assistance funds for future phases?

This project fully addresses this street rehabilitation to the southern end of the city limits.

d. What other implementation options have been considered?

Phasing the improvement in sections as funds are available

e. What are the consequences if the project is not awarded funds?

Interim short term maintenance measure to attempt to increase pavement life. Continued inadequate roadway width with potential future accidents with the increase in traffic.

2. Measurable Outcomes:

a. Describe measurable outcomes you expect to see when implementation of this project is complete. How will the project enhance the livability* of your region, county, city, town or community (e.g. constructing a new water plant will eliminate an unsafe drinking water system and provide safe and reliable drinking water; the construction of a new community center will provide expanded community services, or projects achieving goals regarding energy conservation, community heritage, economic development/diversification, traffic congestion, etc.)?

***(Livability means increasing the value and/or benefit in the areas that are commonly linked in community development such as jobs, housing, transportation, education, emergency mitigation, health and environment)**

Reduction in citizen complaints related to this portion of the roadway network. Fewer accidents with an increase in traffic.

b. How will the outcome of the project be measured to determine whether the anticipated benefits to this population actually occur?

Lower maintenance costs and providing safe travel for residents and businesses in the City of Fort Lupton.

c. Does this project preserve and protect a registered state historic building, facility or structure? If yes, please describe. Year of construction: __X__ NO

Not Applicable

d. Will this project implement an energy efficiency/strategy that could result in less carbon footprint or conserve energy use or capitalize on renewable energy technology? If yes, please describe.

The currently proposed method of in place rehabilitation will result in a savings of new asphalt pavement required, reduced transport cost of removing the existing pavement and reduced traffic delays by an expedited construction process.

e. Will the project be constructed with "Resiliency Framework", which is to build and construct with a plan to reduce risks by utilizing materials and constructing in areas to better withstand natural or man-made disasters, etc.? If yes, please describe.

No

3. Relationship to Community Goals

a. Is the project identified in the applicant's budget or a jurisdictionally approved plan (e.g. capital improvement plan, equipment replacement plan, comprehensive plan, utility plan, road maintenance and improvement plan or other local or regional strategic management or planning document)? What is its ranking?

No

4. Local Commitment and Ability to Pay/Local Effort

a. Why can't this project be funded locally?

The City has many local streets that require rehabilitation.

b. Has this project been deferred because of lack of local funding? If so, how long?

Yes, since the last portion was annexed to the city in 2013. At that time Weld County did not provide the necessary improvements.

c. Explain the origin of your local cash match. (Note: Whenever possible, local government cash match on a dollar for dollar match basis is encouraged.) Are the local funds committed or pending? If there are pending funds, when will the

status of those funds be determined?

Street sales tax fund

d. What other community entities, organizations, or stakeholders recognize the value of this project and are collaborating with you to achieve increased livability of the community? Please describe how your partners are contributing to achieve the improvement to the livability of the community through this project. If in-kind contributions are included in the project budget, detailed tracking will be required on project monitoring report.

None

i. Please describe the level of commitment by each collaborator. (e.g. fee waivers, in-kind services, fundraising, direct monetary contribution, policy changes.)

Not applicable

ii. Please list the value of the resources that each collaborator is bringing to the program.

Not applicable

e. Has the applicant dedicated the financial resources in their current budget, reserve funds and/or unused debt capacity that are being used for the local matching funds? Explain if No

Not at this time, the 2017 budgeting process has not begun.

f. Have the applicant's tax rates, user charges or fees been reviewed recently to address funding for the proposed project?

The City's sales tax was reviewed and extended in 2011 until 2021

g. If the tax rate, user charges or fees were modified, what was the modification and when did this change occur?

Street sales tax was left unchanged in 2011

h. Has the applicant contacted representatives from local energy or mineral companies to discuss the project? If yes, when was the contact and what was discussed.

Not recently

i. Has the applicant requested financial support from the industry? If yes, when was the contact, what amount did you request? What were the results? If no, why not?

Yes, all new permit applications include negotiations related to road impacts and repair agreements.

5. Readiness to Go

a. Assuming this project is funded as requested, how soon will the project begin? **Select One** (_)Within 3 months, (**X**)3-6 months, (_)6-9 months or (_)9-12 months? What is the time frame for completion? **Select One** (_)Within 3 months, (_)3-6 months, (**X**)6-9 months, (_)9-12 months or (_) >12 months.

b. Describe how you determined that the project can be completed within the proposed budget as outlined in this application?

Initial budget based on actual CDOT BIDTAB data from similar projects in the area.

c. Has the necessary planning and design been completed? How? What additional design work remains? How did the applicant develop project cost estimates? Are any or permitting must still be completed, if any? When? How did the applicant develop project cost estimates? Is the project supported by bids, professional estimates or other credible information? Please attach a copy of any supporting documents.

No, the engineering contract has been awarded and preliminary investigation (survey and geotechnical investigation) have begun. We anticipate completion of design work within 3 months time.

i. What additional design work remains?

Engineering profile, section and grading.

ii. How did the applicant develop project cost estimates?

CDOT BIDTAB data from similar projects in the area

iii. Is the project supported by bids, professional estimates or other credible information? Please attach a copy of any supporting documents.

None other at this time. The preliminary bid is prepared by a professional engineer.

iv. Are any Local, State or Federal permits required before the project can proceed? If yes, please describe.

No

6. Energy & Mineral Relationship

a. Describe how the applicant is, has been, or will be impacted by the development, production, or conversion of energy and mineral resources.

South Denver Avenue is the route to many oil drilling sites in this area. Gravel pits are located along this route.

b. To further document the impact in the area, name the company or companies involved, the number of employees (click to get # of employees) associated with the activities impacting the jurisdiction and other relevant, quantitative indicators of energy/mineral impact.

Anadarko, Halliburton, Bromely Mineral Holdings, Legend Energy

c. Cite actual use data that documents direct impact as it relates to the need for the project. For example, "heavy truck

traffic directly related to energy development activities is impacting County Road X. a traffic count done in May 2015 showed energy related truck traffic increased from 100 trips per day to 300."

Traffic counts are being performed at this time

7. Management Capacity

a. How will you separate and track expenditures, maintain funds and reserves for the capital expenditures and improvements as described in this project?

The city Finance Department will earmark funds for this project separately inside the appropriate funds for future use.

b. Describe the funding plan in place to address the new operating and maintenance expenses generated from the project?

The city Street fund provides budgeting for street maintenance.

c. Describe the technical and professional experience/expertise of the person(s) and/or professional firms responsible to manage this project.

City staff has completed several DOA grants of the past years. The Public Works Director is a license professional engineer.

d. Does the project duplicate service capacity already established? Is the service inadequate? Has consolidation of services with another provider been considered?

Not applicable

E. HIGH PERFORMANCE CERTIFICATION (HPCP) PROGRAM COMPLIANCE.

Colorado Revised Statutes (C.R.S. 24-30-1305.5) require all new facilities, additions, and renovation projects that meet the following applicability criteria to conform with the High Performance Certification Program (HPCP) policy adopted by the Office of the State Architect (OSA) if:

- The project receives 25% or more of state funds; **and**
- The new facility, addition, or renovation project contains 5,000 or more building gross square feet; **and**
- The building includes an HVAC system; **and**
- In the case of a renovation project, the cost of the renovation exceeds 25% of the current value of the property.

The HPCP requires projects that meet the applicability criteria above to achieve third party verification with the target goal of LEED Gold or Green Globes-Three Globes. Projects are strongly encouraged to meet the Office of the State Architect's (OSA) Sustainable Priorities in addition to the LEED prerequisites. Projects funded through DOLA that meet the above applicability criteria are required to complete the DOLA registration and tracking process. See DOLA's HPCP web page for more information or contact your DOLA regional manager.

In instances where achievement of LEED Gold or Green Globe-Three Globes certification is not achievable, an applicant may request a modification of the HPCP policy or a waiver if certain conditions exist. DOLA staff will work with applicants to identify workable solutions to meet the program's intent to maximize building energy efficiencies.

Please answer the following questions:
(Complete this section only if your project application is for a building project, both new construction as well as renovation.) **NOT APPLICABLE**

1. Is the applicant seeking state funding for 25% or more of the total project cost (including all phases, if applicable)? Yes(__) No(__)
   (If no, the project does not meet the HPCP requirement and the rest of this section does not need to be completed)

   Does the building include an HVAC system? Yes(__) No(__)
   If yes, please check whether the proposed project includes a ____ HVAC upgrade or ____ new HVAC system.

2. Is this project (check all that apply): ___new construction ___renovation ____new and renovation
   New building square footage: _____SF Renovation square footage: _____SF
   Is the building square footage (new construction and/or renovation) 5,000 SF or more? Yes(__) No(__)

3. For building renovation projects:
   What is the current property value? (Determine based on assessed or appraised value) $_____
   What is the total project cost for the renovations? $_____

   Does the cost of renovation exceed 25% of the current value of the property? Yes(_) No(__)

4. **If you answered "yes" to questions 1, 2, 3, and if applicable, 4, then your project meets the HPCP applicability criteria. Complete the HPCP registration form and preliminary checklist and submit with this grant application.** (See DOLA's HPCP web page for registration and checklist form.)

ADDITIONAL QUESTIONS:

5. Have you included any additional costs in this grant application for third party verification to comply with the High Performance Certification Program? Yes(__) No(__) If yes, please specify the estimated cost for third participation verification/certification:$_____

6. Will you need assistance locating resources, third party consultants, or technical assistance for HPCP third party verification requirements, preparing cost estimates, or otherwise complying with the HPCP?
   Yes(__) No(__) Explain _____

Note: If this application is for design services for a planned building project that meets the HPCP applicability criteria and the applicant intends to seek state funding for 25% or more of the total project cost, then the design should maximize high performance building certification standards (by completing the HPCP checklist) and build in anticipated project costs, as appropriate.

F. TABOR COMPLIANCE.

1. Does the applicant jurisdiction have voter authorization to receive and expend state grants without regard to TABOR spending limitations? Yes(X) No( ). If yes, explain:

2. If the applicant jurisdiction receives a grant with State Severance funds, will the local government exceed the TABOR limit and force a citizen property tax rebate? Yes( ) No(X). Explain.

3. Has the applicant jurisdiction been subject to any refund under TABOR or statutory tax limitations? Yes( ) No(X). Explain.

4. Has the applicant sought voter approval to keep revenues above fiscal spending limits? Yes(X) No( ). Explain.
Voters approved a ballot issue in 2004 that eliminated TABOR requirements for the City of Fort Lupton.

5. Are there any limitations to the voter approved revenues? (e.g., Can revenues only be spent on law enforcement or roads?) Yes( ) No(X). Explain.

6. If the applicant jurisdiction is classified as an enterprise under TABOR, will acceptance of a state grant affect this status? Yes( ) No(X). Explain.
The entire City was exempted in 2004

G. ENVIRONMENTAL REVIEW.

Indicate below whether any of the proposed project activities:

1. Will be undertaken in flood hazard areas. Yes( ) No(X).
List flood plain maps/studies reviewed in reaching this conclusion. Describe alternatives considered and mitigation proposed.

2. Will the project affect historical, archeological or cultural resources, or be undertaken in a geological hazard area. Yes( ) No(X).
If yes, describe alternatives considered and mitigation proposed.

3. Address any other public health or safety related concerns? Describe. Yes( ) No(X).

APPLICATION SUBMISSION INSTRUCTIONS AND OFFICIAL BOARD ACTION DATE (REQUIRED)

Application and attachments must be submitted electronically in

WORD .DOC (Preferred) or .PDF Format (Unsecured) to:

ImpactGrants@state.co.us
Please Cc your DOLA Regional Manager all documents as well to ensure receipt.

In email subject line include: Applicant Local Government name and Tier for which you are applying
-example- **Subject:** Springfield County EIAF Grant Request, Tier 1

NOTE: Please do not submit a scanned application (scanned attachments ok).
(If you are unable to submit electronically please contact your DOLA Regional Manager)

For any questions related to the electronic submittal please call Denise Lindom @ 303.864.7732

Attachments List (Check and submit the following documents, if applicable):

- Preliminary Engineering Reports _____
- Architectural Drawings _____
- Cost Estimates X_____
- Detailed Budget _____
- Map showing location of the project X_____
- Attorney's TABOR decision _____
- HPCP Registration, modification Or Waiver Form _____

****

Official Board Action taken on

_____
Date

Submission of this form indicates official action by the applicant's governing board authorizing application for these funds.

RESOLUTION NO. 2016RXXX

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON AUTHORIZING THE SUBMITTAL OF AN ENERGY AND MINERAL IMPACT ASSISTANCE GRANT WITH THE COLORADO DEPARTMENT OF LOCAL AFFAIRS FOR SOUTH DENVER AVENUE IMPROVEMENTS FOR AN AMOUNT OF $1,500,000.00

WHEREAS, the City of Fort Lupton's South Denver Avenue is in need of repairs; and

WHEREAS, these types of projects qualify for the submission of an Energy and Mineral Impact Assistance Grant application; and

WHEREAS, the City has committed to a fifty percent monetary match in the amount of $750,000.00, to be budgeted in 2017 and allocated from the City of Fort Lupton's Operations Street Sales Tax budget.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council has determined that South Denver Avenue is in need of repairs and has directed staff to apply for an Energy and Mineral Impact Assistance Grant. Such matching funds are required as part of the grant and will be allocated from the Street Sales Tax Fund in the 2017 budget.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 28th DAY OF MARCH 2016.

City of Fort Lupton, Colorado

_____
Tommy Holton, Mayor

Attest:

_____
Nanette S. Fornof, MMC
City Clerk

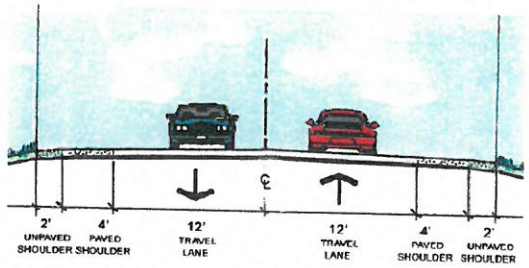
Approved as to form:

_____
Andy Ausmus, City Attorney

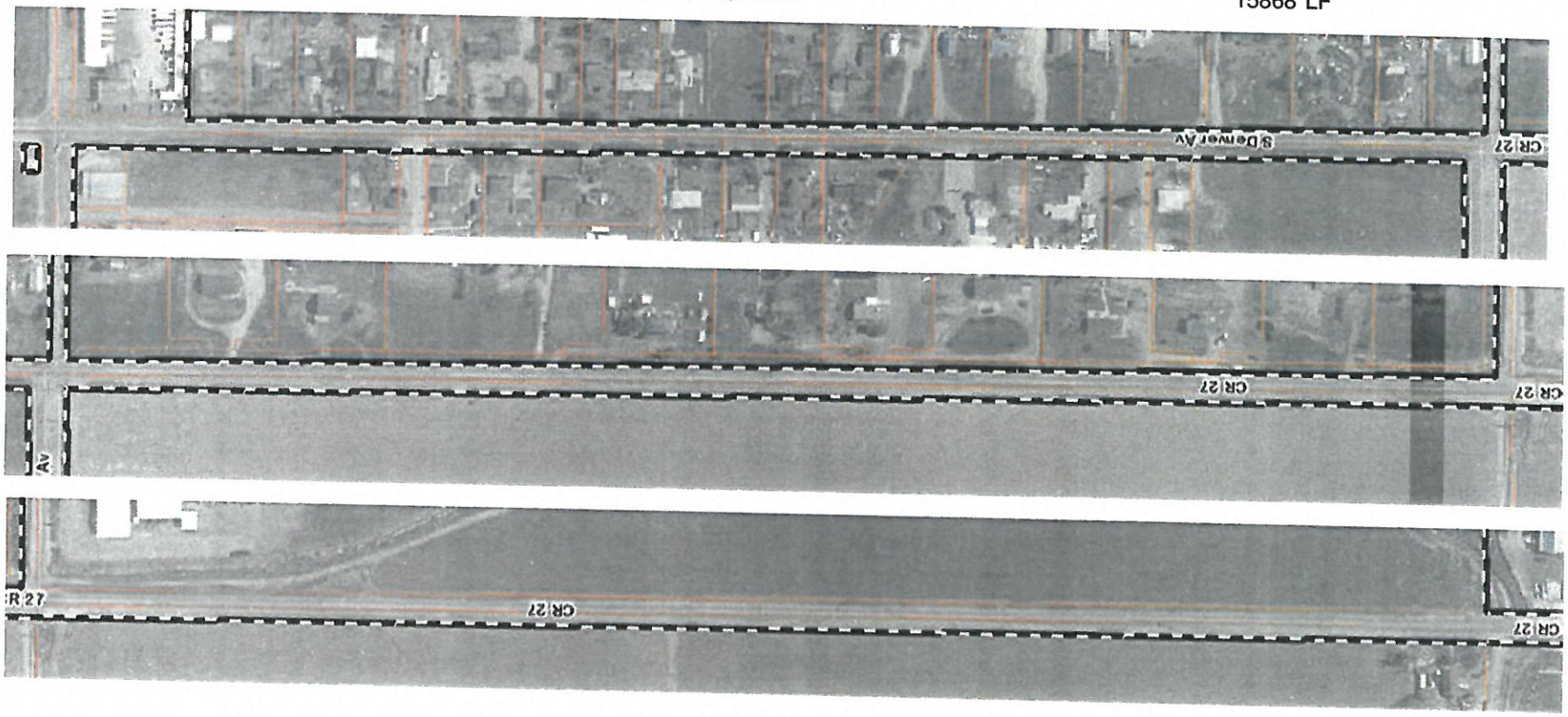
Denver St 2-lane Reconstruct
Reynolds St to CR 6.25 (City Limits)

(2-12' lanes with 4' shoulders = 32' width)

				TOTAL COST
Roadway/Shoulder	15868	LF		
FD Reclamation	38788	SY	$ 4.00	$ 155,153.78
HMA (3" Lift)	10120	Ton	$ 80.00	$ 809,600.00
Marking	21422	SF	$ 2.00	$ 42,843.60
Misc Mobilization	1	LS	$ 150,000.00	$ 150,000.00
Traffic Control	1	LS	$ 20,000.00	$ 20,000.00
Contingency @ 15%				$ 176,639.61
Engineering @ 12%				$ 141,311.69
(Design/Construction)				
TOTAL COST				**$ 1,495,548.67**



		$ 94.25	/LF
CR12->Reynolds St	1403	LF	$ 132,231.84
CR10.5->CR12	2625	LF	$ 247,404.54
CR 8.6->CR10.5	5250	LF	$ 494,809.08
CR 6.25 ->CR8.6	6590	LF	$ 621,103.21
	15868	LF	



CR 3
Fort Lupton
CR 27
CR 27
Fort Lupton
CR 3
CROWN PRINCE BLVD
CR 27
Brighton

CITY OF FORT LUPTON
CITY COUNCIL

Tommy Holton, Mayor

Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Chris Cross, Ward 3

David Crespin, Ward 1
Zoe A. Stieber, Ward 2
Bob McWilliams, Ward 3

CITY OF Fort Lupton EST 1836
COME PAINT YOUR FUTURE WITH US

AM 2016-047

APPROVE RESOLUTION 2016Rxxx RATIFYING THE APPOINTMENT OF LUCAS MARONE BY THE MAYOR FOR A THREE YEAR TERM TO THE PLANNING COMMISSION AS AN ALTERNATE MEMBER BEGINNING MARCH 28, 2016 AND ENDING MARCH 28, 2019

I. **Agenda Date:** Council Meeting – March 28, 2016

II. **Attachments:**
a. Resolution
b. Application

III. **Summary Statement:**

Lucas Marone as expressed interest in serving his community by applying to the Planning Commission as an alternate member. Section 2-182 of the Fort Lupton Municipal Code allows for up to seven members to the Planning Commission with one alternate to sit as a regular member should a regular member be absent.

IV. **Fiscal Note:** None noted.

Finance Department Use Only

Finance Director

V. **Submitted by:**

Planner

VI. **Approved for Presentation:**

City Administrator

VII. **Certification of Council Approval:**

City Clerk — Date

VIII. Detail of Issue/Request:

Lucas Marone as expressed interest in serving his community by applying to the Planning Commission as an alternate member. Section 2-182 of the Fort Lupton Municipal Code allows for up to seven members to the Planning Commission with one alternate to sit as a regular member should a regular members be absent. The Planning Commission currently has seven members however no alternate member has been appointed. Lucas Marone lives in the City and has experience in residential and commercial construction. He has a strong interest in development plus a history of family roots in the City.

The Mayor has the statutory authority under C.R.S. 31-23-203 to appoint members of the public to fill vacancies on the Planning Commission.

IX. Legal/Political Considerations:

There are no political considerations.

X. Alternatives/Options:

1) *Approve Resolution 2016-xxx.*
2) *Do not Approve Resolution 2016-xxx.*

XI. Financial Considerations:

There are no financial considerations.

XII. Staff Recommendation:

Staff recommends approval of Resolution 2016-xxx appointing Lucas Marone to the Planning Commission as an alternate member.

RESOLUTION NO 2016R0XX

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON RATIFYING THE APPOINTMENT OF LUCAS MARONE BY THE MAYOR TO SERVE AS AN ALTERNATE MEMBER ON THE PLANNING COMMISSION

WHEREAS, the Mayor of Fort Lupton under C.R.S. 31-23-203 and Municipal Code Section 2-182 has the authority to fill vacancies on the Planning Commission and hereby exercises the right to appoint Lucas Marone to the Planning Commission as an alternate member, and

WHEREAS, the City Council may ratify the appointments by the Mayor to serve on the Planning Commission, and

WHEREAS, Lucas Marone has expressed an interest to serve on the Planning Commission, and

THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby ratifies the Mayor's appointment of Lucas Marone to serve as an alternate member to the Planning Commission beginning March 28, 2016 and ending March 28, 2019.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 28th DAY OF MARCH 2016.

City of Fort Lupton, Colorado

_____
Tommy Holton, Mayor

Attest:

_____
Nanette S. Fornof, MMC
City Clerk

Approved as to form:

_____
Andy Ausmus, City Attorney

CITY OF FORT LUPTON
APPLICATION FOR CITIZEN ADVISORY BOARD/ COMMISSION APPOINTMENT

City Boards and Commissions play an important role in forming City policy. To be considered as a candidate, please complete this application and return it to the City Clerk's Office at 130 South McKinley Avenue, Fort Lupton, CO 80621; Phone: 720-466-6101. The City Clerk will submit your application to the Mayor for review. Thank you for your interest!

Date: 3/17/16 **City of Fort Lupton Resident? Yes** [X] **No** [ ]

Name:	Lucas Marone	**Home Phone:**	
Address:	1706 Virginia Dr.	**Cell Phone:**	970-208-7768
	Fort Lupton, CO 80621	**Work Phone:**	
Occupation:	Commercial Construction Project Manager	**e-mail:**	luke_marone@yahoo.com

Board or Commission you are applying for: (Please use a separate application if applying for more than one.)
Planning Commission

1. **Please list your work experience, community involvement, and other interests which apply to this Board or Commission:** (Information may be continued on back of form or attached.)
9 Years in Commercial Construction as Engineer, Superintendent, and Project Manager. 5 Years Prior to professional in Residential and Civil Construction. Extensive planning and execution of projects for Airlines and Tenants at DIA, Extensive Planning, Design, and execution of Projects for Halliburton in Minot, ND, Dickinson, ND and Meeker, CO Recently built home in Fort Lupton, CO

2. **List any licenses, certificates of special training, or education which apply to this Board or Commission:**
BS in Construction Management from Colorado State University, Multiple commercial construction industry certifications and leadership classes.

3. **Briefly describe the reasons for your interest in serving on this City Board or Commission:**
Strong interest in planning and development of the City of Fort Lupton for future generations. Deep family roots in area.

4. **Please list supporting documents if not continued on other side:**

Signature of Applicant: by signing this application I agree that I have received a copy of the City Council Code of Ethics and Conduct.

Lucas Marone Digitally signed by Lucas Marone DN: C=US, E=lmarone@hcol.com, O="FCI Constructors, Inc.", CN=Lucas Marone Date: 2016.03.17 08:24:25-06'00'

CITY OF
Fort Lupton
EST 1836
COME PAINT YOUR FUTURE WITH US

Thank you for volunteering!

The City of Fort Lupton very much appreciates the generous contribution of your time and labor to work that benefits the community. We ask that you donate or give up any claim you may acquire against the entity for any loss or injury you may suffer during your volunteer work.

It is for these reasons that the City of Fort Lupton now requires everyone offering volunteer services to the municipality to first sign a document releasing the entity, its agents, and its insurance carriers from all liability for any such loss of injury.

We appreciate your cooperation and your understanding about this, and recommend you consult with your insurance agent to be sure your own insurance coverage is sufficient to cover you for any volunteer services you perform for the City of Fort Lupton.

VOLUNTEER ACCIDENT MEDICAL COVERAGE PLAN

This coverage provides medical and accidental death and dismemberment (AD&D) coverage for volunteers

Limits:	Accidental Death Benefit Amount:	$ 10,000
	Accidental Dismemberment Benefit, Maximum Amount:	$ 10,000
	Accidental Medical Expense Benefit (Primary):	$ 15,000
	Dental Maximum (Per Tooth Per Accident):	$ 250
	Aggregate Limit of Indemnity per Accident	$ 250,000
	Catastrophic Cash (Lump Sum), Maximum Amount	$ 25,000

If you have an accident or injury, please contact the person who is coordinating or leading your volunteer work immediately. You may go to the physician of your choice. You will be required to complete a claim form. Bills for medical expenses being claimed, along with a copy of the completed claim form can be sent directly to:

Consolidated Health Plans 2077 Roosevelt Ave. Springfield, MA 01104	Fax: (413) 733-4612 Attention: Claims Department
Email: customerservice@consolidatedhealthplan.com	

If you have any questions regarding claims, please call Consolidated Health Plans at (800) 633-7867.

This information is provided only as a general summary of the coverages that apply or are available. All coverages are governed by the terms, conditions, exclusions, and limits stated in the applicable coverage documents.

CITY OF FORT LUPTON
VOLUNTEER ACTIVITIES
RELEASE/INDEMNIFICATION

I. RELEASE OF LIABILITY AND INDEMNIFICATION AGREEMENT: PARTICIPANT MUST READ CAREFULLY BEFORE SIGNING

In consideration for being permitted to perform the below-described volunteer activities for the City of Fort Lupton, I hereby acknowledge, represent, and agree as follows:

A. I understand that said activities are or may be dangerous and do or may involve risks of injury, loss, or damage. I further acknowledge that such risks may include but not be limited to bodily injury, personal injury, sickness, disease, death, and property loss or damage. I acknowledge that such risks may arise from a variety of foreseeable and unforeseeable circumstances connected with the use of the activities, including but not limited to the following risks:

Activities to be performed:
Commission Meetings, Possible site walks

Risks of such activities include but are not limited to:

LM (Participant initials here)
(If Participant is under 18 years old, Parent initial here)

B. By signing this RELEASE AND INDEMNIFICATION AGREEMENT, I hereby expressly assume all such risks of injury, loss, or damage to me or to any third party arising out of or in any way related to the above-described activities, whether or not caused by the act, omission, negligence, or other fault of the City of Fort Lupton, its officers, its employees, or by any other cause.

LM (Participant initials here)
(If Participant is under 18 years old, Parent initial here)

C. By signing this RELEASE AND INDEMNIFICATION AGREEMENT, I further hereby waive, and exempt, release, and discharge the City of Fort Lupton, its officers, and its employees from, any and all claims, demands, and actions for such injury, loss, or damage, arising out of or in any way related to the above-described activities, whether or not caused by the act, omission, negligence, or other fault of the City of Fort Lupton, its officers, its employees, or by any other cause, excepting only the willful and wanton conduct of the City of Fort Lupton's officers or employees.

LM (Participant initials here)
(If Participant is under 18 years old, Parent initial here)

D. I further agree to defend, indemnify and hold harmless the City of Fort Lupton, its officers, employees, insurers, and self-insurance pool, from and against all liability, claims, and demands, including any third party claim asserted against the City of Fort Lupton, its officers, employees, insurers, or self-insurance pool, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any way related to the above-described activities, whether or not caused by my act, omission, negligence, or other fault, or by the act, omission, negligence, or other fault of the City of Fort Lupton, its officers, its employees, or by any other cause, excepting only the willful and wanton conduct of the City of Fort Lupton's officers or employees.

LM _____ (Participant initials here)
_____ (If Participant is under 18 years old, Parent initial here)

E. By signing this RELEASE AND INDEMNIFICATION AGREEMENT, I hereby acknowledge and agree that said AGREEMENT extends to all acts, omissions, negligence, or other fault of the City of Fort Lupton, its officers, and/or its employees, and that said AGREEMENT is intended to be as broad and inclusive as is permitted by the laws of the State of Colorado. If any portion hereof is held invalid, it is further agreed that the balance shall, notwithstanding, continue in full legal force and effect.

LM _____ (Participant initials here)
_____ (If Participant is under 18 years old, Parent initial here)

F. I understand and acknowledge that the City of Fort Lupton, its officers, and its employees are relying on, and do not waive or intend to waive by any provision of this RELEASE AND INDEMNIFICATION AGREEMENT, the monetary limitations (presently $350,000 per person and $990,000 per occurrence) or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. §24-10-101 et seq., as amended, or otherwise available to the City of Fort Lupton, its officers, or its employees.

LM _____ (Participant initials here)
_____ (If Participant is under 18 years old, Parent initial here)

G. I understand and agree that this RELEASE AND INDEMNIFICATION AGREEMENT shall be governed by the laws of the State of Colorado, and that jurisdiction and venue for any suit or cause of action under this Agreement shall lie in the courts of Fort Lupton, Colorado.

LM _____ (Participant initials here)
_____ (If Participant is under 18 years old, Parent initial here)

H. This RELEASE AND INDEMNIFICATION AGREEMENT shall be effective as of the date set forth below and shall be binding upon me, my successors, representatives, heirs, executors, assigns, and transferees.

LM _____ (Participant initials here)
_____ (If Participant is under 18 years old, Parent initial here)

II. PARTICIPANT SIGNATURE AND DATE:

Participant - Print Name: Lucas Marone

Participant's Signature: Lucas Marone Digitally signed by Lucas Marone DN: C=US, E=lmarone@lciol.com, O="FCI Constructors, Inc.", CN=Lucas Marone Date: 2016.03.17 08:24:01 -06'00'

Date of Signature: 3/17/16

III. IF PARTICIPANT IS UNDER 18 YEARS OLD, PARENT SIGNATURE AND DATE:

By initialing above and signing below, I acknowledge that I am the parent of the above-named Participant as the term "parent" is defined in C.R.S. Section 13-22-107(2)(b), and I hereby waive and release any prospective claim of the Participant against the City of Fort Lupton, its officers, and its employees for negligence, to the extent provided in C.R.S. Section 13-22-107(3), in connection with the above-described activities.

Parent - Print Name:_____

Parent's Signature:_____

Date of Signature:_____

CITY OF
Fort Lupton
EST 1836
COME PAINT YOUR FUTURE WITH US

Workers' Compensation Coverage and Volunteer Accident Medical Plan (VAMP)

As indicated by my signature, I verify I am not compensated as an appointed committee member for the City of Fort Lupton.

My signature below also verifies that I have been notified that the City of Fort Lupton has chosen to exercise the option to exclude appointed committee members (also referred to as unpaid board members) from Workers' Compensation Insurance per C.R.S. section 8-40-202(1)(a)(I)(B). In accordance with Colorado law, I acknowledge that my information is reported to the Department of Labor and Employment, Division of Workers' Compensation as part of the City's application for the Exclusion of Uncompensated Public Officials.

Per the attached paperwork, I acknowledge that the City of Fort Lupton has chosen to provide coverage for its appointed committee members through the Volunteer Accident Medical Plan (VAMP).

Lucas Marone Digitally signed by Lucas Marone DN: C=US, E=lmarone@fciol.com, O="FCI Constructors, Inc.", CN=Lucas Marone Date: 2016.03.17 08:23:52-06'00'

Signature

Lucas Marone

Printed name

3/17/16

Date

Planning Commission

Committee Name(s)

CITY OF FORT LUPTON
CITY COUNCIL

CITY OF Fort Lupton EST 1836
COME PAINT YOUR FUTURE WITH US

Tommy Holton, Mayor

Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Chris Cross, Ward 3

David Crespin, Ward 1
Zoe A. Stieber, Ward 2
Bob McWilliams, Ward 3

AM 2016-053

APPROVING RESOLUTION 2016Rxxx RATIFYING THE MAYOR'S APPOINTMENT OF THE ATTACHED LIST OF CANDIDATES (EXHIBIT "A") TO THE CORRESPONDING ADVISORY COMMITTEES FOR A TERM BEGINNING MARCH 28, 2016 AND ENDING DECEMBER 31, 2017 OR DECEMBER 31, 2020

I. **Agenda Date:** Council Meeting – March 28, 2016

II. **Attachments:**
a. Resolution 2016Rxx
b. Advisory Committee Applications

III. **Summary Statement:**

Terms of all members of all advisory committees shall commence on January 1st following every regular municipal election and continue until December 31st following the next regular municipal election. The newly elected Mayor shall appoint members to all advisory committees to be ratified by the City Council and members so appointed shall serve at the pleasure of the mayor. As a result, letters with re-appointment applications (attached) were sent to current committee members advising them that their terms will expire December 31, 2017. It was requested that they submit a new application as to their desire regarding continued membership. In addition, a number of other individuals have also submitted applications for consideration.

All voting members of advisory committees shall live within one of the following zones (school district, fire district, or Fort Lupton zip code.

IV. **Fiscal Note:** None noted.

Finance Department Use Only

Leann Perino
Finance Director

V. **Submitted by:**

City Clerk

VI. **Approved for Presentation:**

City Administrator

VII. **Certification of Council Approval:**

City Clerk — Date

VIII. Detail of Issue/Request:

As indicated, letters and applications were sent to all existing advisory committee members during the month of November. In addition, vacancies for committee appointments have been solicited at City Council meetings, workshops, Channel 16, the City web page, public postings, in the Mayor's monthly newsletter, and the media.

Exhibit "A" represents a list of the active general advisory committees with the proposed member list. Current policy establishes that, "Newly elected Mayors shall appoint members to all advisory committees to be ratified by the City Council and members so appointed shall serve at the pleasure of the Mayor."

It is anticipated that another round of appointments may need to occur in the future.

IX. Legal/Political Considerations:

None noted.

X. Alternatives/Options:

Continue to solicit for applications through announcements at City Council meetings and workshops, Channel 16, the City web page, the Mayor's monthly newsletter, and the media for vacancies that remain unfilled.

XI. Financial Considerations:

None noted.

XII. Staff Recommendation:

Approve the proposed resolution

RESOLUTION 2016RXXX

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON RATIFYING THE MAYOR'S APPOINTMENT OF THE ATTACHED LIST OF CANDIDATES (EXHIBIT "A") TO THE CORRESPONDING ADVISORY COMMITTEES FOR A TERM BEGINNING MARCH 28, 2016 AND ENDING DECEMBER 31, 2017 OR DECEMBER 31, 2020.

WHEREAS, each candidate has submitted a request in the form of an application for the Mayor to consider appointment or reappointment to committee positions allowing them the opportunity to serve the City of Fort Lupton.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby ratifies the Mayor's appointment of the attached list of candidates to the corresponding Advisory Committees for a term beginning March 28, 2016 and ending December 31, 2017 or December 31, 2020.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 28th DAY OF MARCH 2016.

City of Fort Lupton, Colorado

_____
Tommy Holton, Mayor

Attest:

_____
Nanette S. Fornof, MMC
City Clerk

Approved as to form:

_____
Andy Ausmus, City Attorney

EXHIBIT "A"
Advisory Committee Appointments

ART IN PUBLIC PLACES COMMITTEE		
Name	***Term***	***Position***
Teri Kopfman	03/28/2016-12/31/2017	
Carol Ruckel	03/28/2016-12/31/2017	
Kristel Acre	03/28/2016-12/31/2017	
Aaron Herrera Nanette Fornof		City Liaison
PUBLIC SAFETY COMMITTEE		
Name	**Term**	**Position**
Krista Tipton	03/28/2016-12/31/2017	
J Herrick	03/28/2016-12/31/2017	
Ken Poncelow		City Liaison
FORT LUPTON PUBLIC AND SCHOOL LIBRARY COMMITTEE		
	Term	**Position**
Tacha Grenier	3/28/2017 – 12/31/2020	

City of Fort Lupton

APPLICATION FOR CITIZEN ADVISORY BOARD/ COMMISSION APPOINTMENT

City Boards and Commissions play an important role in forming City policy. To be considered a candidate, please complete this application and return it to the City Clerk's Office at 130 South McKinley Avenue, Fort Lupton, CO 80621 (Phone: 303-857-6694). The City Clerk will submit your application to the Mayor for review. Thank you for your interest!

Date: _3/21/16_____ **City of Fort Lupton Resident?** **Yes** xxx ☐ **No**

Name: Kristel Acre

Address: 892 S McKinley Ave

Occupation: Realtor

Home Phone: 303-845-2373

Cell Phone: 303-845-2373

Work Phone: 303-845-2373

e-mail: realtorkristel@gmail.com

Board or Commission you are applying for: (Please use a separate application if applying for more than one.)
Art in Public Places Committee

1. **Please list your work experience, community involvement, and other interests which apply to this Board or Commission:** (Information may be continued on back of form or attached.)

I have lived in Fort Lupton since 1992 and have worked in real estate since 1996. I have served on many community boards and try to give back to the community I call home. I have seen public art in many of the surrounding cities/towns and have longed to find a way to bring public art to Fort Lupton for years.

2. **List any licenses, certificates of special training, or education which apply to this Board or Commission:**

3. **Briefly describe the reasons for your interest in serving on this City Board or Commission:**

OK
KEA

Performance, Integrity, Teamwork, Accountability and Service

(See Reverse Side)

Beautifying the city is important for community pride, sense of togetherness/unification and adds to the property values/market desirability of the city. I find public art interesting and try to appreciate the variety of work wherever I see it on display.

4. **Please list supporting documents if not continued on other side:**

Signature of Applicant: Kristel E Acre

Memorandum

To: Committee Members
Re: Volunteer Accident Medical Plan (VAMP)

As a member of a recognized Committee for the City of Fort Lupton, you have insurance coverage under the Volunteer Accident Medical Plan (VAMP). This coverage is required by the State of Colorado and provides limited benefits to all Committee members in case of injury while acting within the duties of the committee(s) they serve on. The City of Fort Lupton is required to report all Committee Members to the Colorado Department of Labor, Division of Workers' Compensation. Reporting requirements include every individual's name, committee they serve on and their social security number. Your information will be kept confidential by the Human Resources Department.

Should you have questions, please do not hesitate to contact Nanette Fornof, City Clerk, at 720-466-6101.

Thank you for your cooperation!

Name: Kristel E Acre
(Please Print)

Social Security Number:___Given upon acceptance_____

_____ _____

(Signature) (Date)

CITY OF FORT LUPTON
APPLICATION FOR CITIZEN ADVISORY BOARD/ COMMISSION APPOINTMENT

City Boards and Commissions play an important role in forming City policy. To be considered as a candidate, please complete this application and return it to the City Clerk's Office at 130 South McKinley Avenue, Fort Lupton, CO 80621; Phone: 720-466-6101. The City Clerk will submit your application to the Mayor for review. Thank you for your interest!

Date: 3/15/16 **City of Fort Lupton Resident? Yes** [X] **No** [ ]

Name: Carol Ruckel **Home Phone:** 303-857-4740

Address: 1716 Wagonwheel Dr **Cell Phone:** 720-301-7589

Work Phone: —

Occupation: Retired **e-mail:** cruckel@comcast.net

Board or Commission you are applying for: (Please use a separate application if applying for more than one.)
Art in Public Places

1. **Please list your work experience, community involvement, and other interests which apply to this Board or Commission:** (Information may be continued on back of form or attached.)
Educator, project manager, Library Board, Arts Board of Trustees, Firlurado Club, FLURA

2. **List any licenses, certificates of special training, or education which apply to this Board or Commission:**
Training with Historic Denver and Denver Cherry Creek project

3. **Briefly describe the reasons for your interest in serving on this City Board or Commission:**
I would like to see public art as part of the overall improvement efforts in Fort Lupton!

4. **Please list supporting documents if not continued on other side:**

Signature of Applicant: by signing this application I agree that I have received a copy of the City Council Code of Ethics and Conduct. Carol Ruckel

OK

CITY OF FORT LUPTON
VOLUNTEER ACTIVITIES
RELEASE/INDEMNIFICATION

I. RELEASE OF LIABILITY AND INDEMNIFICATION AGREEMENT: PARTICIPANT MUST READ CAREFULLY BEFORE SIGNING

In consideration for being permitted to perform the below-described volunteer activities for the City of Fort Lupton, I hereby acknowledge, represent, and agree as follows:

A. I understand that said activities are or may be dangerous and do or may involve risks of injury, loss, or damage. I further acknowledge that such risks may include but not be limited to bodily injury, personal injury, sickness, disease, death, and property loss or damage. I acknowledge that such risks may arise from a variety of foreseeable and unforeseeable circumstances connected with the use of the activities, including but not limited to the following risks:

Activities to be performed: meetings, walking around town

Risks of such activities include but are not limited to: falls

UR (Participant initials here)
_____ (If Participant is under 18 years old, Parent initial here)

B. By signing this RELEASE AND INDEMNIFICATION AGREEMENT, I hereby expressly assume all such risks of injury, loss, or damage to me or to any third party arising out of or in any way related to the above-described activities, whether or not caused by the act, omission, negligence, or other fault of the City of Fort Lupton, its officers, its employees, or by any other cause.

UR (Participant initials here)
_____ (If Participant is under 18 years old, Parent initial here)

C. By signing this RELEASE AND INDEMNIFICATION AGREEMENT, I further hereby waive, and exempt, release, and discharge the City of Fort Lupton, its officers, and its employees from, any and all claims, demands, and actions for such injury, loss, or damage, arising out of or in any way related to the above-described activities, whether or not caused by the act, omission, negligence, or other fault of the City of Fort Lupton, its officers, its employees, or by any other cause, excepting only the willful and wanton conduct of the City of Fort Lupton's officers or employees.

UR (Participant initials here)
_____ (If Participant is under 18 years old, Parent initial here)

D. I further agree to defend, indemnify and hold harmless the City of Fort Lupton, its officers, employees, insurers, and self-insurance pool, from and against all liability, claims, and demands, including any third party claim asserted against the City of Fort Lupton, its officers, employees, insurers, or self-insurance pool, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any way related to the above-described activities, whether or not caused by my act, omission, negligence, or other fault, or by the act, omission, negligence, or other fault of the City of Fort Lupton, its officers, its employees, or by any other cause, excepting only the willful and wanton conduct of the City of Fort Lupton's officers or employees.

GR (Participant initials here)
_____ (If Participant is under 18 years old, Parent initial here)

E. By signing this RELEASE AND INDEMNIFICATION AGREEMENT, I hereby acknowledge and agree that said AGREEMENT extends to all acts, omissions, negligence, or other fault of the City of Fort Lupton, its officers, and/or its employees, and that said AGREEMENT is intended to be as broad and inclusive as is permitted by the laws of the State of Colorado. If any portion hereof is held invalid, it is further agreed that the balance shall, notwithstanding, continue in full legal force and effect.

GR (Participant initials here)
_____ (If Participant is under 18 years old, Parent initial here)

F. I understand and acknowledge that the City of Fort Lupton, its officers, and its employees are relying on, and do not waive or intend to waive by any provision of this RELEASE AND INDEMNIFICATION AGREEMENT, the monetary limitations (presently $350,000 per person and $990,000 per occurrence) or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. §24-10-101 et seq., as amended, or otherwise available to the City of Fort Lupton, its officers, or its employees.

GR (Participant initials here)
_____ (If Participant is under 18 years old, Parent initial here)

G. I understand and agree that this RELEASE AND INDEMNIFICATION AGREEMENT shall be governed by the laws of the State of Colorado, and that jurisdiction and venue for any suit or cause of action under this Agreement shall lie in the courts of Fort Lupton, Colorado.

GR (Participant initials here)
_____ (If Participant is under 18 years old, Parent initial here)

H. This RELEASE AND INDEMNIFICATION AGREEMENT shall be effective as of the date set forth below and shall be binding upon me, my successors, representatives, heirs, executors, assigns, and transferees.

GR (Participant initials here)
_____ (If Participant is under 18 years old, Parent initial here)

II. PARTICIPANT SIGNATURE AND DATE:

Participant - Print Name: Carol Rucker

Participant's Signature: Carol Rucker

Date of Signature: 3/15/16

III. IF PARTICIPANT IS UNDER 18 YEARS OLD, PARENT SIGNATURE AND DATE:

By initialing above and signing below, I acknowledge that I am the parent of the above-named Participant as the term "parent" is defined in C.R.S. Section 13-22-107(2)(b), and I hereby waive and release any prospective claim of the Participant against the City of Fort Lupton, its officers, and its employees for negligence, to the extent provided in C.R.S. Section 13-22-107(3), in connection with the above-described activities.

Parent - Print Name:_____

Parent's Signature:_____

Date of Signature:_____

CITY OF
Fort Lupton
EST 1836
COME PAINT YOUR FUTURE WITH US

Workers' Compensation Coverage and Volunteer Accident Medical Plan (VAMP)

As indicated by my signature, I verify I am not compensated as an appointed committee member for the City of Fort Lupton.

My signature below also verifies that I have been notified that the City of Fort Lupton has chosen to exercise the option to exclude appointed committee members (also referred to as unpaid board members) from Workers' Compensation Insurance per C.R.S. section 8-40-202(1)(a)(I)(B). In accordance with Colorado law, I acknowledge that my information is reported to the Department of Labor and Employment, Division of Workers' Compensation as part of the City's application for the Exclusion of Uncompensated Public Officials.

Per the attached paperwork, I acknowledge that the City of Fort Lupton has chosen to provide coverage for its appointed committee members through the Volunteer Accident Medical Plan (VAMP).

Carol Ruckel
Signature

Carol J Ruckel
Printed name

3/15/16
Date

Art in Public Places
Committee Name(s)

City of Fort Lupton

APPLICATION FOR CITIZEN ADVISORY BOARD/ COMMISSION APPOINTMENT

City Boards and Commissions play an important role in forming City policy. To be considered a candidate, please complete this application and return it to the City Clerk's Office at 130 South McKinley Avenue, Fort Lupton, CO 80621 (Phone: 303-857-6694). The City Clerk will submit your application to the Mayor for review. Thank you for your interest!

Date: 3/7/16 **City of Fort Lupton Resident? Yes** ☑ **No** ☐

Name: Teri Kopfman **Home Phone:** 303-857-1925
Address: 6870 CR 23 **Cell Phone:** 303-710-0500
Ft. Lupton, Co 80621 **Work Phone:** N.A.
Occupation: Retired RE-8 Educator **e-mail:** tkopfman@gmail.com

Board or Commission you are applying for: (Please use a separate application if applying for more than one.)
Art Committee

1. **Please list your work experience, community involvement, and other interests which apply to this Board or Commission:** (Information may be continued on back of form or attached.)
16 years Art Teacher at FLHS, 4-H Photo Leader & Parent, Member & Trustee at First United Metodist Church, Member & Held various positions in Forlurapo Clubs, Tehsurer for Teachers Assoc. about 10 yrs. & New Member of Library Board.
2. **List any licenses, certificates of special training, or education which apply to this Board or Commission:**
BS Art Education & MBA University of Denver,
3. **Briefly describe the reasons for your interest in serving on this City Board or Commission:**
Would like to see Fort Lupton develop a strong visual presence in the county & region.

4. **Please list supporting documents if not continued on other side:**

(See Reverse Side)

City of Fort Lupton

APPLICATION FOR CITIZEN ADVISORY BOARD/ COMMISSION APPOINTMENT

City Boards and Commissions play an important role in forming City policy. To be considered a candidate, please complete this application and return it to the City Clerk's Office at 130 South McKinley Avenue, Fort Lupton, CO 80621 (Phone: 303-857-6694). The City Clerk will submit your application to the Mayor for review. Thank you for your interest!

Date: 3/7/2016 **City of Fort Lupton Resident? Yes** [X] **No** [ ]

Name:	Krista Tipton	**Home Phone:**	303-502-3418
Address:	904 Stage Dr	**Cell Phone:**	303-548-2880
		Work Phone:	
Occupation:	Business Owner	**e-mail:**	krista@rmheroes.net

Board or Commission you are applying for: (Please use a separate application if applying for more than one.)
Shooting Range

1. **Please list your work experience, community involvement, and other interests which apply to this Board or Commission:** (Information may be continued on back of form or attached.)
Owner and CEO of Rocky Mountain Heroes LLC. Firearms Training and Self Defense, we work with the Fort Lupton Police Department helping, citizens get conceal and carry permits. I worked on the Park County Trust Fund Board as the Chair Person Approving GOCO fund grants, Mountain Area Midget Football as Vice President and Treasurer, and other boards and committees.

2. **List any licenses, certificates of special training, or education which apply to this Board or Commission:**
Lieutenant and shift supervisor at GEO, ALS Less Lethal Instructor, Basic and Instructor, Personal Protection inside the home – NRA, Conceal and Carry Instructor, Personal Protection Planning. Front Sight Member

3. **Briefly describe the reasons for your interest in serving on this City Board or Commission:**
Help the board and my community design a great place to congregate. I really feel this range could be an Asset to not only Fort Lupton, but Weld County and the Northern Communities as well.

4. **Please list supporting documents if not continued on other side:**
Give

Signature of Applicant: Krista R Tipton

CITY OF FORT LUPTON 18 36 COLORADO

(See Reverse Side)

RECEIVED
MAR 22 2016
BY

CITY OF Fort Lupton EST 1926
COME PAINT YOUR FUTURE WITH US

CITY OF FORT LUPTON
APPLICATION FOR CITIZEN ADVISORY BOARD/ COMMISSION APPOINTMENT

City Boards and Commissions play an important role in forming City policy. To be considered as a candidate, please complete this application and return it to the City Clerk's Office at 130 South McKinley Avenue, Fort Lupton, CO 80621; Phone: 720-466-6101. The City Clerk will submit your application to the Mayor for review. Thank you for your interest!

Date: 3/22/2016 **City of Fort Lupton Resident? Yes** [X] **No** [ ]

Name: J Herrick
Address: 950 So. Hoover Ave. Fort Lupton, Co. 80621
Occupation: Construction Consultant

Home Phone: 303-857-6733
Cell Phone: 303-913-2880
Work Phone: 303-502-3239
e-mail: tjherrick@aol.com

Board or Commission you are applying for: (Please use a separate application if applying for more than one.)
Public Safety

1. **Please list your work experience, community involvement, and other interests which apply to this Board or Commission:** (Information may be continued on back of form or attached.)

Business Owner, HOA Board of Directors, NRA Training

2. **List any licenses, certificates of special training, or education which apply to this Board or Commission:**

NRA Certified Instructor - Home Firearm Safety, Metallic Cartridge Reloading, Shotshell Reloading, Certified Pistol, Personal Protection in the Home

3. **Briefly describe the reasons for your interest in serving on this City Board or Commission:**

Asked to serve by Chief of Police, Interested in helping develop a shooting facility of City of Fort Lupton

4. **Please list supporting documents if not continued on other side:**

Signature of Applicant: by signing this application I agree that I have received a copy of the City Council Code of Ethics and Conduct. Theodore J Herrick

CITY OF
Fort Lupton
EST 1836
COME PAINT YOUR FUTURE WITH US

Thank you for volunteering!

The City of Fort Lupton very much appreciates the generous contribution of your time and labor to work that benefits the community. We ask that you donate or give up any claim you may acquire against the entity for any loss or injury you may suffer during your volunteer work.

It is for these reasons that the City of Fort Lupton now requires everyone offering volunteer services to the municipality to first sign a document releasing the entity, its agents, and its insurance carriers from all liability for any such loss of injury.

We appreciate your cooperation and your understanding about this, and recommend you consult with your insurance agent to be sure your own insurance coverage is sufficient to cover you for any volunteer services you perform for the City of Fort Lupton.

VOLUNTEER ACCIDENT MEDICAL COVERAGE PLAN

This coverage provides medical and accidental death and dismemberment (AD&D) coverage for volunteers

Limits:		
	Accidental Death Benefit Amount:	$ 10,000
	Accidental Dismemberment Benefit, Maximum Amount:	$ 10,000
	Accidental Medical Expense Benefit (Primary):	$ 15,000
	Dental Maximum (Per Tooth Per Accident):	$ 250
	Aggregate Limit of Indemnity per Accident	$ 250,000
	Catastrophic Cash (Lump Sum), Maximum Amount	$ 25,000

If you have an accident or injury, please contact the person who is coordinating or leading your volunteer work immediately. You may go to the physician of your choice. You will be required to complete a claim form. Bills for medical expenses being claimed, along with a copy of the completed claim form can be sent directly to:

Consolidated Health Plans 2077 Roosevelt Ave. Springfield, MA 01104	Fax: (413) 733-4612 Attention: Claims Department
Email: customerservice@consolidatedhealthplan.com	

If you have any questions regarding claims, please call Consolidated Health Plans at (800) 633-7867.

This information is provided only as a general summary of the coverages that apply or are available. All coverages are governed by the terms, conditions, exclusions, and limits stated in the applicable coverage documents.

CITY OF
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CITY OF FORT LUPTON
VOLUNTEER ACTIVITIES
RELEASE/INDEMNIFICATION

I. RELEASE OF LIABILITY AND INDEMNIFICATION AGREEMENT: PARTICIPANT MUST READ CAREFULLY BEFORE SIGNING

In consideration for being permitted to perform the below-described volunteer activities for the City of Fort Lupton, I hereby acknowledge, represent, and agree as follows:

A. I understand that said activities are or may be dangerous and do or may involve risks of injury, loss, or damage. I further acknowledge that such risks may include but not be limited to bodily injury, personal injury, sickness, disease, death, and property loss or damage. I acknowledge that such risks may arise from a variety of foreseeable and unforeseeable circumstances connected with the use of the activities, including but not limited to the following risks:

Activities to be performed:

_____
_____
_____

Risks of such activities include but are not limited to:

_____
_____
_____

TJH (Participant initials here)
_____ (If Participant is under 18 years old, Parent initial here)

B. By signing this RELEASE AND INDEMNIFICATION AGREEMENT, I hereby expressly assume all such risks of injury, loss, or damage to me or to any third party arising out of or in any way related to the above-described activities, whether or not caused by the act, omission, negligence, or other fault of the City of Fort Lupton, its officers, its employees, or by any other cause.

TJH (Participant initials here)
_____ (If Participant is under 18 years old, Parent initial here)

C. By signing this RELEASE AND INDEMNIFICATION AGREEMENT, I further hereby waive, and exempt, release, and discharge the City of Fort Lupton, its officers, and its employees from, any and all claims, demands, and actions for such injury, loss, or damage, arising out of or in any way related to the above-described activities, whether or not caused by the act, omission, negligence, or other fault of the City of Fort Lupton, its officers, its employees, or by any other cause, excepting only the willful and wanton conduct of the City of Fort Lupton's officers or employees.

TJH (Participant initials here)
_____ (If Participant is under 18 years old, Parent initial here)

D. I further agree to defend, indemnify and hold harmless the City of Fort Lupton, its officers, employees, insurers, and self-insurance pool, from and against all liability, claims, and demands, including any third party claim asserted against the City of Fort Lupton, its officers, employees, insurers, or self-insurance pool, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any way related to the above-described activities, whether or not caused by my act, omission, negligence, or other fault, or by the act, omission, negligence, or other fault of the City of Fort Lupton, its officers, its employees, or by any other cause, excepting only the willful and wanton conduct of the City of Fort Lupton's officers or employees.

TJH (Participant initials here)
_____ (If Participant is under 18 years old, Parent initial here)

E. By signing this RELEASE AND INDEMNIFICATION AGREEMENT, I hereby acknowledge and agree that said AGREEMENT extends to all acts, omissions, negligence, or other fault of the City of Fort Lupton, its officers, and/or its employees, and that said AGREEMENT is intended to be as broad and inclusive as is permitted by the laws of the State of Colorado. If any portion hereof is held invalid, it is further agreed that the balance shall, notwithstanding, continue in full legal force and effect.

TJH (Participant initials here)
_____ (If Participant is under 18 years old, Parent initial here)

F. I understand and acknowledge that the City of Fort Lupton, its officers, and its employees are relying on, and do not waive or intend to waive by any provision of this RELEASE AND INDEMNIFICATION AGREEMENT, the monetary limitations (presently $350,000 per person and $990,000 per occurrence) or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. §24-10-101 et seq., as amended, or otherwise available to the City of Fort Lupton, its officers, or its employees.

TJH (Participant initials here)
_____ (If Participant is under 18 years old, Parent initial here)

G. I understand and agree that this RELEASE AND INDEMNIFICATION AGREEMENT shall be governed by the laws of the State of Colorado, and that jurisdiction and venue for any suit or cause of action under this Agreement shall lie in the courts of Fort Lupton, Colorado.

TJH (Participant initials here)
_____ (If Participant is under 18 years old, Parent initial here)

H. This RELEASE AND INDEMNIFICATION AGREEMENT shall be effective as of the date set forth below and shall be binding upon me, my successors, representatives, heirs, executors, assigns, and transferees.

TJH (Participant initials here)
_____ (If Participant is under 18 years old, Parent initial here)

II. PARTICIPANT SIGNATURE AND DATE:

Participant - Print Name: Theodore J Herrick

Participant's Signature: Theodore J Herrick

Date of Signature: 3/22/2016

III. IF PARTICIPANT IS UNDER 18 YEARS OLD, PARENT SIGNATURE AND DATE:

By initialing above and signing below, I acknowledge that I am the parent of the above-named Participant as the term "parent" is defined in C.R.S. Section 13-22-107(2)(b), and I hereby waive and release any prospective claim of the Participant against the City of Fort Lupton, its officers, and its employees for negligence, to the extent provided in C.R.S. Section 13-22-107(3), in connection with the above-described activities.

Parent - Print Name: _____

Parent's Signature: _____

Date of Signature: _____

Fort Lupton Public & School Library
Board of Trustees
Application
425 South Denver Avenue, Fort Lupton, Colorado 80621
303-857-7180

Date Feb 21, 2016

Name Tacha G Grenier
Prefix First Middle Last

Home Address 266 Ponderosa pl. Fort Lupton 80621
Street City Zip

Home Phone _____ **Cell Phone** 720-226-3884

Email Address Tachaoverly@yahoo.com

Profession, Occupation/Employer, Titles

Stay at Home MOM

Education: High School Diploma

Qualities you bring to the Library Board of Trustees

Very well Organized, positive, love People

Have you served on a Board before? NO

Additional comments

OK
TED

CITY OF FORT LUPTON
CITY COUNCIL

Tommy Holton, Mayor

Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Chris Cross, Ward 3

David Crespin, Ward 1
Zoe A. Stieber, Ward 2
Bob McWilliams, Ward 3

CITY OF Fort Lupton EST 1836
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AM 2016-046

ADOPTING ORDINANCE 2016-XXX FOR THE FULTON VILLAGE ANNEXATION AND INITIAL ZONING TO PUD PLANNED UNIT DEVELOPMENT WITH R-1, R-1A, R-2 AND R-3 USES PERMITTED ON LAND LEGALLY DESCRIBED IN EXHIBIT "A" TO THE PROPOSED ORDINANCE AND APPROVING THE ANNEXATION AGREEMENT.

I. **Agenda Date:** Council Meeting – March 28, 2016

II. **Attachments:**

A. Ordinance 2016-xxx
B. PC Minutes, Resolution P2016-002 & Staff Report
C. Land Use Application
D. Annexation Maps
E. Resolution 2016R008
F. Annexation Petition & Annexation Agreement
G. Legal Notifications
H. Referral & Property Owner Responses

III. **Summary Statement:**

The applicants, Fulton Village, LLC, James D. Lambert and Barbara J. Lambert, have submitted an application for an annexation and initial zoning to PUD Planned Unit Development with R-1, R-1A, R-2 and R-3 uses. The total annexation is 12.056 acres, more or less. The annexation is generally located east and adjacent to S. Fulton Avenue and north and adjacent to Lone Pine Street.

IV. **Fiscal Note:** None noted.

Finance Department Use Only

Finance Director

V. **Submitted by:**

Planner

VI. **Approved for Presentation:**

City Administrator

VII. **Certification of Council Approval:**

City Clerk — Date

VIII. Detail of Issue/Request:

This land use application is for an annexation and initial zoning. The applicants, Fulton Village, LLC, James D. Lambert and Barbara J. Lambert, have submitted an application for an annexation and initial zoning to PUD Planned Unit Development with R-1, R-1A, R-2 and R-3 uses. The total annexation is 12.056 acres, more or less, and includes a parcel owned by Fulton Village, LLC, a portion of a parcel owned by James D. Lambert and Barbara J. Lambert that was erroneously excluded from a previous annexation of their property, a public alley and public right-of-way. The annexation is generally located east and adjacent to S. Fulton Avenue and north and adjacent to Lone Pine Street. For additional information on the proposed annexation and initial zoning, please refer to the attached City Council packet.

IX. Legal/Political Considerations:

On February 8, 2016, the City Council accepted the annexation petition and set the public hearing date for this matter on March 28, 2016. A public hearing was held before Planning Commission on March 8, 2016, as required pursuant to Section 15-5(k) of the Municipal Code prior to going before City Council. Planning Commission recommended approval of the annexation and initial zoning and Resolution P2016-002 of the Commission is attached.

All notification requirements were met, including posting notice of the hearings on the property at least 15 days prior to this public hearing, mailing notice to property owners within 500 feet of the site and sending notice to mineral owners and lessees of record on the properties, and publishing notice of the hearing in the Fort Lupton Press for four consecutive weeks, with the first publication being at least 30 days prior to the City Council public hearing.

This annexation meets the contiguity requirements set forth by Colorado Statutes.

X. Alternatives/Options:

1. Adopt Ordinance 2016-xxx.
2. Do not adopt Ordinance 2016-xxx.

XI. Financial Considerations:

The applicants have paid all applicable land use application fees and are covering ongoing review expenses.

XII. Staff Recommendation:

After review of the Comprehensive Plan, Municipal Code and referral comments, staff finds that:

1. The Comprehensive Plan designates the property as Urban Residential. The Urban Residential land use type encourages higher density neighborhoods with a mix of housing types. Staff finds that the development proposed conforms to the Comprehensive Plan;
2. The site is located within the district designated Growth Tier 1 in the Comprehensive Plan, which is considered the priority growth area as envisioned by the Plan and is the area that is best able to provide municipal services.
3. There are currently residential subdivisions located directly to the east (Peaceful Acres), west (Lone Pine Estates) and south (Country Day Estates) of the property; and

4. There is a need for residential properties within the City of Fort Lupton due to employment created by the oil and gas industry, as well as other commercial development in the area.

Staff recommends approval of Ordinance 2016-xxx for the annexation of 12.056 acres, more or less, and initial zoning to PUD with R-1, R-1A, R-2 and R-3 Zone District uses.

ORDINANCE NO. 2016-xxx

INTRODUCED BY: xxx

ADOPT ORDINANCE 2016-xxx ANNEXING AND ZONING LAND LEGALLY DESCRIBED IN EXHIBIT "A" KNOWN AS THE FULTON VILLAGE ANNEXATION AND INITIAL ZONING TO PUD PLANNED UNIT DEVELOPMENT WITH R-1, R-1A, R-2 AND R-3 USES PERMITTED AND APPROVING THE ANNEXATION AGREEMENT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO:

SECTION 1. A petition for annexation of the subject property was filed with the City on January 6, 2016. The owners of 100% of the territory, with exception to the right-of-way, hereinafter described as the Fulton Village Annexation, are Fulton Village, LLC, James D. Lambert and Barbara J. Lambert, and this territory is not solely a public street or right-of-way. The City Council accepted said petition and has found and determined that an election was not required for this annexation under state statute or municipal ordinance or code section and that no additional terms and conditions are to be imposed upon the annexation, other than those expressed in the annexation agreement. The Planning Commission of the City of Fort Lupton, after a public hearing held on March 8, 2016, has recommended approval of the annexation and initial zoning. After a public hearing on February 8, 2016, Council found that the area to be annexed is eligible for annexation pursuant to Section 31-12-104 C.R.S. as to contiguity; and, the area is not affected by any of the limitations that would prevent annexation set forth in Section 31-12-105 C.R.S.

SECTION 2. The annexation agreement between the applicant and the City has been reviewed by City Staff and by this Council and is approved and shall be signed by the Mayor.

SECTION 3. The City Council, after public notice and hearing, and consideration of the Planning Commission recommendation, declares that the subject property is hereby annexed and zoned as PUD Planned Unit Development, with all permitted uses under Sections 16-34, 16-35, 16-36 and 16-37 of the Fort Lupton Municipal Code. Heavier uses than those defined in that Section of the Code are subject to special use review as outlined in Section 16-7 of the Code. The zoning map of the City shall be so amended to reflect the initial zoning to the PUD Planned Unit Development District.

INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED this 28th day of March 2016.

PUBLISHED in the Fort Lupton Press the __ day of _____ 2016.

FINALLY READ BY TITLE ONLY, PASSED AND ORDERED PUBLISHED BY TITLE ONLY this __ day of _____ 2016.

PUBLISHED BY TITLE ONLY the __ day of _____ 2016.

EFFECTIVE (after publication) the __ day of _____ 2016.

CITY OF FORT LUPTON, COLORADO

_____
Tommy Holton, Mayor

ATTEST:

_____
Nanette Fornof, MMC
City Clerk

Approved as to form:

_____
Andy Ausmus, City Attorney

EXHIBIT A

PROPERTY DESCRIPTION

FULTON VILLAGE ANNEXATION
TO THE CITY OF FORT LUPTON

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS S00°19'00"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S89°56'41"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 (NE1/4,NE1/4) A DISTANCE OF 672.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 3123110 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; SAID POINT ALSO BEING THE NORTHWEST CORNER OF PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1207210; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S00°18'59"E A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF KAHIL STREET; THENCE N89°56'41"E ALONG THE SOUTH RIGHT OF WAY LINE OF KAHIL STREET A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF LOT 24 OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST LINE OF SAID LOT 24 AND LOT 23 A DISTANCE OF 342.00 FEET TO A POINT ON THE NORTH LINE OF LOT 25, PEACEFUL-ACRES SUBDIVISION EXTENDED EASTERLY; THENCE S89°56'41"W ALONG THE NORTH LINE OF SAID LOT 25 AND THE EASTERLY AND WESTERLY PROLONGATION THEREOF A DISTANCE OF 190.00 FEET TO THE NORTHEAST CORNER OF AN 8' WIDE ALLEY AS SHOWN ON THE PLAT OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION AND THE WEST BOUNDARY OF FIRST ADDITION TO PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1333148 A DISTANCE OF 939.37 FEET TO A POINT ON THE SOUTH LINE OF SAID NE1/4,NE1/4; THENCE N89°47'45"W ALONG THE SOUTH LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 467.11 FEET TO A POINT 20 FEET EAST OF THE SOUTHWEST CORNER OF SAID NE1/4,NE1/4; THENCE N00°22'24"W ALONG A LINE PARALLEL WITH AND 20 FEET EAST OF THE WEST LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 1045.26 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AT BOOK 1574, PAGE 1601 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; THENCE N89°56'41"E ALONG THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID BOOK 1574, PAGE 1601 AND THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID RECEPTION NO. 3123110 A DISTANCE OF 593.13 FEET; THENCE N00°18'59"W A DISTANCE OF 239.00 FEET; THENCE N89°56'41"E A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 522,177 SQUARE FEET, 12.056 ACRES, MORE OR LESS.

Minutes

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
March 8, 2016

The Planning Commission of the City of Fort Lupton met in session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the Planning Commission, on Tuesday, March 8, 2016. Chairperson Mike Simone called the meeting to order at 6:00 p.m.

ROLL CALL

Planning Technician Mari Peña called the roll. Those present were Chairperson Mike Simone, Commission members Barbara Duncan, Bush White, Dan Parrish, Lynne Derby and Tim Hoskens. Also present were Planning Director Todd Hodges, Planner Alyssa Knutson, Planning Technician Mari Peña, Planning Technician Jennifer Cupp and City Attorney Andy Ausmus.

APPROVAL OF AGENDA

It was moved by Tim Hoskens and seconded by Bush White to approve the agenda as submitted.

Motion carried unanimously by a voice vote.

CONSENT AGENDA

It was moved by Barbara Duncan and seconded by Bush White to approve the Consent Agenda as submitted. The following item was part of the Consent Agenda:

Approval of the Minutes of the January 19, 2016 meeting.

Motion carried unanimously by a voice vote.

DISCUSSION ITEMS

Due to the amount of public in the audience, the Planning Chair explained the process of the public hearing.

P2016-002 Fulton Village Annexation and Initial Zoning
P2016-003 Fulton Village Sketch PUD Plan

The Planning Chair asked the Planning Director Todd Hodges, to explain the subdivision process along with the description for the project.

The Planning Director, Todd Hodges, stated the project is for an annexation and initial zoning as well as a sketch plan with the adjacent property already in the City. The subdivision process is a three step process. The sketch plan being presented is not a vesting project but rather a direction. It is not a public hearing it's a public meeting because the applicants are receiving direction. The Planning Commission will be reviewing the annexation and initial

zoning and provide a recommendation of the sketch plan to City Council with comments. If successful, there will be another public hearing for a preliminary and final PUD plan. The process would then start again. If the multifamily portion of this project is successful then it must go through the site plan review process that will be reviewed before the Planning Commission and City Council. The main item for this project is annexation and zoning. This is an infill project where services surrounding the property are available and would raise property values. The property is owned by Fulton Village LLC, with the Weld County zoning as R-2. The Lambert property is currently in the City limits; however, a small strip of land on this property along S. McKinley Avenue was not originally annexed in. The current zoning of the Lambert property is R-1A. If this project proceeds, the next step would be the preliminary plat followed by the final plat for a PUD. All referral comments have been reviewed with comments in the resolution. After staff reviewed the project, a meeting was held with Aaron Thompson, the representative for Fulton Village to discuss and review several items. The concept that will be presented tonight is an updated concept based on staff's direction. The updated concept that was presented is attached to these minutes. The sketch plan is not a vesting concept but it is appropriate to comment on the project. The annexation is a clear boundary of the proposal with the unplatted portion that is already part of the City. Peaceful Acres is located on the east and is zoned R2, with Lone Pine Estates as single family to the west. The general layout fits within the purview of the area. Residential is needed in the city, with diversity near the school. A park and trail area are being proposed as part of the Plan. The applicants are present and have provided a presentation.

Aaron Thompson with Aperio Property Consultants LLC, representative for Fulton Village LLC, presented a PowerPoint on the project. Mr. Thompson stated that Fulton Village is a 14 acre site that includes a piece of property that was not annexed by the City during the first annexation of the Lambert property. Of the 14 acres, about 3 acres will be dedicated right of way. The proposed project is residential with single family and multi-family dwellings as well as a proposed park that includes a regional trail that is keeping with the City's parks and trails master plan. Mr. Thompson continued that the project site is bordered by S. Fulton Avenue on the west; Kahil Street on the north; Lone Pine Street on the south; and S. McKinley Avenue on the east. Lone Pine Estates Subdivision is across the street to the west; Country Day Estates Subdivision to the south; Peaceful Acres Subdivision to the east; and the school to the north. He also noted that Lone Pine Street and S. McKinley Avenue are mainly in the county. He indicated the revised lay out of the plan is still in the concept stage. The concept being developed includes many different product types; multi-family, single family, as well as a park. On 12 acres it is difficult to get too many types of uses on the space efficiently. The proposed design is for three different residential housing types. The revisions from the original plan eliminated the need for cul-de-sacs. The Fire Marshall did not want the cul-de-sacs. Also, Mr. Hodges had talked about S. Hoover Avenue connecting all the way through to Kahil, but there are a few reasons for not connecting. First, traffic in and out of this subdivision doesn't need to use Lone Pine Street. The width of Lone Pine Street is about thirty feet wide. Also, we feel that most of the traffic goes to S. Fulton Avenue and onto Highway 52. A through street from S. Fulton Avenue to S. Hoover Avenue would cause traffic issues, particularly with the trail. The concept for the apartments has changed to a more

efficient layout and more segregation of traffic versus the traffic for residential. The trail will start at Kahil Street and go through the park to end at Lone Pine Street. The park will consist of a playground. The smaller lots are much like the homes in a project called Parkview in Golden, Colorado. Homes in the subdivision are age restricted to fifty-five plus but this is not being proposed here. The alleyway on the plan consists of garage doors that are front loaded doors. Front doors and garages are accessed from the front. The alley that is being proposed will be thirty feet wide. The proposed homes are to be about 1500 to 1800 square feet with the possibility of a basement. The prices would range between high $200,000 and the low $300,000.

The Planning Chair opened the public hearing at 6:21 p.m.

Luke Johnson resides at 871 S. Hoover Avenue and stated concerns with the proposed apartments and the type of people that they will attract. He also stated concerns with additional traffic on S. Fulton Avenue and that property values in the area may decrease due to lower cost homes being constructed. He stated that the area would rather see parks, walking and bicycle trails. He was also concerned with water sources and drainage for the development, stating that drainage is already an issue in the area. He felt that developing the property was not bad, but that he would like to see more comparable single-family homes be constructed.
[Applause]
Mary Anne Merritt resides at 920 S. Fulton Avenue. She stated concerns with the proposed lot sizes, because they are smaller than the lots across from the development on S. Fulton Avenue. Ms. Merritt also expressed concerns about access roads and that additional traffic would go past her property. She stated that additional traffic was a concern because there are already cars that go too fast along S. Fulton Avenue and there is no traffic control from Lone Pine Street to County Road 27. She also stated that children would not be able to go to school in Fort Lupton because she heard there is not room for additional students. She stated again that safety would be an issue with additional traffic and kids walking to school in the area. She stated that the homes in the area are brick or stone and that she would not like frame homes built in the area. Ms. Merritt felt that the park was exciting, but that a bigger park was needed. She also stated that the area needs sidewalks and not a trail.
[Applause]
Deb Demille resides at 856 S. McKinley Avenue and stated that she will follow up on the previous public comments. She stated that this proposed development has not changed from the previous proposal from six or seven years ago for the property with respect to infrastructure. She stated concerns that the City does not have a large police force in order to accommodate the development. She stated concerns with 99 families moving into a small area, with drainage, with the schools being unable to accommodate that many additional students. She stated that the area is a tight-knit community. Ms. Demille had concerns with property values decreasing in the area. She stated that proposed apartments would cause her home price to decrease and asked that that be taken into consideration by the Commission.
[Applause]

Jim Jones resides at 855 S. Fulton Avenue. Mr. Jones stated that the redesign presented by the applicants addressed some of his concerns. However, he stated concerns with additional traffic on the roadways and that repairs were needed on Kahil Street and S. Fulton Avenue. He stated that there are bottlenecks at Lone Pine Street and S. Fulton Avenue and that this will need to be addressed. He stated there is a need for nice homes but that this proposal is "putting ten pounds of potatoes in a five pound bag." *[Applause]* Mr. Jones notes that this is the second or third time that the applicants have tried to develop the same thing. He stated that although the townhomes are nice, the surrounding properties should be compatible with them. He stated concerns with school traffic and that the rental properties will bring more problems to the area.
[Applause]
Jeremy Campbell resides at 865 S. Fulton Avenue. He inquired on the type of zoning that the applicants were applying for. Planning Director, Todd Hodges, stated that the zoning would be to PUD with single-family and multifamily uses in accordance with the R-1 up to R-3 zone districts. Mr. Campbell expressed concerns with the R-3 uses and stated that the City could allow low-income housing on the entire site with that type of zoning permitted. He stated that while he understood the applicants' need to make money on the development by proposing smaller houses, removing the small houses and apartments from the proposal would be a huge benefit and would assist in gaining approval from the neighbors.
[Applause]
Edward Engle resides at 870 S. Hoover Avenue. He stated concerns regarding on-street parking, especially with the patio homes and having enough space for visitors to park. Mr. Engle noted that in the Lancaster area there is hardly any parking to accommodate any visitors. He was also concerned with the use of the dedicated alley behind Peaceful Acres going away. Finally, he stated that condensed traffic was going to be a problem, especially with the small lot sizes.
[Applause]
Lester Dean resides at 655 S. McKinley Avenue. He stated that the project backs up to his backyard at Lot 24 in Peaceful Acres. He expressed concerns with the alley behind his home and would like to continue to use it. He stated he would like the development to be all single-family homes and dislikes the apartments. Mr. Dean had concerns that the alley use was going to be taken away, but Weld County shows an easement.
[Applause]
Charles Gordon Emery resides at 880 S. Fulton Avenue. He expressed concerns with home values depreciating in the area, which would cause the town to depreciate. He indicated he would like to see homes selling due to the new development from $400,000 to half a million like in Brighton. He stated that he agrees with previous comments on traffic concerns in the area.
[Applause]
Steve Koeckeritz resides at Lot 23 in Peaceful Acres. Mr. Koeckeritz stated his home is directly east of what is shown as Hoover Circle. He stated that he had concerns with headlights shining directly into his home, but the updated design resolves that issue. He added that he has concerns with the proposed multi-family residential and requested more

information on these buildings, including how many units would be included, how tall the buildings would be, and if traffic access going to S. McKinley Avenue. He stated that he believes multi-family residential does not fit with the surrounding neighborhood.
[Applause]

The applicants' representative, Aaron Thompson, responded that there would be about 20 to 30 multi-family residential units.

Michele Jahrman resides at 805 S. Fulton Avenue. She stated that she has lived next to apartments before and it was nothing but trouble and that 20 to 30 multi-family residential units would compact too many people in a small area. She also stated concerns with people speeding along S. Fulton Avenue and with the additional traffic. Ms. Jahrman expressed that the area would like to see single-family homes. She expressed concerns with the new development destroying a peaceful community.
[Applause]
David Heiser resides at 950 S. McKinley Avenue. Mr. Heiser stated concerns with small lots sizes and the amount of parking. He stated that his street is already like a parking lot. He also stated concerns with the density being too high.
[Applause]
Jay Herrick resides at 950 S. Hoover Avenue. Mr. Herrick stated that he is a construction consultant and is excited about the annexation and proposed development. He stated concerns with the density of the development and also traffic onto S. Fulton Avenue, especially with no traffic control. He also expressed concerns with the ability of police and fire to provide services. He also is concerned the multi-family residential will become the "recreational pharmacy" across from the school. Mr. Herrick also stated concerns about quality of life and property values in the area and believes there should be single-family residences with larger lots and higher values constructed.
[Applause]
Richard Struck resides at 81 Kahil Place. He stated that his lot is 71 feet across and 97 to 98 feet deep and is too small. Mr. Struck expressed that the City must put a light or overpass at Highway 52 and S. Fulton Avenue. He expressed concerns that the proposed development would be similar to 9th Street across from the school where there are low income apartments and "every deadbeat" has moved into. He stated that more exits are needed out of the development. He was concerned that if a similar tornado event occurred like the one in the 1970s that people would be unable to vacate the area due to an increase in traffic and limited accesses. He also stated that streets need to be reworked throughout the City and the development won't work.
[Applause]
Beverly Andrews resides at 930 S. Hoover Avenue. Ms. Andrews stated that she has lived in Fort Lupton for 17 years. She expressed concerns with drainage and stated that when a downpour occurs that rain comes from Elizabeth Street to the driveway at 920 S. Hoover Avenue and because of the lack of proper drainage, everything settles to the north. She expressed concerns that there won't be room at the schools for additional children. Ms. Andrews stated that she knows of someone that was told to take their children to a charter

school or Quest due to lack of space. She also was concerned that the other apartments and duplexes in the City look like "ghetto areas" and doesn't want that to happen in the neighborhood.
[Applause]
Connie Herrick resides at 950 S. Hoover Avenue. She stated that since no one approves of the multi-family residences, that the applicants should remove them from the plan. Ms. Herrick stated that the lots are too small and they should be made to be as large as the lots along S. Fulton Avenue. Ms. Herrick stated that the patio home lots should also be larger to match the surrounding neighborhood and that more brick should be incorporated into the designs. If those items are addressed, Ms. Herrick believed that the neighbors would be willing to approve the project.
[Applause]
Koreen Turskey resides at 630 S. McKinley Avenue. Her property is Lot 22 of the Peaceful Acres Subdivision and is located across from the proposed park. Ms. Turskey stated concerns over parking at the park and noted that none is shown on the current plan. She stated that her street is narrow and that during graduation vehicles are parked on both sides of the street. Ms. Turskey is concerned that there will be no parking for those coming to the park, which will cause issues on her street.
[Applause]

The Planning Chair closed the public hearing at 6:55 p.m. and asked the Applicant if he would like to respond to the public's comments.

The representative for Fulton Village, Aaron Thompson, elected to respond to concerns and objections. He stated the main concern is the apartments which will be a two story product. The multi-family concepts must go through the additional step of the site plan process. He added that comments from the public indicate that nobody likes apartments. He appreciates wide open spaces as much as anybody. The owners wouldn't have a problem building more single family, but discussions with the City have indicated a need for multi-family homes, as well as a variety of types of home products besides single family. The proposed location of the apartments keeps them away from the existing single family residences as much as possible. This product is a new approach to the property with single-family and multi-family. He heard from the public that there was some concerns about the smaller lot sizes.

Due to the amount of noise and abrupt comments from the public, the Planning Chair asked the public to be respectful.

The smaller lots are 40 feet wide maintenance free lots. The lots at 65'x100' are what is typically built for an infill piece and builders want density. Builders can't sell properties in town with larger lot sizes as easily. He indicated that there were concerns over the school and the developers don't have any control over the schools. Not all buyers will be moving into the City, some may be existing residents. Other concerns were with regards to the trail. The trail is on the City's parks and trails master plan. As far as the parking for the trail and playground, parking could be reviewed.

The Planning Chair explained the Planning Commission's purpose on these projects. The Commission must determine if the project meets the City's development requirements. The concerns from the public may not be addressed because they are not pertinent to the Commission. City Council will have the same type of hearing where the public can attend and address any concerns.

The Planning Chair opened the discussion among members.

Commission Member Dan Parrish indicated concerns about the capacity of the school.

Mr. Thompson indicated he has met with school representatives to discuss a school impact fee and there has been no indication that the school is full.

The Planning Chair added that there have been more people leave the district than those coming in. A letter from John Hoag was in the packet distributed to the Commission and did not state an objection to the application.

Mr. Parrish asked if drainage was taken into consideration.

Mr. Thompson answered that curb and gutter will be placed at S. Fulton Avenue and Lone Pine Street and both will be widened, which should help with traffic concerns. He also indicated that S. McKinley Avenue is unpaved and Lone Pine Street to the east is unpaved. The packet contained a concept utility plan and he explained the drainage flow to drain towards the pond on Highway 85. The pond has a lot of capacity and it will be updated to standards.

Member Bush White indicated concerns over the roads and drainage.

Mr. Thompson responded that Roy Vestal with Public Works and the City Engineer will be reviewing the submittal. At this time the amount of water into the pond is lacking but it will be taken into consideration. A preliminary drainage report will be required as part of the future submittal.

The Planning Director Todd Hodges added that this is a conceptual plan and the item will be discussed at the next stage.

Mr. White asked if there is a requirement for a HOA for maintenance of the properties so they don't affect property values. Mr. Thompson stated that this development is going without a HOA. If the City accepts the park as public property, there are no common areas to maintain therefore no HOA is required.

Mr. White noted his concerns over parking, painting and maintenance of houses. Mr. Hodges added that these issues are resolved through Zoning Compliance as part of the Planning Department.

Member Tim Hoskens inquired about the intention of the City to obtain the parks. Mr. Hodges added that this will be part of an agreement with the City. The City won't take property that is not fully developed. An improvements agreement will be required and funds must be put in place to fulfill development requirements.

Mr. Hoskens also inquired about the dead end streets and the radius. Mr. Hodges indicated that the street was discussed. The layout shows that only two properties will access the dead end street where a cul-de-sac may be accessed by more than two. The fire district preferred this type of street over the cul-de-sac. The sketch plan is the time to discuss concerns regarding the application, then the applicants can proceed based on feedback from the meetings.

Member Lynn Derby stated concerns over the parking for the single family and multifamily.

Mr. Thompson indicated that each house will have a two car garage with a driveway length of 25', which is the setback.

The Planning Director indicated that these lots will be wider than in comparison of the older parts of town.

The Planning Chair asked if the City will require a certain percentage of architectural features.

The Planning Director noted that this is up to the developer because of the PUD zoning. The PUD regulations allow for deviation from standard zoning.

Discussion occurred over front architectural features whether stone or brick. The Commission Members agreed these features should be required in PUD regulations as the project develops.

The Planning Chair noted the many of the concerns were regarding police coverage and indicated the Chief of Police was present at the hearing and has heard the concerns.

The Planning Chair asked if a traffic study was conducted. Planner Alyssa Knutson indicated this wasn't a requirement at this time.

The Planning Chair asked the Planning Director if the project isn't approved, could the project be reevaluated. The Planning Director indicated yes the project could come back for further review.

The Planning Chair inquired about the alley between the patio homes. Mr. Thompson indicated that the alley connects to Hoover and Paden Place. The standard width of the alley is 30 feet and parallel parking is available in front of the garage.

The Planning Chair asked the City Attorney, Andy Ausmus, if there were any legal aspects that should be considered for review by the Commission. Mr. Ausmus answered no.

Mr. Parrish inquired about the Anadarko letter. The Planning Director indicated that the letter was received today and that the concerns stated is between the mineral interest and the property owner.

The Planning Chair asked if these apartments were for co-op, sale, rental or subsidized. Mr. Thompson indicated that the intent is for rental since the town has expressed a need for rentals.

The Planning Chair closed the discussion among the Commission.

Tim Hoskens made a motion to approve Resolution P2016-002 for the Fulton Annexation and Initial Zoning and Bush White seconded the motion.

Motion passed on voice vote.

Tim Hoskens made a motion to approve Resolution P2016-003 for Fulton Village Sketch PUD Plan and Bush White seconded the motion.

Motion passed on voice vote.

The Planning Chair thanked the public for attending the hearing and gave a five minute recess at 7:29.

The meeting reconvened at 7:35 p.m.

2016 Three Mile Plan
The Planning Director indicated the Three Mile Plan was adopted. The Plan went before City Council and was not required to go before Planning Commission. The Plan is based on the existing City limits and a 3-mile border extended past the City limits. If any development proposals occur within three miles of the City limits, Weld County should be referring those to the City. Property owners within 3-miles of the City limits could potentially annex into the City or proceed with the County process. Annexation is not forced upon any owners.

Upcoming land use applications and updates
Planner Alyssa Knutson indicated there are no current land use applications.

Prior to the meeting, the Planning Chair had inquired about the Parks and Trails Master Plan and Planner Knutson presented the members with a map of the proposed trails through the City.

She indicated the Comprehensive Plan will be updated this year and once the proposal is complete the project will be bid and it will be brought before the Commission members. Also, a commission training class is scheduled later this month in Golden and an email will be forwarded to Commission members, all are encouraged to attend.

Member Bush White expressed interest in updating the design standards.

Discussion occurred regarding the fence for the solar farm. Planner Alyssa Knutson will review the fence design along Highway 52.

ADJOURNMENT

Bush White made a motion to adjourn the meeting at 7:54 p.m. and Barbara Duncan seconded the motion.

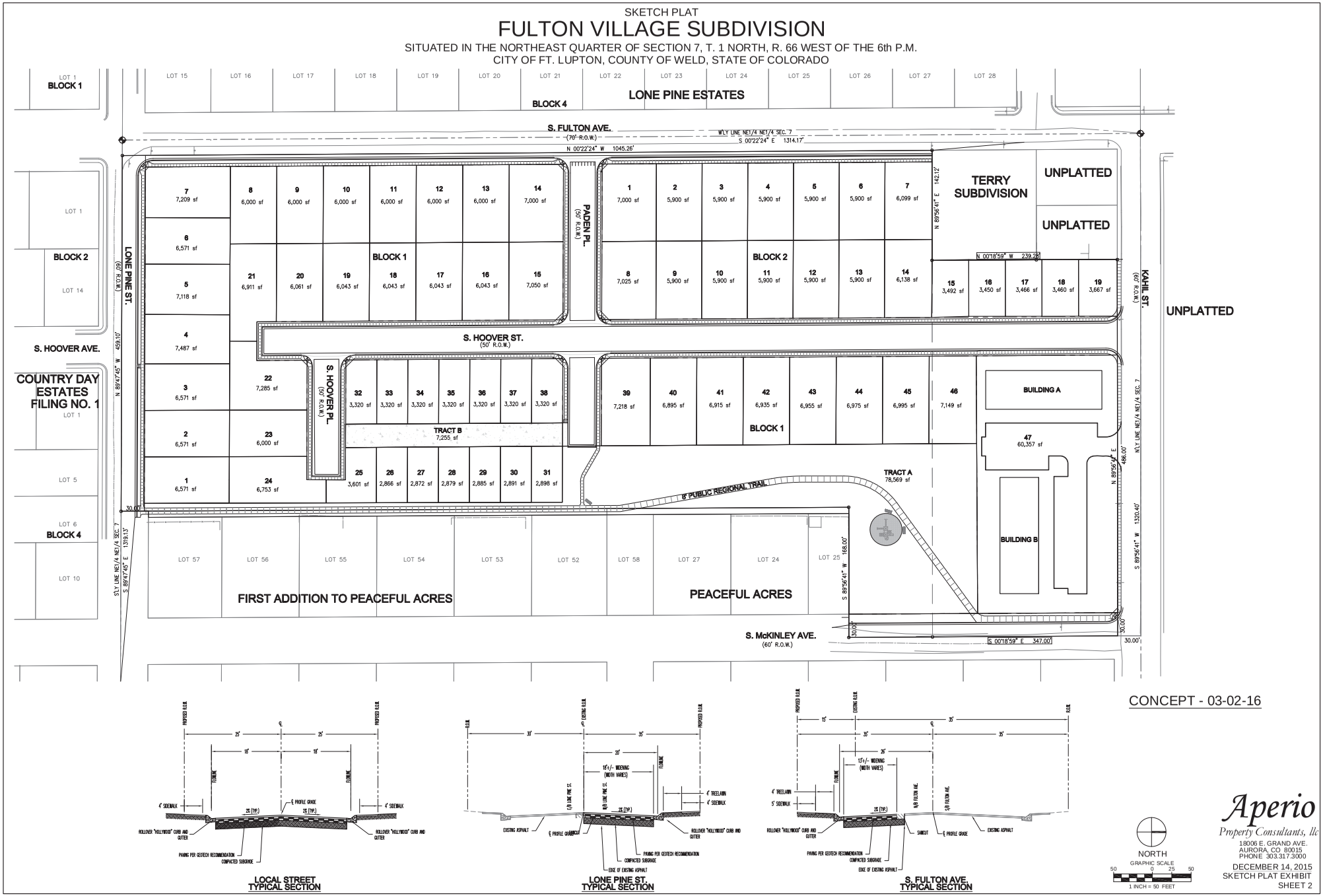
Motion passed on voice vote.

_____
Mari Peña, Planning Technician

Approved by Planning Commission

_____
Mike Simone, Chairperson

Attachment to Planning Commision March 8, 2016 Minutes



Resolution No. P2016-002

RESOLUTION NO. P2016-002

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF AN ANNEXATION KNOWN AS THE FULTON VILLAGE ANNEXATION AND INITIAL ZONING TO PUD PLANNED UNIT DEVELOPMENT WITH R-1, R-1A, R-2 AND R-3 USES PERMITTED ON A PROPERTY LOCATED EAST AND ADJACENT TO S. FULTON AVE. AND BETWEEN LONE PINE STREET AND KAHIL STREET IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on March 8, 2016 for the purpose of reviewing the Fulton Village Annexation and Initial Zoning to PUD Planned Unit Development with R-1, R-1A, R-2 and R-3 uses permitted, and

WHEREAS, after review of the application and supporting information, the Planning Commission finds that the Fulton Village Annexation and Initial Zoning conforms to Colorado Revised Statutes and City codes and policies therein, and

WHEREAS, all legal requirements for the public hearing have been met including publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 500 feet and of any abutting parcel, and posting of the hearing on the site.

NOW THEREFORE BE IT RESOLVED, the Planning Commission has taken into consideration all referral comments and any citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby recommends approval of the Fulton Village Annexation and Initial Zoning to PUD Planned Unit Development R-1, R-1A, R-2 and R-3 uses permitted.

DONE THIS 8th DAY OF MARCH, 2016, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

Planning Commission Staff Report

CITY OF Fort Lupton EST 1836
COME PAINT YOUR FUTURE WITH US

Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortlupton.org

Phone: 720.466.6107
Fax: 303.857.0351

TO: **PLANNING COMMISSION**

FROM: **ALYSSA KNUTSON, PLANNER**

SUBJECT: **FULTON VILLAGE ANNEXATION & INITIAL ZONE AND SKETCH PUD PLAN; PROJECT NO. ANX2016-001 & SPL2016-001**

MEETING DATE: **MARCH 8, 2016**

I. Attachments

1. PC Resolution P2016-002 & P2016-003
2. Application Materials
3. Referral Responses
4. Legal Notifications

II. Project Owners and Representatives:

Owners	Project Representative
Fulton Village, LLC James D. Lambert Barbara J. Lambert	Aaron Thompson Aperio Property Consultants, LLC 18006 E. Grand Ave. Aurora, CO 80015 Phone: (303) 317-3000 aaron@aperiopc.com

III. Property Information

The site consists of two undeveloped parcels, a public alley and public right-of-way and is located east and adjacent to S. Fulton Ave. and between Lone Pine Street and Kahil Street in a Portion of the Northeast Quarter of Section 7, Township 1 North, Range 66 West of the 6th P.M., County of Weld, State of Colorado. The full legal description can be found in the application packet attached to this memorandum. More detail on the separate parcels is provided below:

Parcel No. 147107100004: This parcel is owned by James D. Lambert and Barbara J. Lambert. A portion of this parcel is located in Weld County and was unintentionally

excluded from the previous annexation to the City of Fort Lupton. The applicants have submitted an application to annex and initial zone the remaining portion of this parcel to the PUD Zone District, which is currently zoned Agricultural in Weld County. The remaining portion is in the R-1A Zone District in Fort Lupton and this will be rezoned to PUD with the next review phase of the project. The entire parcel is included within the sketch PUD plan.

Parcel No. 147107100005: This parcel is located in Weld County and is currently zoned R-2. The applicants have submitted an application to annex and initial zone the property to the PUD Zone District. The entire parcel is included within the sketch PUD plan.

III. Project Description

This land use application is for (1) an annexation and initial zoning; and (2) a sketch PUD plan.

The applicants, Fulton Village, LLC, James D. Lambert and Barbara J. Lambert, have submitted an application for an annexation and initial zoning to PUD Planned Unit Development with R-1, R-1A, R-2 and R-3 uses. The total annexation is 12.056 acres, more or less, and includes a parcel owned by Fulton Village, LLC, a portion of a parcel owned by James D. Lambert and Barbara J. Lambert that was erroneously excluded from a previous annexation of their property located, a public alley and public right-of-way.

The applicants have also submitted an application for a sketch PUD Plan for a proposed residential major subdivision that will include a mix of low, medium and high density residential. The sketch PUD plan includes two parcels, one owned by Fulton Village, LLC, and the other owned by James D. Lambert and Barbara J. Lambert, and also includes a public alley and public right-of-way for a total of 14.122 acres, more or less. For additional information on the proposed project, please refer to the Fulton Village Subdivision Development Report that is included in the packet.

VI. Legal Considerations

Annexation

On February 8, 2016, the City Council accepted the annexation petition and set the public hearing date for this matter on March 28, 2016. A public hearing before Planning Commission is required for this request prior to going before City Council.

All notification requirements were met, including posting notice of the hearings on the property at least 15 days prior to this public hearing, mailing notice to property owners within 500 feet of the site and sending notice to mineral owners and lessees of record on the properties, and the publishing notice of the hearing in the Fort Lupton Press for four consecutive weeks, with the first publication being at least 30 days prior to the City Council public hearing.

This annexation meets the contiguity requirements set forth by Colorado Statutes.

Sketch PUD Plan

Pursuant to the Fort Lupton Municipal Code Section 16-45, a sketch PUD plan is an initial review of a proposed Planned Unit Development and is processed per Section 17-21 of the Code. The sketch PUD plan phase is required prior to submitting a preliminary PUD plan and final PUD plan. The sketch PUD plan should generally define the layout of streets, lots and location of any public uses, such as schools and parks, and proposed zoning classifications.

All notification requirements were met, including mailing notice to property owners within 500 feet of the site and sending notice to mineral owners and lessees of record on the properties.

The intent of the sketch PUD plan is to provide a general concept that describes the applicants' development vision and plan for a proposed PUD. The sketch PUD plan gives the City an opportunity to describe the community's vision to the applicant, provides basic information to the City that will affect the planning and design of the site, and gives the applicant an opportunity to hear comments and concerns from the public prior to proceeding with detailed project design. A sketch PUD plan is *not* intended to provide final comments or requirements, or restrict the City's discretion in subsequent stages of the review process.

The City notified surrounding property owners of the sketch PUD plan application and received comments from nearby neighbors, which are included in the packet.

VII. Public Hearing & Meeting Procedure

The annexation and initial zoning require a public hearing before the Planning Commission. The sketch PUD plan is considered a public meeting pursuant to the Fort Lupton Municipal Code.

The Planning Commission's review of the sketch PUD plan is intended to be an open exchange of ideas where the Commission members are encouraged to discuss any issues, questions or concerns with the applicants and staff. After the project has been presented, and public input and staff comments have been considered, the Planning Commission shall make a recommendation to the City Council to approve, approve with conditions or deny the sketch PUD plan.

VIII. Findings/Conclusions

After review of the Comprehensive Plan, Municipal Code and referral comments, staff finds that:

1. The Comprehensive Plan designates the property as Urban Residential. The Urban Residential land use type encourages higher density neighborhoods with a mix of housing types. Staff finds that the development proposed conforms to the Comprehensive Plan;
2. The site is located within the district designated Growth Tier 1 in the Comprehensive Plan, which is considered the priority growth area as envisioned by the Plan and is the area that is best able to provide municipal services.
3. There are currently residential subdivisions located directly to the east (Peaceful Acres), west (Lone Pine Estates) and south (County Day Estates) of the property; and
4. There is a need for residential properties within the City of Fort Lupton due to employment created by the oil and gas industry, as well as other commercial development in the area.

IX. Recommendation

Based upon the findings identified in this report, staff recommends approval of Resolution P2016-002 for the annexation of 12.056 acres, more or less, and initial zoning to PUD with R-1, R-1A, R-2 and R-3 Zone District uses. Staff further recommends conditional approval of the Fulton Village Sketch PUD Plan, as listed on Resolution No. P2016-003.

Land Use Application

CITY OF
Fort Lupton
EST 1836
COME PAINT YOUR FUTURE WITH US

Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortlupton.org

Phone: 303.857.6694
Greeley: 970.346.0326
Fax: 303.857.0351

DATE: 11/15/15	PROJECT NAME: FULTON VILLAGE
ADDRESS / LOCATION OF PROJECT: NE CORNER OF FULTON AVE. AT LONE PINE ST.	
LEGAL DESCRIPTION (LOT, BLK, TWNSHP, RNG.): SEE ATTACHED EXHIBIT 'A' Parcel: 147-107-100-005/147-107-100-004	

PLEASE CHECK THE APPROPRIATE ITEM(S):

X ANNEXATION	X SKETCH PLAT	ADMIN SITE PLAN
X INITIAL ZONING	PRELIMINARY PLAT	SITE PLAN
CHANGE OF ZONE	FINAL PLAT	PUD SITE PLAN
X PUD PLAN	AMENDED PLAT	COMP PLAN AMENDMENT
SPECIAL USE	BOARD OF ADJUSTMENT	OIL & GAS DEVELOPMENT
MINOR SUBDIVISION		

PRESENT ZONING: Agriculture	AREA IN ACRES: Parcel: 14.951 Annexation area: 12.056
PROPOSED ZONING: PUD	PRESENT USE: VACANT
PROPOSED # OF LOTS: 60	PROPOSED # OF DU'S: 79
PROPOSED GROSS FLOOR AREA:	MIN LOT SIZE: AVG. LOT SIZE:

PROPERTY / MINERAL OWNER:	PROJECT CONTACT:
NAME: FULTON VILLAGE, LLC/~~BERNARD~~ JAMES AND ~~DONNA~~ BARBARA LAMBERT	NAME: AARON THOMPSON
ADDRESS: 2212 RIDGE RD. / 155 E. BRIDGE ST. LITTLETON, CO 80120 / BRIGHTON, CO 80601	FIRM / COMPANY: APERIO PROPERTY CONSULTANTS, LLC
PHONE:	ADDRESS: 18006 E. GRAND AVE. AURORA, CO 80015
SIGNATURE: Barbara Lambert	PHONE: (303) 317-3000 FAX: EMAIL: aaron@aperiopc.com
TITLE: mgr DATE: 1/6/16	

FOR OFFICE USE ONLY	DATE RECEIVED: 1/6/16

CITY OF FORT LUPTON
GENERAL FEE DEPOSIT SCHEDULE

ANNEXATION FEE DEPOSITS:

1. ONE TO TEN ACRES	$ 750.00 PLUS $10.00 / ACRE
2. ELEVEN TO FIFTY ACRES	~~$ 1,000.00 PLUS $ 8.00 / ACRE~~
3. FIFTY-ONE TO ONE HUNDRED ACRES	$ 1,500.00 PLUS $ 6.00 / ACRE
4. OVER ONE HUNDRED ACRES	$ 2,000.00 PLUS $ 4.00 / ACRE

OIL AND GAS EXPLORATION AND DEVELOPMENT PERMIT:

5. REVIEW / PERMIT FEE	$ 1,100.00

MINING OR EXTRACTION OF MINERALS PERMIT:

6. THE FIRST TWENTY-FIVE ACRES	$1,000.00 PLUS $10.00 / ACRE OR FRACTION THEREOF IN EXCESS OF TWENTY-FIVE ACRES

ZONING FEE DEPOSITS:

7. ZONING CHANGE	~~$ 900.00~~
8. SPECIAL USE PERMIT (GENERAL)	$ 900.00
9. SPECIAL USE PERMIT (GRAVEL MINING)	$ 1,500.00
10. SPECIAL USE PERMIT (DAYCARE)	$ 250.00
11. BOARD OF ADJUSTMENT	$ 300.00

SUBDIVISION (PLAT) FEE DEPOSITS:

12. SKETCH PLAT	~~$ 900.00~~
13. PRELIMINARY PLAT	~~$ 1,500.00~~
14. FINAL PLAT	~~$ 900.00~~
15. MINOR SUBDIVISION	$ 1,500.00
16. PUD (PRELIMINARY AND FINAL)	$ 2,400.00

SITE PLAN

17. PRELIMINARY SITE PLAN	$ 900.00
18. FINAL SITE PLAN	$ 1,500.00

COMPREHENSIVE PLAN AMENDMENT:

19. COMP PLAN AMENDMENT	$ 1,500.00

OTHER DEPOSITS:

20. ADMISTRATIVE REVIEW (MINOR)	$ 500.00
21. AMENDED PLAT (REPLAT) FOR DRAINAGE & UTILITY EASEMENTS	$ 500.00

22. AMENDED PLAT (LOT LINE ADJUSTMENTS ONLY)	$ 500.00
23. DEVELOPMENT REVIEW TEAM (DRT)	$ 250.00 PLUS CONSULTANT EXPENSES
24. OTHER SERVICES PROVIDED BY CITY STAFF	$ 55.00 / HOUR
25. CITY CONSULTANT SERVICES	AT COST (Escrow) initial amount to be paid at submittal: $ 5,000.00. Escrow will be maintained based on work completed.

FLOODPLAIN DEVELOPMENT:

26. PERMIT FEE AND REVIEW	$ 750.00 UP TO TEN ACRES $ 1,500.00 OVER TEN ACRES

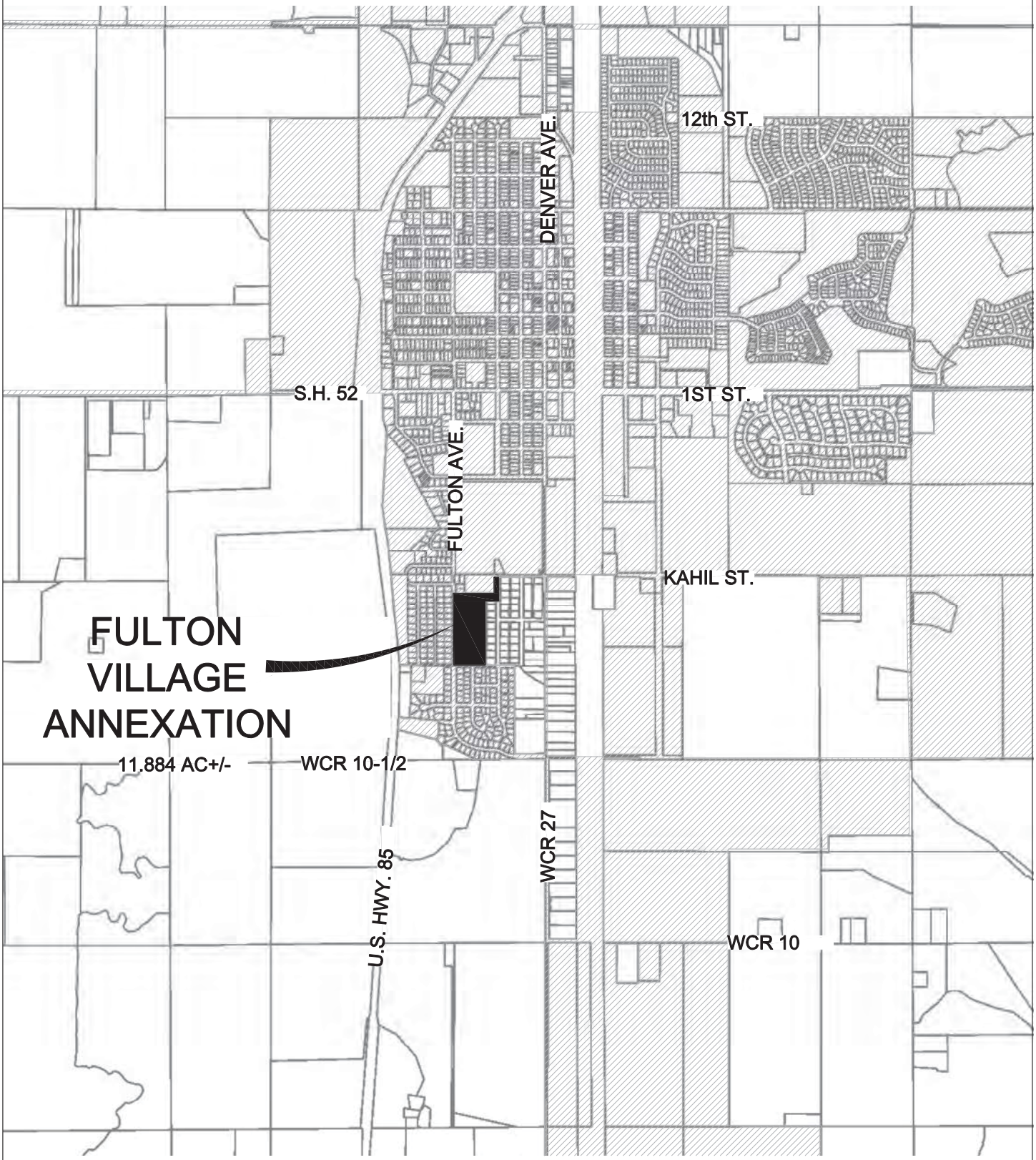
Total: $ 5,000.00

FEES ARE NON-REFUNDABLE AND DUE AT TIME OF APPLICATION SUBMITTAL. FEES ARE SET BY CITY COUNCIL BY RESOLUTION. CITY STAFF IS NOT AUTHORIZED TO NEGOTIATE FEES AND CANNOT, UNDER ANY CIRCUMSTANCES, CHANGE, REDUCE, OR AMEND THE FEES SET FORTH IN EXHIBIT A WITHOUT CITY COUNCIL AUTHORIZATION. ESCROW FEES SHALL BE TRACKED THROUGHOUT THE COURSE OF THE APPLICATION PROCESS. ONCE THE INITIAL ESCROW HAS BEEN USED THE CITY WILL REQUIRE ADDITIONAL FUNDS TO COVER CITY CONSULTANT SERVICES.

Maps

FULTON VILLAGE ANNEXATION

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
CITY OF FT. LUPTON, COUNTY OF WELD, STATE OF COLORADO



CITY BOUNDARY

ANNEXATION VICINITY MAP

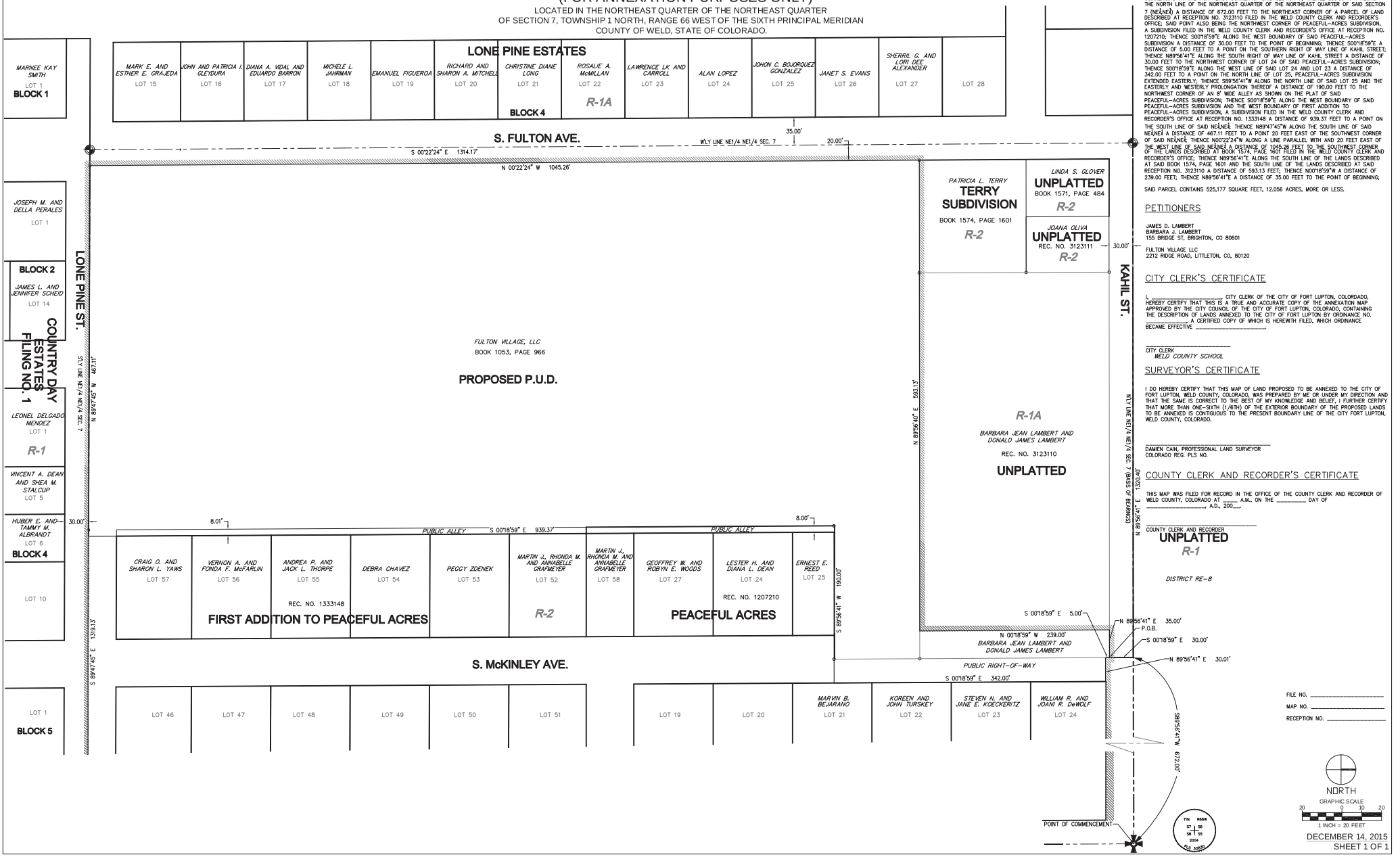
SCALE: 1"=2000'

NORTH

FULTON VILLAGE ANNEXATION MAP
TO THE CITY OF FORT LUPTON, WELD COUNTY, COLORADO

(FOR ANNEXATION PURPOSES ONLY)

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO.



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS S00°19'00"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S89°56'41"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 (NE¼NE¼) A DISTANCE OF 672.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 3123110 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; SAID POINT ALSO BEING THE NORTHWEST CORNER OF PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1207210; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S00°18'59"E A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF KAHIL STREET; THENCE N89°56'41"E ALONG THE SOUTH RIGHT OF WAY LINE OF KAHIL STREET A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF LOT 24 OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST LINE OF SAID LOT 24 AND LOT 23 A DISTANCE OF 342.00 FEET TO A POINT ON THE NORTH LINE OF LOT 25, PEACEFUL-ACRES SUBDIVISION EXTENDED EASTERLY; THENCE S89°56'41"W ALONG THE NORTH LINE OF SAID LOT 25 AND THE EASTERLY AND WESTERLY PROLONGATION THEREOF A DISTANCE OF 190.00 FEET TO THE NORTHWEST CORNER OF AN 8' WIDE ALLEY AS SHOWN ON THE PLAT OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION AND THE WEST BOUNDARY OF FIRST ADDITION TO PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1333148 A DISTANCE OF 939.37 FEET TO A POINT ON THE SOUTH LINE OF SAID NE¼NE¼; THENCE N89°47'45"W ALONG THE SOUTH LINE OF SAID NE¼NE¼ A DISTANCE OF 467.11 FEET TO A POINT 20 FEET EAST OF THE SOUTHWEST CORNER OF SAID NE¼NE¼; THENCE N00°22'24"W ALONG A LINE PARALLEL WITH AND 20 FEET EAST OF THE WEST LINE OF SAID NE¼NE¼ A DISTANCE OF 1045.26 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AT BOOK 1574, PAGE 1601 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; THENCE N89°56'41"E ALONG THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID BOOK 1574, PAGE 1601 AND THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID RECEPTION NO. 3123110 A DISTANCE OF 593.13 FEET; THENCE N00°18'59"W A DISTANCE OF 239.00 FEET; THENCE N89°56'41"E A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 525,177 SQUARE FEET, 12.056 ACRES, MORE OR LESS.

PETITIONERS

JAMES D. LAMBERT
BARBARA J. LAMBERT
155 BRIDGE ST, BRIGHTON, CO 80601

FULTON VILLAGE LLC
2212 RIDGE ROAD, LITTLETON, CO, 80120

CITY CLERK'S CERTIFICATE

I, _____, CITY CLERK OF THE CITY OF FORT LUPTON, COLORDADO, HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE COPY OF THE ANNEXATION MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO, CONTAINING THE DESCRIPTION OF LANDS ANNEXED TO THE CITY OF FORT LUPTON BY ORDINANCE NO. _____, A CERTIFIED COPY OF WHICH IS HEREWITH FILED, WHICH ORDINANCE BECAME EFFECTIVE _____.

_____
CITY CLERK
WELD COUNTY SCHOOL

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS MAP OF LAND PROPOSED TO BE ANNEXED TO THE CITY OF FORT LUPTON, WELD COUNTY, COLORADO, WAS PREPARED BY ME OR UNDER MY DIRECTION AND THAT THE SAME IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT MORE THAN ONE-SIXTH (1/6TH) OF THE EXTERIOR BOUNDARY OF THE PROPOSED LANDS TO BE ANNEXED IS CONTIGUOUS TO THE PRESENT BOUNDARY LINE OF THE CITY FORT LUPTON, WELD COUNTY, COLORADO.

_____
DAMIEN CAIN, PROFESSIONAL LAND SURVEYOR
COLORADO REG. PLS NO.

COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY, COLORADO AT ____ A.M., ON THE _____ DAY OF _____ A.D., 200__.

_____
COUNTY CLERK AND RECORDER

FILE NO. _____
MAP NO. _____
RECEPTION NO. _____

NORTH
GRAPHIC SCALE
20 0 10 20
1 INCH = 20 FEET

DECEMBER 14, 2015
SHEET 1 OF 1

City Council Resolution
No. 2016R008

RESOLUTION NO. 2016R008

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR AN ANNEXATION KNOWN AS THE FULTON VILLAGE ANNEXATION AND SETTING A PUBLIC HEARING.

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Fulton Village, LLC, James Lambert and Barbara Lambert for 12.056± acres and known as the Fulton Village Annexation; and

WHEREAS, the Fort Lupton City Council finds the annexation petition to be complete and in substantial conformance with the requirements of C.R.S. 31-12-107 (1) as amended.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves Resolution 2016Rxxx initiating annexation proceedings for the Fulton Village Annexation, and sets the hearing date for March 28, 2016, to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 8th DAY OF FEBRUARY 2016.

City of Fort Lupton, Colorado

Tommy Holton, Mayor

Attest:

Nanette S. Fornof, MMC
City Clerk

Approved as to form:

Andy Ausmus, City Attorney

Annexation Agreement

FULTON VILLAGE
ANNEXATION AGREEMENT
(PROJECT NO. ANX2016-001)

THIS AGREEMENT is made and entered into this _____ day of _____, 20____, by and between Fulton Village, LLC, James D. Lambert and Barbara J. Lambert ("Owners") and the City of Fort Lupton ("Fort Lupton" or "City"), a municipal corporation of the State of Colorado (collectively, the "Parties").

WITNESSETH:

WHEREAS, Owners desire to annex to Fort Lupton the property more particularly described on Exhibit A, which is attached hereto, incorporated herein, and made a part hereof (such property is hereinafter referred to as "the Property"); and

WHEREAS, Owners have executed a petition to annex the Property, a copy of which petition is attached hereto as Exhibit B, and incorporated herein and made a part hereof; and

WHEREAS, it is to the mutual benefit of the Parties hereto to enter into the following Agreement; and

WHEREAS, Owners acknowledge that upon annexation, the Property will be subject to all ordinances, resolutions, and other regulations of Fort Lupton, as they may be amended from time to time; and

WHEREAS, the Parties mutually agree that the annexation of the Property shall not create any additional cost or impose additional burden on the existing residents of the City to provide public facilities and services to the Property after annexation; and

WHEREAS, Owners acknowledge that the need for conveyances and dedication of certain property, including but not limited to property for rights of ways and easements to Fort Lupton as contemplated in this Agreement, are directly related to and generated by development intended to occur within the Property and that no taking thereby will occur requiring any compensation.

NOW, THEREFORE, IN CONSIDERATION OF THE ABOVE PREMISES AND THE CONVENANTS AS HEREINAFTER SET FORTH, IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. **Maps and Surveys.** Owners agree to execute, promptly upon request of Fort Lupton, any and all maps, surveys, engineering, master planning, annexation impact reports and public notice and other documents necessary to finalize the annexation of the Property and the other provisions of this Agreement.

2. **Exclusivity.** Owners agree to not sign any other petition for annexation of the Property or any petition for an annexation election relating to the Property, except upon request of Fort Lupton.

3. **Fees.** The fees for this application were covered by a prior annexation application submitted in 2005 for the portion of the Property being annexed that is owned by Fulton Village, LLC.

4. **Resolution of Substantial Compliance.** Fort Lupton shall act upon the annexation petition on **February 1, 2016** and shall set a public hearing for **March 28, 2016,** unless Owners consent to later action.

5. **Zoning.** Parties recognize that it is necessary by State law to zone the Property within 90 days of annexation, and that the most appropriate use of the Property is for residential purposes. Owners have submitted a request to zone the Property Planned Unit Development PUD with R-1 Low Density Residential, R-1A Low Density Residential, R-2 Medium Density Residential and R-3 High Density Residential uses permitted and the City will act upon this request following a public hearing on March 28, 2016. The Parties recognize that it is the intent and desire of Owners to develop the Property in a manner consistent with the zoning requested and that the granting of such zoning by Fort Lupton is a condition to annexation of the Property. Owners shall take all actions necessary to permit zoning by Fort Lupton of the annexed Property within the time prescribed by State statutes. The Owners recognize that the City has adopted design standards for residential uses and the Owners will comply with, and adhere to, these guidelines subject to the terms of this Agreement.

6. **Rights-of-Way and Easements.** Owners agree to dedicate by General Warranty Deed or appropriate instrument of conveyance acceptable to the City, easements and rights-of-way for streets and other public ways and for other public purposes, as required by City master plans, ordinances, and resolutions. Such dedications shall occur immediately upon request of the City, except that internal rights-of-way shall be dedicated at the time of subdivision platting, unless the City specifies another time.

7. **Streets.** Owners agree to design, improve, and provide signage, lighting, and signalization for all public streets and other public ways within or adjacent to the Property in accordance with City ordinances and resolutions and other applicable standards, subject to any reimbursement which may be provided for in such ordinances, resolutions, and standards, and to make such other improvements as required by City ordinances and resolutions, to guarantee construction of all required improvements, and, if requested by Fort Lupton, to dedicate to Fort Lupton any or all other required improvements. Owners agree to enter into an agreement pertaining to such improvements and other matters prior to any development and/or subdivision of the Property.

8. **Compliance with Master Plans.** Owners agree that future development of the Property will comply with any adopted infrastructure plans, including but not limited to, transportation, drainage, water, sewer, land use and comprehensive plans.

9. **Special Improvement Districts.** If requested by Fort Lupton, Owners agree to include the Property in one or more special improvement districts or other mechanisms established by Fort Lupton for making improvements to streets and other public ways, or for making other public improvements authorized by law, and Owners hereby appoint the City Administrator of Fort Lupton as Owners' attorney-in-fact for the purpose of executing all documents determined by Fort Lupton to be necessary for such inclusion. If requested by Owners, Fort Lupton agrees to consider the establishment of one or more special improvement districts for making such improvements.

10. **Compliance with Ordinances, Resolutions and Standards.** Owners agree that the design, improvement, construction, development, and use of the Property shall be in conformance with, and that Owners shall comply with, all City ordinances and resolutions including, without limitation, ordinances and resolutions pertaining to subdivision, zoning, storm drainage, utilities, and flood control.

11. **Limitations.** Nothing contained in this Agreement shall constitute or be interpreted as a repeal of the City's ordinances or resolutions, or as a waiver of the City's legislative, governmental, or police powers to promote and protect the health, safety, and welfare of the City and its inhabitants; nor shall this Agreement prohibit the enactment or increase by the City of any tax or fee.

12. **Disconnection.** No right or remedy of disconnection of the Property from the City shall accrue from this Agreement, other than that provided by applicable State laws. In the event the Property or any portion thereof is disconnected at Owners' request, Fort Lupton shall have no obligation to serve the disconnected Property or portion thereof and this Agreement shall be void and of no further force and effect as to such Property or portion thereof.

13. **Severability.** The Parties agree that if any part, term, portion, or provision of this Agreement is held by a court of competent jurisdiction to be illegal or in conflict with any law of the State of Colorado, the validity of the remaining parts, terms, portions, or provisions shall not be affected, and the rights and obligations of the Parties shall be construed and enforced as if the Agreement did not contain the particular part, term, portion, or provision held to be invalid.

14. **Municipal Services.** Fort Lupton agrees to make available to the Property all of the usual municipal services in accordance with the ordinances and policies of the City, which services include, but are not limited to, police protection and water and sewer services. Owners acknowledge that City services do not include, as of the date of the execution of this Agreement, fire protection or emergency medical services, but the Property is presently included within the boundaries of and is entitled to receive such services from the Fort Lupton Fire Protection District.

15. **Existing Water Rights.** No water rights exist or remain with the Property, as stated in the affidavits attached as Exhibit C to this Agreement.

16. **Future Conveyance of Water Rights.** In accordance with Fort Lupton Municipal Code Section 13-122, Owners agree to convey to the City all water rights necessary for development, and any related stock certificates evidencing ownership of the water rights, free and clear of all encumbrances and with all taxes and assessments related hereto paid in full, but the City retains the right to require cash in lieu thereof. Water rights may be conveyed on a pro-rata basis as the Property develops.

    Owners hereby acknowledge their receipt of a copy of Fort Lupton Municipal Code Section 13-122 concerning City policy with respect to the dedication of water rights, or cash in lieu, to the City in connection with annexations, and agrees to comply with such resolutions and with any amendments thereto, including any applicable amendments adopted subsequent to the annexation of the subject Property.

17. **Parks and Public Lands.** Owners agree to dedicate to the City, or pay cash in lieu of land, areas to be used for public purposes if required by City at the time of platting. Lands dedicated shall be acceptable to City and shall comprise six (6) percent of gross residential and two (2) percent of gross non-residential land. All dedicated lands shall be platted by the Owners in accordance the City's subdivision regulations. Owners agree to pay to City at the time of building permit any applicable park development fees as enacted by City Council by ordinance.

18. **Cooperation.** The Parties agree that they will cooperate with one another in accomplishing the terms, conditions, and provisions of the Agreement, and will execute such additional documents as necessary to effectuate the same.

19. **Amendments.** The City and any Owner, without the consent of any other Owners, may amend this agreement as long as such amendment affects only that Owner's portion of the Property. Such amendments shall be in writing, shall be recorded with the County Clerk of Weld County, Colorado, shall be covenants running with the land, and shall be binding upon all persons or entities having an interest in the Property subject to the amendment unless otherwise specified in the amendment. Except as otherwise provided herein, this Agreement shall not be amended unless approved in writing by all Parties hereto.

20. **Sole Agreement.** This Agreement embodies the entire agreement of the Parties. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement supersedes all previous communications, representations, or agreements, either verbal or written, between the Parties.

21. **Liability.** Owners agree to indemnify and hold harmless the City and the City's officers, employees, agents, and contractors, from and against all liability, claims, and demands, including attorney's fees and court costs, which arise out of or are in any manner connected with the annexation of the Property, or with any other annexation or other action determined necessary or desirable by the City in order to effectuate the annexation of the Property, or which are in any manner connected with Fort Lupton's enforcement of

this Agreement. Owners further agree to investigate, handle, respond to, and to provide defense for and defend against or at the City's option to pay the attorney's fees for defense counsel of the City's choice for any such liability, claims, or demands.

22. **"Owner(s)" Defined.** As used in this Agreement, the term "Owner(s)" shall include any of the heirs, transferees, successors, or assigns of Owners, and all such parties shall have the right to enforce this Agreement, and shall be subject to the terms of this Agreement, as if they were the original Parties thereto.

23. **External References.** As used in this Agreement, unless otherwise specifically provided herein, any reference to any provision of any City ordinance, resolution, or policies are incorporated herein by reference, and the Parties agree that amendments or revisions thereto shall be binding upon Owners.

24. **Transferability.** This Agreement shall be binding upon and inure to the benefit of the heirs, transferees, successors, and assigns hereof, and shall constitute covenants running with the land.

25. **Recording.** This Agreement shall be recorded with the County Clerk of Weld County, Colorado, at Owners' expense.

26. **Enforcement.** Subject to the conditions precedent herein, this Agreement may be enforced in any court of competent jurisdiction.

27. **Termination.** This Agreement shall be null and void if the City fails to approve the annexation of the Property.

28. **No Assurance of Annexation.** The Owners acknowledge that the annexation and zoning of the Property are subject to the legislative discretion of the Fort Lupton City Council. No assurances of annexation or zoning have been made or relied upon by Owners. In the event that, in the exercise of its legislative discretion, any action with respect to the Property herein contemplated is not taken, then the sole and exclusive remedy for the breach hereof accompanied by the exercise of such discretion shall be the withdrawal of the petition for annexation by the Owners, or disconnection from the City in accordance with State law, as may be appropriate.

29. **Inclusion in NCWCD.** The Owners consent to petition for inclusion into the Northern Colorado Water Conservancy District and the municipal sub-district pursuant to Section 97-45-136 (3.6) C.R.S. and to pay the appropriate inclusion fees and costs associated with such inclusion **within six months of the date of annexation**. Owners acknowledge that, upon inclusion into the district and sub-district, Owners' Property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and sub-district at the time of inclusion of Owners' lands. Owners agree to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and sub-district can impose such mill levies and special assessments as it has the

authority to impose. Owners also agree to waive, upon inclusion, any right, which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

OWNERS:

FULTON VILLAGE

By: _____
George Lee, Manager

JAMES D. LAMBERT

By: _____
James D. Lambert

FULTON VILLAGE

By: _____
Gary Fling, Manager

BARBARA J. LAMBERT

By: _____
Barbara J. Lambert

CITY OF FORT LUPTON:

By: _____
Mayor Tommy Holton

ATTEST:

By: _____
Nanette S. Fornof, City Clerk

State of Colorado)
) ss
County of Weld)

The foregoing instrument was acknowledged before me this _____ day of _____, 2016 by George Lee as Manager of Fulton Village, LLC.

_____
Notary Signature Seal

State of Colorado)
) ss
County of Weld)

The foregoing instrument was acknowledged before me this _____ day of _____, 2016 by Gary Fling as Manager of Fulton Village, LLC.

_____
Notary Signature Seal

State of Colorado)
) ss
County of Weld)

The foregoing instrument was acknowledged before me this _____ day of _____, 2016 by James D. Lambert.

_____
Notary Signature Seal

State of Colorado)
) ss
County of Weld)

The foregoing instrument was acknowledged before me this _____ day of _____, 2016 by Barbara J. Lambert.

_____
Notary Signature Seal

State of Colorado)
) ss
County of Weld)

The foregoing instrument was acknowledged before me this _____ day of _____, 2016 by Tommy Holton as Mayor for the City of Fort Lupton, Colorado.

_____
Notary Signature Seal

EXHIBIT A

Legal Description of Property Owned by Annexors

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS S00°19'00"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S89°56'41"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 (NE1/4,NE1/4) A DISTANCE OF 672.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 3123110 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; SAID POINT ALSO BEING THE NORTHWEST CORNER OF PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1207210; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S00°18'59"E A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF KAHIL STREET; THENCE N89°56'41"E ALONG THE SOUTH RIGHT OF WAY LINE OF KAHIL STREET A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF LOT 24 OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST LINE OF SAID LOT 24 AND LOT 23 A DISTANCE OF 342.00 FEET TO A POINT ON THE NORTH LINE OF LOT 25, PEACEFUL-ACRES SUBDIVISION EXTENDED EASTERLY; THENCE S89°56'41"W ALONG THE NORTH LINE OF SAID LOT 25 AND THE EASTERLY AND WESTERLY PROLONGATION THEREOF A DISTANCE OF 190.00 FEET TO THE NORTHEAST CORNER OF AN 8' WIDE ALLEY AS SHOWN ON THE PLAT OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION AND THE WEST BOUNDARY OF FIRST ADDITION TO PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1333148 A DISTANCE OF 939.37 FEET TO A POINT ON THE SOUTH LINE OF SAID NE1/4,NE1/4; THENCE N89°47'45"W ALONG THE SOUTH LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 467.11 FEET TO A POINT 20 FEET EAST OF THE SOUTHWEST CORNER OF SAID NE1/4,NE1/4; THENCE N00°22'24"W ALONG A LINE PARALLEL WITH AND 20 FEET EAST OF THE WEST LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 1045.26 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AT BOOK 1574, PAGE 1601 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; THENCE N89°56'41"E ALONG THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID BOOK 1574, PAGE 1601 AND THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID RECEPTION NO. 3123110 A DISTANCE OF 593.13 FEET; THENCE N00°18'59"W A DISTANCE OF 239.00 FEET; THENCE N89°56'41"E A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 522,177 SQUARE FEET, 12.056 ACRES, MORE OR LESS.

EXHIBIT B

Signed Petition for Annexation (Attached)

EXHIBIT C

Existing Water Rights
Affidavits (Attached)

Petition for Annexation

PETITION FOR ANNEXATION

TO: THE CITY COUNCIL OF FORT LUPTON, COLORADO

We, the undersigned landowners, in accordance with Colorado law, hereby petition the City of Fort Lupton and its City Council for annexation to the City of Fort Lupton of the unincorporated territory, the legal description of which is attached hereto as Exhibit A and incorporated herein by this reference, located in the County of Weld and the State of Colorado, and to be known as the Fulton Village Annexation to the City of Fort Lupton.

As part of this petition, your petitioners further state to the City Council that:

1. It is desirable and necessary that the territory described in Exhibits A and B be annexed to the City of Fort Lupton.

2. The requirements of Sections 31-12-104 and 31-12-105, C.R.S., as amended, exist or have been met in that:

    a. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of Fort Lupton or will be contiguous with the City of Fort Lupton within such time as required by Section 31-12-104.
    b. A community of interest exists between the area proposed to be annexed and the City of Fort Lupton.
    c. The area proposed to be annexed is urban or will be urbanized in the near future.
    d. The area proposed to be annexed is integrated with or is capable of being integrated with the City of Fort Lupton.
    e. No land within the boundary of the area proposed to be annexed which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels were separated by a dedicated street, road, or other public way.
    f. No land within the boundary of the area proposed to be annexed which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprises twenty acres or more, and, together with the buildings and improvements situated thereon, has an assessed value in excess of two hundred thousand dollars ($200,000.00) for ad valorem tax purposes for the year next preceding the annexation, has been included within the area proposed to be annexed without the written consent of the landowner or landowners.
    g. No annexation proceedings have been commenced for any portion of the area proposed to be annexed for the annexation of such area to another municipality. The area proposed to be annexed is not part of any incorporated city, city and county, or town.

h. The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Fort Lupton was held within the twelve months preceding the filing of this petition.
i. The annexation of the area proposed to be annexed will not result in the detachment of said area from any school district.
j. The annexation of the territory proposed to be annexed will not have the effect of extending the boundary of the City of Fort Lupton more than three miles in any direction from any point of the boundary of the City of Fort Lupton in any one year.
k. The territory to be annexed is 12.056 acres in total area.
l. Prior to completion of the annexation of the area proposed to be annexed, a plan will be in place, pursuant to Section 31-12-105 (1) (e), C.R. S., which generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the City of Fort Lupton, and the proposed land uses for the area.
m. In establishing the boundary of the area proposed to be annexed, if a portion of a platted street or alley is to be annexed, the entire width of the street or alley has been included within the area annexed, and reasonable access will not be denied to any landowners, owners of any easement, or the owners of any franchise adjoining any platted street or alley which is to be annexed but is not bounded on both sides by the City of Fort Lupton.
n. If required, an impact report will be prepared and filed pursuant to Section 31-12-108.5, C.R.S..

3. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the landowners and own more than fifty percent (50%) of the property, excluding public streets and alleys and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.

4. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of fifteen (15) copies of an annexation map shall be submitted to the City, produced with an engineer's scale, minimum scale to be one (1) inch represents one hundred (100) feet, on a reproducible medium with outer dimensions of twenty-four (24) by thirty-six (36) inches, containing the following information:

a. The date of preparation, the scale and a symbol designating true north.
b. The name of the annexation.
c. The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the annexation map.
d. The legal description.
e. Distinction of the boundary that is contiguous to the City and the length of same.
f. Lot and block numbers if the area is already platted.
g. Existing and proposed easements and rights-of-way.

h. Existing and requested zoning and acreage of each requested zone.
i. Ownership of all parcels within and adjacent to the annexation.
j. Appropriate certification blocks as directed by the Planning Department.

5. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of fifteen (15) copies of a master plan shall be submitted to the City of Fort Lupton, produced with an engineer's scale, minimum scale to be one (1) inch represents one hundred (100) feet, on a reproducible medium with outer dimensions of twenty-four (24) by thirty-six (36) inches, containing the following information.

   a. The date of preparation, the scale and a symbol designating true north.
   b. The name of the annexation.
   c. The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the master plan.
   d. Existing and proposed easements and rights-of-way.
   e. Block numbers and lot numbers with approximate dimensions.
   f. Proposed gross and net residential density.
   g. Existing watercourses with adequate easements for flood control.
   h. Designation of all public sites to be reserved and dedicated.
   i. Existing two-foot contours.
   j. Appropriate certification blocks as directed by the Planning Department.

6. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of five (5) copies of all required supportive information shall be submitted to the City of Fort Lupton which shall include the following:

   a. Soils description and limitation.
   b. Preliminary utility plan.
   c. Mailing addresses of all property owners within three hundred (300) feet of the annexation.
   d. Affidavit concerning the amount and historical use of all water rights owned.
   e. Vicinity map with one and one-half (1 ½) mile radius, at a minimum scale of one (1) inch represents two thousand (2,000) feet.
   f. Statement on community need for proposed annexation and zoning.
   g. For all annexations in excess of ten (10) acres, the applicant shall obtain from the school district governing the area to be annexed a statement of the effect of the annexation upon the school district, including an estimate of the number of students generated by the proposed annexation and the capital construction required to educate such students.

7. Upon the annexation ordinance becoming effective, all lands within the area proposed to be annexed will become subject to all ordinances, resolutions, rules, and regulations of the City of Fort Lupton, except for general property taxes of the City of Fort Lupton, which shall become effective as of the January 1 next ensuing.

8. The zoning classification requested for the area proposed to be annexed is Planned Unit Development (P.U.D.), as shown on the annexation map attached hereto and incorporated herein.

9. As required by the City of Fort Lupton, an annexation agreement has been or will be executed by the petitioners herein and the City relating to this annexation and the petitioners hereby expressly consent to the terms and conditions set forth in the annexation agreement.

10. As an expressed condition of annexation, landowner(s) consent(s) to petition for inclusion into the Northern Colorado Water Conservancy District and the municipal sub district pursuant to Section 37-45-136 (3.6) C.R.S. to pay the appropriate fees and costs associated with such inclusion. Landowner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, landowner's(s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of landowners(s') lands. Landowner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Landowner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

11. No annexation application fee is tendered herewith.

THEREFORE, the undersigned respectfully petition(s) the City Council of the City of Fort Lupton, to annex the territory described and referred to in Exhibit A to the City of Fort Lupton in accordance with and pursuant to the statutes of the State of Colorado.

Land Owner(s) Name(s) and Signature(s)	Mailing Address	Date of Signing
Fulton Village, LLC, George Lee (Manager)	2212 W. Ridge Rd. Littleton, CO 80120	12/30/15
Fulton Village, LLC, Gary Fling (Manager)	2212 W. Ridge Rd. Littleton, CO 80120	12/30/15
~~Donald J.~~ Lambert ~~and Barbara J.. Lambert~~	155 E. Bridge St. Brighton, CO 80601	
~~Donald J. Lambert and~~ Barbara J.. Lambert	155 E. Bridge St. Brighton, CO 80601	

The foregoing signature(s) was/were subscribed and sworn to before me this 30th day of December, 2015, by

Witness my hand and official seal.

My commission expires on 10/8/2018.

JEANNE M LEE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 19904013465
MY COMMISSION EXPIRES OCTOBER 08, 2018

Notary Public

Land Owned – Exhibit A

If necessary, attach separate sheet.

EXHIBIT A

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS S00°19'00"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S89°56'41"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 (NE1/4,NE1/4) A DISTANCE OF 672.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 3123110 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; SAID POINT ALSO BEING THE NORTHWEST CORNER OF PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1207210; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S00°18'59"E A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF KAHIL STREET; THENCE N89°56'41"E ALONG THE SOUTH RIGHT OF WAY LINE OF KAHIL STREET A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF LOT 24 OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST LINE OF SAID LOT 24 AND LOT 23 A DISTANCE OF 342.00 FEET TO A POINT ON THE NORTH LINE OF LOT 25, PEACEFUL-ACRES SUBDIVISION EXTENDED EASTERLY; THENCE S89°56'41"W ALONG THE NORTH LINE OF SAID LOT 25 AND THE EASTERLY AND WESTERLY PROLONGATION THEREOF A DISTANCE OF 190.00 FEET TO THE NORTHEAST CORNER OF AN 8' WIDE ALLEY AS SHOWN ON THE PLAT OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION AND THE WEST BOUNDARY OF FIRST ADDITION TO PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1333148 A DISTANCE OF 939.37 FEET TO A POINT ON THE SOUTH LINE OF SAID NE1/4,NE1/4; THENCE N89°47'45"W ALONG THE SOUTH LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 467.11 FEET TO A POINT 20 FEET EAST OF THE SOUTHWEST CORNER OF SAID NE1/4,NE1/4; THENCE N00°22'24"W ALONG A LINE PARALLEL WITH AND 20 FEET EAST OF THE WEST LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 1045.26 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AT BOOK 1574, PAGE 1601 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; THENCE N89°56'41"E ALONG THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID BOOK 1574, PAGE 1601 AND THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID RECEPTION NO. 3123110 A DISTANCE OF 593.13 FEET; THENCE N00°18'59"W A DISTANCE OF 239.00 FEET; THENCE N89°56'41"E A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 522,177 SQUARE FEET, 12.056 ACRES, MORE OR LESS.

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO)
)ss.
COUNTY OF ~~WELD~~ ARAPAHOE)

AARON W. THOMPSON being first duly sworn, states upon oath that he/she is the circulator of the petition to which this Affidavit is attached and knows of his/her own knowledge that the signature of each land owner appearing on said petition is the signature of the person whose name it purports it to be.

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 25th day of JANUARY, 2016, by AARON W. THOMPSON.

Witness my hand and official seal.

My commission expires on AUGUST 14, 2019

JOANNE E COLLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074031101
MY COMMISSION EXPIRES AUGUST 14, 2019

Joanne E. Colley
Notary Public

Legal Notifications

CITY OF
Fort Lupton
EST 1836
COME PAINT YOUR FUTURE WITH US

Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
Phone: 303.857.6694
Fax: 303.857.0351
www.fortlupton.org

Sign Posting Affidavit
Fulton Village Annexation & Sketch Plat
Project No. ANX2016-001 & SPL2016-001

S. Fulton Avenue

Lone Pine Street

S. McKinley Avenue

Kahil Street

I, Aaron Thompson hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on the 19 day of February, 2016.

Signature of Owner or Owner's Representative

CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 22nd day of February, 2016 (for addresses that are not highlighted in blue) and on the 23rd day of February, 2016 (for addresses that are highlighted in blue), a true and correct copy of the foregoing Notice of Public Hearings, annexation map and sketch plan maps for the proposed Fulton Village development was sent via United States Mail, postage pre-paid, to the following addresses:

3329	34th Street	Greeley	CO	80634
425	Barry Street	Fort Lupton	CO	80621
430	Barry Street	Fort Lupton	CO	80621
445	Barry Street	Fort Lupton	CO	80621
450	Barry Street	Fort Lupton	CO	80621
5702	Capistrano Way	Frederick	CO	80504
3921	Capitol Drive	Fort Collins	CO	80526
1059	Cottonwood Ave.	Fort Lupton	CO	80621
885	County Road 11	Erie	CO	80516
15680	County Road 12	Fort Lupton	CO	80621
1312	Denver Ave.	Fort Lupton	CO	80621
14005	Dogleg Lane	Broomfield	CO	80023
155	E. Bridge St.	Brighton	CO	80601
15400	Edna Drive	Brighton	CO	80603
200	Kahil Place	Fort Lupton	CO	80621
201	Kahil Place	Fort Lupton	CO	80621
240	Kahil Place	Fort Lupton	CO	80621
241	Kahil Place	Fort Lupton	CO	80621
271	Kahil Place	Fort Lupton	CO	80621
280	Kahil Place	Fort Lupton	CO	80621
281	Kahil Place	Fort Lupton	CO	80621
290	Kahil Place	Fort Lupton	CO	80621
291	Kahil Place	Fort Lupton	CO	80621
302	Kahil Street	Fort Lupton	CO	80621
11	Lakeshore	Lewellen	NE	69147
2400	Lakeview Drive	Bedford	TX	76021
430	Lone Pine Street	Fort Lupton	CO	80621
450	Lone Pine Street	Fort Lupton	CO	80621
540	Lone Pine Street	Fort Lupton	CO	80621
2264	Long Lake Road	Detroit Lakes	MN	56501
3139	N. Oak Circle	Broomfield	CO	80020
	P.O. Box 133	Brighton	CO	80601
	P.O. Box 148	Fort Lupton	CO	80621
	P.O. Box 283	Jetmore	KS	67854
	P.O. Box 37	Brighton	CO	80601
	P.O. Box 395	Fort Lupton	CO	80621
	P.O. Box 622	Fort Lupton	CO	80621
	P.O. Box 68	Fort Lupton	CO	80621
301	Reynolds Street	Fort Lupton	CO	80621

The foregoing instrument was acknowledged before me by Aaron Walter Thompson, this 29th day of February, 2016. Witness my hand and seal.

My commission expires 04/29/2019.

Notary Public

(SEAL)

AMAIA LIRIANO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154017122
MY COMMISSION EXPIRES APRIL 29, 2019

331 S. 22nd Ave.	Brighton	CO	80601
610 S. Broadway Ave.	Fort Lupton	CO	80621
615 S. Broadway Ave.	Fort Lupton	CO	80621
620 S. Broadway Ave.	Fort Lupton	CO	80621
625 S. Broadway Ave.	Fort Lupton	CO	80621
630 S. Broadway Ave.	Fort Lupton	CO	80621
635 S. Broadway Ave.	Fort Lupton	CO	80621
640 S. Broadway Ave.	Fort Lupton	CO	80621
645 S. Broadway Ave.	Fort Lupton	CO	80621
655 S. Broadway Ave.	Fort Lupton	CO	80621
700 S. Broadway Ave.	Fort Lupton	CO	80621
705 S. Broadway Ave.	Fort Lupton	CO	80621
710 S. Broadway Ave.	Fort Lupton	CO	80621
715 S. Broadway Ave.	Fort Lupton	CO	80621
720 S. Broadway Ave.	Fort Lupton	CO	80621
725 S. Broadway Ave.	Fort Lupton	CO	80621
730 S. Broadway Ave.	Fort Lupton	CO	80621
735 S. Broadway Ave.	Fort Lupton	CO	80621
740 S. Broadway Ave.	Fort Lupton	CO	80621
745 S. Broadway Ave.	Fort Lupton	CO	80621
800 S. Broadway Ave.	Fort Lupton	CO	80621
805 S. Broadway Ave.	Fort Lupton	CO	80621
810 S. Broadway Ave.	Fort Lupton	CO	80621
815 S. Broadway Ave.	Fort Lupton	CO	80621
820 S. Broadway Ave.	Fort Lupton	CO	80621
825 S. Broadway Ave.	Fort Lupton	CO	80621
830 S. Broadway Ave.	Fort Lupton	CO	80621
835 S. Broadway Ave.	Fort Lupton	CO	80621
465 S. Fulton Ave.	Fort Lupton	CO	80621
615 S. Fulton Ave.	Fort Lupton	CO	80621
625 S. Fulton Ave.	Fort Lupton	CO	80621
635 S. Fulton Ave.	Fort Lupton	CO	80621
645 S. Fulton Ave.	Fort Lupton	CO	80621
655 S. Fulton Ave.	Fort Lupton	CO	80621
705 S. Fulton Ave.	Fort Lupton	CO	80621
715 S. Fulton Ave.	Fort Lupton	CO	80621
725 S. Fulton Ave.	Fort Lupton	CO	80621
735 S. Fulton Ave.	Fort Lupton	CO	80621
745 S. Fulton Ave.	Fort Lupton	CO	80621
805 S. Fulton Ave.	Fort Lupton	CO	80621
815 S. Fulton Ave.	Fort Lupton	CO	80621
825 S. Fulton Ave.	Fort Lupton	CO	80621
835 S. Fulton Ave.	Fort Lupton	CO	80621
840 S. Fulton Ave.	Fort Lupton	CO	80621
845 S. Fulton Ave.	Fort Lupton	CO	80621
850 S. Fulton Ave.	Fort Lupton	CO	80621
855 S. Fulton Ave.	Fort Lupton	CO	80621

860 S. Fulton Ave.	Fort Lupton	CO	80621
865 S. Fulton Ave.	Fort Lupton	CO	80621
870 S. Fulton Ave.	Fort Lupton	CO	80621
875 S. Fulton Ave.	Fort Lupton	CO	80621
880 S. Fulton Ave.	Fort Lupton	CO	80621
885 S. Fulton Ave.	Fort Lupton	CO	80621
610 S. Grand Ave.	Fort Lupton	CO	80621
620 S. Grand Ave.	Fort Lupton	CO	80621
630 S. Grand Ave.	Fort Lupton	CO	80621
640 S. Grand Ave.	Fort Lupton	CO	80621
650 S. Grand Ave.	Fort Lupton	CO	80621
700 S. Grand Ave.	Fort Lupton	CO	80621
710 S. Grand Ave.	Fort Lupton	CO	80621
720 S. Grand Ave.	Fort Lupton	CO	80621
730 S. Grand Ave.	Fort Lupton	CO	80621
740 S. Grand Ave.	Fort Lupton	CO	80621
800 S. Grand Ave.	Fort Lupton	CO	80621
810 S. Grand Ave.	Fort Lupton	CO	80621
820 S. Grand Ave.	Fort Lupton	CO	80621
830 S. Grand Ave.	Fort Lupton	CO	80621
840 S. Hoover Ave.	Fort Lupton	CO	80621
847 S. Hoover Ave.	Fort Lupton	CO	80621
850 S. Hoover Ave.	Fort Lupton	CO	80621
853 S. Hoover Ave.	Fort Lupton	CO	80621
859 S. Hoover Ave.	Fort Lupton	CO	80621
860 S. Hoover Ave.	Fort Lupton	CO	80621
865 S. Hoover Ave.	Fort Lupton	CO	80621
870 S. Hoover Ave.	Fort Lupton	CO	80621
871 S. Hoover Ave.	Fort Lupton	CO	80621
877 S. Hoover Ave.	Fort Lupton	CO	80621
610 S. McKinley Ave.	Fort Lupton	CO	80621
630 S. McKinley Ave.	Fort Lupton	CO	80621
640 S. McKinley Ave.	Fort Lupton	CO	80621
650 S. McKinley Ave.	Fort Lupton	CO	80621
655 S. McKinley Ave.	Fort Lupton	CO	80621
660 S. McKinley Ave.	Fort Lupton	CO	80621
675 S. McKinley Ave.	Fort Lupton	CO	80621
701 S. McKinley Ave.	Fort Lupton	CO	80621
720 S. McKinley Ave.	Fort Lupton	CO	80621
730 S. McKinley Ave.	Fort Lupton	CO	80621
735 S. McKinley Ave.	Fort Lupton	CO	80621
740 S. McKinley Ave.	Fort Lupton	CO	80621
750 S. McKinley Ave.	Fort Lupton	CO	80621
755 S. McKinley Ave.	Fort Lupton	CO	80621
760 S. McKinley Ave.	Fort Lupton	CO	80621
765 S. McKinley Ave.	Fort Lupton	CO	80621
850 S. McKinley Ave.	Fort Lupton	CO	80621

855 S. McKinley Ave.	Fort Lupton	CO	80621
856 S. McKinley Ave.	Fort Lupton	CO	80621
868 S. McKinley Ave.	Fort Lupton	CO	80621
874 S. McKinley Ave.	Fort Lupton	CO	80621
910 S. McKinley Ave.	Fort Lupton	CO	80621
610 S. Park Ave.	Fort Lupton	CO	80621
625 S. Park Ave.	Fort Lupton	CO	80621
635 S. Park Ave.	Fort Lupton	CO	80621
645 S. Park Ave.	Fort Lupton	CO	80621
650 S. Park Ave.	Fort Lupton	CO	80621
655 S. Park Ave.	Fort Lupton	CO	80621
745 S. Park Ave.	Fort Lupton	CO	80621
755 S. Park Ave.	Fort Lupton	CO	80621
202 Valley Court	Windsor	CO	80550
1070 W. Century Drive, Ste. 101	Louisville	CO	80027
2212 W. Ridge Rd.	Littleton	CO	80120
3401 Watada Street	Brighton	CO	80601

City Official

CITY OF

Fort Lupton

EST 1836

COME PAINT YOUR FUTURE WITH US

CITY OF FORT LUPTON
NOTICE OF PUBLIC HEARING

A public hearing has been scheduled for Tuesday, March 8, 2016 at 6:00 P.M. with the Fort Lupton Planning Commission and Monday, March 28, 2016 at 7:00 P.M. with the Fort Lupton City Council. The purpose of the public hearings is to consider an application and ordinance to annex and zone to the PUD Planned United Development Zone District and an application for a PUD Sketch Plat for a residential development located in the Northeast Quarter of Section 7, Township 1 North, Range 66 West, of the 6th P.M., County of Weld, State of Colorado (a/k/a Fulton Village Annexation & PUD Sketch Plat). The legal description below more particularly describes the land proposed for annexation and a special use permit. The public hearings will be held at the Fort Lupton City Hall, 130 South McKinley Avenue in Fort Lupton. For additional information on this application, please contact the Fort Lupton Planning Department at 303-857-6694. You can also find more information at http://www.fortlupton.org/544/Fulton-Village.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS S00°19'00"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S89°56'41"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 (NE1/4,NE1/4) A DISTANCE OF 672.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 3123110 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; SAID POINT ALSO BEING THE NORTHWEST CORNER OF PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD
COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1207210; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S00°18'59"E A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF KAHIL STREET; THENCE N89°56'41"E ALONG THE SOUTH RIGHT OF WAY LINE OF KAHIL STREET A DISTANCE OF 30.00 FEET TO
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N00°22'24"W ALONG A LINE PARALLEL WITH AND 20 FEET EAST OF THE WEST LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 1045.26 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AT BOOK 1574, PAGE 1601 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; THENCE N89°56'41"E ALONG THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID BOOK 1574, PAGE 1601 AND THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID RECEPTION NO. 3123110 A DISTANCE OF 593.13 FEET; THENCE N00°18'59"W A DISTANCE OF 239.00 FEET; THENCE N89°56'41"E A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 522,177 SQUARE FEET, 12.056 ACRES, MORE OR LESS.

RESOLUTION NO. 2016R008

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR AN ANNEXATION KNOWN AS THE FULTON VILLAGE ANNEXATION AND SETTING A PUBLIC HEARING.

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Fulton Village, LLC, James Lambert and Barbara Lambert for 12.056± acres and known as the Fulton Village Annexation; and

WHEREAS, the Fort Lupton City Council finds the annexation petition to be complete and in substantial conformance with the requirements of C.R.S. 31-12-107 (1) as amended.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves Resolution 2016Rxxx initiating annexation proceedings for the Fulton Village Annexation, and sets the hearing date for March 28, 2016, to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 8th DAY OF FEBRUARY 2016.

City of Fort Lupton, Colorado

s/Tommy Holton
Tommy Holton, Mayor

Attest:

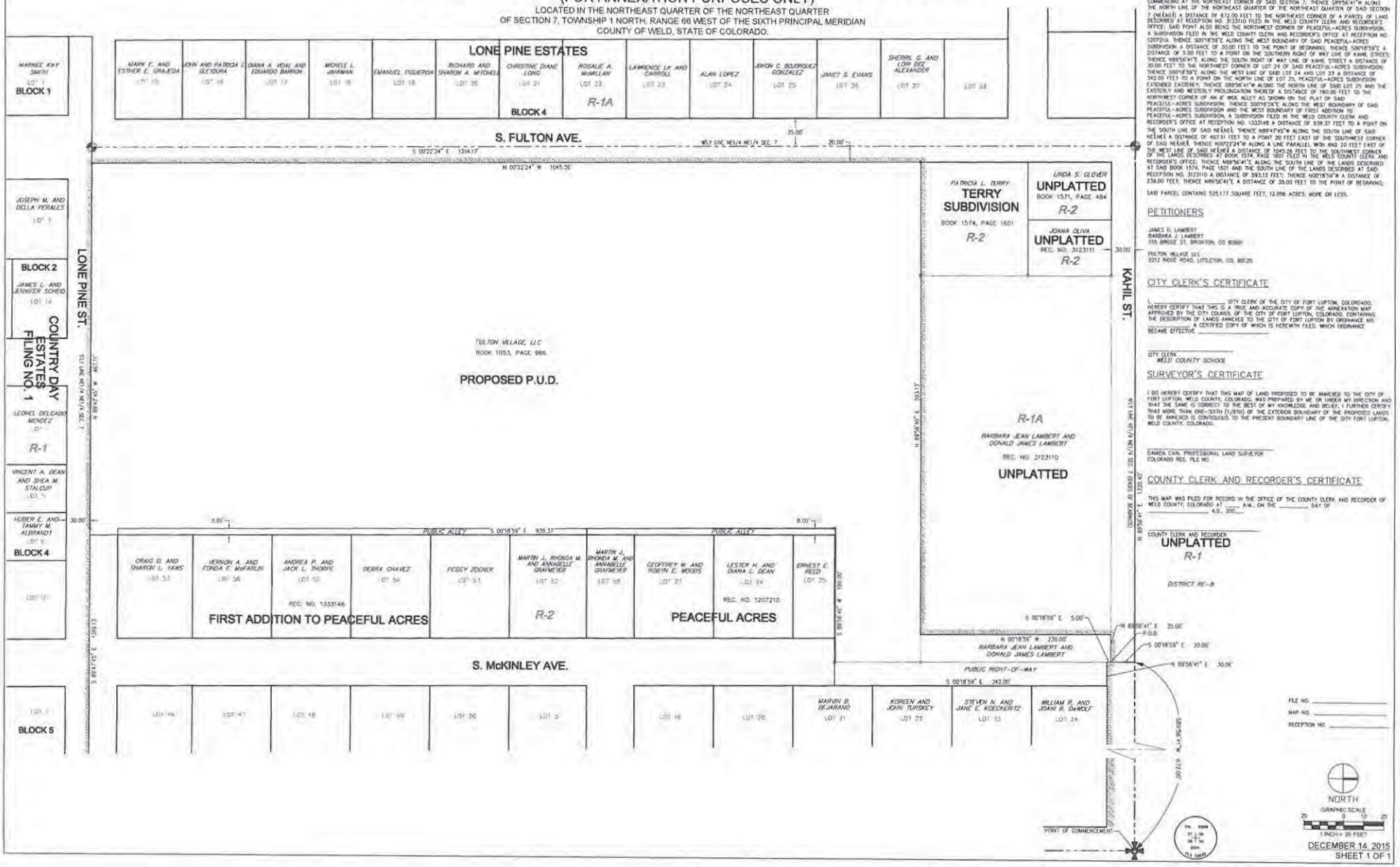
s/Nanette S. Fornof
Nanette S. Fornof, MMC
City Clerk

Approved as to form:

s/Andy Ausmus
Andy Ausmus, City Attorney

FULTON VILLAGE ANNEXATION MAP
TO THE CITY OF FORT LUPTON, WELD COUNTY, COLORADO
(FOR ANNEXATION PURPOSES ONLY)

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO.



LEGAL DESCRIPTION

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COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S89°56'41"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 (MEANER) A DISTANCE OF 672.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 3123110 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; SAID POINT ALSO BEING THE NORTHWEST CORNER OF PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1207210; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S00°18'59"E A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF KAHIL STREET; THENCE N89°56'41"E ALONG THE SOUTH RIGHT OF WAY LINE OF KAHIL STREET A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF LOT 24 OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST LINE OF SAID LOT 24 AND LOT 23 A DISTANCE OF 342.00 FEET TO A POINT ON THE NORTH LINE OF LOT 25, PEACEFUL-ACRES SUBDIVISION EXTENDED EASTERLY; THENCE S89°56'41"W ALONG THE NORTH LINE OF SAID LOT 25 AND THE EASTERLY AND WESTERLY PROLONGATION THEREOF A DISTANCE OF 190.00 FEET TO THE NORTHWEST CORNER OF AN 8' WIDE ALLEY AS SHOWN ON THE PLAT OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION AND THE WEST BOUNDARY OF FIRST ADDITION TO PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1333146 A DISTANCE OF 939.37 FEET TO A POINT ON THE SOUTH LINE OF SAID NE¼NE¼; THENCE N89°47'45"W ALONG THE SOUTH LINE OF SAID NE¼NE¼ A DISTANCE OF 467.31 FEET TO A POINT 20 FEET EAST OF THE SOUTHWEST CORNER OF SAID NE¼NE¼; THENCE N00°22'24"W ALONG A LINE PARALLEL WITH AND 20 FEET EAST OF THE WEST LINE OF SAID NE¼NE¼ A DISTANCE OF 1045.26 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AT BOOK 1574, PAGE 1601 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; THENCE N89°56'41"E ALONG THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID BOOK 1574, PAGE 1601 AND THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID RECEPTION NO. 3123110 A DISTANCE OF 593.13 FEET; THENCE N00°18'59"W A DISTANCE OF 239.00 FEET; THENCE N89°56'41"E A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 525,177 SQUARE FEET, 12.056 ACRES; MORE OR LESS.

PETITIONERS

JAMES D. LAMBERT
BARBARA J. LAMBERT
155 BRIDGE ST, BRIGHTON, CO 80601

FULTON VILLAGE LLC
2212 RIDGE ROAD, LITTLETON, CO, 80120

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_____
CITY CLERK
WELD COUNTY SCHOOL

SURVEYOR'S CERTIFICATE

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_____
DAMEN CAIN, PROFESSIONAL LAND SURVEYOR
COLORADO REG. PLS NO.

COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY, COLORADO AT _____ A.M., ON THE _____ DAY OF _____ A.D., 200__.

_____
COUNTY CLERK AND RECORDER

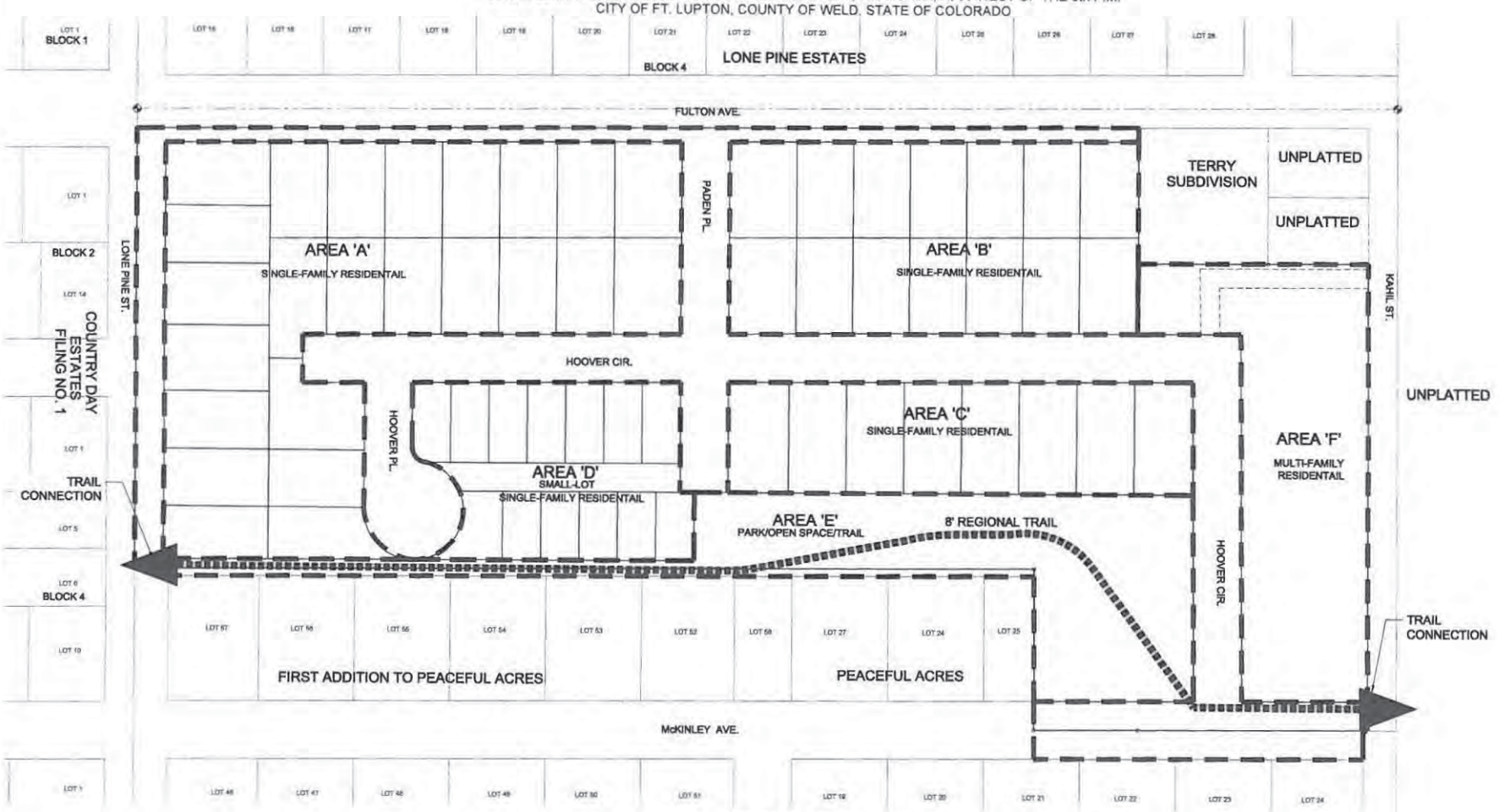
FILE NO. _____
MAP NO. _____
RECEPTION NO. _____

DECEMBER 14, 2015
SHEET 1 OF 1

CONCEPT PLAN

FULTON VILLAGE

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
CITY OF FT. LUPTON, COUNTY OF WELD, STATE OF COLORADO



LAND USE SUMMARY TABLE

AREA DESIGNATION	LAND USE	AREA (AC)	NO. OF UNITS	MAX. LOT SIZE	MIN. LOT SIZE	AVG. LOT SIZE	DENSITY
'A'	SINGLE FAMILY RESIDENTIAL	3.55	24	7,821 SF	6,000 SF	6,443 SF	6.76 DU/AC
'B'	SINGLE FAMILY RESIDENTIAL	1.96	14	7,025 SF	5,900 SF	6,090 SF	7.14 DU/AC
'C'	SINGLE FAMILY RESIDENTIAL	1.29	8	7,218 SF	6,915 SF	7,005 SF	6.20 DU/AC
'D'	SMALL -LOT RESIDENTIAL	0.34	13	3,531 SF	2,854 SF	3,192 SF	13.83 DU/AC
'E'	PARK/OPEN SPACE/TRAIL	1.58					
'F'	MULTI-FAMILY	1.56	24				15.38 DU/AC
	SUBTOTAL	10.68	83				
DEDICATED R.O.W.							
FULTON AVE.		0.36					
PINE LANE		0.31					
McKINLEY AVE.		0.24					
PADEN PL.		0.42					
HOOVER CIR.		1.44					
HOOVER PL.		0.50					
TRACT B - PUBLIC ALLEY		0.17					
	SUBTOTAL	3.24					
EXISTING R.O.W.							
McKINLEY AVE.		0.24					
8' PUBLIC ALLEY		0.17					
	SUBTOTAL	0.41					
	TOTAL	14.53 AC					

NORTH
GRAPHIC SCALE
50 0 25 50
1 INCH = 50 FEET

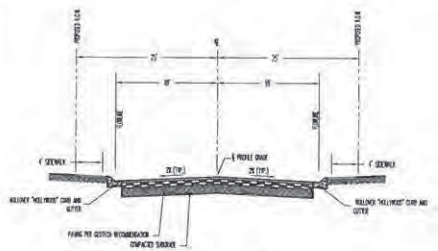
Aperio
Property Consultants, llc
18006 E. GRAND AVE.
AURORA, CO. 80015
PHONE 303.317.3000

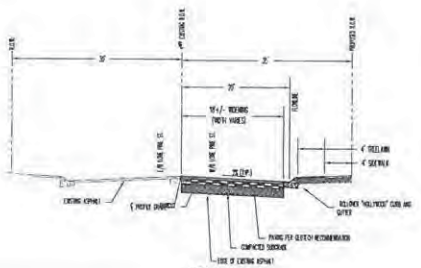
DECEMBER 14, 2015
CONCEPT LAND USE PLAN
SHEET 1

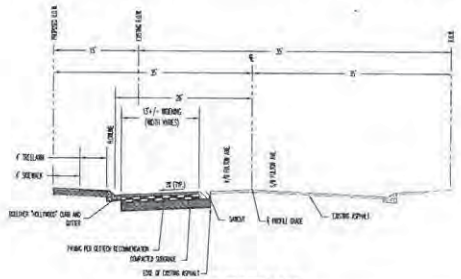
SKETCH PLAT

FULTON VILLAGE SUBDIVISION

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
CITY OF FT. LUPTON, COUNTY OF WELD, STATE OF COLORADO







NORTH
GRAPHIC SCALE
50 0 25 50
1 INCH = 50 FEET

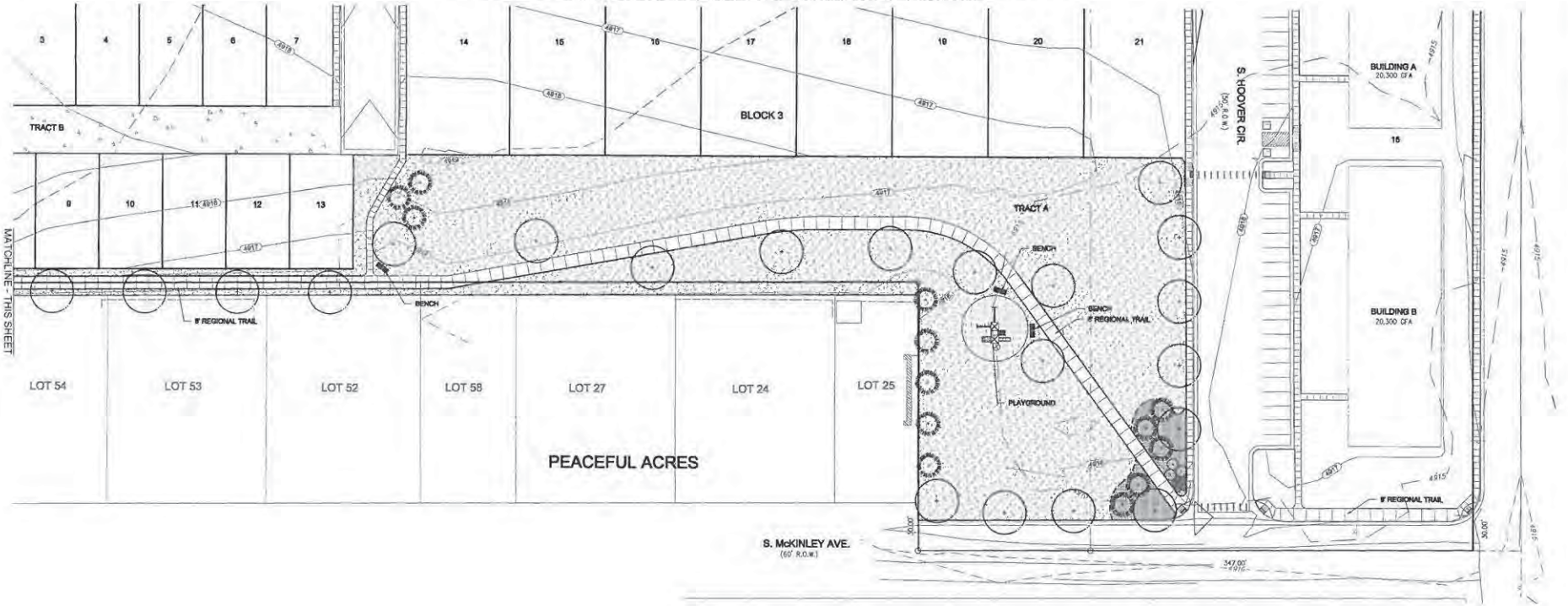
Aperio
Property Consultants, llc
18006 E. GRAND AVE.
AURORA, CO 80015
PHONE 303.317.3000

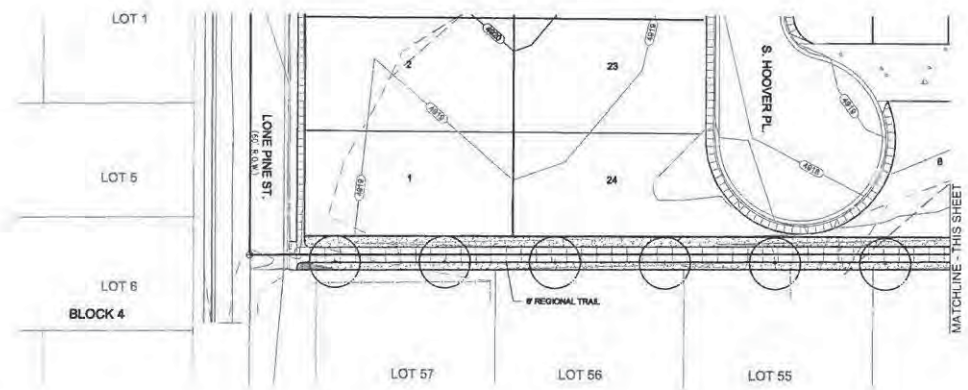
DECEMBER 14, 2015
SKETCH PLAT EXHIBIT
SHEET 2

SKETCH PLAT

FULTON VILLAGE SUBDIVISION

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
CITY OF FT. LUPTON, COUNTY OF WELD, STATE OF COLORADO





NORTH
GRAPHIC SCALE
30 0 15 30
1 INCH = 30 FEET

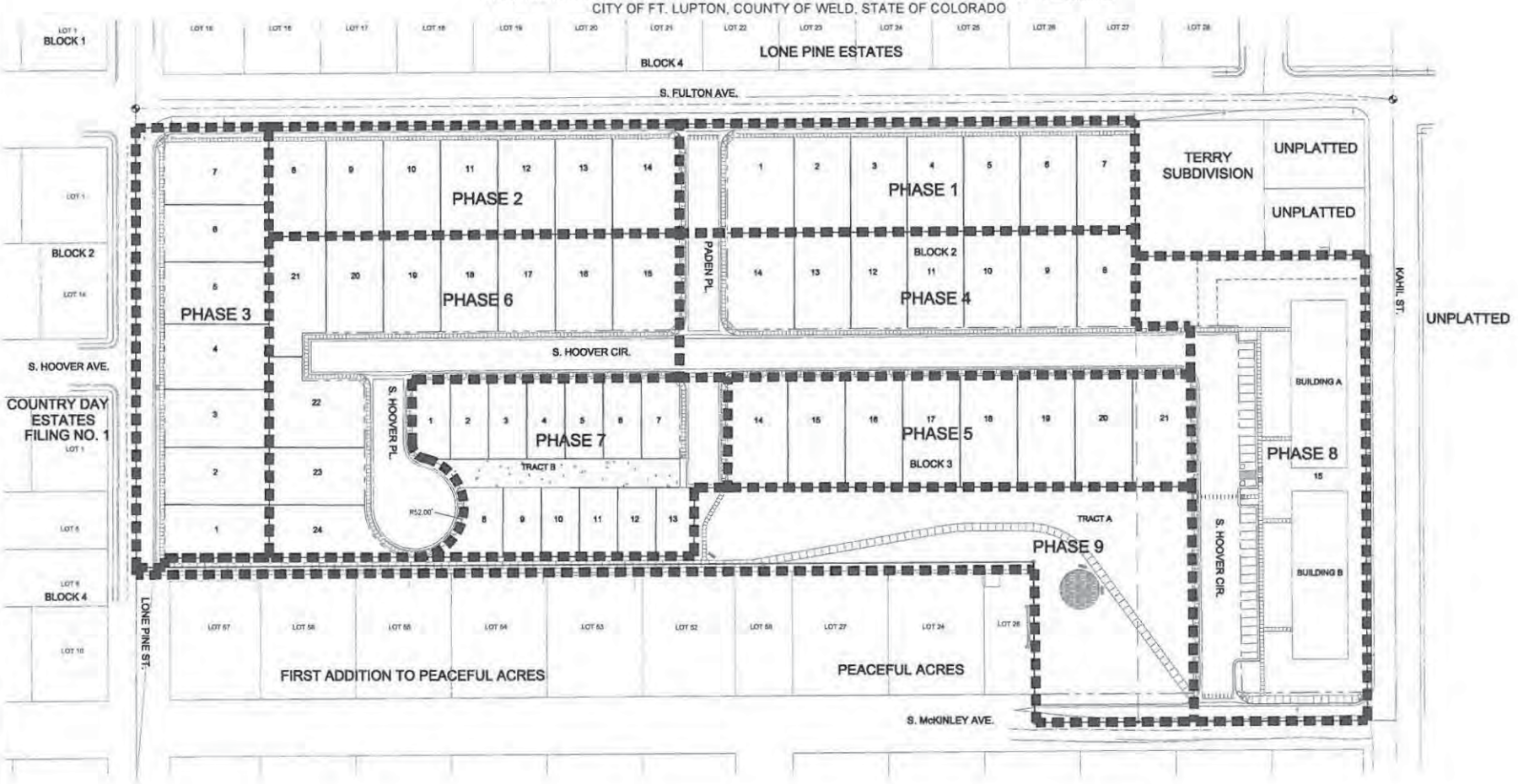
Aperio
Property Consultants, llc
18006 E. GRAND AVE.
AURORA, CO 80015
PHONE 303.317.3000

DECEMBER 14, 2015
CONCEPT PARK, OPEN SPACE AND REGIONAL TRAIL PLAN
SHEET 4

SKETCH PLAT

FULTON VILLAGE SUBDIVISION

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
CITY OF FT. LUPTON, COUNTY OF WELD, STATE OF COLORADO



PHASING SUMMARY

PHASE	AREA (AC)	NO. OF LOTS/UNITS
1	1.25	7
2	1.13	7
3	1.45	7
4	1.72	7
5	1.29	8
6	2.23	10
7	1.24	13
8	2.12	24
9*	1.66	N/A
TOTAL	14.29	83

*PHASE 9 SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF THE 30TH BUILDING PERMIT FOR THE OVERALL FULTON VILLAGE PROJECT. ANY PHASE MAY BE CONSTRUCTED AT ANY TIME, HOWEVER, BUILDING PERMITS SHALL NOT BE ISSUED FOR ANY PHASE UNTIL SUCH TIME THAT ALL REQUIRED PUBLIC IMPROVEMENTS FOR PREVIOUSLY PERMITTED PHASES HAVE BEEN COMPLETED.

NORTH
GRAPHIC SCALE
50 0 25 50
1 INCH = 50 FEET

Aperio
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18006 E. GRAND AVE.
AURORA, CO 80015
PHONE 303.317.3000

DECEMBER 14, 2015
PHASING PLAN
SHEET 5

February 16, 2016

Fort Lupton Press
Attention: Legal Publications, Bobi Lopez

Please publish the following Notice and Resolution 2016R008 initiating annexation proceedings in the Fort Lupton Press once a week for four (4) consecutive weeks beginning with the **February 24, 2016** Issue. Publication shall follow on **March 2, 2016, March 9, 2016 and March 16, 2016**.

CITY OF FORT LUPTON
NOTICE OF PUBLIC HEARING

A public hearing has been scheduled for Tuesday, March 8, 2016 at 6:00 P.M. with the Fort Lupton Planning Commission and Monday, March 28, 2016 at 7:00 P.M. with the Fort Lupton City Council. The purpose of the public hearings is to consider an application and ordinance to annex and zone to the PUD Planned United Development Zone District and an application for a PUD Sketch Plat for a residential development located in the Northeast Quarter of Section 7, Township 1 North, Range 66 West, of the 6th P.M., County of Weld, State of Colorado (a/k/a Fulton Village Annexation & PUD Sketch Plat). The legal description below more particularly describes the land proposed for annexation and a special use permit. The public hearings will be held at the Fort Lupton City Hall, 130 South McKinley Avenue in Fort Lupton. For additional information on this application, please contact the Fort Lupton Planning Department at 303-857-6694.

LEGAL DESCRIPTION

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FEET TO A POINT ON THE NORTH LINE OF LOT 25, PEACEFUL-ACRES SUBDIVISION EXTENDED EASTERLY; THENCE S89°56'41"W ALONG THE NORTH LINE OF SAID LOT 25 AND THE EASTERLY AND WESTERLY PROLONGATION THEREOF A DISTANCE OF 190.00 FEET TO THE NORTHEAST CORNER OF AN 8' WIDE ALLEY AS SHOWN ON THE PLAT OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION AND THE WEST BOUNDARY OF FIRST ADDITION TO PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1333148 A DISTANCE OF 939.37 FEET TO A POINT ON THE SOUTH LINE OF SAID NE1/4,NE1/4; THENCE N89°47'45"W ALONG THE SOUTH LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 467.11 FEET TO A POINT 20 FEET EAST OF THE SOUTHWEST CORNER OF SAID NE1/4,NE1/4; THENCE N00°22'24"W ALONG A LINE PARALLEL WITH AND 20 FEET EAST OF THE WEST LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 1045.26 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AT BOOK 1574, PAGE 1601 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; THENCE N89°56'41"E ALONG THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID BOOK 1574, PAGE 1601 AND THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID RECEPTION NO. 3123110 A DISTANCE OF 593.13 FEET; THENCE N00°18'59"W A DISTANCE OF 239.00 FEET; THENCE N89°56'41"E A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 522,177 SQUARE FEET, 12.056 ACRES, MORE OR LESS.

RESOLUTION NO. 2016R008

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR AN ANNEXATION KNOWN AS THE FULTON VILLAGE ANNEXATION AND SETTING A PUBLIC HEARING.

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Fulton Village, LLC, James Lambert and Barbara Lambert for 12.056± acres and known as the Fulton Village Annexation; and

WHEREAS, the Fort Lupton City Council finds the annexation petition to be complete and in substantial conformance with the requirements of C.R.S. 31-12-107 (1) as amended.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves Resolution 2016Rxxx initiating annexation proceedings for the Fulton Village Annexation, and sets the hearing date for March 28, 2016, to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 8th DAY OF FEBRUARY 2016.

City of Fort Lupton, Colorado

s/Tommy Holton
Tommy Holton, Mayor

Attest:

s/Nanette S. Fornof
Nanette S. Fornof, MMC
City Clerk

Approved as to form:

s/Andy Ausmus
Andy Ausmus, City Attorney

CERTIFICATE OF MAILING

I certify that on the 3rd day of March, 2016, I sent the following documents related to the Fulton Village Annexation proceedings: Fulton Village Annexation Impact Report, South Utility Extension Maps, Fort Lupton Amended Land Use Map, Annexation Vicinity Map, Zoning Map, Tax District 2228 Report, Fulton Village Annexation Map, and Tax District 5196 Report; via certified mail with return-receipt requested to the following:

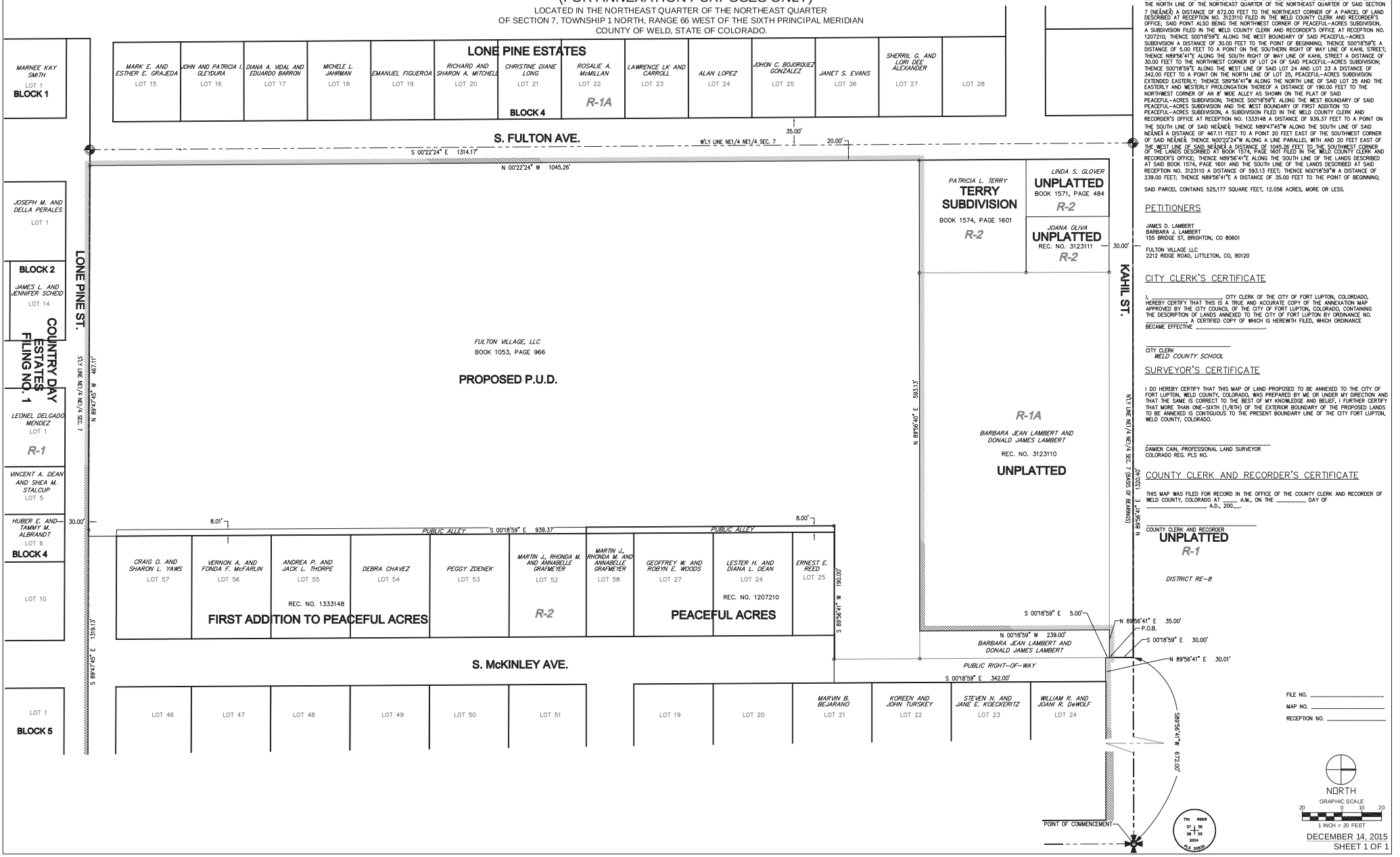
Weld County Commissioners
P.O. Box 758
Greeley, CO 80632

Jennifer L. Cupp

FULTON VILLAGE ANNEXATION MAP
TO THE CITY OF FORT LUPTON, WELD COUNTY, COLORADO

(FOR ANNEXATION PURPOSES ONLY)

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO.



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PETITIONERS

JAMES D. LAMBERT
BARBARA J. LAMBERT
155 BRIDGE ST, BRIGHTON, CO 80601

FULTON VILLAGE LLC
2212 RIDGE ROAD, LITTLETON, CO, 80120

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_____
CITY CLERK
WELD COUNTY SCHOOL

SURVEYOR'S CERTIFICATE

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_____
DAMIEN CAIN, PROFESSIONAL LAND SURVEYOR
COLORADO REG. PLS NO.

COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY, COLORADO AT ____ A.M., ON THE _____ DAY OF _____, A.D., 200__.

_____
COUNTY CLERK AND RECORDER

FILE NO. _____
MAP NO. _____
RECEPTION NO. _____

DECEMBER 14, 2015
SHEET 1 OF 1

Annexation Impact Report

FULTON VILLAGE

Fort Lupton, Colorado

PREPARED FOR:

FULTON VILLAGE, LLC
2212 Ridge Rd.
Littleton, Colorado 80121
Phone: 303-929-0822
Contact: George Lee
george@leecommercialproperty.com

PREPARED BY:

Aperio
Property Consultants, llc
18006 E. Grand Ave.
Aurora, CO 80015
Phone (303) 317-3000
Contact: Aaron Thompson
Aaron@aperiopc.com

December 14, 2015

Table of Contents

A. General Location and Description 1
B. Statement on Community Need 2
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D. Utility Impacts 3
E. Life Safety Impacts 3
F. Traffic and Roadway Impacts 4
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H. Geological Hazards 5
I. Water Rights 5
J. Cultural Resource Survey 5
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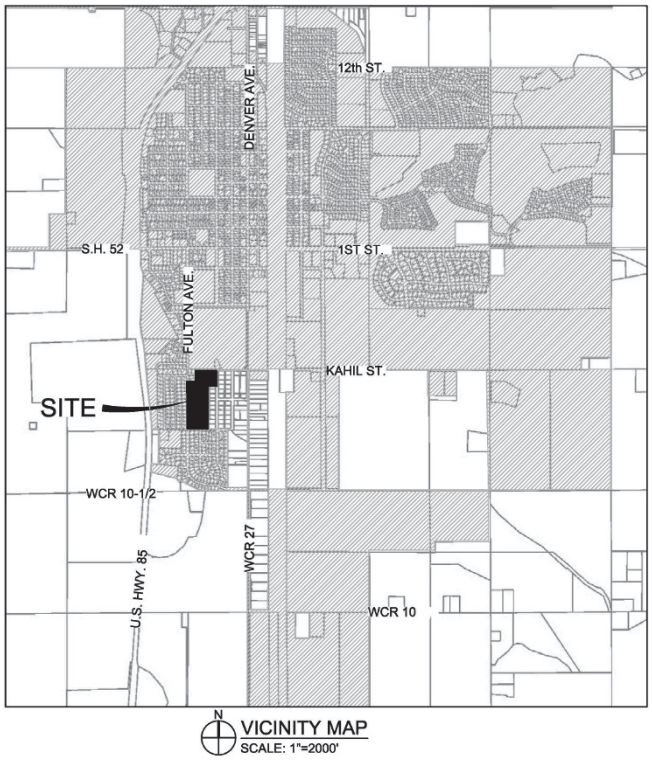
A. General Location and Description

General Location

The Fulton Village development (the "Project") is proposed at the southeast corner of S. Fulton Ave. and Kahil Street in Fort Lupton, Colorado. The proposed Annexation is for one unplatted parcel (the "Fulton Village" property), a portion of a parcel that was previously annexed in 1980 (the "Lambert" property) and a portion of existing Weld County Right of Way for S. McKinley Ave. totaling 11.884 acres (collectively, the "Property"), situated in the Northeast Quarter of Section 7, Township 1 North, Range 66 West of the 6th P. M., Town of Fort Lupton, County of Weld, and State of Colorado. A graphical map and the associated parcel reports from the Weld County Assessor are contained in the Appendix of this report.



The site is bounded on the north by Kahil St., on the east by S. McKinley Ave., Peaceful Acres Subdivision, and the First Addition to Peaceful Acres Subdivision, on the south by Lone Pine St., and to the west by S. Fulton Ave.

The site is vacant and the existing ground cover is primarily native grasses and weeds. The existing soils

are comprised of well-graded sand with silt and gravel (SW-SM), in the A Hydrologic Soil Group. A NCRS Soil Resource Report[4] is included in the application materials for this Annexation proposal which classifies the site soils into the Julesburg/Vona sandy loams and Altvan loam.

B. Statement on Community Need

The Fort Lupton housing market demonstrates a strong need for additional housing. Vacancies are at approximately 2%, and with less than twenty (20) single-family homes for sale on the market today, the market is tight. Of those available homes for sale, many are more than 30 years old. With the sustained and projected growth of Colorado and specifically the Front Range Denver Metropolitan area, the affordable cost of living, accessibility to major highways and interstates (both I-25 and I-76), new housing in Fort Lupton will continue to see increased market demand.

Demographics Summary – Colorado [1]

- Colorado was the third-fastest growing state in 2013 (U.S. Census Bureau, 2014)
- The Denver-Aurora-Broomfield MSA ranked No. 2 for attracting college-educated workers from 2007-2012 (U.S. Census Bureau, 2014)
- Colorado ranks No. 1 for labor prospects (*Forbes*, 2014)
- Colorado is the nation's second-most highly educated state for residents (37.8 percent) with a bachelor's degree or higher (U.S. Census Bureau, 2014)

Demographics Summary – Fort Lupton [2]

- Population: 7,524
- Median Age: 32.0
- 81.7% of population is under 45
- Average Household Income: $58,687
- 56.5% of population is Hispanic
- 39.1% completed some college or have a degree
- 9.1% have completed a Bachelor's or higher degree

The preceding demographic summaries for both the State of Colorado and the City of Fort Lupton further support the community need for additional housing in Fort Lupton.

C. Proposed Development Plan

Proposed Land Use

The proposed land use will be residential within a Planned Unit Development (PUD) zone district. The proposed development will be a mix of single-family, small-lot single family (often commonly referred to as "patio homes"), and for-rent multifamily units. The Project will also include a park/open space area, with amenities and a regional trail.

Density

Overall project density is proposed to be approximately 5.8 du/acre.

D. Utility Impacts

Water

Water mains exist at every periphery of the Property. Proposed onsite water mains will connect the existing main in S. Fulton Ave. through the project to the main in S. McKinley Ave. The S. McKInley Ave. main is connected to the existing main in Kahil St.; the existing main in S. Fulton Ave. is connected to the existing main in Lone Pine St., which in turn is connected to the existing main in S. McKinley for a completely looped system surrounding the Property. This system will provide for adequate water supply and fire protection for the Fulton Village development.

Water taps for each dwelling unit will be purchased from the Town of Fort Lupton, the terms of which are outlined in the Annexation Agreement (Draft).

Sanitary Sewer

Sanitary sewer mains also exist in the north, south and west adjoining streets of the Property. The proposed site sewer main will outfall to the north to the 10" sanitary sewer main in Kahil St. The single family lots adjacent to S. Fulton Ave. and Lone Pine St. will be individually serviced to the sanitary sewer main in the respective street.

Projected sanitary sewer flows from the Project total 14,660 gal./day as an average daily demand with a peak flow of 51.7 gpm.

Storm Sewer

An onsite storm sewer system will collect the majority of the generated storm flows for the project. This onsite system will connect to proposed storm sewer improvements in S. Fulton Ave., which will also collect generated street flows. The system will then be constructed west along Lone Pine St. from S. Fulton Ave. to the existing City of Fort Lupton owned detention pond south of the west dead-end of Lone Pine St. The existing pond outfalls via an existing outlet structure and 12" PVC pipe to the drainage ditch adjacent to US Highway 85. The proposed improvements for this Project include increasing the depth and capacity of the existing pond to accommodate the proposed storm sewer outfall from Fulton Village, while maintaining the detention needs for the properties that currently utilize the existing pond. The existing outlet structure and outfall pipe will be re-constructed as part of the Project. Refer to the Preliminary Drainage Plan and Report submitted with the materials for the Sketch Plat application for drainage system details.

E. Life Safety Impacts

Life Safety Impacts will be minimal. The projected population dwelling within Fulton Village is a total of 237 persons, calculated as follows:

1) Single-Family Units 59 units * 3.0 persons/unit = 177 persons
2) Multi-Family Units 24 units * 2.5 persons/unit = 60 persons

Total 237 persons

Of course, this projection is not expected to be entirely new population within or relocating to Fort Lupton. It is anticipated that some percentage of Fulton Village residents will relocate from their existing dwellings within the City.

F. Traffic and Roadway Impacts

Adequate roadway systems exist to accommodate the Fulton Village development. The Project is flanked on all sides by existing streets: a) S. Fulton Ave. to the west, b) Kahil Street to the north, c) Lone Pine St. to the south, and d) a portion of S. McKinley Ave. to the east. As part of the Fulton Village development, each of these respective streets will require improvement to some degree. S. Fulton Ave., S. McKinley Ave., and Lone Pine St. will each experience widening along with curb, gutter and sidewalk improvements. Curb, gutter and sidewalk improvements will also be constructed on Kahil St. along the Project frontage.

Traffic impacts from the project will be minimal, as the total number of projected persons within the Project represent less than 3% of the total population of the City. Further, the additional improvements to the existing street system will greatly assist in alleviating existing and future traffic in the area.

G. School District Impacts

According to the US Census Bureau[3], the percentage of school-aged children per home in Weld County is 19.6%. Therefore, the projected number of school-aged children impacting the Weld County RE-8 School District as a result of the Fulton Village development is projected as 237 persons * 19.6% = 46 students. Here again, it is presumed that some percentage of these children are already students in the District, and as such additional capital improvements to the area schools are not anticipated as a result of the Project. Based upon an anticipated valuation of $275,000 per single family home, and an anticipated valuation of $1.5M per building (for a total of $3.0M), the resulting additional annual capital provided to the school District can be calculated as follows:

Single Family Homes:

Valuation	$275,000
Assessed Value	$21,862.50
School District Mill Levy	19.563 mils
Projected Annual Tax Revenue (per lot)	$427.70
Total Single Family Tax Revenue	$24,806.60

Multi-Family

Valuation	$3,000,000
Assessed Value	$238,500
School District Mill Levy	19.563 mils
Projected Annual Tax Revenue	$4,665.78

Therefore, the projected base annual tax revenue provided to the RE-8 School District at full build-out (based upon the 2015 mill levy) is $29,742.38.

H. Geological Hazards

A site specific Preliminary Soil Investigation conducted by Colorado Engineering & Geotechnical Group, Inc. on September 16, 2005[5] reported no geotechnical or geological hazards on the Property. Likewise, the report generated from the National Resources Conservation Service (NRCS)[4] produced no evidence or indication of geological hazards on the Property.

I. Water Rights

No water rights remain with the subject Property. The Lambert parcel (147-107-100-004) has five (5) existing water taps previously purchased from the City associated with the property. Affidavits concerning the water rights for the Property are contained in the Appendix of this report.

J. Cultural Resource Survey

A Cultural Resource Survey was conducted on October 6, 2006 by James Enterprises, Inc. The result of this assessment was that no significant historical or cultural resources are impacted by the project. A copy of the Survey is included in the Appendix of this report.

K. Conclusions

The proposed Annexation and subsequent development of Fulton Village will be an asset to the City of Fort Lupton. The proposed housing units will help fill the community need for additional housing in the City, while minimizing impacts upon the existing infrastructure systems, and concurrently developing community assets via additional park space and regional trail improvements.

L. List of References

1. Metro Denver Economic Development Corporation, Key Demographics, www.metrodenver.org

2. City of Fort Lupton, Demographics Report via Community Profile, www.fortlupton.org

3. U.S. Census Bureau, Demographics for Weld County, Colorado, www.quickfacts.census.gov

4. United States Department of Agriculture, Natural Resources Conservation Service, Custom Soil Resource Report prepared October 30, 2015.

5. *Preliminary Soil Investigation,* Colorado Engineering & Geotechnical Group, Inc., September 16, 2005

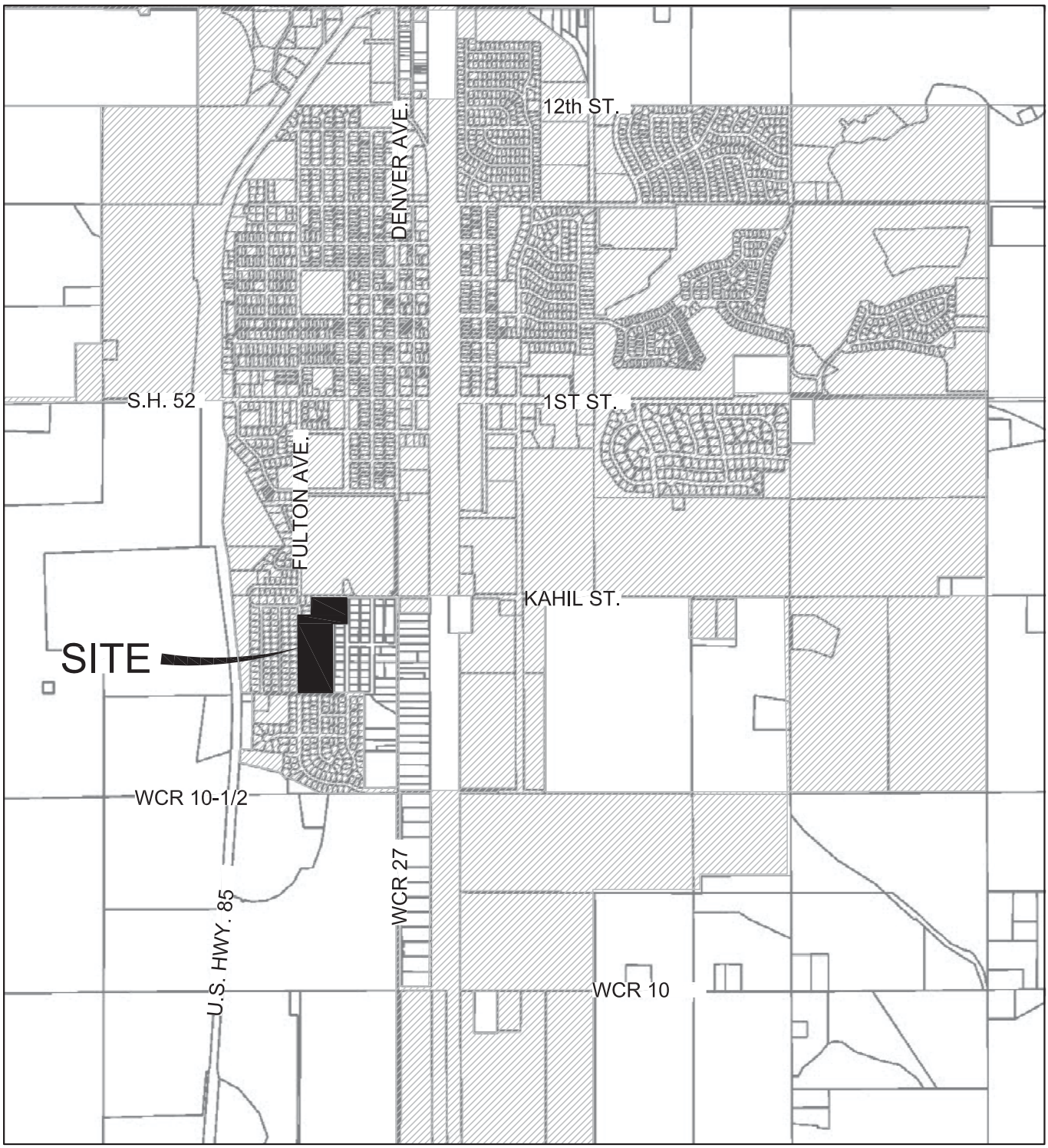
6. *Cultural Resource Survey,* James Enterprises, Inc., October 6, 2006

M. Appendices

1. Parcel Information Reports and Graphical Map
2. Key Demographics, Metro Denver Economic Development Corporation
3. Demographics, City of Fort Lupton Community Profile
4. U.S. Census Bureau, Demographics for Weld County, Colorado
5. NRCS Custom Soil Resource Report
6. Cultural Resource Survey

APPENDIX 1

PARCEL INFORMATION REPORTS AND GRAPHICAL MAP
(THE "PROPERTY")



VICINITY MAP

SCALE: 1"=2000'

Property Profile for Account # R6189786
January 30, 2015

Account Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189786	147107100004		Vacant Land	2015	0882	0	78,750	22,840

Legal
FTL 15813-J PT NE4NE4 7 1 66 BEG 672'W OF NE COR S269' W486' N269' E486' TO BEG EXC UPRR RES

Subdivision	Block	Lot	Land Economic Area
			SUBDIVISION TRACTS

Property Address	Property City	Zip	Section	Township	Range
	FORT LUPTON	000000000	07	01	66

Owner Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189786	147107100004		Vacant Land	2015	0882	0	78,750	22,840

Owner(s)	Address Line 1	Address Line 2	City	ST	Zip
LAMBERT BARBARA JEAN					
LAMBERT JAMES DONALD	155 E BRIDGE ST		BRIGHTON	CO	806011612

Document History Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189786	147107100004		Vacant Land	2015	0882	0	78,750	22,840

Reception	Rec Date	Type	Grantor	Grantee	Doc Fee	Sale Date	Sale Price
02060768	07/15/1986	QCN			0.00	01/01/1900	0

Reception	Rec Date	Type	Grantor	Grantee	Doc Fee	Sale Date	Sale Price
2957437	06/03/2002	WDN	LAMBERT & SON INC	LAMBERT JAMES DONALD & BROOKMAN BARBARA	0.00	12/31/2001	0
3123110	11/03/2003	QCN	BUROUGH LEALLAN L & KAROLYN L	LAMBERT JAMES DONALD & BROOKMAN BARBARA	0.00	10/29/2003	0
3328406	10/04/2005	DEC	BROOKMAN BARBARA JEAN	LAMBERT BARBARA JEAN	0.00	08/19/2005	0

Building Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189786	147107100004		Vacant Land	2015	0882	0	78,750	22,840

Valuation Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189786	147107100004		Vacant Land	2015	0882	0	78,750	22,840

Type	Code	Description	Actual Value	Assessed Value	Acres	Land SqFt
Land	0520	1 AC TO L/T 5 AC	78,750	22,840	3.000	130,680
			78,750	22,840	3.000	130,680

Tax Authority Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189786	147107100004		Vacant Land	2015	0882	0	78,750	22,840

Tax Area	District ID	District Name	Current Mill Levy	Tax Year
0882	0100	WELD COUNTY	15.800	2015
0882	0208	SCHOOL DIST RE8-FORT LUPTON	19.563	2015
0882	0301	NORTHERN COLORADO WATER (NCW)	1.000	2015
0882	0302	CENTRAL COLORADO WATER (CCW)	1.737	2015
0882	0309	CENTRAL COLORADO WATER SUBDISTRICT (CCS)	1.309	2015
0882	0407	FORT LUPTON CITY	30.274	2015

Tax Area	District ID	District Name	Current Mill Levy	Tax Year
0882	0506	FORT LUPTON FIRE	9.303	2015
0882	0530	FORT LUPTON FIRE (BOND 2022)	1.032	2015
0882	0700	AIMS JUNIOR COLLEGE	6.333	2015
0882	1050	HIGH PLAINS LIBRARY	3.267	2015
			89.618	

Property Profile for Account # R6189886
January 30, 2015

Account Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189886	147107100005		Agricultural	2015	2228	0	1,352	390

Legal
15813C PT NE4NE4 7 1 66 BEG 672'W & 269'S OF NE COR NE4NE4 S108' W168' S943' W480' N1051' E648' TO BEG EXC UPRR RES

Subdivision	Block	Lot	Land Economic Area
			4209 FT LUPTON

Property Address	Property City	Zip	Section	Township	Range
			07	01	66

Owner Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189886	147107100005		Agricultural	2015	2228	0	1,352	390

Owner(s)	Address Line 1	Address Line 2	City	ST	Zip
FULTON VILLAGE LLC	2212 W RIDGE RD		LITTLETON	CO	801203031

Document History Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189886	147107100005		Agricultural	2015	2228	0	1,352	390

Reception	Rec Date	Type	Grantor	Grantee	Doc Fee	Sale Date	Sale Price
01992985	12/26/1984	PRDN			0.00	01/01/1900	0
3327581	09/30/2005	WD	TEDFORD ELEANOR G ETAL	FULTON VILLAGE LLC	32.00	08/25/2005	320,000

Building Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189886	147107100005		Agricultural	2015	2228	0	1,352	390

Valuation Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189886	147107100005		Agricultural	2015	2228	0	1,352	390

Type	Code	Description	Actual Value	Assessed Value	Acres	Land SqFt
Land	4127	DRY FARM LAND-AGRICULTURAL	1,352	390	12.000	522,720
			1,352	390	12.000	522,720

Tax Authority Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189886	147107100005		Agricultural	2015	2228	0	1,352	390

Tax Area	District ID	District Name	Current Mill Levy	Tax Year
2228	0100	WELD COUNTY	15.800	2015
2228	0208	SCHOOL DIST RE8-FORT LUPTON	19.563	2015
2228	0301	NORTHERN COLORADO WATER (NCW)	1.000	2015
2228	0302	CENTRAL COLORADO WATER (CCW)	1.737	2015
2228	0309	CENTRAL COLORADO WATER SUBDISTRICT (CCS)	1.309	2015
2228	0506	FORT LUPTON FIRE	9.303	2015
2228	0530	FORT LUPTON FIRE (BOND 2022)	1.032	2015
2228	0700	AIMS JUNIOR COLLEGE	6.333	2015
2228	1050	HIGH PLAINS LIBRARY	3.267	2015
2228	1201	PLATTE VALLEY CONSERVATION	0.000	2015
			59.344	

APPENDIX 2

KEY DEMOGRAPHICS, METRO DENVER ECONOMIC DEVELOPMENT CORPORATION

Demographics

Share (http://www.addthis.com/bookmark.php)

As a fast-growing region, Metro Denver is a dynamic location where companies can easily attract highly skilled workers and expand their operations.

The Metro Denver region had a 1.5 percent population growth rate between 2004 and 2014 and is consistently ranked as one of the fastest-growing areas in the nation. More impressive facts about Metro Denver and Colorado's demographics:

- Colorado was the third-fastest growing state in 2013 (U.S. Census Bureau, 2014)
- The Denver-Aurora-Broomfield MSA ranked No. 2 for attracting college-educated workers from 2007-2012 (U.S. Census Bureau, 2014)
- Colorado ranks No. 1 for labor prospects (*Forbes*, 2014)
- Colorado is the nation's second-most highly educated state for residents (37.8 percent) with a bachelor's degree or higher (U.S. Census Bureau, 2014)
- In addition, Colorado has the nation's lowest obesity rate and in No. 2 for physical activity (Trust for America's Health, 2014; Kaiser State Health Facts, 2014)

Key Demographics

	Metro Denver	**Northern Colorado**
Square Miles	4,532	6,646
Population 2013	2,951,798	585,371
*Projected		

	Metro Denver	Northern Colorado
Population 2014	3,002,629	597,558
Population 2020*	3,306,177	686,659
Labor Force	1,583,928	309,991
Nonfarm Employment	1,466,400	234,300
Average Wage	$56,514	$43,332
Median Age	36.6	35.2
*Projected		

We understand that having the most current and up-to-date information is important to your site selection process. The Metro Denver Economic Development Corporation can provide detailed demographic reports and data analysis that will help expedite your process, and ensure you have all the tools you need to make an informed decision.

Metro Denver Monthly
Economic Indicators »

(http://www.metrodenver.org/research-reports/monthly-economic-indicators/)

Mile High Advantage:

Expanding our infrastructure in all directions »

(http://www.metrodenver.org/mile-high-advantages/infrastructure/)

Investors

Leadership (http://www.metrodenver.org/investors/leadership/)

Investor Database (http://www.metrodenver.org/investors/investor-database/)

Benefits & ROI (http://www.metrodenver.org/investors/benefits-roi/)

Get Involved (http://www.metrodenver.org/investors/get-involved/)

Featured Investor (http://www.metrodenver.org/investors/featured-investor/)

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Economic Forecasts (http://www.metrodenver.org/research-reports/economic-forecasts/)

Industry Cluster Study (http://www.metrodenver.org/research-reports/industry-cluster-study/)

Toward a More Competitive Colorado (http://www.metrodenver.org/research-reports/toward-a-more-competitive-colorado/)

Resource Rich Colorado (http://www.metrodenver.org/research-reports/resource-rich-colorado/)

Resources

Data Central (http://www.metrodenver.org/resources/data-central/)

Industry Database (http://www.metrodenver.org/resources/industry-database/)

Metro Denver Jobs (http://www.metrodenver.org/resources/metro-denver-jobs/)

News

News Center (http://www.metrodenver.org/news/news-center/)

Metro Denver in the News (http://www.metrodenver.org/news/metro-denver-in-the-news/)

Publications (http://www.metrodenver.org/news/publications/)

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Affiliates

Colorado Energy Coalition (/about/affiliates/colorado-energy-coalition/)

Colorado Investment Services Coalition (http://www.metrodenver.org/about/affiliates/colorado-investment-services-coalition/)

Colorado Space Coalition (/about/affiliates/colorado-space-coalition/)

Metro Denver Aviation Coalition (/about/affiliates/metro-denver-aviation-coaliton/)

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Cone of Silence Blog (/blog)

YouTube (http://www.youtube.com/user/MetroDenverEDC)

Flickr (https://www.flickr.com/photos/metrodenver_edc/sets/)

Instagram (http://web.stagram.com/n/metrodenveredc/)

Pinterest (http://www.pinterest.com/metrodenveredc/)

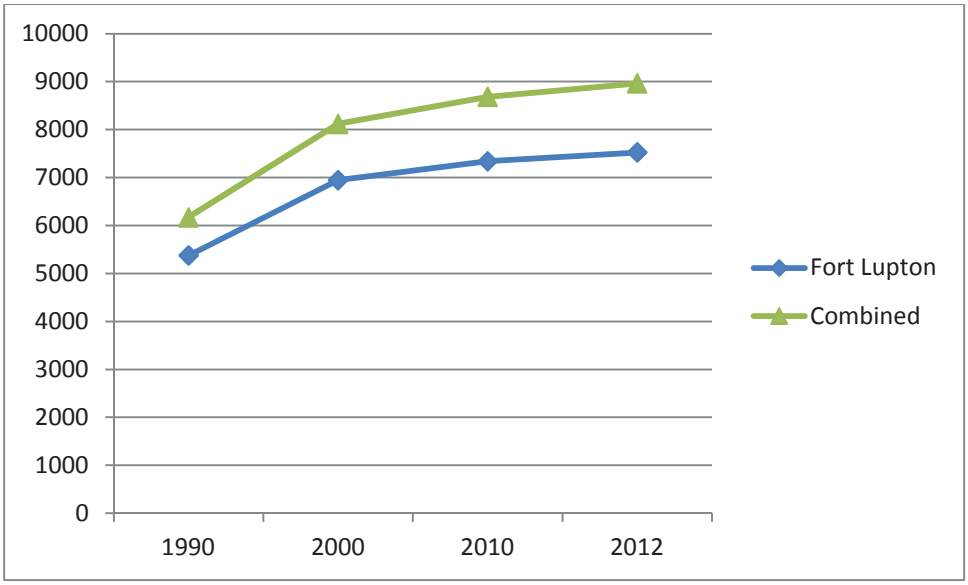
LinkedIn (https://www.linkedin.com/company/563638?trk=tyah&
trkInfo=clickedVertical%3Acompany%2CclickedEntityId%3A563638%2Cidx%3A1-1-1%2CtarId%3A1438980963446%2Ctas%3AMetro%20Denver%20)

APPENDIX 3

DEMOGRAPHICS, CITY OF FORT LUPTON COMMUNITY PROFILE

Demographics

Population, Age & Income



Fort Lupton is growing quickly with the addition of many new jobs in the oil and gas industry. Although Fort Lupton has very affordable housing, the market is very tight with only 2% vacant housing units. Our building has lagged behind the job growth, but we are now starting to have new apartments, housing and hotel permits being pulled weekly.

The population within the city limits is currently over 7,500 residents. Adjacent nearby housing, just outside of the Fort Lupton city limits, brings the population to over 9,000. In the census period from 2000 to 2010, the population in Fort Lupton jumped by 29.2%. The number of households in Fort Lupton jumped by 23.2%, and the big jump in growth is just starting with spec homes being sold before they are completed.

The 2010 census average household income is over $51,009, with a median age of 28.8. Our average household size is 3.23 and 67.4% of the homes are owner occupied.

Summary for the 2010 census for Fort Lupton[i]:

- Population: 7,524
- Median Age: 32.0
- 81.7% of population is under 45
- Average Household Income: $58,687
- 56.5% of population is Hispanic
- 39.1% completed some college or have a degree
- 9.1% have completed a Bachelor's or higher degree

Education

In Fort Lupton, as in the entire Northern Colorado area, we value education. Aims Community college located in Fort Lupton, has recently doubled the size of their campus for the new Oil and Gas technologies program, a new Ag Business and Production program and a larger welding program. Fort Lupton is also within easy commuting distance of the Colorado School of Mines, the University of Colorado and the University of Northern Colorado. In addition, Fort Lupton is only a short drive from Brighton with Colorado State University (Brighton) and Front Range Community College campuses in Brighton. Over 39.1% of our adult residents have completed some college or have a college degree. Of this number, 9.1% have completed a Bachelor's degree or higher.

Housing

The housing market is tight in Fort Lupton at this time, but planned housing will allow the new resident a variety of housing options, from affordable executive housing with very large lots, to high quality rental apartments.

Cost of Living

Fort Lupton's cost of living is lower than many other communities in the Denver metro area. With the exceptional views of the mountains, good air quality compared to the Denver metro area, a historic downtown, and a growing job market, Fort Lupton is the place to call home.

---

[i] Source Buxton's Complete Demographic Comparison Report

APPENDIX 4

U.S. CENSUS BUREAU, DEMOGRAPHICS FOR WELD COUNTY, COLORADO

Search

State & County QuickFacts

Thank you for your feedback! The new delivers the following improvements: Search by zip code, improved table display, browse more data feature, download data, and more.

Weld County, Colorado

People QuickFacts	Weld County	Colorado
Population, 2014 estimate	277,670	5,355,866
Population, 2010 (April 1) estimates base	252,837	5,029,324
Population, percent change - April 1, 2010 to July 1, 2014	9.8%	6.5%
Population, 2010	252,825	5,029,196
Persons under 5 years, percent, 2014	7.3%	6.3%
Persons under 18 years, percent, 2014	26.9%	23.3%
Persons 65 years and over, percent, 2014	11.1%	12.7%
Female persons, percent, 2014	49.6%	49.8%
White alone, percent, 2014 (a)	93.1%	87.7%
Black or African American alone, percent, 2014 (a)	1.4%	4.5%
American Indian and Alaska Native alone, percent, 2014 (a)	1.7%	1.6%
Asian alone, percent, 2014 (a)	1.5%	3.1%
Native Hawaiian and Other Pacific Islander alone, percent, 2014 (a)	0.2%	0.2%
Two or More Races, percent, 2014	2.1%	2.9%
Hispanic or Latino, percent, 2014 (b)	28.8%	21.2%
White alone, not Hispanic or Latino, percent, 2014	66.7%	69.0%
Living in same house 1 year & over, percent, 2009-2013	80.7%	80.7%
Foreign born persons, percent, 2009-2013	8.5%	9.7%
Language other than English spoken at home, pct age 5+, 2009-2013	18.5%	16.8%
High school graduate or higher, percent of persons age 25+, 2009-2013	85.6%	90.2%
Bachelor's degree or higher, percent of persons age 25+, 2009-2013	25.9%	37.0%
Veterans, 2009-2013	16,805	399,458
Mean travel time to work (minutes), workers age 16+, 2009-2013	26.2	24.5
Housing units, 2014	100,070	2,276,184
Homeownership rate, 2009-2013	70.1%	65.4%
Housing units in multi-unit structures, percent, 2009-2013	16.2%	25.9%
Median value of owner-occupied housing units, 2009-2013	$191,500	$236,200
Households, 2009-2013	90,465	1,977,591
Persons per household, 2009-2013	2.79	2.53
Per capita money income in past 12 months (2013 dollars), 2009-2013	$25,468	$31,109
Median household income, 2009-2013	$57,180	$58,433
Persons below poverty level, percent, 2009-2013	14.7%	13.2%

Business QuickFacts	Weld County	Colorado
Private nonfarm establishments, 2013	5,376	154,875[1]
Private nonfarm employment, 2013	71,783	2,090,975[1]
Private nonfarm employment, percent change, 2012-2013	2.9%	2.7%[1]
Nonemployer establishments, 2013	19,020	447,586
Total number of firms, 2007	23,024	547,770
Black-owned firms, percent, 2007	0.6%	1.7%
American Indian- and Alaska Native-owned firms, percent, 2007	1.4%	0.8%
Asian-owned firms, percent, 2007	1.5%	2.6%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	0.1%
Hispanic-owned firms, percent, 2007	S	6.2%
Women-owned firms, percent, 2007	25.4%	29.2%
Manufacturers shipments, 2007 ($1000)	4,193,672	46,331,953
Merchant wholesaler sales, 2007 ($1000)	D	53,598,986
Retail sales, 2007 ($1000)	2,246,115	65,896,788

Retail sales per capita, 2007	$9,272	$13,609
Accommodation and food services sales, 2007 ($1000)	217,231	11,440,395
Building permits, 2014	2,708	28,686
Geography QuickFacts	**Weld County**	**Colorado**
Land area in square miles, 2010	3,987.24	103,641.89
Persons per square mile, 2010	63.4	48.5
FIPS Code	123	08
Metropolitan or Micropolitan Statistical Area	Greeley, CO Metro Area	

1: Includes data not distributed by county.

(a) Includes persons reporting only one race.
(b) Hispanics may be of any race, so also are included in applicable race categories.

D: Suppressed to avoid disclosure of confidential information
F: Fewer than 25 firms
FN: Footnote on this item for this area in place of data
NA: Not available
S: Suppressed; does not meet publication standards
X: Not applicable
Z: Value greater than zero but less than half unit of measure shown

Source U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, American Community Survey, Census of Population and Housing, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits
Last Revised: Wednesday, 14-Oct-2015 15:53:40 EDT

APPENDIX 5

NCRS SOIL SURVEY REPORT

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Weld County, Colorado, Southern Part

FULTON VILLAGE

October 30, 2015

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (http://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:2,340 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Weld County, Colorado, Southern Part
Survey Area Data: Version 14, Sep 22, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 16, 2012—Apr 13, 2012

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Weld County, Colorado, Southern Part (CO618)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
1	Altvan loam, 0 to 1 percent slopes	11.5	81.8%
30	Julesburg sandy loam, 1 to 3 percent slopes	0.4	2.7%
75	Vona sandy loam, 0 to 1 percent slopes	1.3	9.4%
76	Vona sandy loam, 1 to 3 percent slopes	0.9	6.1%
Totals for Area of Interest		**14.1**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic

classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Weld County, Colorado, Southern Part

1—Altvan loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 361j
Elevation: 4,500 to 4,900 feet
Mean annual precipitation: 14 to 16 inches
Mean annual air temperature: 46 to 48 degrees F
Frost-free period: 130 to 150 days
Farmland classification: Not prime farmland

Map Unit Composition

Altvan and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Altvan

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Old alluvium

Typical profile

H1 - 0 to 10 inches: loam
H2 - 10 to 25 inches: clay loam
H3 - 25 to 60 inches: gravelly sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 5 percent
Available water storage in profile: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: Loamy Plains (R067BY002CO)

Minor Components

Cascajo

Percent of map unit: 9 percent

Aquic haplustolls

Percent of map unit: 1 percent

Landform: Swales

30—Julesburg sandy loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 3628
Elevation: 4,700 to 4,800 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 145 to 155 days
Farmland classification: Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

Map Unit Composition

Julesburg and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Julesburg

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: South platte river alluvium

Typical profile

H1 - 0 to 12 inches: sandy loam
H2 - 12 to 27 inches: sandy loam
H3 - 27 to 60 inches: sand

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: A
Ecological site: Sandy Plains (R067BY024CO)

Minor Components

Valent
Percent of map unit: 5 percent

Remmit
Percent of map unit: 5 percent

75—Vona sandy loam, 0 to 1 percent slopes

Map Unit Setting
National map unit symbol: 363v
Elevation: 4,650 to 4,950 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 48 to 55 degrees F
Frost-free period: 130 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition
Vona and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Vona

Setting
Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium

Typical profile
H1 - 0 to 6 inches: sandy loam
H2 - 6 to 28 inches: fine sandy loam
H3 - 28 to 60 inches: sandy loam

Properties and qualities
Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 15 percent
Salinity, maximum in profile: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water storage in profile: Moderate (about 6.8 inches)

Interpretive groups
Land capability classification (irrigated): 3e

Hydrologic Soil Group: A
Ecological site: Sandy Plains (R067BY024CO)

Minor Components

Remmit
Percent of map unit: 11 percent

Olney
Percent of map unit: 4 percent

76—Vona sandy loam, 1 to 3 percent slopes

Map Unit Setting
National map unit symbol: 363w
Elevation: 4,600 to 5,200 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 48 to 55 degrees F
Frost-free period: 130 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition
Vona and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Vona

Setting
Landform: Terraces, plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium and/or eolian deposits

Typical profile
H1 - 0 to 6 inches: sandy loam
H2 - 6 to 28 inches: fine sandy loam
H3 - 28 to 60 inches: sandy loam

Properties and qualities
Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 15 percent
Salinity, maximum in profile: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water storage in profile: Moderate (about 6.8 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A
Ecological site: Sandy Plains (R067BY024CO)

Minor Components

Remmit

Percent of map unit: 9 percent

Olney

Percent of map unit: 3 percent

Julesburg

Percent of map unit: 3 percent

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APPENDIX 6

CULTURAL RESOURCE SURVEY

JAMES ENTERPRISES INC.
James M. Brechtel, Principal Investigator
P.O. Box 1064, Fort Collins, Colorado 80522
(970)484-3335 office & fax, (970)215-4307 mobile
jbjei@mesanetworks.net

6 October 2006

Jeanne Lee
51 Cherry Hills Farm Drive
Englewood, CO 80113

Dear Ms. Lee:

Enclosed is the Cultural Resource Survey report for the proposed Lee NCWCD Inclusion in Weld Co., Colorado. Since it appears that no significant cultural resources will be affected, cultural resource clearance for this project is apparently indicated. This report has been sent to the Bureau of Reclamation Archaeologist in Loveland, Colorado for agency review and approval.

Please note that this letter and report do not convey cultural resource clearance for this project; such clearance must be obtained only through the appropriate reviewing/management agency, e.g. Bureau of Reclamation and Northern Colorado Water Conservancy District.

Please contact me if I may be of further service, or if you have any questions about the enclosed report. Invoice # 0625 is enclosed. Thank you for your business, and good luck with this project.

Sincerely,

Jim Brechtel

James M. Brechtel, M.A.

enc.

OAHP Use Only: OAHP Doc. No._____ OAHP Project No._____

Colorado Office of Archaeology and Historic Preservation

LIMITED-RESULTS CULTURAL RESOURCE SURVEY FORM

(page 1 of 3)

Small scale limited results projects include block surveys under 160 acres with linear surveys under four miles. Additionally, there should be no sites and a maximum of four Isolated Finds. This form must be typed.

I. IDENTIFICATION

1. Report Title (include County): *Intensive Cultural Resource Survey of Proposed Lee NCWCD Inclusion, Weld Co.*
2. Date of Field Work: 5 September 2006
3. Form completed by: James Brechtel Date: 6 October 2006
4. Survey Organization/Agency: James Enterprises Inc.
   Principal Investigator: James Brechtel
   Principal Investigator's Signature: *James Brechtel*
   Other Crew: none
   Address: P.O. Box 1064, Ft. Collins, CO 80522
5. Lead Agency / Land Owner: Lead Agency: BOR; Land Owner: George & Jeanne Lee
   Contact: Bob Burton, BOR
   Address: Bureau of Reclamation, Loveland, CO
6. Client: Jeanne Lee
7. Permit Type and Number: BOR CRUP# 06-GP-07-S
8. Report / Contract Number:
9. Comments:

II. DESCRIPTION OF UNDERTAKING / PROJECT

10. Type of Undertaking: Inclusion of undeveloped parcel within Northern Colorado Water Conservancy District (NCWCD), in order to obtain domestic water service.
11. Size of Undertaking (acres): +/- 12 Size of Project (if different) same
12. Nature of the Anticipated Disturbance: Trenching to install water line(s).
13. Comments: Residential development will occur within the surveyed parcel at unspecified locations.

III. PROJECT LOCATION

Please attach a photocopy of USGS Quad. clearly showing the project location. The Quad. should be clearly labeled with the Prime Meridian, Township, Range, Section(s), Quad. map name, size, and date. Please do not reduce or enlarge the photocopy.

14. Description: Project is located on the eastern Colorado High Plains in southwestern Weld Co., in the town of Ft. Lupton, about 3/4 mi. south of Highway 52 & 3/4 mi. east of the South Platte River.

15. Legal Location: Quad. Map: Ft. Lupton Date(s): 1988 Principal Meridian: 6th x NM __ Ute

NOTE: Only generalized subdivision ("quarter quarters") within each section is needed

Township: 1N Range: 66W Sec.: 7 1/4s NE/NE

If section(s) is irregular, explain alignment method: _____

16. Total number of acres surveyed: +/- 12

17. Comments: Surveyed an irregular, rectangular parcel, w/max. dimensions about 500 x 1050 ft.

IV. ENVIRONMENT

18. General Topographic Setting: Formerly open plains; parcel is on virtually flat terrain.

Current Land Use: Vacant, surrounded by residential neighborhoods; has been cultivated.

19. Flora: Mostly volunteer grain, weedy plants, & some brome-like grasses.

20. Soils/Geology: Silty/sandy loam, underlain by Cretaceous sedimentary bedrock.

21. Ground Visibility: 45-85%, generally adequate visibility for purposes of this survey.

22. Comments _____

V. LITERATURE REVIEW

23. Location of File Search: OAHP/COMPASS Date: 2 Sept 2006

24. Previous Survey Activity

In the project area: COMPASS records indicate that a partial survey of farmsteads in Weld Co, including at least part of the current project section, was conducted in 1988, & 1 farmstead was recorded in the project section.

In the general region: In addition to the survey noted above, several highway related surveys have been conducted in this general area previously; also, a number of wellsites & NCWCD inclusions within a 10-mi. radius of the current project have been conducted by the author of this report during the past 20 years.

V. LITERATURE REVIEW (continued)

25. Known Cultural Resources

In the project area: Site 5WL1384, a 1910-era farmstead, has been recorded within the project section. This site has been field-evaluated *not eligible* for the NRHP. Its exact location within this section is questionable, since the legal location & UTM coordinates listed for this site in COMPASS do not coincide. Field survey determined that this site is not located within or adjacent to the surveyed parcel.

In the general region (summarize): More than 4,300 sites & isolated finds, representing all prehistoric stages from Paleoindian thru Late Prehistoric (12,000 B.C. – 1870 A.D.), as well as pioneer-era Euroamerican resources, have been documented in Weld Co. previously.

26. Expected Results: Low potential was anticipated for prehistoric sites because of project's distance from reliable water source & lack of viewshed. Some potential was anticipated for historic resources related to homesteading/agriculture themes.

VI. STATEMENT OF OBJECTIVES

27. NHPA 1966 compliance, to be accomplished by locating, recording, evaluating, & submitting management recommendations for all potentially NRHP-significant cultural resources within the project's area of potential effect.

VII. FIELD METHODS

28. Definitions: Site At least 5 discrete artifacts, representing an identifiable locus of patterned cultural activity, or a single cultural feature more than 50 years old.

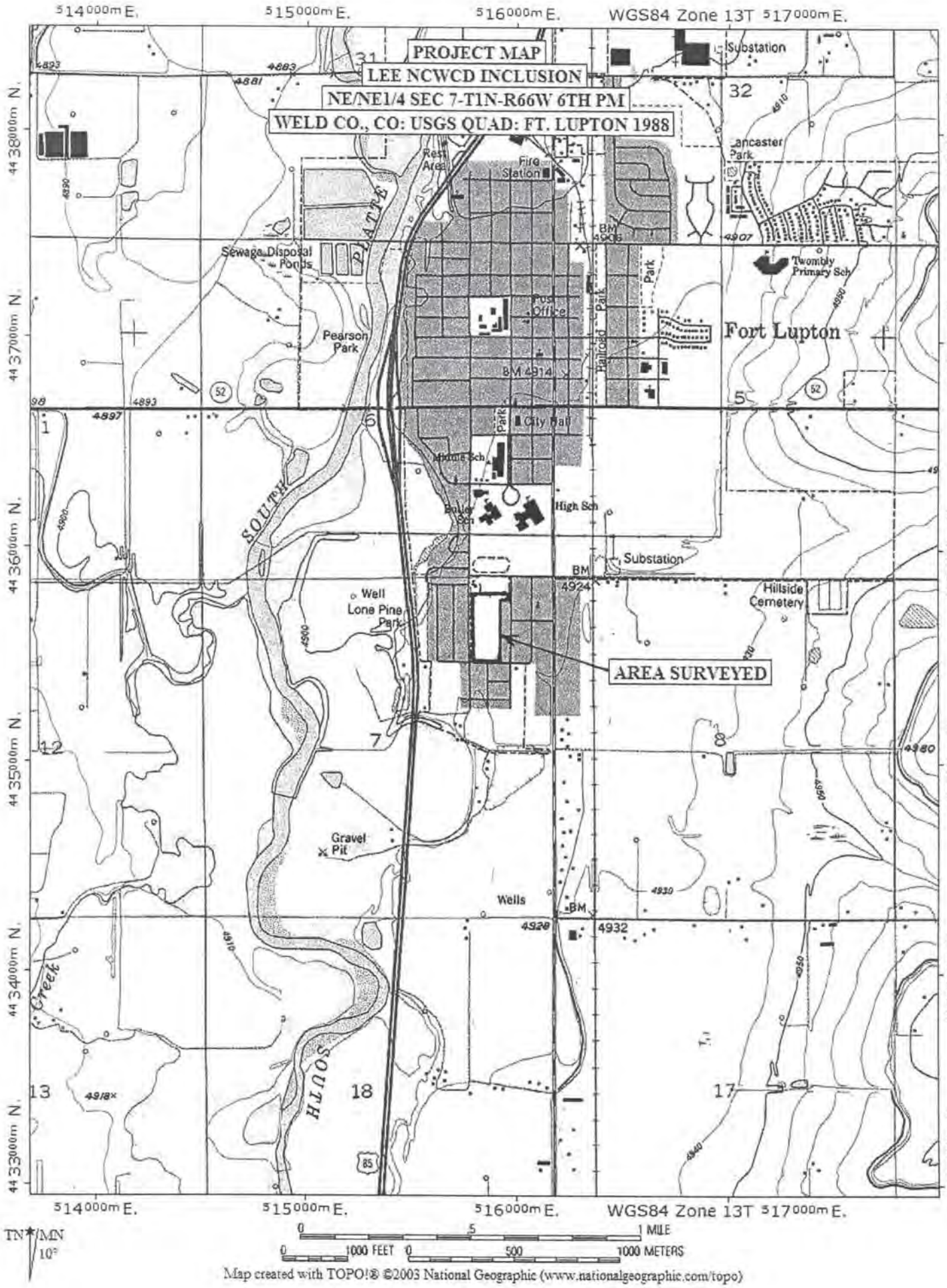
IF Fewer than 5 discrete artifacts.

29. Describe Survey Method: Parallel, pedestrian transects, oriented generally east-west & spaced not more than 10-15 meters apart, were used to cover all of the surveyed parcel uniformly.

VIII. RESULTS: No significant cultural resources were observed. Some modern roadside litter.

30. List IFs if applicable. Indicate IF locations on the map completed for Part III.

31. Using your professional knowledge of the region, why are there none or very limited cultural remains in the project area? Is there subsurface potential? Absence of significant resources may be related to vagaries in the distribution & preservation of such resources generally. Also, surveyed area is some distance from reliable water sources & lacks extensive viewshed, probably has been cultivated in the past, & has been surrounded for some time by established residential neighborhoods.



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

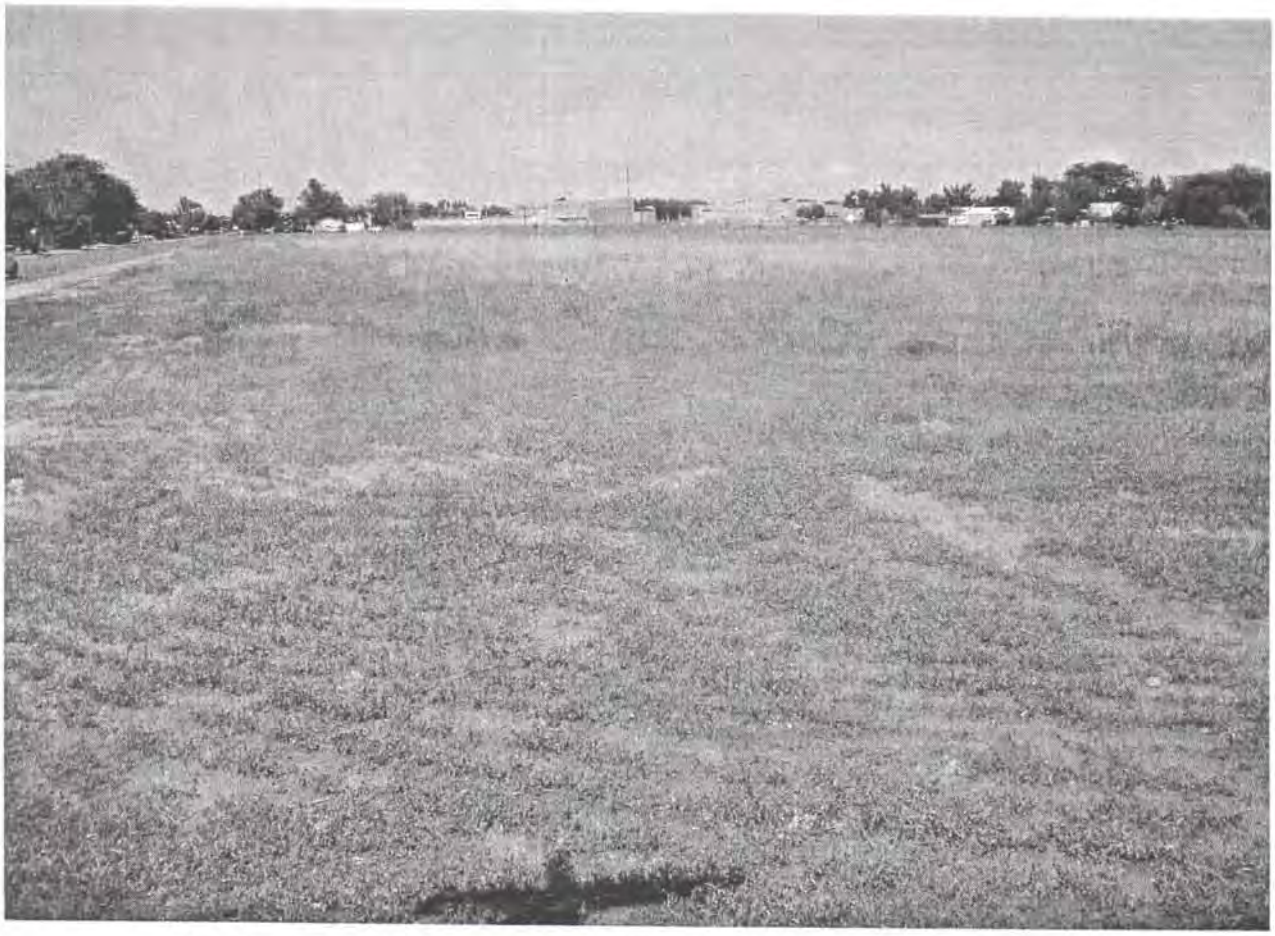
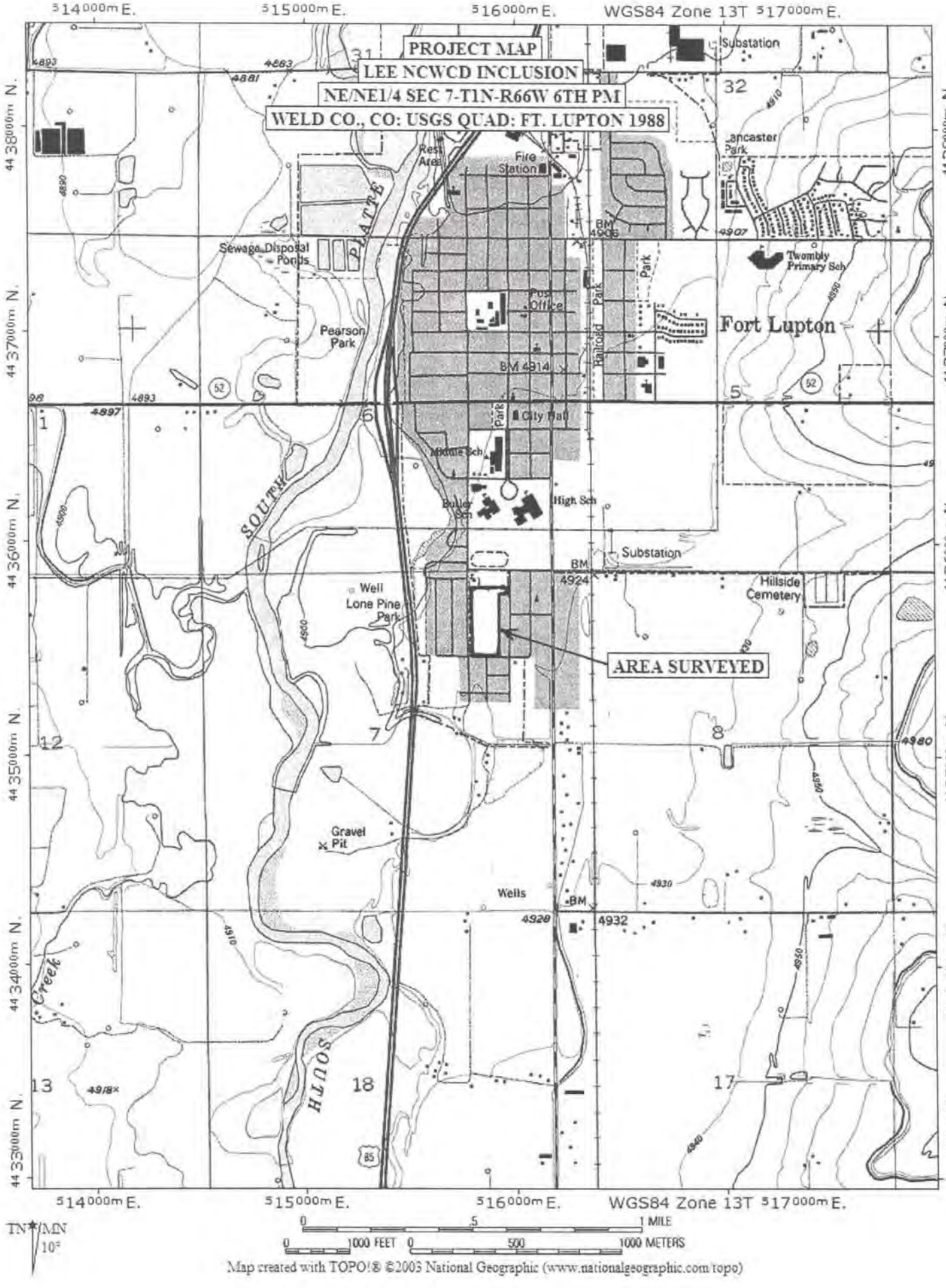


Photo 003: Overview of surveyed area, looking north, Fulton Ave. @ left.



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

Date: 12/30/2015 11:17:03 AM

WELD COUNTY TAX DISTRICT AND AUTHORITY REPORT

FOR TAX YEAR 2015

Tax District - 2227

Authority Code	Authority Name	Mill Levy
0100	WELD COUNTY	15.800000
0207	SCHOOL DIST RE7-KERSEY	10.247000
0302	CENTRAL COLORADO WATER (CCW)	1.533000
0309	CENTRAL COLORADO WATER SUBDISTRICT (CCS)	1.272000
0511	LASALLE FIRE	5.154000
0700	AIMS JUNIOR COLLEGE	6.325000
1050	HIGH PLAINS LIBRARY	3.308000
1201	PLATTE VALLEY CONSERVATION	0.000000
	Total Levy	**43.639000**

Tax District - 2228

Authority Code	Authority Name	Mill Levy
0100	WELD COUNTY	15.800000
0208	SCHOOL DIST RE8-FORT LUPTON	15.755000
0301	NORTHERN COLORADO WATER (NCW)	1.000000
0302	CENTRAL COLORADO WATER (CCW)	1.533000
0309	CENTRAL COLORADO WATER SUBDISTRICT (CCS)	1.272000
0506	FORT LUPTON FIRE	9.343000
0530	FORT LUPTON FIRE (BOND 2022)	0.632000
0700	AIMS JUNIOR COLLEGE	6.325000
1050	HIGH PLAINS LIBRARY	3.308000
1201	PLATTE VALLEY CONSERVATION	0.000000
	Total Levy	**54.968000**

Date: 12/30/2015 11:17:03 AM

WELD COUNTY TAX DISTRICT AND AUTHORITY REPORT

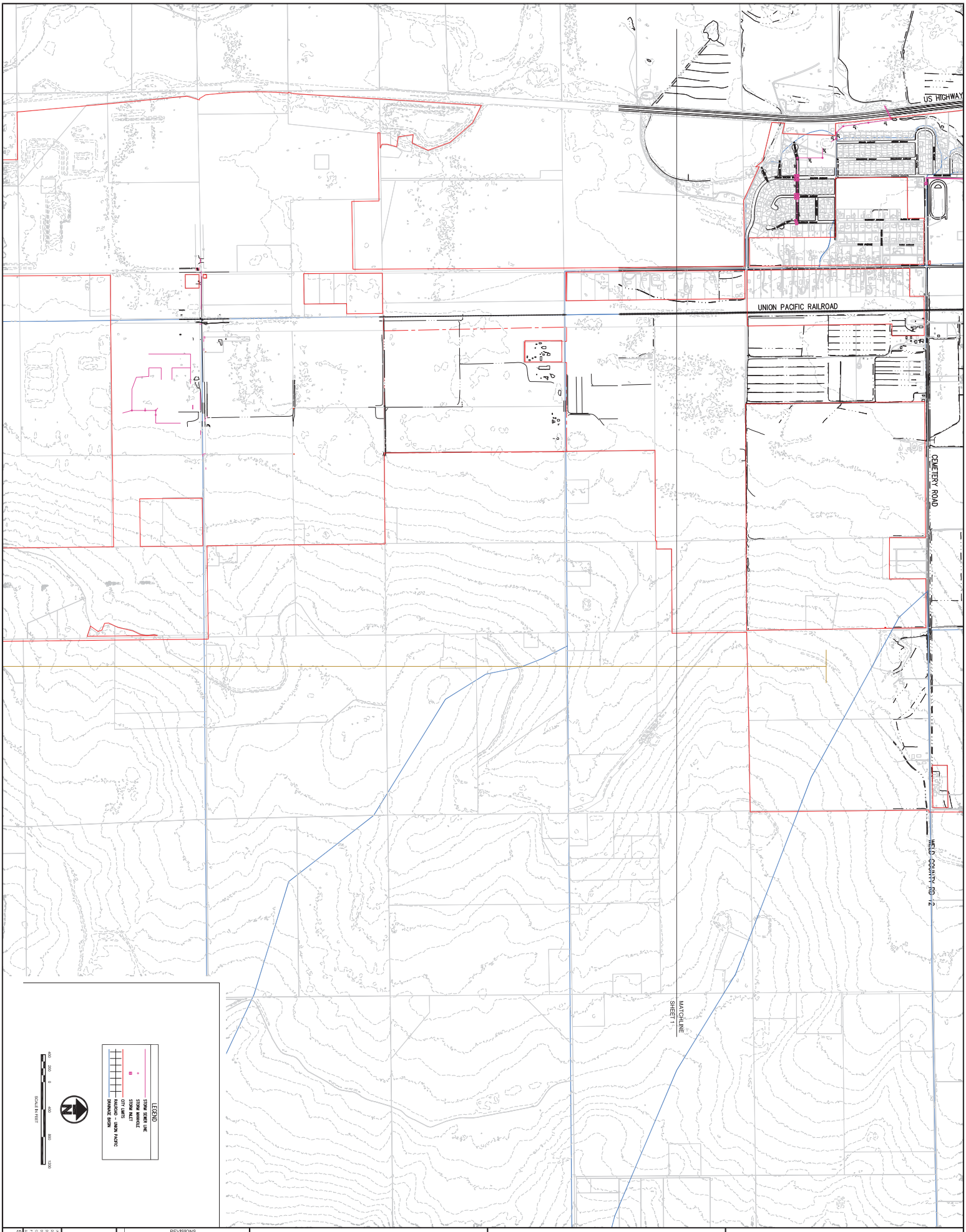
FOR TAX YEAR 2015

Tax District - 5196

Authority Code	Authority Name	Mill Levy
0100	WELD COUNTY	15.800000
0208	SCHOOL DIST RE8-FORT LUPTON	15.755000
0301	NORTHERN COLORADO WATER (NCW)	1.000000
0302	CENTRAL COLORADO WATER (CCW)	1.533000
0309	CENTRAL COLORADO WATER SUBDISTRICT (CCS)	1.272000
0407	FORT LUPTON CITY	28.977000
0506	FORT LUPTON FIRE	9.343000
0530	FORT LUPTON FIRE (BOND 2022)	0.632000
0700	AIMS JUNIOR COLLEGE	6.325000
0923	FORT LUPTON URBAN RENEWAL AUTHORITY 4 (FLURA)	0.000000
1050	HIGH PLAINS LIBRARY	3.308000
	Total Levy	83.945000

Tax District - 5197

Authority Code	Authority Name	Mill Levy
0100	WELD COUNTY	15.800000
0208	SCHOOL DIST RE8-FORT LUPTON	15.755000
0301	NORTHERN COLORADO WATER (NCW)	1.000000
0302	CENTRAL COLORADO WATER (CCW)	1.533000
0506	FORT LUPTON FIRE	9.343000
0530	FORT LUPTON FIRE (BOND 2022)	0.632000
0700	AIMS JUNIOR COLLEGE	6.325000
0924	FORT LUPTON URBAN RENEWAL AUTHORITY 5 (FLURA)	0.000000
1050	HIGH PLAINS LIBRARY	3.308000
1201	PLATTE VALLEY CONSERVATION	0.000000
	Total Levy	53.696000



REVISIONS				
No	Date	By	Chk	Description

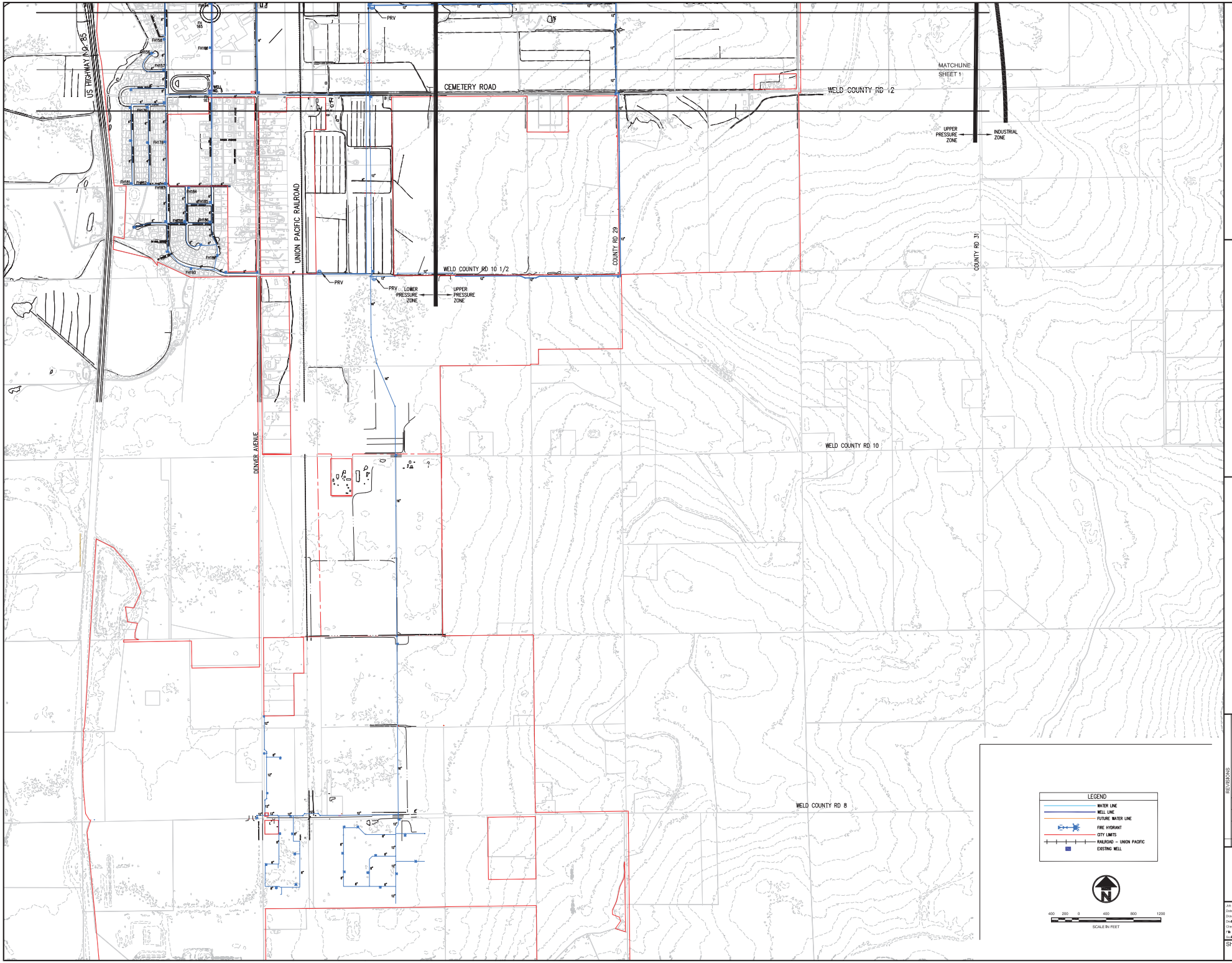
City of Ft. Lupton

South Utility Extensions

Storm Sewer System Map

Sheet: 2 of 2

J&T Consulting, Inc.
305 Denver Avenue - Suite D
Fort Lupton, CO 80621
Phone 303-857-0222 Fax 303-857-0224
www.j-tconsulting.com



J&T Consulting, Inc.
305 Denver Avenue • Suite D
Fort Lupton, CO 80621
Ph: 303-857-0224 Fax: 303-857-0222
www.jtconsulting.com

South Utility Extensions

Water System Map

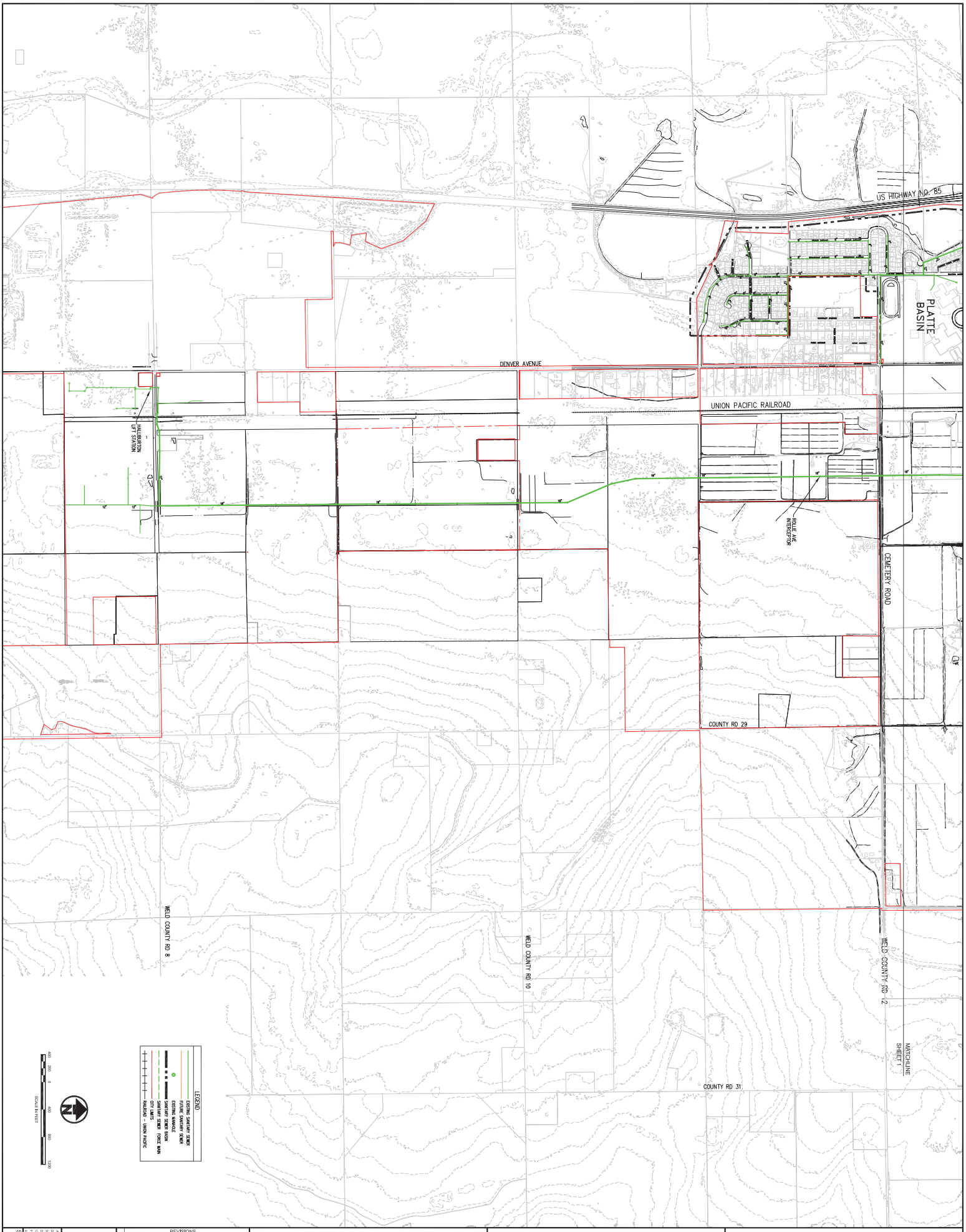
City of Ft. Lupton

REVISIONS

No	Date	By	Chk	Description

Job #	10108
Date	6/14/10
Drawn By	TPY/WSS
Designed By	TPY
Checked By	JCY
File	JT-Water 2014
Scale	1" = 400'

Sheet: 2 of 2



REVISIONS				
No	Date	By	Chk	Description

City of Ft. Lupton

South Utility Extensions

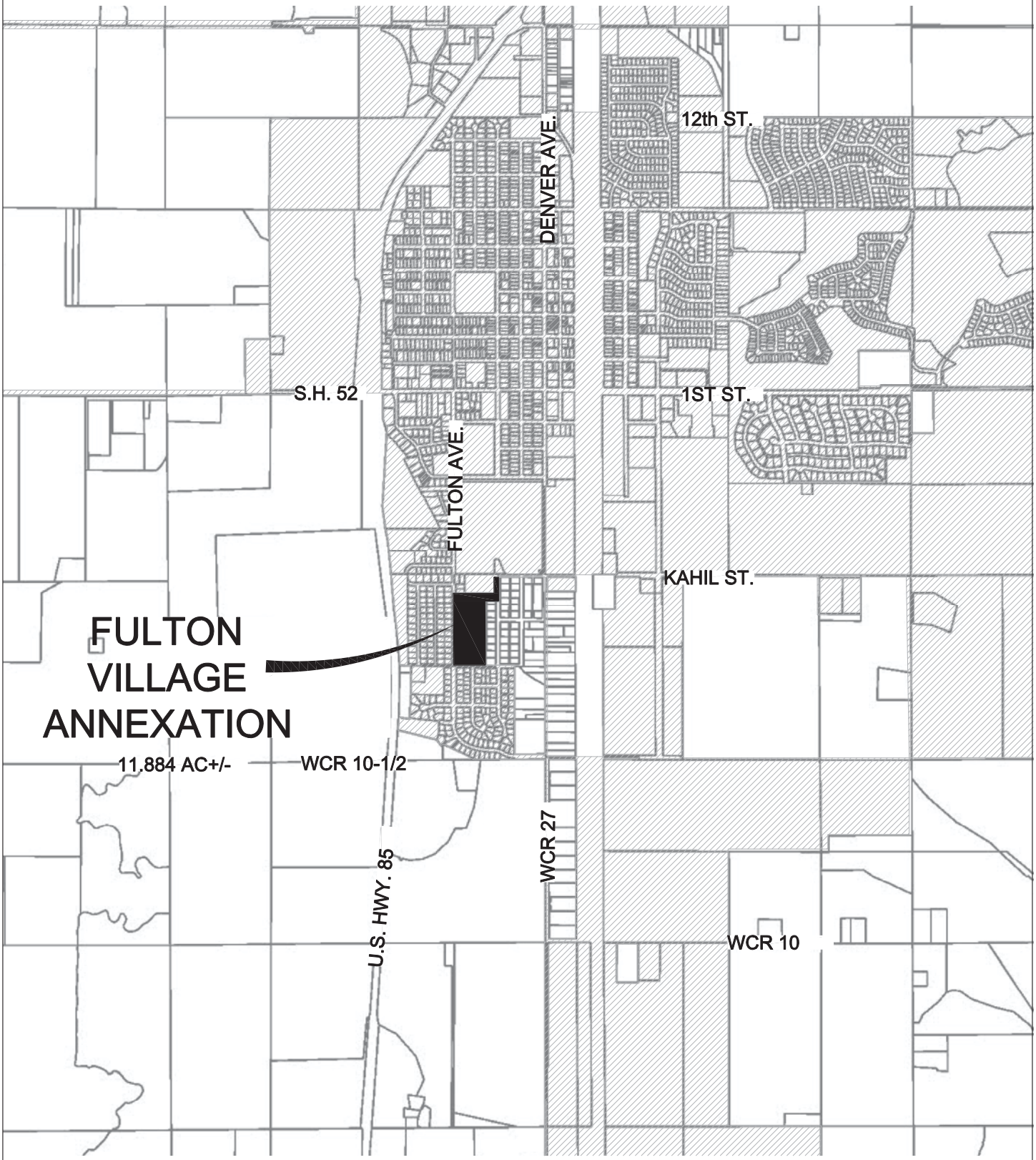
Wastewater System Map

J&T Consulting, Inc.
305 Denver Avenue - Suite D
Fort Lupton, CO 80621
Phone 303-857-0222 Fax 303-857-0224
www.j-tconsulting.com

Sheet: 2 of 2

FULTON VILLAGE ANNEXATION

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
CITY OF FT. LUPTON, COUNTY OF WELD, STATE OF COLORADO

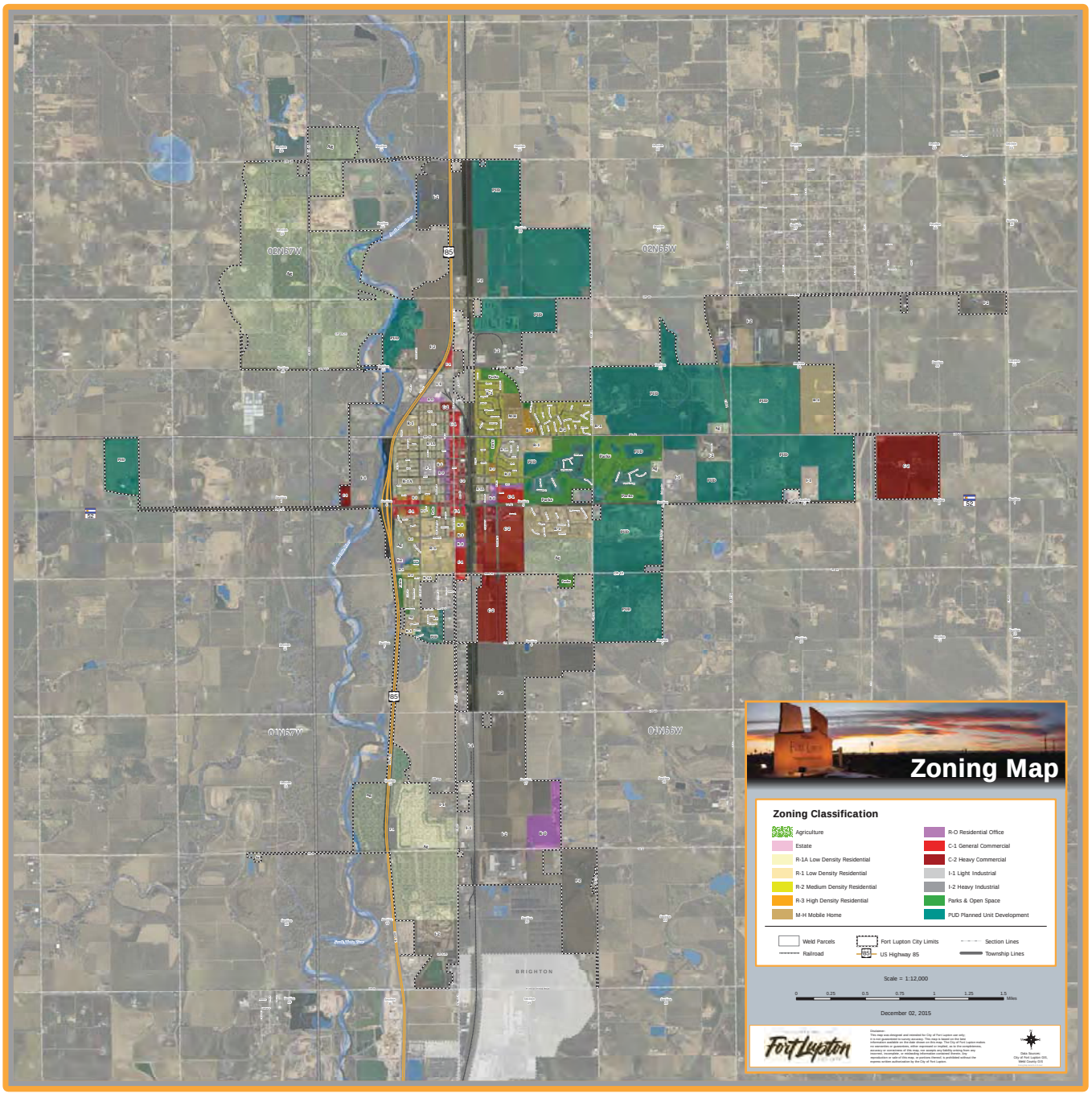


CITY BOUNDARY

ANNEXATION VICINITY MAP

SCALE: 1"=2000'

NORTH


Zoning Map
Zoning Classification
Agriculture
Estate
R-1A Low Density Residential
R-1 Low Density Residential
R-2 Medium Density Residential
R-3 High Density Residential
M-H Mobile Home
R-O Residential Office
C-1 General Commercial
C-2 Heavy Commercial
I-1 Light Industrial
I-2 Heavy Industrial
Parks & Open Space
PUD Planned Unit Development
Weld Parcels
Railroad
Fort Lupton City Limits
US Highway 85
Section Lines
Township Lines
Scale = 1:12,000
0 0.25 0.5 0.75 1 1.25 1.5 Miles
December 02, 2015
Fort Lupton
Disclaimer:
This map was designed and intended for City of Fort Lupton use only.
It is not guaranteed to survey accuracy. This map is based on the best
available information at the time of publication. The City of Fort Lupton makes
no warranties or guarantees, either expressed or implied, as to the completeness,
accuracy or correctness of this map, nor accepts any liability arising from any
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express written authorization by the City of Fort Lupton.
Data Sources:
City of Fort Lupton GIS,
Weld County GIS
02N/67W
02N/66W
01N/67W
01N/66W
BRIGHTON
85
85
E-470
E-470

CERTIFICATE OF MAILING

I certify that on the 1st day of March, 2016, I sent the following documents related to the Fulton Village Annexation proceedings: Notice of Public Hearing with Legal Description and Resolution No. 2016R008, Petition for Annexation and the Annexation Vicinity Map, via certified mail with return-receipt requested to the following:

Weld County Commissioners
P.O. Box 758
Greeley, CO 80632

Weld County Attorney
P.O. Box 758
Greeley, CO 80631

High Plains Library District
2650 W. 29th Street
Greeley, CO 80631

Weld County School District RE8
301 Reynolds Street
Fort Lupton, CO 80621

Central Colorado Water Conservancy
3209 West 28th Street
Greeley, CO 80631

Fort Lupton Fire Protection District
1121 Denver Ave.
Fort Lupton, CO 80621

Aims Community College
P.O. Box 69
Greeley, CO 80632

Northern Colorado Water Conservancy District
220 Water Ave.
Berthoud, CO 80513-9245

Platte Valley Conservation District
57 W. Bromley Lane
Brighton, CO 80601

City of Fort Lupton and FLURA
130 South McKinley Ave
Fort Lupton, CO 80621

Jennifer L. Cupp

CITY OF
Fort Lupton
EST 1836
COME PAINT YOUR FUTURE WITH US

CITY OF FORT LUPTON
NOTICE OF PUBLIC HEARING

A public hearing has been scheduled for Tuesday, March 8, 2016 at 6:00 P.M. with the Fort Lupton Planning Commission and Monday, March 28, 2016 at 7:00 P.M. with the Fort Lupton City Council. The purpose of the public hearings is to consider an application and ordinance to annex and zone to the PUD Planned United Development Zone District and an application for a PUD Sketch Plat for a residential development located in the Northeast Quarter of Section 7, Township 1 North, Range 66 West, of the 6th P.M., County of Weld, State of Colorado (a/k/a Fulton Village Annexation & PUD Sketch Plat). The legal description below more particularly describes the land proposed for annexation and a special use permit. The public hearings will be held at the Fort Lupton City Hall, 130 South McKinley Avenue in Fort Lupton. For additional information on this application, please contact the Fort Lupton Planning Department at 303-857-6694. You can also find more information at http://www.fortlupton.org/544/Fulton-Village.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS S00°19'00"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S89°56'41"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 (NE1/4,NE1/4) A DISTANCE OF 672.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 3123110 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; SAID POINT ALSO BEING THE NORTHWEST CORNER OF PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD
COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1207210; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S00°18'59"E A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF KAHIL STREET; THENCE N89°56'41"E ALONG THE SOUTH RIGHT OF WAY LINE OF KAHIL STREET A DISTANCE OF 30.00 FEET TO
THE NORTHWEST CORNER OF LOT 24 OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST LINE OF SAID LOT 24 AND LOT 23 A DISTANCE OF 342.00 FEET TO A POINT ON THE NORTH LINE OF LOT 25, PEACEFUL-ACRES SUBDIVISION EXTENDED EASTERLY; THENCE S89°56'41"W ALONG THE NORTH LINE OF SAID LOT 25 AND THE EASTERLY AND WESTERLY PROLONGATION THEREOF A DISTANCE OF 190.00 FEET TO
THE NORTHEAST CORNER OF AN 8' WIDE ALLEY AS SHOWN ON THE PLAT OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION AND THE WEST BOUNDARY OF FIRST ADDITION TO PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1333148 A DISTANCE OF 939.37 FEET TO A POINT ON THE SOUTH LINE OF SAID NE1/4,NE1/4; THENCE N89°47'45"W ALONG THE SOUTH LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 467.11 FEET TO A POINT 20 FEET EAST OF THE SOUTHWEST CORNER OF SAID NE1/4,NE1/4; THENCE

N00°22'24"W ALONG A LINE PARALLEL WITH AND 20 FEET EAST OF THE WEST LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 1045.26 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AT BOOK 1574, PAGE 1601 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; THENCE N89°56'41"E ALONG THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID BOOK 1574, PAGE 1601 AND THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID RECEPTION NO. 3123110 A DISTANCE OF 593.13 FEET; THENCE N00°18'59"W A DISTANCE OF 239.00 FEET; THENCE N89°56'41"E A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 522,177 SQUARE FEET, 12.056 ACRES, MORE OR LESS.

RESOLUTION NO. 2016R008

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR AN ANNEXATION KNOWN AS THE FULTON VILLAGE ANNEXATION AND SETTING A PUBLIC HEARING.

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Fulton Village, LLC, James Lambert and Barbara Lambert for 12.056± acres and known as the Fulton Village Annexation; and

WHEREAS, the Fort Lupton City Council finds the annexation petition to be complete and in substantial conformance with the requirements of C.R.S. 31-12-107 (1) as amended.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves Resolution 2016Rxxx initiating annexation proceedings for the Fulton Village Annexation, and sets the hearing date for March 28, 2016, to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 8th DAY OF FEBRUARY 2016.

City of Fort Lupton, Colorado

s/Tommy Holton
Tommy Holton, Mayor

Attest:

s/Nanette S. Fornof
Nanette S. Fornof, MMC
City Clerk

Approved as to form:

s/Andy Ausmus
Andy Ausmus, City Attorney

PETITION FOR ANNEXATION

TO: THE CITY COUNCIL OF FORT LUPTON, COLORADO

We, the undersigned landowners, in accordance with Colorado law, hereby petition the City of Fort Lupton and its City Council for annexation to the City of Fort Lupton of the unincorporated territory, the legal description of which is attached hereto as Exhibit A and incorporated herein by this reference, located in the County of Weld and the State of Colorado, and to be known as the Fulton Village Annexation to the City of Fort Lupton.

As part of this petition, your petitioners further state to the City Council that:

1. It is desirable and necessary that the territory described in Exhibits A and B be annexed to the City of Fort Lupton.

2. The requirements of Sections 31-12-104 and 31-12-105, C.R.S., as amended, exist or have been met in that:

    a. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of Fort Lupton or will be contiguous with the City of Fort Lupton within such time as required by Section 31-12-104.
    b. A community of interest exists between the area proposed to be annexed and the City of Fort Lupton.
    c. The area proposed to be annexed is urban or will be urbanized in the near future.
    d. The area proposed to be annexed is integrated with or is capable of being integrated with the City of Fort Lupton.
    e. No land within the boundary of the area proposed to be annexed which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels were separated by a dedicated street, road, or other public way.
    f. No land within the boundary of the area proposed to be annexed which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprises twenty acres or more, and, together with the buildings and improvements situated thereon, has an assessed value in excess of two hundred thousand dollars ($200,000.00) for ad valorem tax purposes for the year next preceding the annexation, has been included within the area proposed to be annexed without the written consent of the landowner or landowners.
    g. No annexation proceedings have been commenced for any portion of the area proposed to be annexed for the annexation of such area to another municipality. The area proposed to be annexed is not part of any incorporated city, city and county, or town.

h. The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Fort Lupton was held within the twelve months preceding the filing of this petition.
i. The annexation of the area proposed to be annexed will not result in the detachment of said area from any school district.
j. The annexation of the territory proposed to be annexed will not have the effect of extending the boundary of the City of Fort Lupton more than three miles in any direction from any point of the boundary of the City of Fort Lupton in any one year.
k. The territory to be annexed is 12.056 acres in total area.
l. Prior to completion of the annexation of the area proposed to be annexed, a plan will be in place, pursuant to Section 31-12-105 (1) (e), C.R. S., which generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the City of Fort Lupton, and the proposed land uses for the area.
m. In establishing the boundary of the area proposed to be annexed, if a portion of a platted street or alley is to be annexed, the entire width of the street or alley has been included within the area annexed, and reasonable access will not be denied to any landowners, owners of any easement, or the owners of any franchise adjoining any platted street or alley which is to be annexed but is not bounded on both sides by the City of Fort Lupton.
n. If required, an impact report will be prepared and filed pursuant to Section 31-12-108.5, C.R.S..

3. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the landowners and own more than fifty percent (50%) of the property, excluding public streets and alleys and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.

4. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of fifteen (15) copies of an annexation map shall be submitted to the City, produced with an engineer's scale, minimum scale to be one (1) inch represents one hundred (100) feet, on a reproducible medium with outer dimensions of twenty-four (24) by thirty-six (36) inches, containing the following information:

a. The date of preparation, the scale and a symbol designating true north.
b. The name of the annexation.
c. The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the annexation map.
d. The legal description.
e. Distinction of the boundary that is contiguous to the City and the length of same.
f. Lot and block numbers if the area is already platted.
g. Existing and proposed easements and rights-of-way.

h. Existing and requested zoning and acreage of each requested zone.
i. Ownership of all parcels within and adjacent to the annexation.
j. Appropriate certification blocks as directed by the Planning Department.

5. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of fifteen (15) copies of a master plan shall be submitted to the City of Fort Lupton, produced with an engineer's scale, minimum scale to be one (1) inch represents one hundred (100) feet, on a reproducible medium with outer dimensions of twenty-four (24) by thirty-six (36) inches, containing the following information.

   a. The date of preparation, the scale and a symbol designating true north.
   b. The name of the annexation.
   c. The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the master plan.
   d. Existing and proposed easements and rights-of-way.
   e. Block numbers and lot numbers with approximate dimensions.
   f. Proposed gross and net residential density.
   g. Existing watercourses with adequate easements for flood control.
   h. Designation of all public sites to be reserved and dedicated.
   i. Existing two-foot contours.
   j. Appropriate certification blocks as directed by the Planning Department.

6. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of five (5) copies of all required supportive information shall be submitted to the City of Fort Lupton which shall include the following:

   a. Soils description and limitation.
   b. Preliminary utility plan.
   c. Mailing addresses of all property owners within three hundred (300) feet of the annexation.
   d. Affidavit concerning the amount and historical use of all water rights owned.
   e. Vicinity map with one and one-half (1 ½) mile radius, at a minimum scale of one (1) inch represents two thousand (2,000) feet.
   f. Statement on community need for proposed annexation and zoning.
   g. For all annexations in excess of ten (10) acres, the applicant shall obtain from the school district governing the area to be annexed a statement of the effect of the annexation upon the school district, including an estimate of the number of students generated by the proposed annexation and the capital construction required to educate such students.

7. Upon the annexation ordinance becoming effective, all lands within the area proposed to be annexed will become subject to all ordinances, resolutions, rules, and regulations of the City of Fort Lupton, except for general property taxes of the City of Fort Lupton, which shall become effective as of the January 1 next ensuing.

8. The zoning classification requested for the area proposed to be annexed is Planned Unit Development (P.U.D.), as shown on the annexation map attached hereto and incorporated herein.

9. As required by the City of Fort Lupton, an annexation agreement has been or will be executed by the petitioners herein and the City relating to this annexation and the petitioners hereby expressly consent to the terms and conditions set forth in the annexation agreement.

10. As an expressed condition of annexation, landowner(s) consent(s) to petition for inclusion into the Northern Colorado Water Conservancy District and the municipal sub district pursuant to Section 37-45-136 (3.6) C.R.S. to pay the appropriate fees and costs associated with such inclusion. Landowner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, landowner's(s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of landowners(s') lands. Landowner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Landowner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

11. No annexation application fee is tendered herewith.

THEREFORE, the undersigned respectfully petition(s) the City Council of the City of Fort Lupton, to annex the territory described and referred to in Exhibit A to the City of Fort Lupton in accordance with and pursuant to the statutes of the State of Colorado.

Land Owner(s) Name(s) and Signature(s)	Mailing Address	Date of Signing
Fulton Village, LLC, George Lee (Manager)	2212 W. Ridge Rd. Littleton, CO 80120	12/30/15
Fulton Village, LLC, Gary Fling (Manager)	2212 W. Ridge Rd. Littleton, CO 80120	12/30/15
~~Donald J.~~ Lambert ~~and Barbara J.. Lambert~~	155 E. Bridge St. Brighton, CO 80601	
~~Donald J. Lambert and~~ Barbara J.. Lambert	155 E. Bridge St. Brighton, CO 80601	

The foregoing signature(s) was/were subscribed and sworn to before me this 30th day of December, 2015, by

Witness my hand and official seal.

My commission expires on 10/8/2018.

JEANNE M LEE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 19904013465
MY COMMISSION EXPIRES OCTOBER 08, 2018

Notary Public

Land Owned – Exhibit A

If necessary, attach separate sheet.

EXHIBIT A

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS S00°19'00"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S89°56'41"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 (NE1/4,NE1/4) A DISTANCE OF 672.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 3123110 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; SAID POINT ALSO BEING THE NORTHWEST CORNER OF PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1207210; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S00°18'59"E A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF KAHIL STREET; THENCE N89°56'41"E ALONG THE SOUTH RIGHT OF WAY LINE OF KAHIL STREET A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF LOT 24 OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST LINE OF SAID LOT 24 AND LOT 23 A DISTANCE OF 342.00 FEET TO A POINT ON THE NORTH LINE OF LOT 25, PEACEFUL-ACRES SUBDIVISION EXTENDED EASTERLY; THENCE S89°56'41"W ALONG THE NORTH LINE OF SAID LOT 25 AND THE EASTERLY AND WESTERLY PROLONGATION THEREOF A DISTANCE OF 190.00 FEET TO THE NORTHEAST CORNER OF AN 8' WIDE ALLEY AS SHOWN ON THE PLAT OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION AND THE WEST BOUNDARY OF FIRST ADDITION TO PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1333148 A DISTANCE OF 939.37 FEET TO A POINT ON THE SOUTH LINE OF SAID NE1/4,NE1/4; THENCE N89°47'45"W ALONG THE SOUTH LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 467.11 FEET TO A POINT 20 FEET EAST OF THE SOUTHWEST CORNER OF SAID NE1/4,NE1/4; THENCE N00°22'24"W ALONG A LINE PARALLEL WITH AND 20 FEET EAST OF THE WEST LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 1045.26 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AT BOOK 1574, PAGE 1601 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; THENCE N89°56'41"E ALONG THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID BOOK 1574, PAGE 1601 AND THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID RECEPTION NO. 3123110 A DISTANCE OF 593.13 FEET; THENCE N00°18'59"W A DISTANCE OF 239.00 FEET; THENCE N89°56'41"E A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 522,177 SQUARE FEET, 12.056 ACRES, MORE OR LESS.

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO)
)ss.
COUNTY OF ~~WELD~~ ARAPAHOE)

AARON W. THOMPSON being first duly sworn, states upon oath that he/she is the circulator of the petition to which this Affidavit is attached and knows of his/her own knowledge that the signature of each land owner appearing on said petition is the signature of the person whose name it purports it to be.

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 25th day of JANUARY, 2016, by AARON W. THOMPSON.

Witness my hand and official seal.

My commission expires on AUGUST 14, 2019

JOANNE E COLLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074031101
MY COMMISSION EXPIRES AUGUST 14, 2019

Joanne E. Colley
Notary Public

Referral Responses

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, OMAHA DISTRICT
DENVER REGULATORY OFFICE, 9307 SOUTH WADSWORTH BOULEVARD
LITTLETON, COLORADO 80128-6901

RE: Section 404 of the Clean Water Act Initial Comments

To whom it concerns:

In accordance with Section 404 of the Clean Water Act, the Corps of Engineers regulates the discharge of dredged or fill material, and any excavation associated with a dredged or fill project, either temporary or permanent, into waters of the United States (WOUS). You should notify this office if the project proposed falls within these regulated activities because the project may require a Department of the Army Section 404 permit.

A WOUS may include ephemeral and/or perennial streams, wetlands, lakes, ponds, drainage ditches and irrigation ditches. A wetland delineation must be conducted, and verified by the Corps of Engineers, using the methods outlined in the *Corps of Engineers Wetlands Delineation Manual (*Environmental Laboratory 1987) and *Regional Supplement to the Corps of Engineers Wetland Delineation Manual:* (using applicable Regional Supplement) to determine wetlands based on the presence of three wetland indicators: hydrophytic vegetation, hydric soils, and wetland hydrology. Wetland delineations must be conducted in the field by a qualified environmental consultant and any aquatic resource boundaries must be identified accordingly. Once the aquatic resources have been identified, only this office can determine if they are WOUS. Please note that development of the upland areas, avoiding stream and wetland resources, does not require authorization from this office.

Nationwide Permits (NWP) authorize common types of fill activities in WOUS that will result in a minimal adverse effect to the environment. Descriptions of the 52 types of nationwide permit activities and their general conditions can be found on our website: http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Colorado.aspx. Some fill activities require notifying the Corps before starting work. Also, some types/sizes of work may require additional information or mitigation.

Regional General Permits (RGP) authorize specific types of fill activities in WOUS that will result in a minimal adverse effect to the environment. Descriptions of the 4 types of regional general permit activities and their general conditions can be found on our website: http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Colorado/RegionalGeneralPermits.aspx. These fill activities require notifying the Corps before starting work, and possibly other local or state agencies. Also, some types/sizes of work may require additional information or mitigation. Please note several of the RGP's are applicant and location specific.

Individual permits may authorize fill activities that are not covered under the NWP or Regional General Permits (RGP's). This permit will be processed through the public interest review procedures, including public notice and receipt of comments. An alternative analysis (AA) must be provided with this permit action. The AA must contain an evaluation of environmental impacts for a range of alternatives. These alternatives should include the preferred action, no action alternative, and other action alternatives that would be the identified project purpose. Other action alternatives should include other practicable (with regards to cost, logistics, and technology) that meet the overall project purpose. The alternatives could include offsite alternatives and alternative designs. When evaluating individual permit applications, the Corps can only issue a permit for the least environmentally damaging practicable alternative (LEDPA). In some cases, the LEDPA may not be the applicant's preferred action. The individual permit application form and form instructions can be found on our website: http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits/ObtainaPermit.aspx.

If the activity requires a Department of the Army permit as a result of any impacts to WOUS or any earth disturbances within that resource, a federal action will occur. For the Corps to make a permit decision, the applicant must provide enough information to demonstrate compliance with Section 106 of the National Historic Preservation Act (NHPA) and Section 7 of the Endangered Species Act (ESA).

The activity must be designed and constructed to avoid and minimize adverse effects, both temporary and permanent, to WOUS to the maximum extent practicable at the project site. Mitigation in all its forms (avoiding, minimizing, rectifying, reducing, or compensating for resource losses) will be required to the extent necessary to ensure that the adverse effects to the aquatic environment are minimal. Any loss of an aquatic site may require mitigation. Mitigation requirements will be determined during the Department of the Army permitting review.

If the information that was submitted could impact WOUS, which are jurisdictional resources, this office should be notified. If a section 404 permit is required, work in an aquatic site should be identified by the proponent of the project and be shown on a map identifying the Quarter Section, Township, Range and County, Latitude and Longitude, Decimal Degrees (example 39.55555; -104.55555) and the dimensions of work in each aquatic site.

If there are any questions, please call the Denver Regulatory Office at **303-979-4120.**

Sincerely,

Kiel Downing
Chief, Denver Regulatory Office

Enclosures:
-PCN Requirements

Pre-Construction Notification (PCN) Requirements

(Nationwide Permit General Condition No. 31
from the February 21, 2012 Federal Register)

**US Army Corps of Engineers,
Omaha District, Denver Regulatory Office
9307 South Wadsworth Blvd,
Littleton, CO 80128
Phone: (303) 979-4120
Website: http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Colorado.aspx**

Contents of Pre-Construction Notification:

The PCN must be in writing and include the following information:

(1) Name, address and telephone numbers of the prospective permittee;

(2) Location of the proposed project;

(3) A description of the proposed project; the project's purpose; direct and indirect adverse environmental effects the project would cause, including the anticipated amount of loss of water of the United States expected to result from the NWP activity, in acres, linear feet, or other appropriate unit of measure; any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity. The description should be sufficiently detailed to allow the district engineer to determine that the adverse effects of the project will be minimal and to determine the need for compensatory mitigation. Sketches should be provided when necessary to show that the activity complies with the terms of the NWP. (Sketches usually clarify the project and when provided results in a quicker decision. Sketches should contain sufficient detail to provide an illustrative description of the proposed activity (e.g., a conceptual plan), but do not need to be detailed engineering plans);

(4) The PCN must include a delineation of wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and perennial, intermittent, and ephemeral streams, on the project site. Wetland delineations must be prepared in accordance with the current method required by the Corps. The permittee may ask the Corps to delineate the special aquatic sites and other waters on the project site, but there may be a delay if the Corps does the delineation, especially if the project site is large or contains many waters of the United States. Furthermore, the 45 day period will not start until the delineation has been submitted to or completed by the Corps, as appropriate;

(5) If the proposed activity will result in the loss of greater than 1/10-acre of wetlands and a PCN is required, the prospective permittee must submit a statement describing how the mitigation requirement will be satisfied, or explaining why the adverse effects are minimal and why compensatory mitigation should not be required. As an alternative, the prospective permittee may submit a conceptual or detailed mitigation plan.

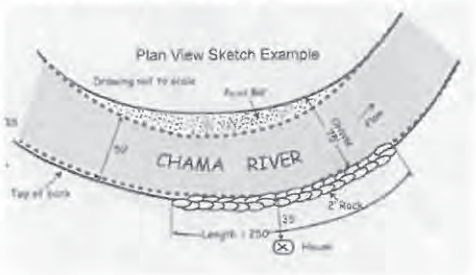
(6) If any listed species or designated critical habitat might be affected or is in the vicinity of the project, or if the project is located in designated critical habitat, for non-Federal applicants the PCN must include the name(s) of those endangered or threatened species that might be affected by the proposed work or utilize the designated critical habitat that may be affected by the proposed work. Federal applicants must provide documentation demonstrating compliance with the Endangered Species Act; and

(7) For an activity that may affect a historic property listed on, determined to be eligible for listing on, or potentially eligible for listing on, the National Register of Historic Places, for non-Federal applicants the PCN must state which historic property may be affected by the proposed work or include a vicinity map indicating the location of the historic property. Federal applicants must provide documentation demonstrating compliance with Section 106 of the National Historic Preservation Act.

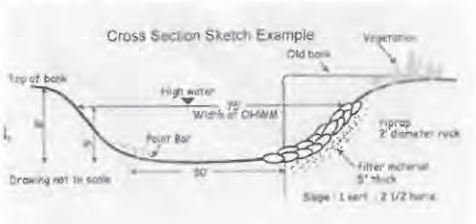
(8) Attach map and sketches- examples shown here.

Location Map: Photocopy from road or topo map; indicate site location, any landmarks, etc.

Plan View Sketch: "Bird's-eye view"; include all features- distances, length and width; dimensions of features and stream/wetlands.



Cross Section Sketch: "Cut away view"; include heights, widths of structures, channel, wetland, bank slopes, etc.



Form PLAN005

CITY OF Fort Lupton EST 1836

COME PAINT YOUR FUTURE WITH US

FROM: Alyssa Knutson
DATE: February 10, 2016
PROJECT: Fulton Village Annexation, PUD Sketch Plan and Change of Zone; Project Nos. ANX2016-001 & SPL2016-001

INTERNAL DISTRIBUTION:

☑ City Engineer	☑ City Attorney	☑ Police Chief
☐ City Administrator	☐ City Clerk	☑ Public Works Director
☐ Building Inspector	☑ Recreation Manager	☐ Golf Course Manager
☑ OMI	☑ GIS Specialist	☐ Finance Director

OUTSIDE DISTRIBUTION:

☑ Fort Lupton Fire Protection District	☑ Weld County Department of Public Health & Environment
☐ CDOT	☑ Weld County School District RE-8
☐ Colorado DRMS	☑ NCWCD
☐ Colorado Parks and Wildlife	☐ Fulton Ditch Company
☑ Division of Water Resources	☐ Platteville Ditch Company
☑ Army Corp of Engineers	☐ City of Brighton
☑ United Power	☐ Town of Frederick
☑ Comcast	☐ Town of Platteville
☑ CenturyLink	☐ City of Dacono
☑ Xcel Energy	☐ Town of Firestone
☑ Postmaster	☑ Other: Weld County Public Works
☑ Weld County Department of Planning	☐ Other:

If you have comments, please respond by: March 2, 2016

Comments may be sent via mail, faxed to 303.857.0351 or emailed to thodges@fortlupton.org and aknutson@fortlupton.org. A non-response to this referral may be considered a favorable response.

COMMENTS:

Please send addresses when available along with dedicated Communications Easements. We will plan on joint with Power. Thank You

John Hamburg - Comcast

COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

February 23, 2016

Alyssa Knutson, Planner
City of Fort Lupton Planning and Building Department
Transmission via email: aknutson@fortlupton.org

RE: Fulton Village PUD – City Annexation and Sketch Plan Application
Project Nos. ANX2016-001 and SPL2016-001
Part of the NE ¼ of the NE ¼ of Sec. 7, T1N, R66W, 6th P.M.
Water Division 1, Water District 2

Dear Ms. Knutson:

We have reviewed the application materials received February 10, 2016 regarding the above referenced application to annex 14.12 acres, consisting of two existing parcels, into the city and divide the parcels in 60 lots. The proposed development will be a mix of singe family, small-lot single family, and for-rent multifamily units with 83 total dwelling units. The project will also include a park/open space area, with amenities and a regional trail.

Pursuant to Section 30-28-136, C.R.S. the State Engineer's office will provide an opinion on water supply plans for new subdivisions regarding material injury to existing water rights or the adequacy of the proposed plan if a referral is submitted to this office by the board of county commissioners. This referral was submitted to this office from the City of Fort Lupton, therefore this office will only perform a cursory review of the referral information and provide comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any City or County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or the physical availability of water.

Estimated water requirements were not provided for the new lots. The proposed water and sewer supplier is the City of Fort Lupton ("City"). Since our office does not have information regarding the water requirements of the proposed subdivision, or the water supplies available to the City, our office cannot comment on the ability of the City to serve the proposed subdivision.

Records in our office indicate that numerous water wells have been drilled in the general area of the proposed development. Should any of these wells exist on-site, the applicant must plug and abandon the wells in accordance with Rule 16 of the Water Well Construction Rules and submit Well Abandonment Reports to our office for each abandoned well. Else, if the applicant desires to use any existing wells in the proposed subdivision, it must obtain a plan for augmentation from the Water Court and a new well permit.

The application materials indicate that the project will collect storm flows from the project in an onsite storm sewer system. These flows will be directed to an existing City of Fort Lupton owned

detention pond located southwest of the property. As a part of this project, the applicant will increase the depth and capacity of the existing pond to accommodate the propose storm sewer outfall from Fulton Village, while maintaining the detention needs for the properties that currently utilize the existing pond.

The applicant and City should be aware that, unless the proposed improvements to the existing storm water structure can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR's *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, attached, to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements.

If you or the applicant has any questions regarding this matter, please contact Karlyn Armstrong of this office.

Sincerely,

Joanna Williams, P.E.
Water Resource Engineer

Attch: *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*

COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado

February 11, 2016

The Division of Water Resources (DWR) has previously administered storm water detention facilities based on DWR's "Administrative Approach for Storm Water Management" dated May 21, 2011. Since the passage of Colorado Senate Bill 15-212, that administrative approach has been superseded. This document describes SB 15-212, codified in section 37-92-602(8), Colorado Revised Statutes (C.R.S.), and how the law directs administrative requirements for storm water management. The document is for informational purposes only; please refer to section 37-92-602(8) for comprehensive language of the law.

Pursuant to section 37-92-602(8), storm water detention facilities and post-wildland fire facilities shall be exempt from administration under Colorado's water rights system only if they meet specific criteria. The provisions of SB15-212 apply to surface water throughout the state. SB15-212 *only* clarifies when facilities may be subject to administration by the State Engineer; all facilities may be subject to the jurisdiction of other government agencies and must continue to obtain any permits required by those agencies.

Storm Water Detention Facilities

Pursuant to section 37-92-602(8), a storm water detention and infiltration facility ("Detention Facility") is a facility that:

- Is owned or operated by a government entity or is subject to oversight by a government entity, including those facilities that are privately owned but are required by a government entity for flood control or pollution reduction.
- Operates passively and does not subject storm water to any active treatment process.
- Has the ability to continuously release or infiltrate at least 97 percent of all of the water from a rainfall event that is equal to or less than a five-year storm within 72 hours of the end the rainfall event.
- Has the ability to continuously release or infiltrate at least 99 percent of all of the water from a rainfall event that is greater than a five-year storm within 120 hours of the end the rainfall event.
- Is operated solely for storm water management.

In addition, to qualify for the allowances provided in SB-212, the facility:

- Must not be located in the Fountain Creek watershed, unless the facility is required by or operated pursuant to a Colorado Discharge Permit System Municipal Separate Storm Sewer System Permit issued by the Department of Public Health and Environment pursuant to Article 8 of Title 25, C.R.S.
- Must not use water detained in the facility for any other purpose nor release it for subsequent diversion by the person who owns, operates, or has oversight over the facility. The facility cannot be operated as the basis for a water right, credit, or other water use right.
- Must not expose ground water.
- May include a structure or series of structures of any size.

If the Detention Facility was constructed *on or before* August 5, 2015 and meets all the requirements listed above, it does not cause material injury to vested water rights and will not be subject to administration by the State Engineer.

If the Detention Facility is constructed after August 5, 2015, meets the requirements listed above, and the operation of the detention facility does not cause a reduction to the natural hydrograph as it existed prior to the upstream development, it has a rebuttable presumption of non-injury pursuant to paragraph 37-92-602(8)(c)(II). A holder of a vested water right may bring an action in a court of competent jurisdiction to determine whether the operation of the detention facility is in accordance with paragraph 37-92-602(8)(c)(II)(A) and (B) has caused material injury. If the court determines that the vested water rights holder has been injured, the detention facility will be subject to administration.

In addition, for Detention Facilities constructed after August 5, 2015, the entity that owns, operates, or has oversight for the Detention Facility must, prior to the operation of the facility, provide notice of the proposed facility to the Substitute Water Supply Plan (SWSP) Notification List for the water division in which the facility is located. Notice must include: the location of proposed facility, the approximate surface area at design volume of the facility, and data that demonstrates that the facility has been designed to comply with section 37-92-602(8)(b) paragraphs (B) and (C). The State Engineer has not been given the statutory responsibility to review notices, however, DWR staff may choose to review notices in the course of their normal water administration duties. Not reviewing notices does not preclude the Division Engineer from

taking enforcement action in the event that the above criteria are not met in design and/or operation.

To satisfy the notification requirement, operators are encouraged to use the Colorado Stormwater Detention and Infiltration Facility Notification Portal developed by Urban Drainage and Flood Control District ("UDFCD"), located at: https://maperture.digitaldataservices.com/gvh/?viewer=cswdif.

Types of detention Facilities contemplated under this statute include underground detention vaults, permanent flood detention basins,[1] extended detention basins,[2] and full spectrum detention basins.[3] Storm Water Best Management Practices[4] (BMPs) not contemplated above, including all Construction BMPs and non-retention BMPs, do not require notice pursuant to SB-212 and are allowed at the discretion of the Division Engineer. Green roofs are allowable as long as they intercept only precipitation that falls within the perimeter of the vegetated area. Green roofs should not intercept or consume concentrated flow, and should not store water below the root zone. BMPs that rely on retention, such as retention ponds and constructed wetlands, will be subject to administration by the State Engineer.

Any detention facility that does not meet all of the statutory criteria described above, in design or operation, is subject to administration by the State Engineer.

[1] Flood detention basin: An engineered detention basin designed to capture and slowly release peak flow volumes to mitigate flooding (Urban Drainage and Flood Control, 2010).
[2] Extended detention basin: An engineered detention basin with an outlet structure designed to slowly release urban runoff over an extended time period (Urban Drainage and Flood Control, 2010).
[3] Full spectrum detention basin: An extended detention basin designed to mimic pre-development peak flows by capturing the Excess Urban Runoff Volume and release it over a 72 hour period (Urban Drainage and Flood Control, 2010).
[4] Best management practice: A technique, process, activity, or structure used to reduce pollutant discharges in stormwater (Urban Drainage and Flood Control, 2010).

Post-Wildland Fire Facilities

Pursuant to section 37-92-602(8), a post-wildland fire facility is a facility that:

- Includes a structure or series of structures that are not permanent.
- Is located on, in or adjacent to a nonperennial stream[5].
- Is designed and operated to detain the least amount of water necessary, for the shortest duration of time necessary, to achieve the public safety and welfare objectives for which it is designed.
- Is designed and operated solely to mitigate the impacts of wildland fire events that have previously occurred.

In addition, to qualify for the allowances provided in SB-212, the facility:

- Must be removed or rendered inoperable after the emergency conditions created by the fire no longer exist, such that the location is returned to its natural conditions with no detention of surface water or exposure of ground water.
- Must not use water detained in the facility for any other purpose nor release it for subsequent diversion by the person who owns, operates, or has oversight over the facility. The facility will not be operated as the basis for a water right, credit, or other water use right.

If the post-wildland fire facility meets the requirements listed above, it does not cause material injury to vested water rights. While DWR recognizes that post-wildland fire facilities are essential to the protection of public safety and welfare, property, and the environment, DWR may, from time to time, request that the person who owns, operates, or has oversight of the post-wildland fire facility supply information to DWR to demonstrate they meet the criteria set forth above.

If a post-wildland fire facility does not meet all the criteria set forth above, it will be subject to administration by the State Engineer.

[5] DWR may use the National Hydrography Dataset or other reasonable measure to determine the classification of a stream

Resources and References

Colorado Stormwater Detention and Infiltration Facility Notification Portal:
https://maperture.digitaldataservices.com/gvh/?viewer=cswdif

Colorado Senate Bill15-212:
http://www.leg.state.co.us/CLICS/CLICS2015A/csl.nsf/fsbillcont3/13B28CF09699E67087257DE8006690D8?Open&file=212_enr.pdf

United States Geological Survey National Hydrography Dataset: http://nhd.usgs.gov/

Urban Drainage and Flood Control District 37-92-602(8) explanation memo and FAQ's:
http://udfcd.org/crs-37-93-6028-explanation-memo-and-faqs/

Urban Drainage and Flood Control District. (2010). *Urban Storm Drainage Criteria Manual: Volume 3, Best Management Practices*, updated November 2015. Located at:
http://udfcd.org/volume-three

Fort Lupton Fire Protection District
1121 Denver Avenue • Fort Lupton, Colorado 80621
Office: (303)857-4603 • Fax: (303)857-6619 • Website: www.fortluptonfire.org

Date: 2/24/2016
Project name: Fulton Village Subdivision Annexation and Sketch Plat
Project address: Southeast corner of S. Fulton Ave. and Kahil Street
FLFPD Project # 2016-024
Plan reviewer: Randall S. Weigum

The Fire District has reviewed the submitted Annexation and sketch plat for Fulton Village Subdivision located at southeast corner of S. Fulton Ave. and Kahil Street. The plans were reviewed for compliance with *2012 International Fire Code (IFC)* as adopted by the Fort Lupton Fire Protection District and the City of Fort Lupton. Below are my comments on this project:

1. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. *2012 IFC Section 503.1.1,*

    - Lots 10, 11 and 12 in Block 3 do not meet the 150 feet requirement. This portion of the development will need to be redesign so all portions of the exterior walls of the buildings are within 150 feet of the apparatus access roads.
    - I have concerns with the parking that will be available for Lots 8 through 13 in Block 3. With what appears to be no additional parking except for on the lot themselves, this will create an issue with parking in the cul-de-sac and the small extended portion of Paden Place.
    - How will the development maintain the occupant access for Lots 8 through 13 on Block 3? My concern is in the future when one of these occupants have a medical issue the Fire District will not be able to get an ambulance down this access. This will cause us to have to stage the ambulance on South Hoover Place's cul-de-sac or on Paden Place. During adverse weather wheeling a patient on a stretcher from one of these lots to the staged ambulance will create a dangerous event for the patient, medic and firefighters if this access is not maintained.

2. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. *2012 IFC Appendix D Section D102.1*

3. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders and parking. *2012 IFC Appendix D Section D103.1*

4. Verify that the turning radius throughout the development meets the required turning radius of the Fire District. I have attached the turning radius for the Fort Lupton Fire Protection District for your records. *2012 IFC Appendix D Section D103.3*

5. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. The multi-family buildings A and B in Block 2 may fall into this requirement. *2012 IFC Appendix D Section D105.2*

    - Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. *2012 IFC Appendix D Section D105.2*
    - At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. *2012 IFC Appendix D Section D105.3*
    - Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. *2012 IFC Appendix D Section D105.4*

6. A single family home of Type V-B construction with a square footage up to 3,600ft^2 requires a fire flow of 1,000 gallons per minute (gpm) for a duration of 1 hour. A single family home of Type V-B construction with a square footage of 3,601 to 4,800ft^2 requires a fire flow of 1,750 gpm for two hours. The fire flow test from 2015 on the fire hydrant located at Kahil Street and South McKinley Avenue was 1,800 gpm. This site has the required fire flow for the single family homes. *2012 IFC Appendix B Section B105.1 and Table B105.1*

7. The multi-family buildings A and B in Block 2 will require a National Fire Protection Association (NFPA) fire sprinkler system 13R. *2012 IFC 903.3.1.2*

8. The multi-family buildings having a square footage of 23,000ft^2, Type V-B construction and a NFPA 13R fire sprinkler system will require 1,500gpm for 2 hours. The fire flow test from 2015 on the fire hydrant located at Kahil Street and South McKinley Avenue has 1,800 gpm. This site has the required fire flow for the multi-family units. *2012 IFC Appendix B Section B105.2 (Exception) and Table B105.1*

9. A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants. Please make sure the landscaping plans include the 3-foot clear space around all fire hydrants. *2012 IFC Section 507.5*

10. The average fire hydrant spacing for a fire flow requirement of 1,750 gpm or less is 500 feet between fire hydrants. The maximum distance from any point on the street or road frontage to a fire hydrant is 250 feet. *2012 IFC Appendix B Section C105.1 and Table C105.1*

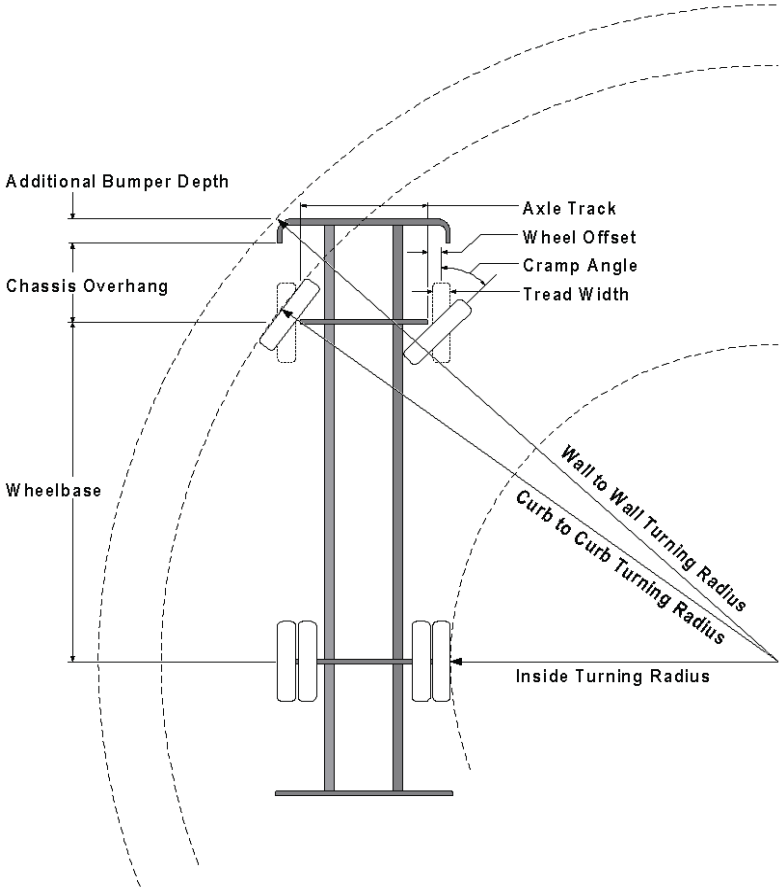
- Move the fire hydrant located on Lot 7 of Block 3 to Lot 14 of Block 3 to meet the spacing requirement. *2012 IFC Appendix C Section C105.1 and Table C105.1*

Turning Performance Analysis

12/6/2012

Bid Number: 299
Department:

Chassis: Arrow-XT Chassis, PAP/SkyArm/Midmount MUX, 2010
Body: Aerial, Platform 100', Alum Body



Parameters:

Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	5.25 in.
Tread Width:	17.4 in.
Chassis Overhang:	68.99 in.
Additional Bumper Depth:	19 in.
Front Overhang:	156.6 in.
Wheelbase:	247 in.

Calculated Turning Radii:

Inside Turn:	19 ft. 5 in.
Curb to curb:	35 ft. 6 in.
Wall to wall:	44 ft. 2 in.

Comments:

CategoryID	Category Description	OptionCode	OptionDescription
6	Axle, Front, Custom	0018453	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, DLX/Enf/Qtm/AXT
30	Wheels, Front	0001656	Wheels, Front, 22.50" x 12.25", Steel, Hub Pilot
31	Tires, Front	0594821	Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply
38	Bumpers	0550016	Bumper, 19" Extended, AXT, Dash CF
437	Aerial Devices	0592931	Aerial, 100' Pierce Platform, 50 MPH Wind Rating, 150lb Tip Load Allowance

Notes:

Actual Inside Cramp Angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for a 9.00 inch curb.

Turning Performance Analysis

12/6/2012

Bid Number: 299
Department:

Chassis: Arrow-XT Chassis, PAP/SkyArm/Midmount MUX, 2010
Body: Aerial, Platform 100', Alum Body

Definitions:

Inside Cramp Angle	Maximum turning angle of the front inside tire.
Axle Track	King-pin to King-pin distance of the front axle.
Wheel Offset	Offset from the center-line of the wheel to the king-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance of the center-line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Depth	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicle's front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle inside of which the vehicle's tires can turn. This measurement assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle inside of which the entire vehicle can turn. This measurement takes into account any front overhang due to chassis,bumper extensions and/or aerial devices.

From: Marilyn Conley
To: Todd Hodges; Alyssa Knutson
Subject: RE: Fulton Village Annexation
Date: Thursday, February 11, 2016 1:07:35 PM
Attachments: image002.png

Hi Todd. Here is what I have found out. The parcel ending in 004 was included in with your original inclusion for the whole City of Fort Lupton 1990.

The parcel ending in 005 was included 2007. The petitioners were Fulton Village LLC.

Our system has some kind a glitch and I was trying to send you these Court Orders by email, but it won't let me. You should have copies of these Court Orders in your files. I can send you copies. Your original Court Order is 145 pages long for both the Northern Water and Subdistrict.

Please let me know what you want me to do.

Marilyn

Northern Water
Northern Colorado Water Conservancy District
Marilyn Conley | Inclusions Administrator
220 Water Ave | Berthoud, CO 80513
Direct 970-622-2216
Main 800-369-RAIN (7246) | Fax 877-851-0018
www.northernwater.org | Find us on Facebook

Disclaimer Notice: An allotment of Colorado-Big Thompson water is subject to the Water Conservancy Act, C.R.S 37-45-101 et seq, the authority of the Board of Directors of the Northern Colorado Water Conservancy District, and other relevant laws and regulations. The information provided in this email is not binding on Northern Water because the legal rights to Colorado-Big Thompson Project Allotments are subject to the continuing discretion of the Board of Directors of Northern Water and other legal limitations and requirements. Northern Water staff and counsel cannot provide you with legal advice, and you are advised to seek legal counsel with respect to the subject matter of this email. You also have an independent obligation to review and confirm the accuracy and completeness of any information provided to you by Northern Water, and to supplement or correct the records of Northern Water with respect to any errors or omissions.

From: Todd Hodges [mailto:thodges@fortlupton.org]
Sent: Thursday, February 11, 2016 8:39 AM
To: Marilyn Conley; Alyssa Knutson
Subject: RE: Fulton Village Annexation

Marilyn,
You are quick on the draw with our referrals.
Can you clarify that the property has been petitioned and if so can you send us the information.
Thanks.

Todd A. Hodges, Planning Director
Main: 303-857-6694
Cell: 303-994-3174

From: Marilyn Conley [mailto:mconley@northernwater.org]
Sent: Thursday, February 11, 2016 8:03 AM
To: Todd Hodges <thodges@fortlupton.org>; Alyssa Knutson <AKnutson@fortlupton.org>
Subject: Fulton Village Annexation

Good Morning

This parcel is within both the Northern Water and Subdistrict boundaries.

If you have any questions, please let me know.

Have a great day.

Marilyn

Marilyn Conley | Inclusions Administrator
220 Water Ave | Berthoud, CO 80513
Direct 970-622-2216
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MEMO

To: Todd Hodges
Alyssa Knutson

From: Roy Vestal

Date: February 19, 2016

Subject: Fulton Village Annexation & PUD Sketch Plat;
Case No. ANX2016-001 & SPL2016-001
Public Works Review

Public Works has reviewed the submitted documents for the above referenced development project with the following comments:

1. Streets– Tract B access to Phase 7 lots is problematic. The street section proposed is not a typical standard section within the city. This cannot be public ROW to be maintained by the City of Fort Lupton.
    a. Would prefer to have Hoover Ave connect into the site.
    b. Tract B curb returns and radius will be required.
    c. Local Street section not what we have as a standard. Standard is 60' ROW with 5' wide sidewalks.
    d. Sheet 2 – Fulton St section – Is the existing ROW correctly labeled as 35'? Is the Lone Pine St section added ROW of 35' correct?
2. Preliminary Drainage Plan – The Final Drainage Plan will need to verify and show the detention pond tributary basins? Who owns the detention pond? If pond side slopes cannot be maintained at 3:1 or less, terraced steps will be required.
    a. Will need to identify emergency overflow paths and maximum ponding potential elevation at sump locations. Finish floor elevations will be required to prevent potential property damage.
3. Water Lines - We would like to avoid any dead end lines. If Hoover Ave is not connected through to Lone Pine, an easement would be required to connect the water line through.

There may be additional concerns as this design develops.

From:	John Hoag
To:	Alyssa Knutson
Cc:	Todd Hodges; Mari Pena; Budd Buchmann
Subject:	Re: Fulton Village Annexation & PUD Sketch Plat; Case No. ANX2016-001 & SPL2016-001
Date:	Wednesday, February 17, 2016 11:24:21 AM

Hi Alyssa,

Weld County School District Re-8 is supportive of the Fulton Village Development. We respectfully ask that the City Planning Department and Planning Commission support the School District by requiring an agreement between the developer and district to support the school facilities via a cash-in lieu of land dedication to be paid to the district prior to platting.

Thank you.

John
John Hoag, Superintendent
Weld County School District Re-8
301 Reynolds St.
Fort Lupton Colorado 80621

(303) 857-3200 phone

This communication, along with any attachments, is covered by Federal and State law governing electronic communications and may contain confidential and legally privileged information. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, use or copying of this message is strictly prohibited. If you have received this in error, please reply immediately to the sender and delete this message.

Nondiscrimination/Equal Opportunity Statement

In compliance with Titles VI and VII of the Civil Rights Act of 1964, Title IX of the Education Amendments of 1972, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination in Employment Act of 1967, the Americans with Disabilities Act, the Genetic Information Nondiscrimination Act of 2008, Colorado law and Board of Education Policy AC (Nondiscrimination/Equal Opportunity), Weld County School District Re-8 does not discriminate on the basis of disability, race, creed, color, sex, sexual orientation, gender identity/expression, national origin, religion, ancestry, need for special education services, age, marital status, genetic information, or physical characteristics in admissions, access to, treatment, or employment in educational programs or activities which it operates. Complaint procedures have been established for students, parents, employees and members of the public. The following person has been identified as the compliance officer for the district: Superintendent, Weld County School District Re-8: 301 Reynolds Street, Fort Lupton, CO 80621, 303.857.3200, superintendent@weld8.org

On Wed, Feb 10, 2016 at 1:30 PM, Alyssa Knutson <AKnutson@fortlupton.org> wrote:

> Good Morning,
>
> The documentation located at the link http://co-fortlupton.civicplus.com/544/Fulton-Village is submitted to you for review and recommendation for an annexation and PUD sketch plat application. Any comments you consider relevant to this request would be appreciated. Please reply by **March 2, 2016** so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a favorable response to the Planning & Building Department. If you have any questions, you may either contact me or Todd A. Hodges, Planning Director, at thodges@fortlupton.org or 303-857-6694.
>
> The hearings for this matter are scheduled for **Tuesday, March 8, 2016 at 6:00 P.M.** with the Fort Lupton Planning Commission and **Monday, March 28, 2016 at 7:00 P.M.** with the Fort Lupton City Council.
>
> Comments may be sent via mail, faxed to 303.857.0351 or emailed to thodges@fortlupton.org and aknutson@fortlupton.org.

Your time in this matter is greatly appreciated!

Alyssa Knutson

Planner

130 S. McKinley Ave.

Fort Lupton, CO 80621

Office: 303.857.6694

Direct: 720.466.6128

Mobile: 303.304.4498

This institution is an equal opportunity provider and employer.

From: JC York
To: Alyssa Knutson
Cc: Todd Hodges; Mari Pena; Roy Vestal
Subject: RE: Fulton Village Annexation & PUD Sketch Plat; Case No. ANX2016-001 & SPL2016-001
Date: Tuesday, March 01, 2016 3:30:17 PM

Alyssa –

Overall the submittal looks fine.

We have some concerns with the detention pond upgrades and want to make sure that the outlet structure is upgraded to allow for the release rates needed to provide the storage for the runoff from the property and as they indicated in the drainage report keep the downstream flows unchanged so there are no impacts to downstream properties. We will need to see more detail of the outlet structure upgrades in future submittals should they proceed with the development.

Plan and profile drawings of the water, sewer, and storm sewer will be required in future submittals to make sure there are not issues or utility conflicts.

Let me know if you have any questions or need any additional information.

Regards,

J.C.

J.C. York, P.E.

J&T Consulting, Inc.
305 Denver Avenue, Suite D
Fort Lupton, CO 80621

Office: (303) 857-6222
Mobile: (970) 222-9530
FAX: (303) 857-6224

From: Alyssa Knutson [mailto:AKnutson@fortlupton.org]
Sent: Wednesday, February 10, 2016 1:30 PM
Cc: Todd Hodges; Mari Pena
Subject: Fulton Village Annexation & PUD Sketch Plat; Case No. ANX2016-001 & SPL2016-001

Good Morning,

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Comments may be sent via mail, faxed to 303.857.0351 or emailed to thodges@fortlupton.org and aknutson@fortlupton.org.

Your time in this matter is greatly appreciated!

Alyssa Knutson
Planner
130 S. McKinley Ave.
Fort Lupton, CO 80621
Office: 303.857.6694
Direct: 720.466.6128
Mobile: 303.304.4498

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Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

March 1, 2016

City of Fort Lupton
Planning and Building Department
130 S. McKinley Ave.
Fort Lupton, CO 80621

Attn: Todd Hodges and Alyssa Knutson

Re: Fulton Village Annexation and Zoning

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the plans for **Fulton Village Annexation and Zoning** and has no objection to this annexation proposal. PSCo owns and operates gas facilities located in this area. **PSCo is requesting that the City of Fort Lupton send us notification after approval of the proposed annexation has been finalized.** This notification should be sent to **Sandi Cardenas** (303-571-3635) at: Xcel Energy, 1123 West 3rd Avenue, Denver, Colorado 80223 or sandra.cardenas@xcelenergy.com. This will allow our mapping department to make the necessary updates to our mapping system.

Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

To ensure that adequate utility easements are available within this development and per state statutes, PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

> ***Six-foot (6') wide dry utility easements are hereby dedicated on private property adjacent to the front lot lines of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated adjacent to all public streets within Tract A. These easements are dedicated to the City of Fort Lupton for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.***

Public Service Company also requests that all utility easements be depicted graphically on the preliminary and final plats. While these easements should accommodate the majority of utilities to be

installed in the subdivision, some additional easements may be required as planning and building progresses.

The property owner/developer/contractor must contact the **Builder's Call Line at 1-800-628-2121** and complete the application process for any new gas service. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center at 1-800-922-1987** for utility locates prior to construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

ANADARKO PETROLEUM CORPORATION
MAIN (720) 929-6000
1099 18TH STREET, SUITE 1800 • DENVER, COLORADO 80202

March 8, 2016

VIA E-MAIL

Alyssa Knutson, Planner
City of Fort Lupton – Department of Planning and Building
130 S. McKinley Ave.
Fort Lupton, CO 80621
aknutson@fortlupton.org

NOTICE OF MINERAL INTERESTS AND OIL AND GAS LEASEHOLD INTERESTS OWNED BY ANADARKO LAND CORP. AND KERR-McGEE OIL & GAS ONSHORE LP AND OBJECTION

Re: Fulton Village Annexation
Fulton Village, LLC, James Lambert and Barbara Lambert - Property Owner/s or "Applicant"
Township 1 North, Range 66 West
Section 7: part of the NE/4 ("Property")
Weld County, Colorado

Ms. Knutson:

This objection and notice letter is submitted to the City of Fort Lupton ("City") on behalf of Anadarko Land Corp. ("Anadarko Land") and Kerr-McGee Oil & Gas Onshore LP ("Kerr-McGee") with respect to the application for annexation that has been filed with the City by Fulton Village, LLC, James Lambert and Barbara Lambert ("Applicant") that includes property in the NE/4 of Section 7, Township 1 North, Range 66 West in Weld County ("Property").

Anadarko Land owns the coal that underlies the property located in Section 7 and Kerr-McGee owns oil and gas leasehold interests that underlie the Property.

Anadarko Land and Kerr-McGee wish to give notice to the City of the coal interests and oil and gas leasehold interests they own under the Property and make the City aware that the approval of a final application may significantly impact the prospective development of the minerals and oil and gas interests that underlie the Property. Anadarko Land and Kerr-McGee object to the approval of a final application until agreements on surface use are reached among Anadarko Land, Kerr-McGee and the Applicant covering the Property.

The following are comments in support of this Notice and Objection:

1. The Coal Owned by Anadarko Land Corp.

Anadarko Land owns the coal that underlies the Property. Anadarko Land has reviewed the Property for coal resource potential and determined that the Property is underlain with Laramie Formation coals that are approximately 19.4 feet thick and lie at a depth starting at approximately 346 feet. Laramie Formation coals have a high BTU of approximately 8,900 to 9,800 btu/lb and a low sulfur content of between .3 and .8 percent. We estimate that there may be over 22.12 million tons of Laramie Formation coal in Section 7.

2. The Oil and Gas Leasehold Owned by Kerr-McGee.

Kerr-McGee owns oil and gas leasehold interests for the Property.

Colorado Oil and Gas Conservation Commission ("COGCC") reports reflect that there are currently 20 producing wells in Section 7. Current COGCC rules and regulation provide for five drilling windows in a quarter section where the Property is located, one in the center of the quarter section and one in the center of each quarter quarter section.

3. There is Clear Statutory Authority and Direction for the City to Take Into Account the Rights of Mineral Interest Owners in Its Consideration of Applications for Development.

The State of Colorado recognizes the important rights of mineral owners and lessees in C.R.S. § 30-28-133(10) which states and acknowledges that both the mineral estate and the surface estate are interests in land and that the two interests are "separate and distinct." The subsection specifically recognizes that the owners of subsurface mineral interests and their lessees have "the same rights and privileges as surface owners."

4. Owners of Split Estates Must Exercise Their Rights in a Way that Gives Due Regard to the Rights of the Other.

Colorado law provides that the mineral owner has the right of reasonable access to and use of the surface estate to extract minerals and that the mineral estate owner and the surface estate owner are to give due regard to the rights of the other and reasonably accommodate each other's rights.

5. Anadarko Land and Kerr-McGee Have Entered into Many Agreements with Developers With Respect to the Disposition of the Minerals at the Time that the Developer Proposes to Develop the Surface Estate, and the Public Interest is Served by the Parties Entering into Such an Agreement.

The mineral assets have significant value and consequently Anadarko Land and Kerr-McGee are concerned that the approval by the City of an application for development of the Property and the subsequent build-out of the Property may impair their ability to develop their minerals and oil and gas interests.

Any future surface development plans approved by the City should incorporate and designate lands to be set aside for oil and gas development and expressly provide protection for future wells, pipelines, gathering lines and related oil and gas facilities and equipment. Approval of any surface development plan that forecloses the rights of mineral and leasehold owners may be a compensable taking.

Anadarko Land and Kerr-McGee have extensive mineral and oil and gas leasehold interests throughout the State of Colorado and have successfully worked with many parties who wish to develop the surface estate in order to assure the compatible development of the surface estate and the oil and gas estate or some other disposition of the minerals.

The practice of Anadarko Land and Kerr-McGee is to meet with surface owners to reach a mutually acceptable agreement, including the disposition of the hard rock mineral interests. To date, Anadarko Land and Kerr-McGee have not had any discussions with the Applicant on this matter. Because no agreement has been reached between the parties that covers the Property, and in order to protect their mineral and oil and gas interests and private property rights, Anadarko Land and Kerr-McGee object to the application and request that the City make any approval of a final application for annexation of the Property conditioned upon an agreement among Anadarko Land, Kerr-McGee and the Applicant.

Please contact me at 720-929-4313 if you have any questions or comments about this matter. Anadarko Land and Kerr-McGee hope to conclude a mutually acceptable agreement with the surface owner of the property, and we look forward to working with the City to accomplish its land use planning goals.

Sincerely,
ANADARKO PETROLEUM CORPORATION

Ali Weaver
Landman

cc: Susan Aldridge, Sr. Counsel
Mark Floyd, Sr. Counsel
Don Ballard
Ron Olsen
Paul Ratliff
Travis Book
Don Jobe

From: Marisa Dale
To: Alyssa Knutson
Subject: RE: Fulton Village Annexation & PUD Sketch Plat; Case No. ANX2016-001 & SPL2016-001
Date: Tuesday, March 08, 2016 3:15:26 PM
Attachments: UE needs.pdf

Alyssa,

Please refer to the attached.

United Power, Inc. requests 8' wide utility easements along the rear of each lot. Additional side lot easements may be necessary and acquired by separate document.

Developer must contact United Power, Inc. for any new or modification of existing electric facilities.

Thank you,
Marisa Dale

From: Alyssa Knutson [mailto:AKnutson@fortlupton.org]
Sent: Wednesday, February 10, 2016 1:30 PM
Cc: Todd Hodges; Mari Pena
Subject: Fulton Village Annexation & PUD Sketch Plat; Case No. ANX2016-001 & SPL2016-001

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Your time in this matter is greatly appreciated!

Alyssa Knutson
Planner
130 S. McKinley Ave.
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Mobile: 303.304.4498

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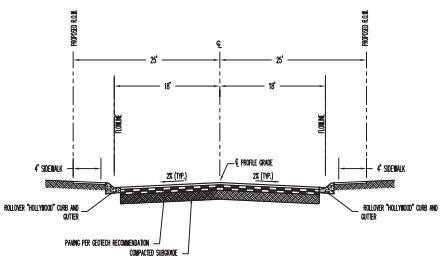
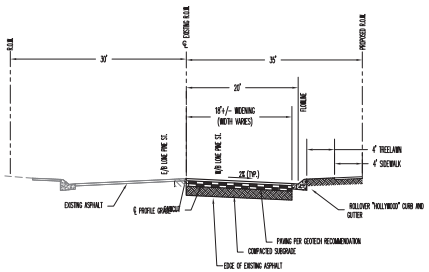
SKETCH PLAT

FULTON VILLAGE SUBDIVISION

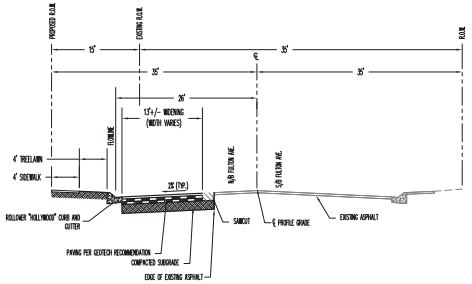
SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
CITY OF FT. LUPTON, COUNTY OF WELD, STATE OF COLORADO



LOCAL STREET
TYPICAL SECTION



LONE PINE ST.
TYPICAL SECTION



S. FULTON AVE.
TYPICAL SECTION

NORTH
GRAPHIC SCALE
50 0 25 50
1 INCH = 50 FEET

Aperio
Property Consultants, llc
18006 E. GRAND AVE.
AURORA, CO 80015
PHONE 303.317.3000

DECEMBER 14, 2015
SKETCH PLAT EXHIBIT
SHEET 2

Surrounding Property Owner Items

From: Jimjjind@aol.com
To: Todd Hodges; Alyssa Knutson
Subject: Fulton Village Subdivision
Date: Monday, February 29, 2016 11:36:33 AM

My name is Jim Jones 855 S Fulton

This Fulton Village has been in the works for several years and I think by the same developer and still presents the same problem over and over. If I am right this will be the third time and it appears to be the same thing with a new face.

1 The plan is higher density then the area around it thus they are trying to still put 10 lbs. in a 5 lb. bag.

2 This plan will still put much higher traffic on Fulton south to road 27 as the McKinley exit will probably be used by approx. 25% of the development and Fulton will get the other 75%.

3 There is no exit east on Lone Pine and from the plot drawings I received the expansion of Lone Pine will still have a bottleneck at S McKinley. This puts all this traffic on Fulton. The drawings also indicate the existing bottleneck at Fulton and Kahil will still be there.

4 S Fulton already needs to be re surfaced from Kahil at least to Elizabeth anf probably all the way to Road 27 and it will need it more and faster if you add more traffic.A good guess would be that Fulton would see 100 plus cars or more/day going south from this subdivision. Kahil already needs to be reworked as whoever the city let pave it a few years ago did a very very bad job. If we paid for that work we got robbed.

5 I see a public trail is also added that goes no where, at least on the south end and on the north goes to the school. The school has already posted signs for people to keep off the track and the ball fields.

6 There appears to not be enough parking on the north end of this development which will put a lot of parking in Kahil for the multi-family units and it would also appear that around 28 to 30 of these properties are going to have to uses S Hoover Cir and Paden Pl to even get out of the subdivision along with another 21 lots on S Fulton and Lone Pine, and all this will use S Fulton to go to town or get out of town.

7 Those of us who have been living in this area and paying taxes for many years deserve a lot more consideration from the city than I think this plan offers. A good plan for this area will benefit the city and the neighborhood but the plan as shown is no good for anyone but the developer.

I plan to attend the hearing if I can but would still like to get a response on this email.

Thanks
Jim Jones

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CITY OF FORT LUPTON
CITY COUNCIL

Tommy Holton, Mayor

Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Chris Cross, Ward 3

David Crespin, Ward 1
Zoe A. Stieber, Ward 2
Bob McWilliams, Ward 3

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AM 2016-045

APPROVING RESOLUTION 2016-XXX FOR THE FULTON VILLAGE SUBDIVISION SKETCH PUD PLAN FOR A PLANNED UNIT DEVELOPMENT LOCATED EAST AND ADJACENT TO S. FULTON AVENUE AND BETWEEN LONE PINE STREET AND KAHIL STREET IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

I. **Agenda Date:** Council Meeting – March 28, 2016

II. **Attachments:**

A. Resolution 2016Rxxx
B. PC Minutes, Resolution P2016-003 & Staff Report
C. Land Use Application
D. Sketch PUD Plan Maps
E. Development Report
F. Legal Notifications
G. Referral & Property Owner Responses

III. **Summary Statement:**

The applicants, Fulton Village, LLC, James D. Lambert and Barbara J. Lambert, have submitted an application for a sketch PUD plan for a proposed residential major subdivision that will include a mix of low, medium and high density residential.

IV. **Fiscal Note:** None noted.

Finance Department Use Only

Finance Director

V. **Submitted by:**

Planner

VI. **Approved for Presentation:**

City Administrator

VII. **Certification of Council Approval:**

City Clerk

Date

VIII. Detail of Issue/Request:

This land use application is for a sketch PUD plan. The applicants, Fulton Village, LLC, James D. Lambert and Barbara J. Lambert, have submitted an application for a sketch PUD plan for a proposed residential major subdivision that will include a mix of low, medium and high density residential. The sketch PUD plan includes two parcels, one owned by Fulton Village, LLC and the other owned by James D. Lambert and Barbara J. Lambert, and also includes a public alley and public right-of-way for a total of 14.122 acres, more or less. For additional information on the proposed project, please refer to the Fulton Village Subdivision Development Report that is included in the packet.

IX. Legal/Political Considerations:

Pursuant to the Fort Lupton Municipal Code Section 16-45, a sketch PUD plan is an initial review of a proposed Planned Unit Development and is processed per Section 17-21 of the Code. The sketch PUD plan phase is required prior to submitting a preliminary PUD plan and final PUD plan. The sketch PUD plan should generally define the layout of streets, lots and location of any public uses, such as schools and parks, and proposed zoning classifications.

All notification requirements were met, including mailing notice to property owners within 500 feet of the site and sending notice to mineral owners and lessees of record on the properties.

The intent of the sketch PUD plan is to provide a general concept that describes the applicants' development vision and plan for a proposed PUD. The sketch PUD plan gives the City an opportunity to describe the community's vision to the applicant, provides basic information to the City that will affect the planning and design of the site, and gives the applicant an opportunity to hear comments and concerns from the public prior to proceeding with detailed project design. A sketch PUD plan is *not* intended to provide final comments or requirements, or restrict the City's discretion in subsequent stages of the review process.

The City notified surrounding property owners of the sketch PUD plan application and received comments from nearby neighbors, which are included in the packet. There has been opposition expressed by the residents surrounding the proposed sketch PUD plan area. Concerns related to traffic, safety, density, school district capacity, infrastructure and lot sizes were mentioned during the Planning Commission public meeting. The Planning Commission minutes, which records the specific concerns brought forth at the meeting, are attached to this packet for the City Council's review.

X. Alternatives/Options:

1. Approve Resolution 2016Rxxx.
2. Do not approve Resolution 2016xxx.

XI. Financial Considerations:

The applicants have paid all applicable land use application fees and are covering ongoing review expenses.

XII. Staff Recommendation:

After review of the Comprehensive Plan, Municipal Code and referral comments, staff finds that:

1. The Comprehensive Plan designates the property as Urban Residential. The Urban Residential land use type encourages higher density neighborhoods with a mix of housing types. Staff finds that the development proposed conforms to the Comprehensive Plan;
2. The site is located within the district designated Growth Tier 1 in the Comprehensive Plan, which is considered the priority growth area as envisioned by the Plan and is the area that is best able to provide municipal services.
3. There are currently residential subdivisions located directly to the east (Peaceful Acres), west (Lone Pine Estates) and south (Country Day Estates) of the property; and
4. There is a need for residential properties within the City of Fort Lupton due to employment created by the oil and gas industry, as well as other commercial development in the area.

Staff recommends approval of the Fulton Village Sketch PUD Plan, with conditions as listed on Resolution No. 2016Rxxx.

RESOLUTION NO. 2016Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE FULTON VILLAGE SKETCH PUD PLAN FOR A PLANNED UNIT DEVELOPMENT LOCATED EAST AND ADJACENT TO S. FULTON AVENUE AND BETWEEN LONE PINE STREET AND KAHIL STREET IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on March 8, 2016, for the purpose of reviewing the Fulton Village sketch PUD plan; and

WHEREAS, after review of the application for a sketch PUD plan, and consideration of staff comments, applicants' presentation and any public input, Planning Commission recommended approval of the Fulton Village sketch PUD plan; and

WHEREAS, the City Council held a public hearing to consider and review the request for a sketch PUD plan on March 28, 2016; and

WHEREAS, all legal requirements for the public hearing have been met, including mailing of public meeting notices to adjacent property owners within five hundred (500) feet of the properties; and

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council reviewed the plans and supporting documentation, referral comments, as well as any citizen input in response to this application. Based upon the review of applicable policies and goals in the Fort Lupton Comprehensive Plan, review of the Subdivision and Zoning Regulations, an analysis of referral comments and the facts presented on this date, the City Council hereby approves the Fulton Village sketch PUD Plan located east and adjacent to S. Fulton Ave. and between Lone Pine Street and Kahil Street in a Portion of the Northeast Quarter of Section 7, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado, with the following conditions:

1. Additional right of way shall be required along Lone Pine Street and S. McKinley Avenue with the final PUD plan filing.

2. The preliminary and final PUD plans shall be updated so that there is a minimum five foot sidewalk along S. Fulton Avenue.

3. The applicant shall consider connecting the street labeled as S. Hoover Circle on the sketch plan map directly to Kahil Street and the functionality of the multi-family residential lot.

4. The applicants shall adequately address referral agency comments prior to or as part of the preliminary PUD plan submittal.

5. The applicants shall work with City staff to modify the submitted draft PUD guidelines and specify any deviation from the City's Zoning Regulations.

6. The applicants shall work with City staff and Fire District to finalize any proposed road names and design modifications prior to submittal of the preliminary PUD plan.

7. Any submittal for a preliminary PUD plan application shall include all required documents for such submittal along with any additional items that may be required by the City for review.

8. Applicant shall submit proof that they have attempted in good faith to negotiate impact fees with Weld County School District Re-8.

9. Applicant shall work with City staff to finalize the phasing for the construction of the regional trail and park.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 28th DAY OF MARCH 2016.

City of Fort Lupton, Colorado

_____

Tommy Holton, Mayor

Attest:

_____

Nanette S. Fornof, MMC
City Clerk

Approved as to form:

_____

Andy Ausmus, City Attorney

Minutes

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
March 8, 2016

The Planning Commission of the City of Fort Lupton met in session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the Planning Commission, on Tuesday, March 8, 2016. Chairperson Mike Simone called the meeting to order at 6:00 p.m.

ROLL CALL

Planning Technician Mari Peña called the roll. Those present were Chairperson Mike Simone, Commission members Barbara Duncan, Bush White, Dan Parrish, Lynne Derby and Tim Hoskens. Also present were Planning Director Todd Hodges, Planner Alyssa Knutson, Planning Technician Mari Peña, Planning Technician Jennifer Cupp and City Attorney Andy Ausmus.

APPROVAL OF AGENDA

It was moved by Tim Hoskens and seconded by Bush White to approve the agenda as submitted.

Motion carried unanimously by a voice vote.

CONSENT AGENDA

It was moved by Barbara Duncan and seconded by Bush White to approve the Consent Agenda as submitted. The following item was part of the Consent Agenda:

Approval of the Minutes of the January 19, 2016 meeting.

Motion carried unanimously by a voice vote.

DISCUSSION ITEMS

Due to the amount of public in the audience, the Planning Chair explained the process of the public hearing.

P2016-002 Fulton Village Annexation and Initial Zoning
P2016-003 Fulton Village Sketch PUD Plan

The Planning Chair asked the Planning Director Todd Hodges, to explain the subdivision process along with the description for the project.

The Planning Director, Todd Hodges, stated the project is for an annexation and initial zoning as well as a sketch plan with the adjacent property already in the City. The subdivision process is a three step process. The sketch plan being presented is not a vesting project but rather a direction. It is not a public hearing it's a public meeting because the applicants are receiving direction. The Planning Commission will be reviewing the annexation and initial

zoning and provide a recommendation of the sketch plan to City Council with comments. If successful, there will be another public hearing for a preliminary and final PUD plan. The process would then start again. If the multifamily portion of this project is successful then it must go through the site plan review process that will be reviewed before the Planning Commission and City Council. The main item for this project is annexation and zoning. This is an infill project where services surrounding the property are available and would raise property values. The property is owned by Fulton Village LLC, with the Weld County zoning as R-2. The Lambert property is currently in the City limits; however, a small strip of land on this property along S. McKinley Avenue was not originally annexed in. The current zoning of the Lambert property is R-1A. If this project proceeds, the next step would be the preliminary plat followed by the final plat for a PUD. All referral comments have been reviewed with comments in the resolution. After staff reviewed the project, a meeting was held with Aaron Thompson, the representative for Fulton Village to discuss and review several items. The concept that will be presented tonight is an updated concept based on staff's direction. The updated concept that was presented is attached to these minutes. The sketch plan is not a vesting concept but it is appropriate to comment on the project. The annexation is a clear boundary of the proposal with the unplatted portion that is already part of the City. Peaceful Acres is located on the east and is zoned R2, with Lone Pine Estates as single family to the west. The general layout fits within the purview of the area. Residential is needed in the city, with diversity near the school. A park and trail area are being proposed as part of the Plan. The applicants are present and have provided a presentation.

Aaron Thompson with Aperio Property Consultants LLC, representative for Fulton Village LLC, presented a PowerPoint on the project. Mr. Thompson stated that Fulton Village is a 14 acre site that includes a piece of property that was not annexed by the City during the first annexation of the Lambert property. Of the 14 acres, about 3 acres will be dedicated right of way. The proposed project is residential with single family and multi-family dwellings as well as a proposed park that includes a regional trail that is keeping with the City's parks and trails master plan. Mr. Thompson continued that the project site is bordered by S. Fulton Avenue on the west; Kahil Street on the north; Lone Pine Street on the south; and S. McKinley Avenue on the east. Lone Pine Estates Subdivision is across the street to the west; Country Day Estates Subdivision to the south; Peaceful Acres Subdivision to the east; and the school to the north. He also noted that Lone Pine Street and S. McKinley Avenue are mainly in the county. He indicated the revised lay out of the plan is still in the concept stage. The concept being developed includes many different product types; multi-family, single family, as well as a park. On 12 acres it is difficult to get too many types of uses on the space efficiently. The proposed design is for three different residential housing types. The revisions from the original plan eliminated the need for cul-de-sacs. The Fire Marshall did not want the cul-de-sacs. Also, Mr. Hodges had talked about S. Hoover Avenue connecting all the way through to Kahil, but there are a few reasons for not connecting. First, traffic in and out of this subdivision doesn't need to use Lone Pine Street. The width of Lone Pine Street is about thirty feet wide. Also, we feel that most of the traffic goes to S. Fulton Avenue and onto Highway 52. A through street from S. Fulton Avenue to S. Hoover Avenue would cause traffic issues, particularly with the trail. The concept for the apartments has changed to a more

efficient layout and more segregation of traffic versus the traffic for residential. The trail will start at Kahil Street and go through the park to end at Lone Pine Street. The park will consist of a playground. The smaller lots are much like the homes in a project called Parkview in Golden, Colorado. Homes in the subdivision are age restricted to fifty-five plus but this is not being proposed here. The alleyway on the plan consists of garage doors that are front loaded doors. Front doors and garages are accessed from the front. The alley that is being proposed will be thirty feet wide. The proposed homes are to be about 1500 to 1800 square feet with the possibility of a basement. The prices would range between high $200,000 and the low $300,000.

The Planning Chair opened the public hearing at 6:21 p.m.

Luke Johnson resides at 871 S. Hoover Avenue and stated concerns with the proposed apartments and the type of people that they will attract. He also stated concerns with additional traffic on S. Fulton Avenue and that property values in the area may decrease due to lower cost homes being constructed. He stated that the area would rather see parks, walking and bicycle trails. He was also concerned with water sources and drainage for the development, stating that drainage is already an issue in the area. He felt that developing the property was not bad, but that he would like to see more comparable single-family homes be constructed.
[Applause]
Mary Anne Merritt resides at 920 S. Fulton Avenue. She stated concerns with the proposed lot sizes, because they are smaller than the lots across from the development on S. Fulton Avenue. Ms. Merritt also expressed concerns about access roads and that additional traffic would go past her property. She stated that additional traffic was a concern because there are already cars that go too fast along S. Fulton Avenue and there is no traffic control from Lone Pine Street to County Road 27. She also stated that children would not be able to go to school in Fort Lupton because she heard there is not room for additional students. She stated again that safety would be an issue with additional traffic and kids walking to school in the area. She stated that the homes in the area are brick or stone and that she would not like frame homes built in the area. Ms. Merritt felt that the park was exciting, but that a bigger park was needed. She also stated that the area needs sidewalks and not a trail.
[Applause]
Deb Demille resides at 856 S. McKinley Avenue and stated that she will follow up on the previous public comments. She stated that this proposed development has not changed from the previous proposal from six or seven years ago for the property with respect to infrastructure. She stated concerns that the City does not have a large police force in order to accommodate the development. She stated concerns with 99 families moving into a small area, with drainage, with the schools being unable to accommodate that many additional students. She stated that the area is a tight-knit community. Ms. Demille had concerns with property values decreasing in the area. She stated that proposed apartments would cause her home price to decrease and asked that that be taken into consideration by the Commission.
[Applause]

Jim Jones resides at 855 S. Fulton Avenue. Mr. Jones stated that the redesign presented by the applicants addressed some of his concerns. However, he stated concerns with additional traffic on the roadways and that repairs were needed on Kahil Street and S. Fulton Avenue. He stated that there are bottlenecks at Lone Pine Street and S. Fulton Avenue and that this will need to be addressed. He stated there is a need for nice homes but that this proposal is "putting ten pounds of potatoes in a five pound bag." *[Applause]* Mr. Jones notes that this is the second or third time that the applicants have tried to develop the same thing. He stated that although the townhomes are nice, the surrounding properties should be compatible with them. He stated concerns with school traffic and that the rental properties will bring more problems to the area.
[Applause]
Jeremy Campbell resides at 865 S. Fulton Avenue. He inquired on the type of zoning that the applicants were applying for. Planning Director, Todd Hodges, stated that the zoning would be to PUD with single-family and multifamily uses in accordance with the R-1 up to R-3 zone districts. Mr. Campbell expressed concerns with the R-3 uses and stated that the City could allow low-income housing on the entire site with that type of zoning permitted. He stated that while he understood the applicants' need to make money on the development by proposing smaller houses, removing the small houses and apartments from the proposal would be a huge benefit and would assist in gaining approval from the neighbors.
[Applause]
Edward Engle resides at 870 S. Hoover Avenue. He stated concerns regarding on-street parking, especially with the patio homes and having enough space for visitors to park. Mr. Engle noted that in the Lancaster area there is hardly any parking to accommodate any visitors. He was also concerned with the use of the dedicated alley behind Peaceful Acres going away. Finally, he stated that condensed traffic was going to be a problem, especially with the small lot sizes.
[Applause]
Lester Dean resides at 655 S. McKinley Avenue. He stated that the project backs up to his backyard at Lot 24 in Peaceful Acres. He expressed concerns with the alley behind his home and would like to continue to use it. He stated he would like the development to be all single-family homes and dislikes the apartments. Mr. Dean had concerns that the alley use was going to be taken away, but Weld County shows an easement.
[Applause]
Charles Gordon Emery resides at 880 S. Fulton Avenue. He expressed concerns with home values depreciating in the area, which would cause the town to depreciate. He indicated he would like to see homes selling due to the new development from $400,000 to half a million like in Brighton. He stated that he agrees with previous comments on traffic concerns in the area.
[Applause]
Steve Koeckeritz resides at Lot 23 in Peaceful Acres. Mr. Koeckeritz stated his home is directly east of what is shown as Hoover Circle. He stated that he had concerns with headlights shining directly into his home, but the updated design resolves that issue. He added that he has concerns with the proposed multi-family residential and requested more

information on these buildings, including how many units would be included, how tall the buildings would be, and if traffic access going to S. McKinley Avenue. He stated that he believes multi-family residential does not fit with the surrounding neighborhood.
[Applause]

The applicants' representative, Aaron Thompson, responded that there would be about 20 to 30 multi-family residential units.

Michele Jahrman resides at 805 S. Fulton Avenue. She stated that she has lived next to apartments before and it was nothing but trouble and that 20 to 30 multi-family residential units would compact too many people in a small area. She also stated concerns with people speeding along S. Fulton Avenue and with the additional traffic. Ms. Jahrman expressed that the area would like to see single-family homes. She expressed concerns with the new development destroying a peaceful community.
[Applause]
David Heiser resides at 950 S. McKinley Avenue. Mr. Heiser stated concerns with small lots sizes and the amount of parking. He stated that his street is already like a parking lot. He also stated concerns with the density being too high.
[Applause]
Jay Herrick resides at 950 S. Hoover Avenue. Mr. Herrick stated that he is a construction consultant and is excited about the annexation and proposed development. He stated concerns with the density of the development and also traffic onto S. Fulton Avenue, especially with no traffic control. He also expressed concerns with the ability of police and fire to provide services. He also is concerned the multi-family residential will become the "recreational pharmacy" across from the school. Mr. Herrick also stated concerns about quality of life and property values in the area and believes there should be single-family residences with larger lots and higher values constructed.
[Applause]
Richard Struck resides at 81 Kahil Place. He stated that his lot is 71 feet across and 97 to 98 feet deep and is too small. Mr. Struck expressed that the City must put a light or overpass at Highway 52 and S. Fulton Avenue. He expressed concerns that the proposed development would be similar to 9th Street across from the school where there are low income apartments and "every deadbeat" has moved into. He stated that more exits are needed out of the development. He was concerned that if a similar tornado event occurred like the one in the 1970s that people would be unable to vacate the area due to an increase in traffic and limited accesses. He also stated that streets need to be reworked throughout the City and the development won't work.
[Applause]
Beverly Andrews resides at 930 S. Hoover Avenue. Ms. Andrews stated that she has lived in Fort Lupton for 17 years. She expressed concerns with drainage and stated that when a downpour occurs that rain comes from Elizabeth Street to the driveway at 920 S. Hoover Avenue and because of the lack of proper drainage, everything settles to the north. She expressed concerns that there won't be room at the schools for additional children. Ms. Andrews stated that she knows of someone that was told to take their children to a charter

school or Quest due to lack of space. She also was concerned that the other apartments and duplexes in the City look like "ghetto areas" and doesn't want that to happen in the neighborhood.
[Applause]
Connie Herrick resides at 950 S. Hoover Avenue. She stated that since no one approves of the multi-family residences, that the applicants should remove them from the plan. Ms. Herrick stated that the lots are too small and they should be made to be as large as the lots along S. Fulton Avenue. Ms. Herrick stated that the patio home lots should also be larger to match the surrounding neighborhood and that more brick should be incorporated into the designs. If those items are addressed, Ms. Herrick believed that the neighbors would be willing to approve the project.
[Applause]
Koreen Turskey resides at 630 S. McKinley Avenue. Her property is Lot 22 of the Peaceful Acres Subdivision and is located across from the proposed park. Ms. Turskey stated concerns over parking at the park and noted that none is shown on the current plan. She stated that her street is narrow and that during graduation vehicles are parked on both sides of the street. Ms. Turskey is concerned that there will be no parking for those coming to the park, which will cause issues on her street.
[Applause]

The Planning Chair closed the public hearing at 6:55 p.m. and asked the Applicant if he would like to respond to the public's comments.

The representative for Fulton Village, Aaron Thompson, elected to respond to concerns and objections. He stated the main concern is the apartments which will be a two story product. The multi-family concepts must go through the additional step of the site plan process. He added that comments from the public indicate that nobody likes apartments. He appreciates wide open spaces as much as anybody. The owners wouldn't have a problem building more single family, but discussions with the City have indicated a need for multi-family homes, as well as a variety of types of home products besides single family. The proposed location of the apartments keeps them away from the existing single family residences as much as possible. This product is a new approach to the property with single-family and multi-family. He heard from the public that there was some concerns about the smaller lot sizes.

Due to the amount of noise and abrupt comments from the public, the Planning Chair asked the public to be respectful.

The smaller lots are 40 feet wide maintenance free lots. The lots at 65'x100' are what is typically built for an infill piece and builders want density. Builders can't sell properties in town with larger lot sizes as easily. He indicated that there were concerns over the school and the developers don't have any control over the schools. Not all buyers will be moving into the City, some may be existing residents. Other concerns were with regards to the trail. The trail is on the City's parks and trails master plan. As far as the parking for the trail and playground, parking could be reviewed.

The Planning Chair explained the Planning Commission's purpose on these projects. The Commission must determine if the project meets the City's development requirements. The concerns from the public may not be addressed because they are not pertinent to the Commission. City Council will have the same type of hearing where the public can attend and address any concerns.

The Planning Chair opened the discussion among members.

Commission Member Dan Parrish indicated concerns about the capacity of the school.

Mr. Thompson indicated he has met with school representatives to discuss a school impact fee and there has been no indication that the school is full.

The Planning Chair added that there have been more people leave the district than those coming in. A letter from John Hoag was in the packet distributed to the Commission and did not state an objection to the application.

Mr. Parrish asked if drainage was taken into consideration.

Mr. Thompson answered that curb and gutter will be placed at S. Fulton Avenue and Lone Pine Street and both will be widened, which should help with traffic concerns. He also indicated that S. McKinley Avenue is unpaved and Lone Pine Street to the east is unpaved. The packet contained a concept utility plan and he explained the drainage flow to drain towards the pond on Highway 85. The pond has a lot of capacity and it will be updated to standards.

Member Bush White indicated concerns over the roads and drainage.

Mr. Thompson responded that Roy Vestal with Public Works and the City Engineer will be reviewing the submittal. At this time the amount of water into the pond is lacking but it will be taken into consideration. A preliminary drainage report will be required as part of the future submittal.

The Planning Director Todd Hodges added that this is a conceptual plan and the item will be discussed at the next stage.

Mr. White asked if there is a requirement for a HOA for maintenance of the properties so they don't affect property values. Mr. Thompson stated that this development is going without a HOA. If the City accepts the park as public property, there are no common areas to maintain therefore no HOA is required.

Mr. White noted his concerns over parking, painting and maintenance of houses. Mr. Hodges added that these issues are resolved through Zoning Compliance as part of the Planning Department.

Member Tim Hoskens inquired about the intention of the City to obtain the parks. Mr. Hodges added that this will be part of an agreement with the City. The City won't take property that is not fully developed. An improvements agreement will be required and funds must be put in place to fulfill development requirements.

Mr. Hoskens also inquired about the dead end streets and the radius. Mr. Hodges indicated that the street was discussed. The layout shows that only two properties will access the dead end street where a cul-de-sac may be accessed by more than two. The fire district preferred this type of street over the cul-de-sac. The sketch plan is the time to discuss concerns regarding the application, then the applicants can proceed based on feedback from the meetings.

Member Lynn Derby stated concerns over the parking for the single family and multifamily.

Mr. Thompson indicated that each house will have a two car garage with a driveway length of 25', which is the setback.

The Planning Director indicated that these lots will be wider than in comparison of the older parts of town.

The Planning Chair asked if the City will require a certain percentage of architectural features.

The Planning Director noted that this is up to the developer because of the PUD zoning. The PUD regulations allow for deviation from standard zoning.

Discussion occurred over front architectural features whether stone or brick. The Commission Members agreed these features should be required in PUD regulations as the project develops.

The Planning Chair noted the many of the concerns were regarding police coverage and indicated the Chief of Police was present at the hearing and has heard the concerns.

The Planning Chair asked if a traffic study was conducted. Planner Alyssa Knutson indicated this wasn't a requirement at this time.

The Planning Chair asked the Planning Director if the project isn't approved, could the project be reevaluated. The Planning Director indicated yes the project could come back for further review.

The Planning Chair inquired about the alley between the patio homes. Mr. Thompson indicated that the alley connects to Hoover and Paden Place. The standard width of the alley is 30 feet and parallel parking is available in front of the garage.

The Planning Chair asked the City Attorney, Andy Ausmus, if there were any legal aspects that should be considered for review by the Commission. Mr. Ausmus answered no.

Mr. Parrish inquired about the Anadarko letter. The Planning Director indicated that the letter was received today and that the concerns stated is between the mineral interest and the property owner.

The Planning Chair asked if these apartments were for co-op, sale, rental or subsidized. Mr. Thompson indicated that the intent is for rental since the town has expressed a need for rentals.

The Planning Chair closed the discussion among the Commission.

Tim Hoskens made a motion to approve Resolution P2016-002 for the Fulton Annexation and Initial Zoning and Bush White seconded the motion.

Motion passed on voice vote.

Tim Hoskens made a motion to approve Resolution P2016-003 for Fulton Village Sketch PUD Plan and Bush White seconded the motion.

Motion passed on voice vote.

The Planning Chair thanked the public for attending the hearing and gave a five minute recess at 7:29.

The meeting reconvened at 7:35 p.m.

2016 Three Mile Plan
The Planning Director indicated the Three Mile Plan was adopted. The Plan went before City Council and was not required to go before Planning Commission. The Plan is based on the existing City limits and a 3-mile border extended past the City limits. If any development proposals occur within three miles of the City limits, Weld County should be referring those to the City. Property owners within 3-miles of the City limits could potentially annex into the City or proceed with the County process. Annexation is not forced upon any owners.

Upcoming land use applications and updates
Planner Alyssa Knutson indicated there are no current land use applications.

Prior to the meeting, the Planning Chair had inquired about the Parks and Trails Master Plan and Planner Knutson presented the members with a map of the proposed trails through the City.

She indicated the Comprehensive Plan will be updated this year and once the proposal is complete the project will be bid and it will be brought before the Commission members. Also, a commission training class is scheduled later this month in Golden and an email will be forwarded to Commission members, all are encouraged to attend.

Member Bush White expressed interest in updating the design standards.

Discussion occurred regarding the fence for the solar farm. Planner Alyssa Knutson will review the fence design along Highway 52.

ADJOURNMENT

Bush White made a motion to adjourn the meeting at 7:54 p.m. and Barbara Duncan seconded the motion.

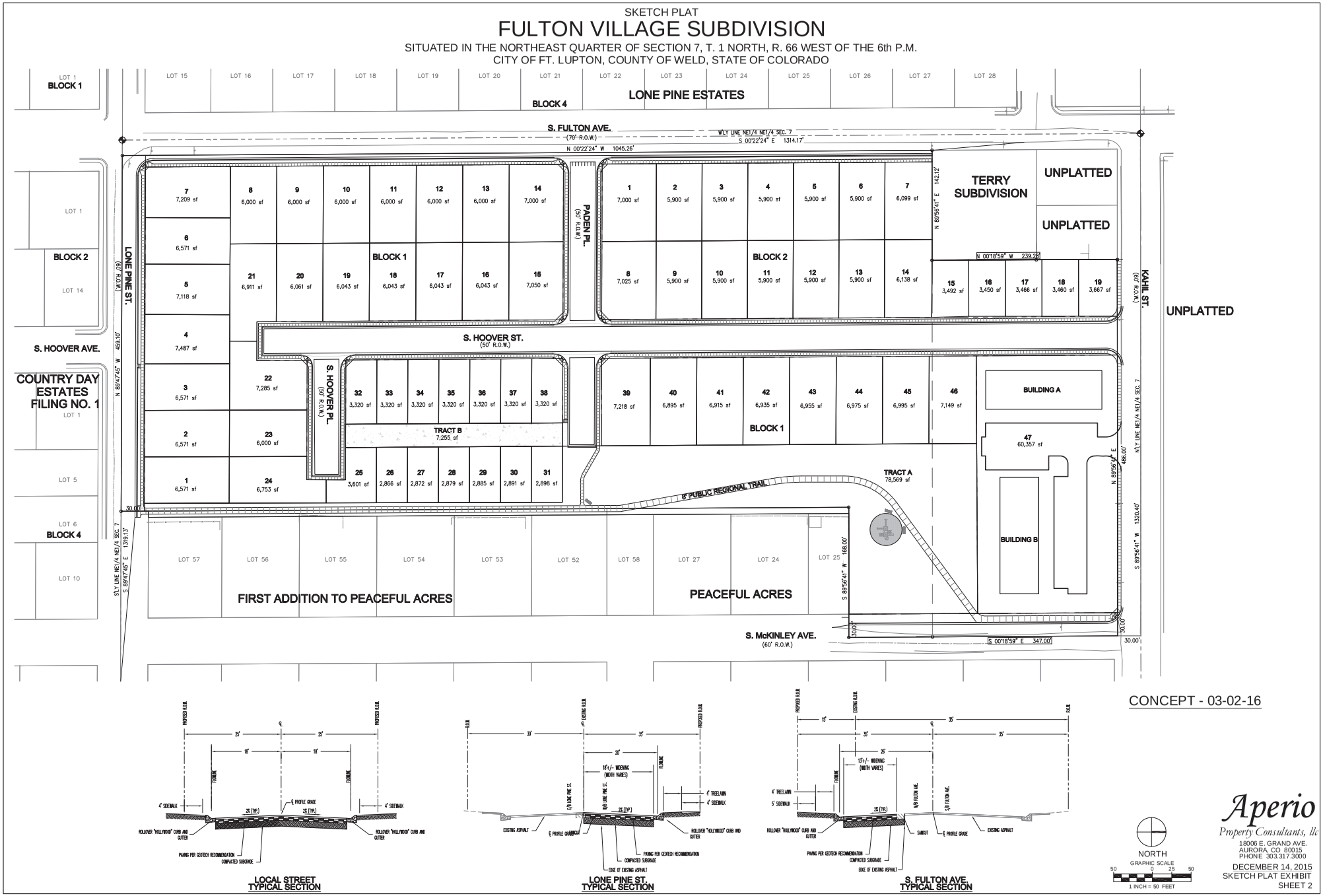
Motion passed on voice vote.

_____
Mari Peña, Planning Technician

Approved by Planning Commission

_____
Mike Simone, Chairperson

Attachment to Planning Commision March 8, 2016 Minutes



Resolution No. P2016-003

RESOLUTION NO. P2016-003

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF THE FULTON VILLAGE SKETCH PUD PLAN FOR A PLANNED UNIT DEVELOPMENT LOCATED EAST AND ADJACENT TO S. FULTON AVE. AND BETWEEN LONE PINE STREET AND KAHIL STREET IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on March 8, 2016, for the purpose of reviewing the Fulton Village Sketch PUD Plan; and

WHEREAS, after review of the application for a sketch PUD plan, and consideration of staff comments, applicants' presentation and any public input, Planning Commission finds the request for the Fulton Village Sketch PUD Plan conforms with City codes and requirements and policies therein; and

WHEREAS, all legal requirements for the public hearing have been met, including mailing of public hearing notices to adjacent property owners within 500 feet.

NOW THEREFORE BE IT RESOLVED, the Planning Commission has considered the application and has taken into consideration staff comments, the applicant presentation, all referral comments and any citizen testimony in response to this application. Based upon the review of applicable policies and goals in the Fort Lupton Comprehensive Plan, review of the Subdivision and Zoning Regulations, and the facts presented on this date, the Planning Commission hereby recommends approval of the Fulton Village Sketch PUD Plan for a planned unit development located east and adjacent to S. Fulton Ave. and between Lone Pine Street and Kahil Street in a Portion of the Northeast Quarter of Section 7, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado, with the following conditions:

1. Additional right of way shall be required along Lone Pine Street and S. McKinley Avenue with the final PUD plan filing

2. The preliminary and final PUD plans shall be updated so that there is a minimum five foot sidewalk along S. Fulton Avenue.

3. The applicant shall consider connecting the street labeled as S. Hoover Circle on the sketch plan map directly to Kahil Street and the functionality of the multi-family residential lot.

4. The applicants shall adequately address referral agency comments prior to or as part of the preliminary PUD plan submittal.

5. The applicants shall work with City staff to modify the submitted draft PUD guidelines and specify any deviation from the City's Zoning Regulations.

6. The applicants shall work with City staff and Fire District to finalize any proposed road names and design modifications prior to submittal of the preliminary PUD plan.

7. Any submittal for a preliminary PUD plan application shall include all required documents for such submittal along with any additional items that may be required by the City for review.

8. Applicant shall submit proof that they have attempted in good faith to negotiate impact fees with Weld County School District Re-8.

9. Applicant shall work with City staff to finalize the phasing for the construction of the regional trail and park.

DONE THIS 8th DAY OF MARCH, 2016, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

Planning Commission Staff Report

CITY OF Fort Lupton EST 1836
COME PAINT YOUR FUTURE WITH US

Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortlupton.org

Phone: 720.466.6107
Fax: 303.857.0351

TO: **PLANNING COMMISSION**

FROM: **ALYSSA KNUTSON, PLANNER**

SUBJECT: **FULTON VILLAGE ANNEXATION & INITIAL ZONE AND SKETCH PUD PLAN; PROJECT NO. ANX2016-001 & SPL2016-001**

MEETING DATE: **MARCH 8, 2016**

I. Attachments

1. PC Resolution P2016-002 & P2016-003
2. Application Materials
3. Referral Responses
4. Legal Notifications

II. Project Owners and Representatives:

Owners	Project Representative
Fulton Village, LLC James D. Lambert Barbara J. Lambert	Aaron Thompson Aperio Property Consultants, LLC 18006 E. Grand Ave. Aurora, CO 80015 Phone: (303) 317-3000 aaron@aperiopc.com

III. Property Information

The site consists of two undeveloped parcels, a public alley and public right-of-way and is located east and adjacent to S. Fulton Ave. and between Lone Pine Street and Kahil Street in a Portion of the Northeast Quarter of Section 7, Township 1 North, Range 66 West of the 6th P.M., County of Weld, State of Colorado. The full legal description can be found in the application packet attached to this memorandum. More detail on the separate parcels is provided below:

Parcel No. 147107100004: This parcel is owned by James D. Lambert and Barbara J. Lambert. A portion of this parcel is located in Weld County and was unintentionally

excluded from the previous annexation to the City of Fort Lupton. The applicants have submitted an application to annex and initial zone the remaining portion of this parcel to the PUD Zone District, which is currently zoned Agricultural in Weld County. The remaining portion is in the R-1A Zone District in Fort Lupton and this will be rezoned to PUD with the next review phase of the project. The entire parcel is included within the sketch PUD plan.

Parcel No. 147107100005: This parcel is located in Weld County and is currently zoned R-2. The applicants have submitted an application to annex and initial zone the property to the PUD Zone District. The entire parcel is included within the sketch PUD plan.

III. Project Description

This land use application is for (1) an annexation and initial zoning; and (2) a sketch PUD plan.

The applicants, Fulton Village, LLC, James D. Lambert and Barbara J. Lambert, have submitted an application for an annexation and initial zoning to PUD Planned Unit Development with R-1, R-1A, R-2 and R-3 uses. The total annexation is 12.056 acres, more or less, and includes a parcel owned by Fulton Village, LLC, a portion of a parcel owned by James D. Lambert and Barbara J. Lambert that was erroneously excluded from a previous annexation of their property located, a public alley and public right-of-way.

The applicants have also submitted an application for a sketch PUD Plan for a proposed residential major subdivision that will include a mix of low, medium and high density residential. The sketch PUD plan includes two parcels, one owned by Fulton Village, LLC, and the other owned by James D. Lambert and Barbara J. Lambert, and also includes a public alley and public right-of-way for a total of 14.122 acres, more or less. For additional information on the proposed project, please refer to the Fulton Village Subdivision Development Report that is included in the packet.

VI. Legal Considerations

Annexation

On February 8, 2016, the City Council accepted the annexation petition and set the public hearing date for this matter on March 28, 2016. A public hearing before Planning Commission is required for this request prior to going before City Council.

All notification requirements were met, including posting notice of the hearings on the property at least 15 days prior to this public hearing, mailing notice to property owners within 500 feet of the site and sending notice to mineral owners and lessees of record on the properties, and the publishing notice of the hearing in the Fort Lupton Press for four consecutive weeks, with the first publication being at least 30 days prior to the City Council public hearing.

This annexation meets the contiguity requirements set forth by Colorado Statutes.

Sketch PUD Plan

Pursuant to the Fort Lupton Municipal Code Section 16-45, a sketch PUD plan is an initial review of a proposed Planned Unit Development and is processed per Section 17-21 of the Code. The sketch PUD plan phase is required prior to submitting a preliminary PUD plan and final PUD plan. The sketch PUD plan should generally define the layout of streets, lots and location of any public uses, such as schools and parks, and proposed zoning classifications.

All notification requirements were met, including mailing notice to property owners within 500 feet of the site and sending notice to mineral owners and lessees of record on the properties.

The intent of the sketch PUD plan is to provide a general concept that describes the applicants' development vision and plan for a proposed PUD. The sketch PUD plan gives the City an opportunity to describe the community's vision to the applicant, provides basic information to the City that will affect the planning and design of the site, and gives the applicant an opportunity to hear comments and concerns from the public prior to proceeding with detailed project design. A sketch PUD plan is *not* intended to provide final comments or requirements, or restrict the City's discretion in subsequent stages of the review process.

The City notified surrounding property owners of the sketch PUD plan application and received comments from nearby neighbors, which are included in the packet.

VII. Public Hearing & Meeting Procedure

The annexation and initial zoning require a public hearing before the Planning Commission. The sketch PUD plan is considered a public meeting pursuant to the Fort Lupton Municipal Code.

The Planning Commission's review of the sketch PUD plan is intended to be an open exchange of ideas where the Commission members are encouraged to discuss any issues, questions or concerns with the applicants and staff. After the project has been presented, and public input and staff comments have been considered, the Planning Commission shall make a recommendation to the City Council to approve, approve with conditions or deny the sketch PUD plan.

VIII. Findings/Conclusions

After review of the Comprehensive Plan, Municipal Code and referral comments, staff finds that:

1. The Comprehensive Plan designates the property as Urban Residential. The Urban Residential land use type encourages higher density neighborhoods with a mix of housing types. Staff finds that the development proposed conforms to the Comprehensive Plan;
2. The site is located within the district designated Growth Tier 1 in the Comprehensive Plan, which is considered the priority growth area as envisioned by the Plan and is the area that is best able to provide municipal services.
3. There are currently residential subdivisions located directly to the east (Peaceful Acres), west (Lone Pine Estates) and south (County Day Estates) of the property; and
4. There is a need for residential properties within the City of Fort Lupton due to employment created by the oil and gas industry, as well as other commercial development in the area.

IX. Recommendation

Based upon the findings identified in this report, staff recommends approval of Resolution P2016-002 for the annexation of 12.056 acres, more or less, and initial zoning to PUD with R-1, R-1A, R-2 and R-3 Zone District uses. Staff further recommends conditional approval of the Fulton Village Sketch PUD Plan, as listed on Resolution No. P2016-003.

Land Use Application

CITY OF
Fort Lupton
EST 1836
COME PAINT YOUR FUTURE WITH US

Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortlupton.org

Phone: 303.857.6694
Greeley: 970.346.0326
Fax: 303.857.0351

DATE: 11/15/15	PROJECT NAME: FULTON VILLAGE
ADDRESS / LOCATION OF PROJECT: NE CORNER OF FULTON AVE. AT LONE PINE ST.	
LEGAL DESCRIPTION (LOT, BLK, TWNSHP, RNG.): SEE ATTACHED EXHIBIT 'A' Parcel: 147-107-100-005/147-107-100-004	

PLEASE CHECK THE APPROPRIATE ITEM(S):

X ANNEXATION	X SKETCH PLAT	ADMIN SITE PLAN
X INITIAL ZONING	PRELIMINARY PLAT	SITE PLAN
CHANGE OF ZONE	FINAL PLAT	PUD SITE PLAN
X PUD PLAN	AMENDED PLAT	COMP PLAN AMENDMENT
SPECIAL USE	BOARD OF ADJUSTMENT	OIL & GAS DEVELOPMENT
MINOR SUBDIVISION		

PRESENT ZONING: Agriculture	AREA IN ACRES: Parcel: 14.951 Annexation area: 12.056
PROPOSED ZONING: PUD	PRESENT USE: VACANT
PROPOSED # OF LOTS: 60	PROPOSED # OF DU'S: 79
PROPOSED GROSS FLOOR AREA:	MIN LOT SIZE: AVG. LOT SIZE:

PROPERTY / MINERAL OWNER:	PROJECT CONTACT:
NAME: FULTON VILLAGE, LLC/~~BERNARD~~ JAMES AND ~~DONNA~~ BARBARA LAMBERT	NAME: AARON THOMPSON
ADDRESS: 2212 RIDGE RD. / 155 E. BRIDGE ST. LITTLETON, CO 80120 / BRIGHTON, CO 80601	FIRM / COMPANY: APERIO PROPERTY CONSULTANTS, LLC
PHONE:	ADDRESS: 18006 E. GRAND AVE. AURORA, CO 80015
SIGNATURE: Barbara Lambert	PHONE: (303) 317-3000 FAX: EMAIL: aaron@aperiopc.com
TITLE: mgr DATE: 1/6/16	

FOR OFFICE USE ONLY	DATE RECEIVED: 1/6/16

CITY OF FORT LUPTON
GENERAL FEE DEPOSIT SCHEDULE

ANNEXATION FEE DEPOSITS:

1. ONE TO TEN ACRES	$ 750.00 PLUS $10.00 / ACRE
2. ELEVEN TO FIFTY ACRES	~~$ 1,000.00 PLUS $ 8.00 / ACRE~~
3. FIFTY-ONE TO ONE HUNDRED ACRES	$ 1,500.00 PLUS $ 6.00 / ACRE
4. OVER ONE HUNDRED ACRES	$ 2,000.00 PLUS $ 4.00 / ACRE

OIL AND GAS EXPLORATION AND DEVELOPMENT PERMIT:

5. REVIEW / PERMIT FEE	$ 1,100.00

MINING OR EXTRACTION OF MINERALS PERMIT:

6. THE FIRST TWENTY-FIVE ACRES	$1,000.00 PLUS $10.00 / ACRE OR FRACTION THEREOF IN EXCESS OF TWENTY-FIVE ACRES

ZONING FEE DEPOSITS:

7. ZONING CHANGE	~~$ 900.00~~
8. SPECIAL USE PERMIT (GENERAL)	$ 900.00
9. SPECIAL USE PERMIT (GRAVEL MINING)	$ 1,500.00
10. SPECIAL USE PERMIT (DAYCARE)	$ 250.00
11. BOARD OF ADJUSTMENT	$ 300.00

SUBDIVISION (PLAT) FEE DEPOSITS:

12. SKETCH PLAT	~~$ 900.00~~
13. PRELIMINARY PLAT	~~$ 1,500.00~~
14. FINAL PLAT	~~$ 900.00~~
15. MINOR SUBDIVISION	$ 1,500.00
16. PUD (PRELIMINARY AND FINAL)	$ 2,400.00

SITE PLAN

17. PRELIMINARY SITE PLAN	$ 900.00
18. FINAL SITE PLAN	$ 1,500.00

COMPREHENSIVE PLAN AMENDMENT:

19. COMP PLAN AMENDMENT	$ 1,500.00

OTHER DEPOSITS:

20. ADMISTRATIVE REVIEW (MINOR)	$ 500.00
21. AMENDED PLAT (REPLAT) FOR DRAINAGE & UTILITY EASEMENTS	$ 500.00

22. AMENDED PLAT (LOT LINE ADJUSTMENTS ONLY)	$ 500.00
23. DEVELOPMENT REVIEW TEAM (DRT)	$ 250.00 PLUS CONSULTANT EXPENSES
24. OTHER SERVICES PROVIDED BY CITY STAFF	$ 55.00 / HOUR
25. CITY CONSULTANT SERVICES	AT COST (Escrow) initial amount to be paid at submittal: $ 5,000.00. Escrow will be maintained based on work completed.

FLOODPLAIN DEVELOPMENT:

26. PERMIT FEE AND REVIEW	$ 750.00 UP TO TEN ACRES $ 1,500.00 OVER TEN ACRES

Total: $ 5,000.00

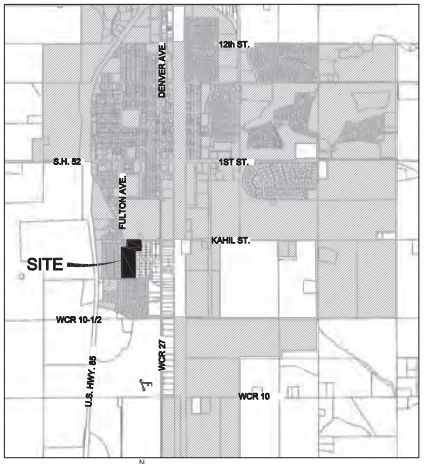
FEES ARE NON-REFUNDABLE AND DUE AT TIME OF APPLICATION SUBMITTAL. FEES ARE SET BY CITY COUNCIL BY RESOLUTION. CITY STAFF IS NOT AUTHORIZED TO NEGOTIATE FEES AND CANNOT, UNDER ANY CIRCUMSTANCES, CHANGE, REDUCE, OR AMEND THE FEES SET FORTH IN EXHIBIT A WITHOUT CITY COUNCIL AUTHORIZATION. ESCROW FEES SHALL BE TRACKED THROUGHOUT THE COURSE OF THE APPLICATION PROCESS. ONCE THE INITIAL ESCROW HAS BEEN USED THE CITY WILL REQUIRE ADDITIONAL FUNDS TO COVER CITY CONSULTANT SERVICES.

Maps

SKETCH PLAT

FULTON VILLAGE SUBDIVISION

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
CITY OF FT. LUPTON, COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX

1	COVER SHEET
2	SKETCH PLAT EXHIBIT
3	CONCEPT GRADING AND UTILITY PLAN
4	CONCEPT PARK/OPEN SPACE/TRAIL PLAN
5	PHASING PLAN

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS S00°19'00"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S89°56'41"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 ($NE_{1/4}NE_{1/4}$) A DISTANCE OF 672.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 3123110 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; SAID POINT ALSO BEING THE NORTHWEST CORNER OF PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1207210; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S00°18'59"E A DISTANCE OF 347.00; THENCE S89°56'41"W ALONG THE NORTH LINE OF LOT 25, PEACEFUL ACRES SUBDIVISION AND THE EASTERLY AND WESTERLY PROLONGATION THEREOF A DISTANCE OF 168.00 FEET TO THE NORTHWEST CORNER OF AN 8' WIDE ALLEY AS SHOWN ON THE PLAT OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION AND THE WEST BOUNDARY OF FIRST ADDITION TO PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1303148 A DISTANCE OF 939.33 FEET TO A POINT ON THE SOUTH LINE OF SAID $NE_{1/4}NE_{1/4}$; THENCE N89°47'45"W ALONG THE SOUTH LINE OF SAID $NE_{1/4}NE_{1/4}$ A DISTANCE OF 459.10 FEET TO A POINT 20 FEET EAST OF THE SOUTHWEST CORNER OF SAID $NE_{1/4}NE_{1/4}$; THENCE N00°22'24"W ALONG A LINE PARALLEL WITH AND 20 FEET EAST OF THE WEST LINE OF SAID $NE_{1/4}NE_{1/4}$ A DISTANCE OF 1045.26 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AT BOOK 1574, PAGE 1601 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; THENCE N89°56'41"E ALONG THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID BOOK 1574, PAGE 1601 AND THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID RECEPTION NO. 3123110 A DISTANCE OF 142.12 FEET; THENCE N00°18'59"W A DISTANCE OF 239.28 FEET ALONG THE EAST LINE OF THE LANDS DESCRIBED AT SAID BOOK 1574, PAGE 1601 TO THE SOUTH RIGHT OF WAY LINE OF KAHL STREET; THENCE N89°56'41"E A DISTANCE OF 486.00 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF KAHIL STREET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 615,155 SQUARE FEET, 14.122 ACRES, MORE OR LESS.

LAND USE SUMMARY TABLE

LAND USE	AREA (AC)	NO. OF UNITS	MAX. LOT SIZE	MIN. LOT SIZE	AVG. LOT SIZE	DENSITY
SINGLE FAMILY RESIDENTIAL	9.19	46	7,821 SF	5,900 SF	6,433 SF	5.00 DU/AC
MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL	1.11	13	3,531 SF	2,854 SF	3,162 SF	11.71 DU/AC
PARK/OPEN SPACE/TRAIL	1.70		(PUBLIC LAND DEDICATION)			
MULTI-FAMILY	2.12	24				11.32 DU/AC
TOTAL	14.12	83				

DEDICATED R.O.W.	AREA, AC
FULTON AVE.	0.36
PINE LANE	0.31
McKINLEY AVE.	0.24
PADEN PL.	0.42
HOOVER CIR.	1.44
HOOVER PL.	0.30
TRACT B - PUBLIC ALLEY	0.17
TOTAL R.O.W. DEDICATION	3.24

OWNER/APPLICANT:

FULTON VILLAGE, LLC
2212 RIDGE RD.
LITTLETON, CO 80121
(303) 929-0822

DONALD J. AND BARBARA J. LAMBERT
515 E. BRIDGE ST.
BRIGHTON, CO 80601
(303) 659-1216

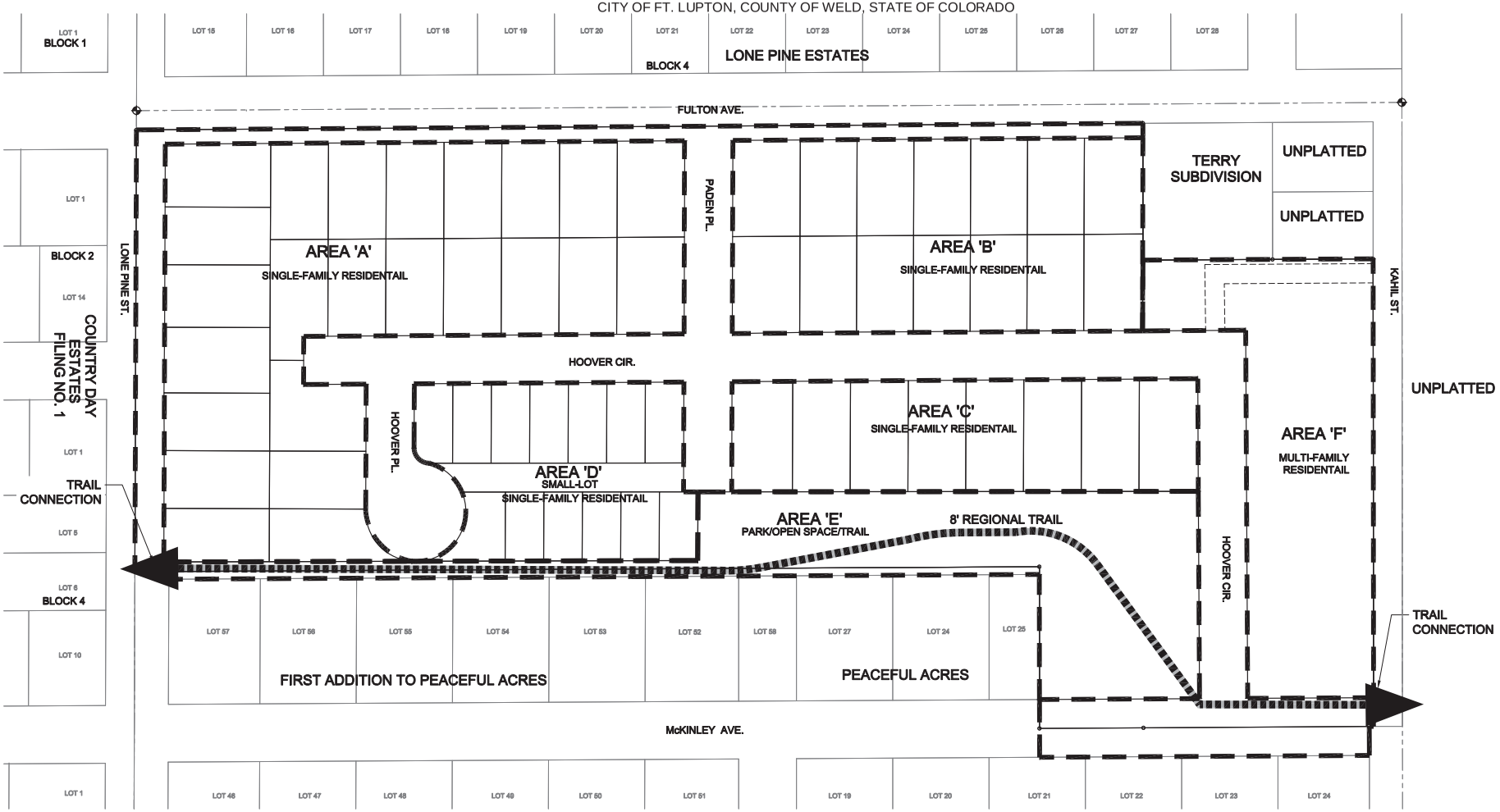
Aperio
Property Consultants, llc
18006 E. GRAND AVE.
AURORA, CO 80015
PHONE 303.317.3000

DECEMBER 14, 2015
COVER SHEET
SHEET 1

CONCEPT PLAN

FULTON VILLAGE

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
CITY OF FT. LUPTON, COUNTY OF WELD, STATE OF COLORADO



LAND USE SUMMARY TABLE

AREA DESIGNATION	LAND USE	AREA (AC)	NO. OF UNITS	MAX. LOT SIZE	MIN. LOT SIZE	AVG. LOT SIZE	DENSITY
'A'	SINGLE FAMILY RESIDENTIAL	3.55	24	7,821 SF	6,000 SF	6,443 SF	6.76 DU/AC
'B'	SINGLE FAMILY RESIDENTIAL	1.96	14	7,025 SF	5,900 SF	6,090 SF	7.14 DU/AC
'C'	SINGLE FAMILY RESIDENTIAL	1.29	8	7,218 SF	6,915 SF	7,005 SF	6.20 DU/AC
'D'	SMALL -LOT RESIDENTIAL	0.94	13	3,531 SF	2,854 SF	3,162 SF	13.83 DU/AC
'E'	PARK/OPEN SPACE/TRAIL	1.58					
'F'	MULTI-FAMILY	1.56	24				15.38 DU/AC
	SUBTOTAL	10.88	83				
DEDICATED R.O.W.							
FULTON AVE.		0.36					
PINE LANE		0.31					
McKINLEY AVE.		0.24					
PADEN PL.		0.42					
HOOVER CIR.		1.44					
HOOVER PL.		0.30					
TRACT B - PUBLIC ALLEY		0.17					
	SUBTOTAL	3.24					
EXISTING R.O.W.							
McKINLEY AVE.		0.24					
8' PUBLIC ALLEY		0.17					
	SUBTOTAL	0.41					
	TOTAL	14.53 AC					

NORTH
GRAPHIC SCALE
50 0 25 50
1 INCH = 50 FEET

Aperio
Property Consultants, llc
18006 E. GRAND AVE.
AURORA, CO 80015
PHONE 303.317.3000

DECEMBER 14, 2015
CONCEPT LAND USE PLAN
SHEET 1

PLANNED UNIT DEVELOPMENT FOR

FULTON VILLAGE

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
CITY OF FT. LUPTON, COUNTY OF WELD, STATE OF COLORADO

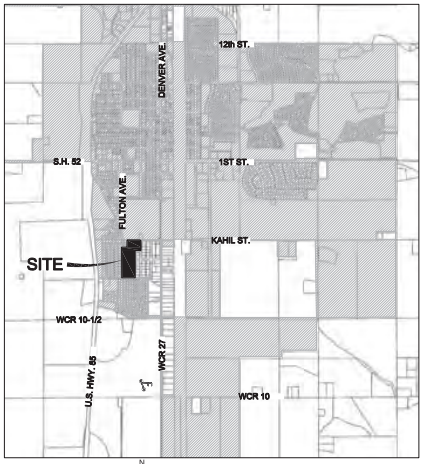
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS S00°19'00"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S89°56'41"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 ($NE_{1/4}NE_{1/4}$) A DISTANCE OF 672.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 3123110 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; SAID POINT ALSO BEING THE NORTHWEST CORNER OF PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1207210; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S00°18'59"E A DISTANCE OF 347.00; THENCE S89°56'41"W ALONG THE NORTH LINE OF LOT 25, PEACEFUL ACRES SUBDIVISION AND THE EASTERLY AND WESTERLY PROLONGATION THEREOF A DISTANCE OF 168.00 FEET TO THE NORTHWEST CORNER OF AN 8' WIDE ALLEY AS SHOWN ON THE PLAT OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION AND THE WEST BOUNDARY OF FIRST ADDITION TO PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1333148 A DISTANCE OF 938.33 FEET TO A POINT ON THE SOUTH LINE OF SAID $NE_{1/4}NE_{1/4}$; THENCE N89°47'45"W ALONG THE SOUTH LINE OF SAID NE $_{1/4}NE_{1/4}$ A DISTANCE OF 459.10 FEET TO A POINT 20 FEET EAST OF THE SOUTHWEST CORNER OF SAID $NE_{1/4}NE_{1/4}$; THENCE N00°22'24"W ALONG A LINE PARALLEL WITH AND 20 FEET EAST OF THE WEST LINE OF SAID NE $_{1/4}NE_{1/4}$ A DISTANCE OF 1045.26 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AT BOOK 1574, PAGE 1601 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; THENCE N89°56'41"E ALONG THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID BOOK 1574, PAGE 1601 AND THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID RECEPTION NO. 3123110 A DISTANCE OF 142.12 FEET; THENCE N00°18'59"W A DISTANCE OF 239.28 FEET ALONG THE EAST LINE OF THE LANDS DESCRIBED AT SAID BOOK 1574, PAGE 1601 TO THE SOUTH RIGHT OF WAY LINE OF KAHIL STREET; THENCE N89°56'41"E A DISTANCE OF 486.00 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF KAHIL STREET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 615,155 SQUARE FEET, 14.122 ACRES, MORE OR LESS.



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX

1 COVER SHEET
2 P.U.D. PLAN EXHIBIT

OWNER'S CERTIFICATE

_____ BEING THE OWNER AND/OR DEVELOPER OF THE LAND HEREIN DESCRIBED, LOCATED IN THE CITY OF FT. LUPTON, COUNTY OF WELD, STATE OF COLORADO, HEREBY SUBMIT THIS PLAN AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREIN.

OWNER:

_____ _____
BY: GEORGE S. LEE, MANAGER DATE:
FULTON VILLAGE, LLC

_____ _____
BY: DONALD J. LAMBERT DATE:

_____ _____
BY: BARBARA J. LAMBERT DATE:

NOTARY

STATE OF COLORADO)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 20 __ BY _____

_____
NOTARY SIGNATURE

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF FT. LUPTON PLANNING COMMISSION, THIS ___ DAY OF _____, 20___ .

_____
CHAIRPERSON

CITY OF FORT LUPTON APPROVAL

APPROVED BY THE CITY OF FORT LUPTON CITY COUNCIL, THIS _ DAY OF _____, 20___ .

_____
MAYOR, CITY OF FORT LUPTON

_____
CITY CLERK

NOTARY

STATE OF COLORADO)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 20 __ BY TOMMY HOLTON AS MAYOR FOR THE CITY OF FORT LUPTON, COLORADO.

_____
NOTARY SIGNATURE

CITY CLERK AND RECORDER'S CERTIFICATE

I, _____, CITY CLERK OF THE CITY OF FORT LUPTON, COLORADO, HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE COPY OF THE ANNEXATION MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO, CONTAINING THE DESCRIPTION OF LANDS ANNEXED TO THE CITY OF FORT LUPTON BY ORDINANCE NO. _____, A CERTIFIED COPY OF WHICH IS HEREWITH FILED, WHICH ORDINANCE BECAME EFFECTIVE _____.

_____
CITY CLERK

WELD COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY, COLORADO AT ___ A.M., ON THE _____ DAY OF _____, A.D., 200__.

_____
COUNTY CLERK AND RECORDER

OWNER/APPLICANT:
FULTON VILLAGE, LLC
2212 RIDGE RD.
LITTLETON, CO 80121
(303) 929-0822

DONALD J. AND BARBARA J. LAMBERT
515 E. BRIDGE ST.
BRIGHTON, CO 80601
(303) 659-1216

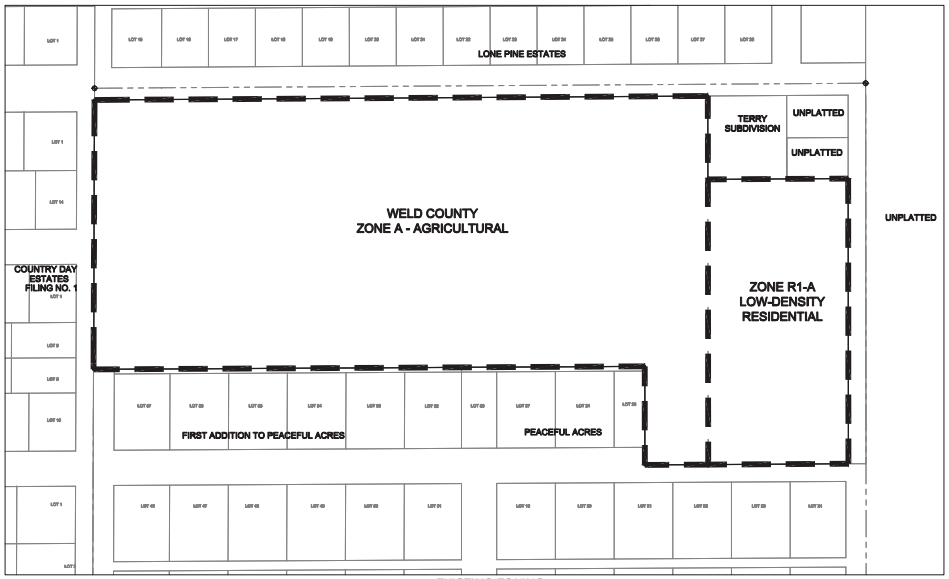
Aperio
Property Consultants, llc
18006 E. GRAND AVE.
AURORA, CO 80015
PHONE 303.317.3000

DECEMBER 15, 2015
COVER SHEET
SHEET 1

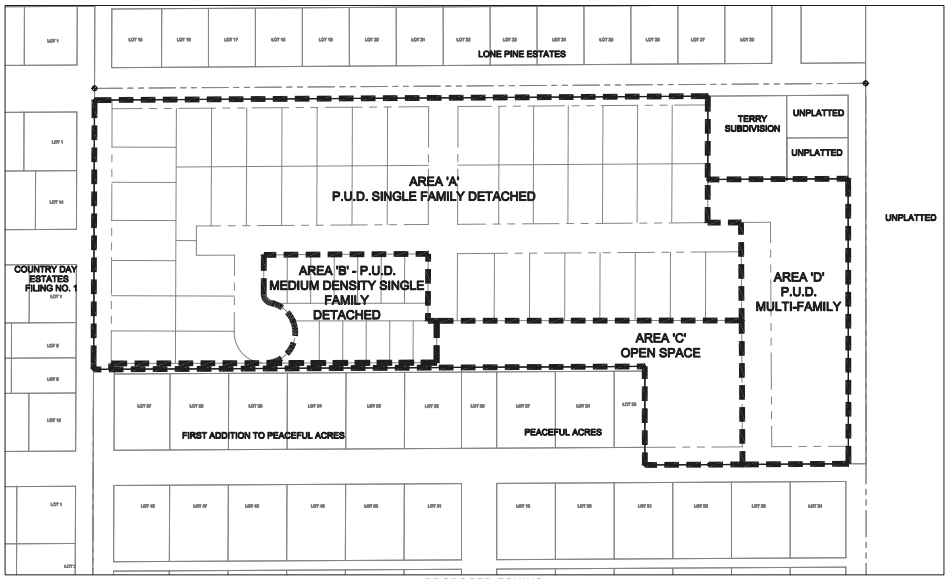
PLANNED UNIT DEVELOPMENT FOR

FULTON VILLAGE

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
CITY OF FT. LUPTON, COUNTY OF WELD, STATE OF COLORADO



EXISTING ZONING



PROPOSED ZONING

LAND USE SUMMARY TABLE

LAND USE AREA	LAND USE	AREA (AC)	NO. OF UNITS	MAX. LOT SIZE	MIN. LOT SIZE	AVG. LOT SIZE	DENSITY
AREA 'A'	SINGLE FAMILY RESIDENTIAL	9.19	46	7,821 SF	5,900 SF	6,433 SF	5.00 DU/AC
AREA 'B'	MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL	1.11	13	3,531 SF	2,854 SF	3,162 SF	11.71 DU/AC
AREA 'C'	PARK/OPEN SPACE/TRAIL	1.70					
AREA 'D'	MULTI-FAMILY	2.12	24				11.32 DU/AC
	TOTAL	14.12	83				5.88 DU/AC

LAND USE DESIGN STANDARDS

		SETBACKS				LOT WIDTH AT	MAX. HARD SURFACE
LAND USE AREA	LAND USE	FRONT	REAR	SIDE	MAX. HEIGHT	BLDG. LINE (MIN.)	LOT COVERAGE
AREA 'A'	SINGLE FAMILY RESIDENTIAL	20'	15'	5'	35'	30'	60%
AREA 'B'	MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL	20'	15'	5'	35'	30'	70%
AREA 'D'	MULTI-FAMILY	25'	20'	10'	35'	30'	

ACCESSORY STRUCTURES

SETBACKS				
FRONT	REAR	SIDE	MAX. HEIGHT	MAX. FLOOR AREA (GFA)
20'	15'	5'	35'	1,500 S.F.

P.U.D. LAND USE STANDARDS

SINGLE FAMILY DETACHED (AREA A):

SINGLE-FAMILY USES ON STANDARD LOTS, INCLUDING THE NECESSARY APPURTENANT AND ACCESSORY FACILITIES AND USES ASSOCIATED WITH SUCH LIVING AREAS.
NO BUILDING OR LAND SHALL BE USED AND NO BUILDING SHALL BE HEREAFTER ERECTED OR STRUCTURALLY ALTERED, UNLESS OTHERWISE PROVIDED FOR IN THIS P.U.D., EXCEPT FOR SINGLE-FAMILY DWELLINGS, INCLUDING HOMES BUILT ON SITE AND HUD-APPROVED FACTORY-BUILT HOMES. SINGLE-FAMILY DWELLINGS MAY INCLUDE HOME OCCUPATIONS.

ACCESSORY BUILDINGS TYPICALLY FOUND WITH THE ABOVE-PERMITTED USES SHALL BE ALLOWED. AN ACCESSORY BUILDING OR UTILITY SHED MAY NOT BE LOCATED SO AS TO ENCROACH ON ADJACENT PUBLIC OR PRIVATE PROPERTY OR EASEMENTS. IN NO INSTANCE SHALL AN ACCESSORY BUILDING OR UTILITY SHED BE PERMITTED IN THE FRONT YARD. SAID BUILDINGS SHALL BE SET BACK A MINIMUM OF TWENTY (20) FEET FROM ANY SIDE STREET ON A CORNER LOT. ONLY ONE (1) ACCESSORY BUILDING PER PLATTED LOT IS ALLOWED., ACCESSORY STRUCTURES SHALL ONLY BE ALLOWED AFTER THE PRINCIPAL DWELLING HAS BEEN PERMITTED AND CONSTRUCTED ON THE LOT. UTILITY SHEDS SHALL NOT BE CONSIDERED ACCESSORY BUILDINGS, BUT MAY NOT EXCEED 250 S.F. GFA.

MEDIUM DENSITY SINGLE FAMILY DETACHED (AREA B):

SINGLE-FAMILY USES ON STANDARD LOTS, INCLUDING THE NECESSARY APPURTENANT AND ACCESSORY FACILITIES AND USES ASSOCIATED WITH SUCH LIVING AREAS.
NO BUILDING OR LAND SHALL BE USED AND NO BUILDING SHALL BE HEREAFTER ERECTED OR STRUCTURALLY ALTERED, UNLESS OTHERWISE PROVIDED FOR IN THIS P.U.D., EXCEPT FOR SINGLE-FAMILY DWELLINGS, INCLUDING HOMES BUILT ON SITE AND HUD-APPROVED FACTORY-BUILT HOMES. SINGLE-FAMILY DWELLINGS MAY INCLUDE HOME OCCUPATIONS.

ACCESSORY BUILDINGS TYPICALLY FOUND WITH THE ABOVE-PERMITTED USES SHALL BE ALLOWED. AN ACCESSORY BUILDING OR UTILITY SHED MAY NOT BE LOCATED SO AS TO ENCROACH ON ADJACENT PUBLIC OR PRIVATE PROPERTY OR EASEMENTS. IN NO INSTANCE SHALL AN ACCESSORY BUILDING OR UTILITY SHED BE PERMITTED IN THE FRONT YARD. SAID BUILDINGS SHALL BE SET BACK A MINIMUM OF TWENTY (20) FEET FROM ANY SIDE STREET ON A CORNER LOT. ONLY ONE (1) ACCESSORY BUILDING PER PLATTED LOT IS ALLOWED., ACCESSORY STRUCTURES SHALL ONLY BE ALLOWED AFTER THE PRINCIPAL DWELLING HAS BEEN PERMITTED AND CONSTRUCTED ON THE LOT. UTILITY SHEDS SHALL NOT BE CONSIDERED ACCESSORY BUILDINGS, BUT MAY NOT EXCEED 250 S.F. GFA.

PARK AND OPEN SPACE (AREA C):

INTENDED FOR OUTDOOR RECREATION FACILITIES AND LARGE OPEN LAND AREAS. NO BUILDINGS SHALL BE CONSTRUCTED ON AREA D OF THIS P.U.D. UNLESS SPECIFICALLY APPURTENANT TO AN OUTDOOR RECREATIONAL USE, I.E. A PUBLIC RESTROOM FACILITY OR OUTDOOR PICNIC SHELTER.

MULTI-FAMILY FAMILY (AREA D):

MULTI-FAMILY USES, WITH HIGHER DENSITY, INCLUDING THE NECESSARY APPURTENANT AND ACCESSORY FACILITIES AND USES ASSOCIATED WITH SUCH LIVING AREAS.
MORE THAN ONE (1) MULTI-FAMILY BUILDING MAY BE ALLOWED AS DESIGNATED ON AN APPROVED SITE PLAN. NO SINGLE BUILDING SHALL EXCEED 24 DWELLING UNITS.

ACCESSORY BUILDINGS TYPICALLY FOUND WITH THE ABOVE-PERMITTED USES SHALL BE ALLOWED. AN ACCESSORY BUILDING OR UTILITY SHED MAY NOT BE LOCATED SO AS TO ENCROACH ON ADJACENT PUBLIC OR PRIVATE PROPERTY OR EASEMENTS. IN NO INSTANCE SHALL AN ACCESSORY BUILDING OR UTILITY SHED BE PERMITTED IN THE FRONT YARD. SAID BUILDINGS SHALL BE SET BACK A MINIMUM OF TWENTY (20) FEET FROM ANY SIDE STREET ON A CORNER LOT. ONLY ONE (1) ACCESSORY BUILDING PER BUILDING AS DESIGNATED ON AN APPROVED SITE PLAN IS ALLOWED., ACCESSORY STRUCTURES SHALL ONLY BE ALLOWED AFTER THE PRINCIPAL DWELLING STRUCTURE HAS BEEN PERMITTED AND CONSTRUCTED ON THE LOT. UTILITY SHEDS SHALL NOT BE CONSIDERED ACCESSORY BUILDINGS, BUT MAY NOT EXCEED 500 S.F. GFA.

FENCING STANDARDS

LOCATION:
A. FENCES, HEDGES, AND WALLS MUST BE LOCATED WITHIN OR ON THE PROPERTY LINES AND MAINTAINED BY THE PROPERTY OWNER.
B. A FENCE, HEDGE, OR WALL LOCATED IN REAR YARD AREAS THAT ABUT A SIDE PROPERTY LINE OR REAR PROPERTY LINE OF ANOTHER PROPERTY MAY BE LOCATED WITHIN OR ON THE PROPERTY LINE; EXCEPT, THAT IF THE REAR PROPERTY LINE IS ADJACENT TO A DRIVEWAY, ALLEY OR STREET, THE SIGHT DISTANCE TRIANGLE REQUIREMENTS SHALL APPLY.
C. A FENCE, HEDGE, OR WALL LOCATED IN SIDE YARD AREAS THAT ABUT A SIDE PROPERTY LINE OR REAR PROPERTY LINE OF ANOTHER PROPERTY MAY BE LOCATED WITHIN OR ON THE PROPERTY LINE; EXCEPT, THAT IF THE SIDE PROPERTY LINE IS ADJACENT TO A DRIVEWAY, ALLEY OR STREET, THE SIGHT DISTANCE TRIANGLE REQUIREMENTS SHALL APPLY.
D. FENCES ADJACENT TO SIDEWALKS MUST BE PLACED AT LEAST TWELVE INCHES (12") FROM THE EDGE OF THE SIDEWALK. GATES ADJACENT TO SIDEWALKS SHALL OPEN INWARD TO THE PROPERTY.

HEIGHT RESTRICTIONS:
A. A SOLID MATERIAL FENCE, HEDGE, OR WALL LOCATED IN A FRONT YARD AREA SHALL HAVE A MAXIMUM HEIGHT OF FOUR FEET (4') WITHIN THE FRONT YARD SETBACK.
B. NO FENCE SHALL EXCEED SIX FEET (6') IN HEIGHT.

CONSTRUCTION STANDARDS:
FOR SOLID MATERIAL FENCES:
A. COMPLIANCE WITH BUILDING CODE: SOLID MATERIAL FENCES MUST BE CONSTRUCTED TO MEET THE WIND DESIGN CRITERIA OF THE ADOPTED UNIFORM BUILDING CODE. ALL WOOD FENCE MATERIALS SHALL BE TREATED WOOD OR WOOD WITH NATURAL RESISTANCE TO DECAY, OR EQUIVALENT. ALL WOOD SHALL BE CONSTRUCTION GRADE 2, OR BETTER.
B. ALTERNATIVE STANDARDS: AS AN ALTERNATIVE TO A FENCE ENGINEERED TO BUILDING CODE STANDARDS, FENCES MAY BE BUILT TO THE FOLLOWING MINIMUM DESIGN STANDARDS:
(1) SOLID WOOD FENCES LESS THAN SIX FEET (6') IN HEIGHT SHALL HAVE FOUR INCH BY FOUR INCH (4" X 4") WOOD POSTS, OR EQUIVALENT. POST SPACING SHALL BE ARRANGED SO THAT THE SURFACE AREA OF THE FENCE BETWEEN POSTS DOES NOT EXCEED THIRTY-SIX(36) SQUARE FEET. SOLID WOOD FENCES OVER SIX FEET (6') IN HEIGHT AND LESS THAN EIGHT FEET (8') IN HEIGHT SHALL HAVE FOUR INCH BY FOUR INCH (4" X 4") WOOD POSTS, OR EQUIVALENT, SPACED FIVE FEET (5') ON CENTER; OR FOUR INCH BY SIX INCH (4" X 6") WOOD POSTS, OR EQUIVALENT, SPACED EIGHT FEET (8') ON CENTER.
(2) FOR FENCES LESS THAN FIVE FEET (5') IN HEIGHT, TWO (2) HORIZONTAL TWO INCH BY FOUR INCH (2" X 4") WOODEN RAILS, OR EQUIVALENT, ARE REQUIRED. THE LOWER RAILS SHALL BE WITHIN TWELVE INCHES (12") TO GROUND LEVEL, AND THE UPPER RAILS SHALL BE TWELVE INCHES (12") TO THE TOP OF THE POSTS.
(3) FOR FENCES FIVE FEET (5') TO SIX FEET (6') IN HEIGHT, THREE (3) HORIZONTAL TWO INCH BY FOUR INCH (2" X 4") WOODEN RAILS, OR EQUIVALENT, ARE REQUIRED, EQUALLY SPACED FROM GROUND LEVEL TO THE TOP OF THE FENCE.
(4) FOR FENCES OVER SIX FEET (6') IN HEIGHT, FOUR (4) HORIZONTAL TWO INCH BY FOUR INCH (2" X 4") WOODEN RAILS, OR EQUIVALENT, ARE REQUIRED, EQUALLY SPACED FROM GROUND LEVEL TO THE TOP OF THE FENCE.
(5) ALL POSTS FOR FENCES OF FOUR FEET (4') TO EIGHT FEET (8') IN HEIGHT SHALL BE SET IN CONCRETE AT A DEPTH OF NOT LESS THAN TWO FEET (2') INTO THE GROUND. DIAMETER OF THE CONCRETE REQUIRED UNDER THIS SUBSECTION H6B(5) SHALL NOT BE LESS THAN TEN INCHES (10") FOR A FOUR INCH BY FOUR INCH (4" X 4") WOOD POST AND TWELVE INCHES (12") FOR FOUR INCH BY SIX INCH (4" X 6") WOOD POST. THE POST SHALL EXTEND THREE INCHES (3") FROM THE BOTTOM OF THE CONCRETE PIER INTO GRAVEL OR SANDFILL TO ALLOW MOISTURE TO ESCAPE.
(6) VERTICAL WOODEN, OR EQUIVALENT, FENCE BOARDS OR PICKETS SHALL BE A MINIMUM OF THREE-FOURTHS INCH (3/4") IN THICKNESS AND SHALL BE SPACED SUCH THAT A SPHERE FOUR INCHES (4") IN DIAMETER CANNOT PASS THROUGH.

NORTH
GRAPHIC SCALE
100 0 50 100
1 INCH = 100 FEET

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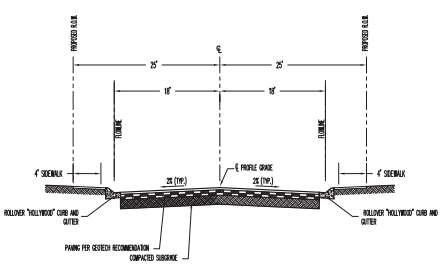
18006 E. GRAND AVE.
AURORA, CO 80015
PHONE 303.317.3000

DECEMBER 15, 2015
P.U.D. PLAN EXHIBIT
SHEET 2

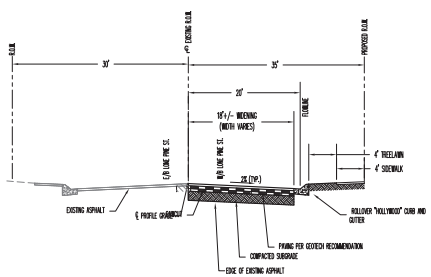
SKETCH PLAT

FULTON VILLAGE SUBDIVISION

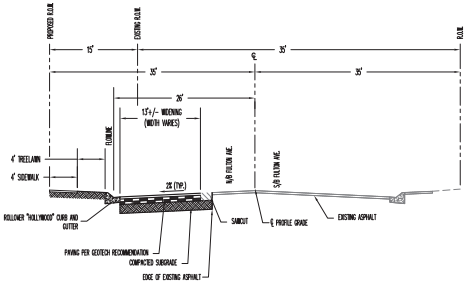
SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
CITY OF FT. LUPTON, COUNTY OF WELD, STATE OF COLORADO



LOCAL STREET
TYPICAL SECTION



LONE PINE ST.
TYPICAL SECTION



S. FULTON AVE.
TYPICAL SECTION

NORTH
GRAPHIC SCALE
50 0 25 50
1 INCH = 50 FEET

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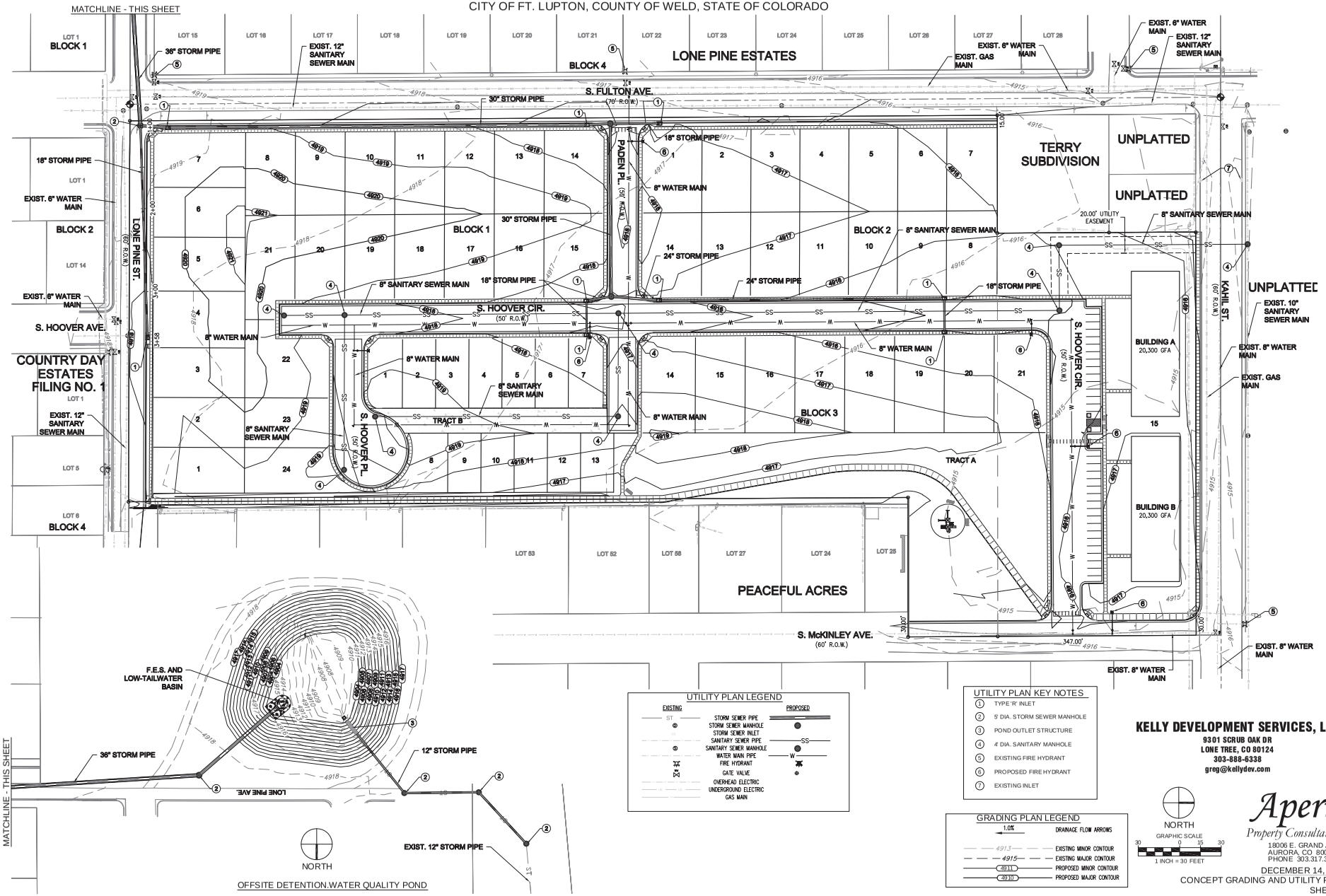
DECEMBER 14, 2015
SKETCH PLAT EXHIBIT
SHEET 2

SKETCH PLAT

FULTON VILLAGE SUBDIVISION

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
CITY OF FT. LUPTON, COUNTY OF WELD, STATE OF COLORADO



OFFSITE DETENTION.WATER QUALITY POND

UTILITY PLAN LEGEND

EXISTING		PROPOSED
ST	STORM SEWER PIPE	
	STORM SEWER MANHOLE	
	STORM SEWER INLET	
SS	SANITARY SEWER PIPE	SS
	SANITARY SEWER MANHOLE	
W	WATER MAIN PIPE	W
	FIRE HYDRANT	
	GATE VALVE	
OHE	OVERHEAD ELECTRIC	
UGE	UNDERGROUND ELECTRIC	
GAS	GAS MAIN	

UTILITY PLAN KEY NOTES

1. TYPE 'R' INLET
2. 5' DIA. STORM SEWER MANHOLE
3. POND OUTLET STRUCTURE
4. 4' DIA. SANITARY MANHOLE
5. EXISTING FIRE HYDRANT
6. PROPOSED FIRE HYDRANT
7. EXISTING INLET

GRADING PLAN LEGEND

1.0%	DRAINAGE FLOW ARROWS
4913	EXISTING MINOR CONTOUR
4915	EXISTING MAJOR CONTOUR
4911	PROPOSED MINOR CONTOUR
4910	PROPOSED MAJOR CONTOUR

NORTH
GRAPHIC SCALE
30 0 15 30
1 INCH = 30 FEET

KELLY DEVELOPMENT SERVICES, LLC
9301 SCRUB OAK DR
LONE TREE, CO 80124
303-888-6338
greg@kellydev.com

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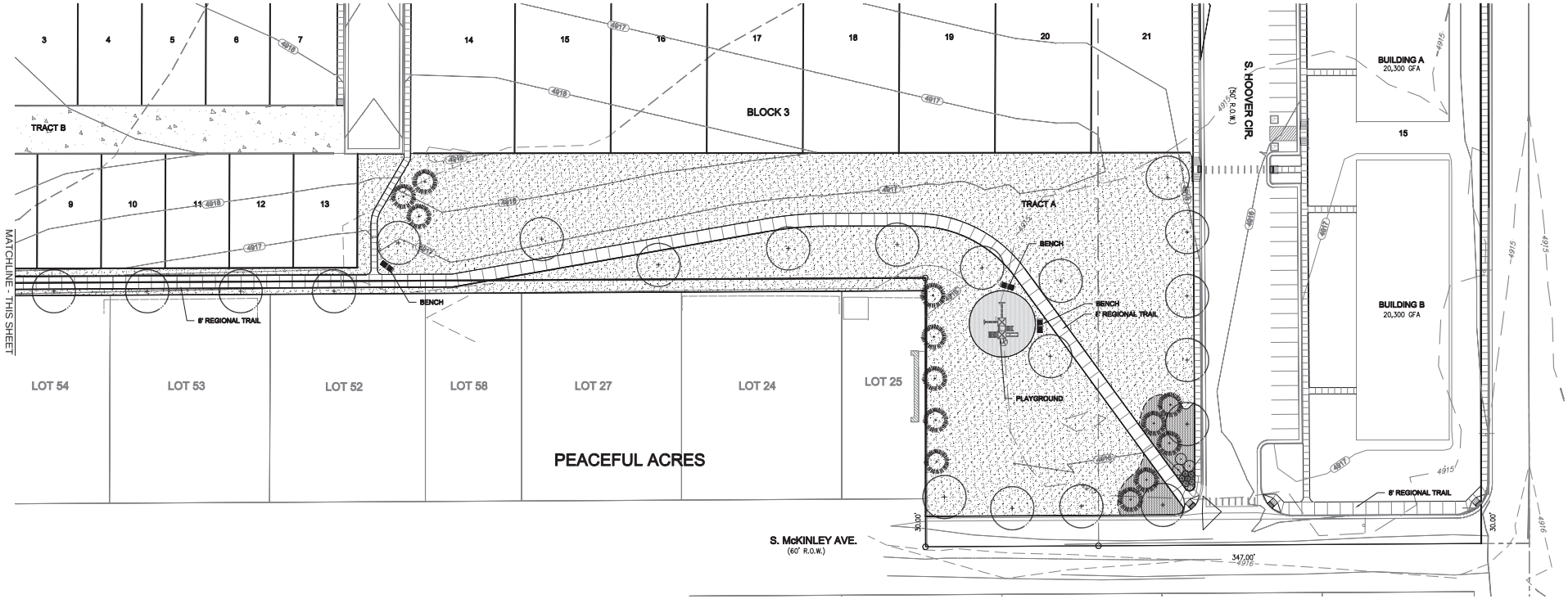
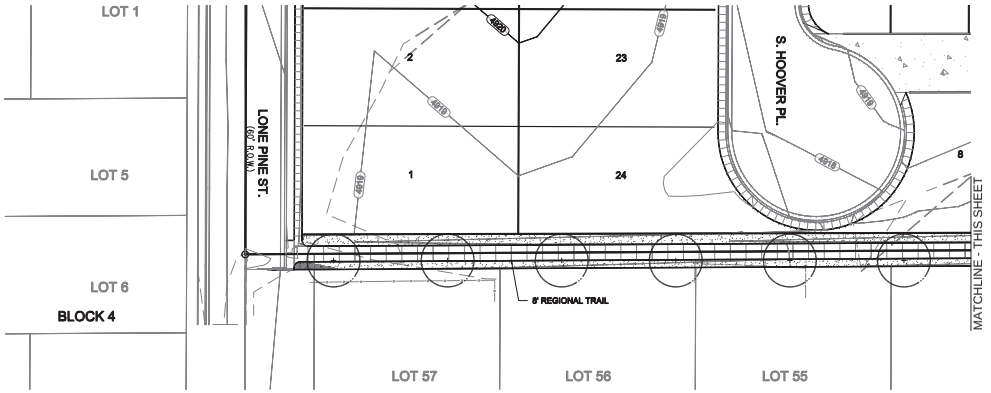
DECEMBER 14, 2015
CONCEPT GRADING AND UTILITY PLAN
SHEET 3

SKETCH PLAT

FULTON VILLAGE SUBDIVISION

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
CITY OF FT. LUPTON, COUNTY OF WELD, STATE OF COLORADO





NORTH
GRAPHIC SCALE
30 0 15 30
1 INCH = 30 FEET

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AURORA, CO 80015
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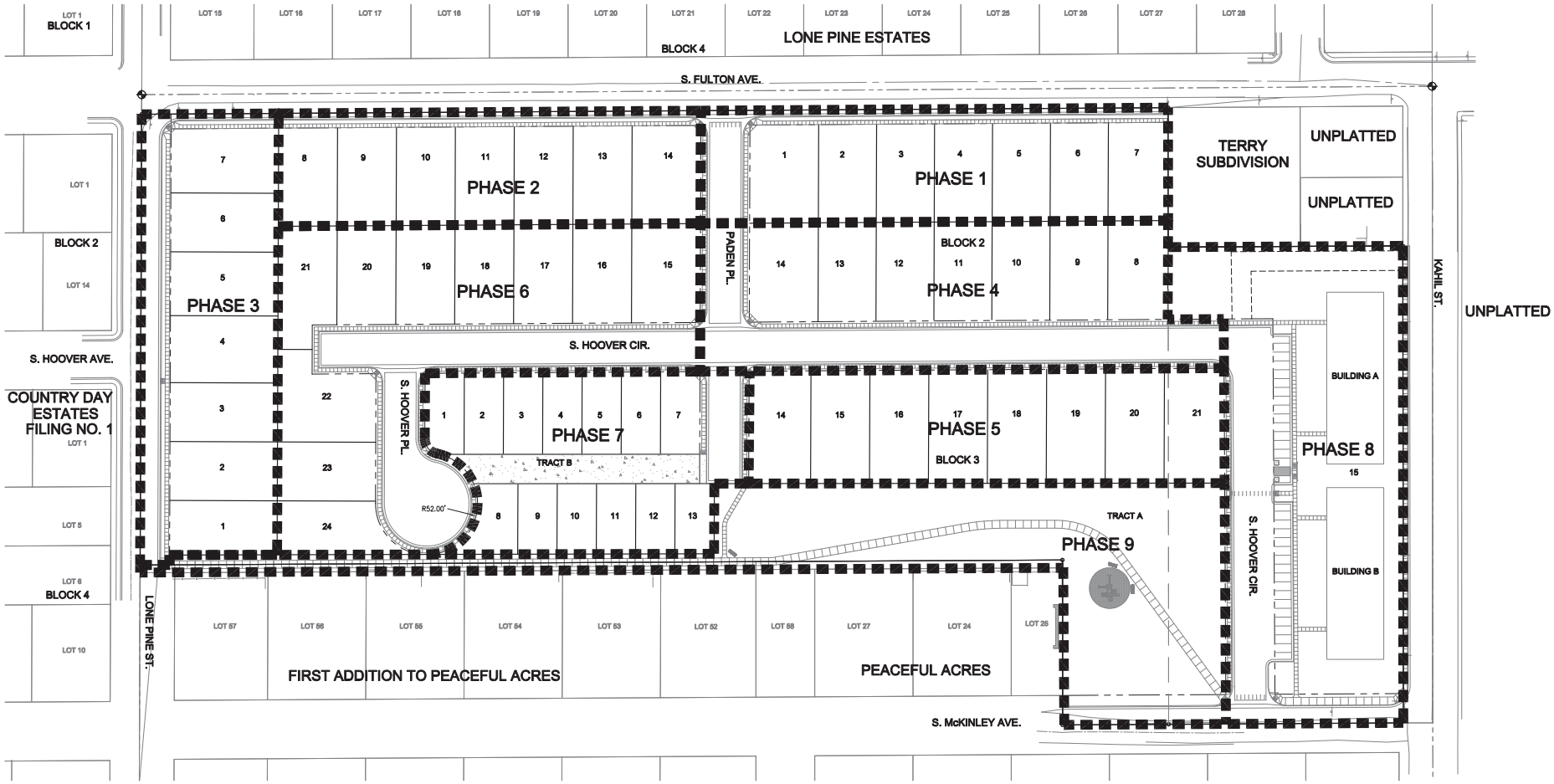
DECEMBER 14, 2015
CONCEPT PARK, OPEN SPACE AND REGIONAL TRAIL PLAN
SHEET 4

SKETCH PLAT

FULTON VILLAGE SUBDIVISION

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
CITY OF FT. LUPTON, COUNTY OF WELD, STATE OF COLORADO



PHASING SUMMARY

PHASE	AREA (AC)	NO. OF LOTS/UNITS
1	1.25	7
2	1.13	7
3	1.45	7
4	1.72	7
5	1.29	8
6	2.23	10
7	1.24	13
8	2.12	24
9*	1.86	N/A
TOTAL	14.29	83

*PHASE 9 SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF THE 30TH BUILDING PERMIT FOR THE OVERALL FULTON VILLAGE PROJECT. ANY PHASE MAY BE CONSTRUCTED AT ANY TIME; HOWEVER, BUILDING PERMITS SHALL NOT BE ISSUED FOR ANY PHASE UNTIL SUCH TIME THAT ALL REQUIRED PUBLIC IMPROVEMENTS FOR PREVIOUSLY PERMITTED PHASES HAVE BEEN COMPLETED.

NORTH
GRAPHIC SCALE
50 0 25 50
1 INCH = 50 FEET

Aperio
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18006 E. GRAND AVE.
AURORA, CO 80015
PHONE 303.317.3000

DECEMBER 14, 2015
PHASING PLAN
SHEET 5

Development Report

Development Report

FULTON VILLAGE

Fort Lupton, Colorado

PREPARED FOR:

FULTON VILLAGE, LLC
2212 Ridge Rd.
Littleton, Colorado 80121
Phone: 303-929-0822
Contact: George Lee
george@leecommercialproperty.com

PREPARED BY:

Aperio
Property Consultants, llc
18006 E. Grand Ave.
Aurora, CO 80015
Phone (303) 317-3000
Contact: Aaron Thompson
Aaron@aperiopc.com

December 14, 2015

Table of Contents

A. General Location and Description 1

B. Project Narrative and Proposed Development Plan 2

C. Utilities and Storm Drainage 3

D. Life Safety Impacts 4

E. Traffic and Roadway Impacts 4

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H. Conclusions 5

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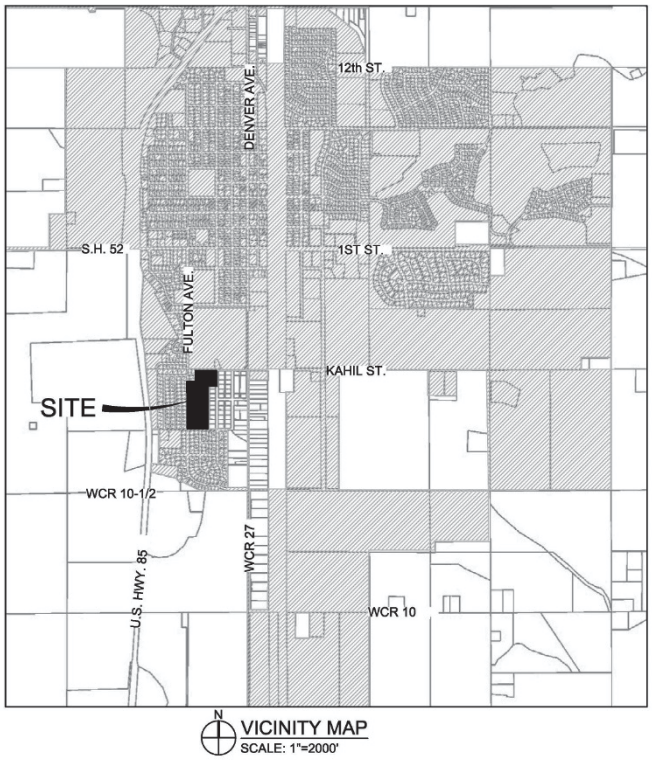
A. General Location and Description

General Location

The Fulton Village development (the "Project") is proposed at the southeast corner of S. Fulton Ave. and Kahil Street in Fort Lupton, Colorado. The proposed Annexation is of two unplatted parcels and a portion of existing Weld County Right of Way for S. McKinley Ave. totaling 11.884 acres, situated in the Northeast Quarter of Section 7, Township 1 North, Range 66 West of the 6th P. M., Town of Fort Lupton, County of Weld, and State of Colorado.



The site is bounded on the north by Kahil St., on the east by S. McKinley Ave., Peaceful Acres Subdivision, and the First Addition to Peaceful Acres Subdivision, on the south by Lone Pine St., and to the west by S. Fulton Ave.

The site is vacant and the existing ground cover is primarily native grasses and weeds. The existing soils are comprised of well-graded sand with silt and gravel (SW-SM), in the A Hydrologic Soil Group. A NCRS Soil Resource Report[4] is included in the application materials for this Annexation proposal which classifies the site soils into the Julesburg/Vona sandy loams and Altvan loam.

B. Project Narrative and Proposed Development Plan

Proposed Land Use

The proposed land use will be residential within a Planned Unit Development (PUD) zone district. The proposed development will be a mix of single-family, small-lot single family (often commonly referred to as "patio homes"), and for-rent multifamily units. The Project will also include a park/open space area, with amenities and a regional trail.

Compliance with the City's Comprehensive Plan

The Project is in compliance with the City's adopted Comprehensive Plan which designates the Property as a residential land use.

Phasing

The Project has been divided into nine (9) phases of development. Each individual phase may be constructed at any time. Phase 9, which contains the Park/Open Space/Regional Trail, may be constructed at any time however must be constructed either coincident with the multifamily buildings, or prior to the issuance of the thirtieth (30th) building permit for single family dwellings on the property. Each phase will have obligations for public improvements to be determined at the time of Preliminary Plat approval.

Project Timing

The Project is anticipated to begin construction of Phase 1 in the first quarter of 2016. Subsequent phases will follow as market demand dictates. The multifamily parcel is anticipated to begin construction in the second or third quarter of 2016.

Density

Overall project density is proposed to be approximately 5.8 du/acre.

Open Space

A public Park/Open Space/Regional Trail is proposed with the Project. Calculations for the required amount of open space based upon the projected number of residents per Section III of the Residential Design Standards at the rate of 3 residents per single family dwelling and 2.5 residents per multifamily dwelling are:

59 single family dwellings * 3 residents/dwelling = 177 residents
24 multifamily dwellings * 2.5 residents/dwelling = 60 residents
Total 237 residents

The required open space dedication at the rate of 10 acres/1,000 residents in the proposed development is: 237/1,000 * 10 = 2.37 acres. The proposed development plan proposes an open space dedication of 1.86 acres; however, because this Project is obligated to construct a portion of the 8' wide Regional Trail is compliance with the Parks and Trails Masterplan (2005), the Owner requests that the

additional obligation of 0.51-acres open space dedication be satisfied in-lieu via the Regional Trail construction.

C. Utilities and Storm Drainage

Utilities for the Fulton Village project will be provided as follows:

Utility	Service Provider
a) Water	City of Fort Lupton
b) Sanitary Sewer	City of Fort Lupton
c) Gas	XCEL Energy
d) Electric	United Power
e) Telecom	CenturyLink
f) Cable	Comcast

Will-serve letters as appropriate are contained in the Appendix of this report.

Water

Water mains exist at every periphery of the Property. Proposed onsite water mains will connect the existing main in S. Fulton Ave. through the project to the main in S. McKinley Ave. The S. McKinley Ave. main is connected to the existing main in Kahil St.; the existing main in S. Fulton Ave. is connected to the existing main in Lone Pine St., which in turn is connected to the existing main in S. McKinley for a completely looped system surrounding the Property. This system will provide for adequate water supply and fire protection for the Fulton Village development.

Water taps for each dwelling unit will be purchased from the Town of Fort Lupton, the terms of which are outlined in the Annexation Agreement (Draft). The schedule for purchasing water taps from the City will be determined via the Preliminary Plat application and Subdivision Improvement Agreement.

Sanitary Sewer

Sanitary sewer mains also exist in the north, south and west adjoining streets of the Property. The proposed site sewer main will outfall to the north to the 10" sanitary sewer main in Kahil St. The single family lots adjacent to S. Fulton Ave. and Lone Pine St. will be individually serviced to the sanitary sewer main in the respective street.

Projected sanitary sewer flows from the Project total 14,660 gal./day as an average daily demand with a peak flow of 51.7 gpm. Supporting calculations are contained in the Appendix of this report.

Storm Sewer

An onsite storm sewer system will collect the majority of the generated storm flows for the project. This onsite system will connect to proposed storm sewer improvements in S. Fulton Ave., which will also collect generated street flows. The system will then be constructed west along Lone Pine St. from S. Fulton Ave. to the existing City of Fort Lupton owned detention pond south of the west dead-end of

Lone Pine St. The existing pond outfalls via an existing outlet structure and 12" PVC pipe to the drainage ditch adjacent to US Highway 85. The proposed improvements for this Project include increasing the depth and capacity of the existing pond to accommodate the proposed storm sewer outfall from Fulton Village, while maintaining the detention needs for the properties that currently utilize the existing pond. The existing outlet structure and outfall pipe will be re-constructed as part of the Project. Refer to the Preliminary Drainage Plan and Report submitted with the materials for this Sketch Plat application for drainage system details and calculations.

D. Life Safety Services

The Fort Lupton Fire Department Station 1 is located approximately 1.3-miles north of the Property; Station 2 is located approximately 3-miles north and east of the Property. The Fort Lupton Police Department is located approximately 0.4-miles north of the Property.

Life Safety Impacts will be minimal. The projected population dwelling within Fulton Village is a total of 237 persons, calculated as follows:

1) Single-Family Units 59 units * 3.0 persons/unit = 177 persons
2) Multi-Family Units 24 units * 2.5 persons/unit = 60 persons

Total 237 persons

Of course, this projection is not expected to be entirely new population within or relocating to Fort Lupton. It is anticipated that some percentage of Fulton Village residents will relocate from their existing dwellings within the City.

E. Traffic and Roadway Systems

Adequate roadway systems exist to accommodate the Fulton Village development. The Project is flanked on all sides by existing streets: a) S. Fulton Ave. to the west, b) Kahil Street to the north, c) Lone Pine St. to the south, and d) a portion of S. McKinley Ave. to the east. As part of the Fulton Village development, each of these respective streets will require improvement to some degree. S. Fulton Ave., S. McKinley Ave., and Lone Pine St. will each experience widening along with curb, gutter and sidewalk improvements. Curb, gutter and sidewalk improvements will also be constructed on Kahil St. along the Project frontage.

Traffic impacts from the project will be minimal, as the total number of projected persons within the Project represent less than 3% of the total population of the City. Further, the additional improvements to the existing street system will greatly assist in alleviating existing and future traffic in the area.

F. Geological Hazards

A site specific Preliminary Soil Investigation conducted by Colorado Engineering & Geotechnical Group, Inc. on September 16, 2005[5] reported no geotechnical or geological hazards on the Property. Likewise, the report generated from the National Resources Conservation Service (NRCS) produced no evidence or indication of geological hazards on the Property. Both the Preliminary Soil Investigation and the NRCS Report are contained in the Appendix of this Development Report.

G. Mineral Owners

A Mineral Owners report was conducted on the subject Property, the result of which is that no mineral rights affect the project. A copy of the report, prepared by Crews-Zeren is included in the Appendix of this report.

H. Historical and Cultural Assessment

A Cultural Resource Survey was conducted on October 6, 2006 by James Enterprises, Inc. The result of this assessment was that no significant historical or cultural resources are impacted by the project.

I. Conclusions

The proposed development of Fulton Village will be an asset to the City of Fort Lupton. The proposed housing units will help fill the community need for additional housing in the City, while minimizing impacts upon the existing infrastructure systems, and concurrently developing community assets via additional park space and regional trail improvements.

J. List of References

1. *Sanitary Sewer Flow Study,* Kelly Development Services, October 30, 2015

2. United States Department of Agriculture, Natural Resources Conservation Service, Custom Soil Resource Report prepared October 30, 2015.

3. *Preliminary Soil Investigation,* Colorado Engineering & Geotechnical Group, Inc., September 16, 2005

4. List of Mineral Owners and Mineral Lessees for Notification, Zeren Land Services, November 19, 2015

K. Appendices

1. Key Demographics, Metro Denver Economic Development Corporation
2. Demographics, City of Fort Lupton Community Profile
3. U.S. Census Bureau, Demographics for Weld County, Colorado
4. List of Mineral Owners and Mineral Lessees for Notification

APPENDIX 1

KEY DEMOGRAPHICS, METRO DENVER ECONOMIC DEVELOPMENT CORPORATION

Demographics

Share (http://www.addthis.com/bookmark.php)

As a fast-growing region, Metro Denver is a dynamic location where companies can easily attract highly skilled workers and expand their operations.

The Metro Denver region had a 1.5 percent population growth rate between 2004 and 2014 and is consistently ranked as one of the fastest-growing areas in the nation. More impressive facts about Metro Denver and Colorado's demographics:

- Colorado was the third-fastest growing state in 2013 (U.S. Census Bureau, 2014)
- The Denver-Aurora-Broomfield MSA ranked No. 2 for attracting college-educated workers from 2007-2012 (U.S. Census Bureau, 2014)
- Colorado ranks No. 1 for labor prospects (*Forbes*, 2014)
- Colorado is the nation's second-most highly educated state for residents (37.8 percent) with a bachelor's degree or higher (U.S. Census Bureau, 2014)
- In addition, Colorado has the nation's lowest obesity rate and in No. 2 for physical activity (Trust for America's Health, 2014; Kaiser State Health Facts, 2014)

Key Demographics

	Metro Denver	**Northern Colorado**
Square Miles	4,532	6,646
Population 2013	2,951,798	585,371
*Projected		

	Metro Denver	Northern Colorado
Population 2014	3,002,629	597,558
Population 2020*	3,306,177	686,659
Labor Force	1,583,928	309,991
Nonfarm Employment	1,466,400	234,300
Average Wage	$56,514	$43,332
Median Age	36.6	35.2
*Projected		

We understand that having the most current and up-to-date information is important to your site selection process. The Metro Denver Economic Development Corporation can provide detailed demographic reports and data analysis that will help expedite your process, and ensure you have all the tools you need to make an informed decision.

Metro Denver Monthly
Economic Indicators »

(http://www.metrodenver.org/research-reports/monthly-economic-indicators/)

Mile High Advantage:

Expanding our infrastructure in all directions »

(http://www.metrodenver.org/mile-high-advantages/infrastructure/)

Investors

Leadership (http://www.metrodenver.org/investors/leadership/)

Investor Database (http://www.metrodenver.org/investors/investor-database/)

Benefits & ROI (http://www.metrodenver.org/investors/benefits-roi/)

Get Involved (http://www.metrodenver.org/investors/get-involved/)

Featured Investor (http://www.metrodenver.org/investors/featured-investor/)

Research & Reports

Monthly Economic Indicators (http://www.metrodenver.org/research-reports/monthly-economic-indicators/)

Economic Forecasts (http://www.metrodenver.org/research-reports/economic-forecasts/)

Industry Cluster Study (http://www.metrodenver.org/research-reports/industry-cluster-study/)

Toward a More Competitive Colorado (http://www.metrodenver.org/research-reports/toward-a-more-competitive-colorado/)

Resource Rich Colorado (http://www.metrodenver.org/research-reports/resource-rich-colorado/)

Resources

Data Central (http://www.metrodenver.org/resources/data-central/)

Industry Database (http://www.metrodenver.org/resources/industry-database/)

Metro Denver Jobs (http://www.metrodenver.org/resources/metro-denver-jobs/)

News

News Center (http://www.metrodenver.org/news/news-center/)

Metro Denver in the News (http://www.metrodenver.org/news/metro-denver-in-the-news/)

Publications (http://www.metrodenver.org/news/publications/)

Events (http://www.metrodenver.org/news/events/)

Rankings (http://www.metrodenver.org/news/rankings/)

Affiliates

Colorado Energy Coalition (/about/affiliates/colorado-energy-coalition/)

Colorado Investment Services Coalition (http://www.metrodenver.org/about/affiliates/colorado-investment-services-coalition/)

Colorado Space Coalition (/about/affiliates/colorado-space-coalition/)

Metro Denver Aviation Coalition (/about/affiliates/metro-denver-aviation-coaliton/)

Connect

Twitter (http://twitter.com/MetroDenverEDC)

Facebook (http://www.facebook.com/metrodenveredc)

Cone of Silence Blog (/blog)

YouTube (http://www.youtube.com/user/MetroDenverEDC)

Flickr (https://www.flickr.com/photos/metrodenver_edc/sets/)

Instagram (http://web.stagram.com/n/metrodenveredc/)

Pinterest (http://www.pinterest.com/metrodenveredc/)

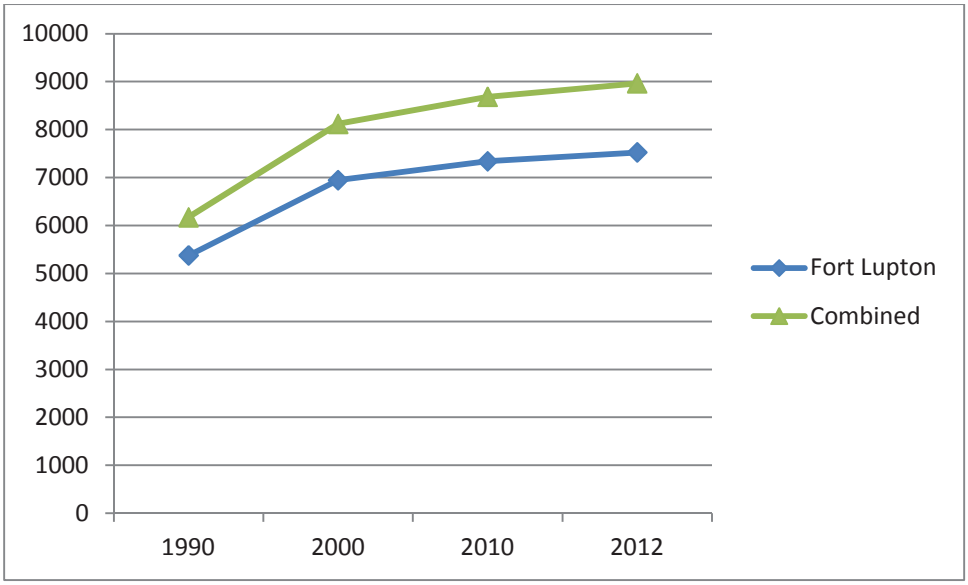
LinkedIn (https://www.linkedin.com/company/563638?trk=tyah&
trkInfo=clickedVertical%3Acompany%2CclickedEntityId%3A563638%2Cidx%3A1-1-1%2CtarId%3A1438980963446%2Ctas%3AMetro%20Denver%20)

APPENDIX 2

DEMOGRAPHICS, CITY OF FORT LUPTON COMMUNITY PROFILE

Demographics

Population, Age & Income



Fort Lupton is growing quickly with the addition of many new jobs in the oil and gas industry. Although Fort Lupton has very affordable housing, the market is very tight with only 2% vacant housing units. Our building has lagged behind the job growth, but we are now starting to have new apartments, housing and hotel permits being pulled weekly.

The population within the city limits is currently over 7,500 residents. Adjacent nearby housing, just outside of the Fort Lupton city limits, brings the population to over 9,000. In the census period from 2000 to 2010, the population in Fort Lupton jumped by 29.2%. The number of households in Fort Lupton jumped by 23.2%, and the big jump in growth is just starting with spec homes being sold before they are completed.

The 2010 census average household income is over $51,009, with a median age of 28.8. Our average household size is 3.23 and 67.4% of the homes are owner occupied.

Summary for the 2010 census for Fort Lupton[i]:

- Population: 7,524
- Median Age: 32.0
- 81.7% of population is under 45
- Average Household Income: $58,687
- 56.5% of population is Hispanic
- 39.1% completed some college or have a degree
- 9.1% have completed a Bachelor's or higher degree

Education

In Fort Lupton, as in the entire Northern Colorado area, we value education. Aims Community college located in Fort Lupton, has recently doubled the size of their campus for the new Oil and Gas technologies program, a new Ag Business and Production program and a larger welding program. Fort Lupton is also within easy commuting distance of the Colorado School of Mines, the University of Colorado and the University of Northern Colorado. In addition, Fort Lupton is only a short drive from Brighton with Colorado State University (Brighton) and Front Range Community College campuses in Brighton. Over 39.1% of our adult residents have completed some college or have a college degree. Of this number, 9.1% have completed a Bachelor's degree or higher.

Housing

The housing market is tight in Fort Lupton at this time, but planned housing will allow the new resident a variety of housing options, from affordable executive housing with very large lots, to high quality rental apartments.

Cost of Living

Fort Lupton's cost of living is lower than many other communities in the Denver metro area. With the exceptional views of the mountains, good air quality compared to the Denver metro area, a historic downtown, and a growing job market, Fort Lupton is the place to call home.

---

[i] Source Buxton's Complete Demographic Comparison Report

APPENDIX 3

U.S. CENSUS BUREAU, DEMOGRAPHICS FOR WELD COUNTY, COLORADO

Search

State & County QuickFacts

Thank you for your feedback! The new delivers the following improvements: Search by zip code, improved table display, browse more data feature, download data, and more.

Weld County, Colorado

People QuickFacts	Weld County	Colorado
Population, 2014 estimate	277,670	5,355,866
Population, 2010 (April 1) estimates base	252,837	5,029,324
Population, percent change - April 1, 2010 to July 1, 2014	9.8%	6.5%
Population, 2010	252,825	5,029,196
Persons under 5 years, percent, 2014	7.3%	6.3%
Persons under 18 years, percent, 2014	26.9%	23.3%
Persons 65 years and over, percent, 2014	11.1%	12.7%
Female persons, percent, 2014	49.6%	49.8%
White alone, percent, 2014 (a)	93.1%	87.7%
Black or African American alone, percent, 2014 (a)	1.4%	4.5%
American Indian and Alaska Native alone, percent, 2014 (a)	1.7%	1.6%
Asian alone, percent, 2014 (a)	1.5%	3.1%
Native Hawaiian and Other Pacific Islander alone, percent, 2014 (a)	0.2%	0.2%
Two or More Races, percent, 2014	2.1%	2.9%
Hispanic or Latino, percent, 2014 (b)	28.8%	21.2%
White alone, not Hispanic or Latino, percent, 2014	66.7%	69.0%
Living in same house 1 year & over, percent, 2009-2013	80.7%	80.7%
Foreign born persons, percent, 2009-2013	8.5%	9.7%
Language other than English spoken at home, pct age 5+, 2009-2013	18.5%	16.8%
High school graduate or higher, percent of persons age 25+, 2009-2013	85.6%	90.2%
Bachelor's degree or higher, percent of persons age 25+, 2009-2013	25.9%	37.0%
Veterans, 2009-2013	16,805	399,458
Mean travel time to work (minutes), workers age 16+, 2009-2013	26.2	24.5
Housing units, 2014	100,070	2,276,184
Homeownership rate, 2009-2013	70.1%	65.4%
Housing units in multi-unit structures, percent, 2009-2013	16.2%	25.9%
Median value of owner-occupied housing units, 2009-2013	$191,500	$236,200
Households, 2009-2013	90,465	1,977,591
Persons per household, 2009-2013	2.79	2.53
Per capita money income in past 12 months (2013 dollars), 2009-2013	$25,468	$31,109
Median household income, 2009-2013	$57,180	$58,433
Persons below poverty level, percent, 2009-2013	14.7%	13.2%

Business QuickFacts	Weld County	Colorado
Private nonfarm establishments, 2013	5,376	154,875[1]
Private nonfarm employment, 2013	71,783	2,090,975[1]
Private nonfarm employment, percent change, 2012-2013	2.9%	2.7%[1]
Nonemployer establishments, 2013	19,020	447,586
Total number of firms, 2007	23,024	547,770
Black-owned firms, percent, 2007	0.6%	1.7%
American Indian- and Alaska Native-owned firms, percent, 2007	1.4%	0.8%
Asian-owned firms, percent, 2007	1.5%	2.6%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	0.1%
Hispanic-owned firms, percent, 2007	S	6.2%
Women-owned firms, percent, 2007	25.4%	29.2%
Manufacturers shipments, 2007 ($1000)	4,193,672	46,331,953
Merchant wholesaler sales, 2007 ($1000)	D	53,598,986
Retail sales, 2007 ($1000)	2,246,115	65,896,788

Retail sales per capita, 2007	$9,272	$13,609
Accommodation and food services sales, 2007 ($1000)	217,231	11,440,395
Building permits, 2014	2,708	28,686
Geography QuickFacts	**Weld County**	**Colorado**
Land area in square miles, 2010	3,987.24	103,641.89
Persons per square mile, 2010	63.4	48.5
FIPS Code	123	08
Metropolitan or Micropolitan Statistical Area	Greeley, CO Metro Area	

1: Includes data not distributed by county.

(a) Includes persons reporting only one race.
(b) Hispanics may be of any race, so also are included in applicable race categories.

D: Suppressed to avoid disclosure of confidential information
F: Fewer than 25 firms
FN: Footnote on this item for this area in place of data
NA: Not available
S: Suppressed; does not meet publication standards
X: Not applicable
Z: Value greater than zero but less than half unit of measure shown

Source U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, American Community Survey, Census of Population and Housing, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits
Last Revised: Wednesday, 14-Oct-2015 15:53:40 EDT

APPENDIX 4

MINERAL OWNERS AND LESSEES FOR NOTIFICATION

ZEREN
LAND SERVICES
OIL AND GAS TITLE

P.O. Box 336337
Greeley, CO 80633-0606

Phone (970) 351-0733
Fax (970) 351-0867

LIST OF MINERAL OWNERS AND MINERAL LESSEES for NOTIFICATION
(Fulton Village, LLC, James Donald Lambert and Barbara Jean Lambert Property)

Subject Property:

Township 1 North, Range 66 West, 6th P.M., Weld County, CO
Section 7: All that part of the NE¼NE¼, more particularly described on Exhibit A

Zeren Land Services, an oil and gas title research company, states that to the best of its knowledge the following is a true and accurate list of the names and addresses of the mineral owners and mineral leasehold owners entitled to notice under the Surface Development Notification Act, Colorado Revised Statutes §24-65.5-101, *et seq*. in the Subject Property based upon the records of the Weld County Assessor and Clerk Recorder as of November 11, 2015 at 7:45 a.m.:

Mineral Owners:

Anadarko E&P Company LP
c/o Anadarko Petroleum Corporation
Attn: Manager Land- Western Division
P.O. Box 9149
The Woodlands, TX 77387-9147

Anadarko Land Corporation
c/o Anadarko Petroleum Corporation
Attn: Manager Property & Rights-of-Way
P.O. Box 9149
The Woodlands, TX 77387-9147

Mineral Leasehold Owners:

Kerr-McGee Oil & Gas Onshore LP
Attn: Land Manager/ Wattenberg
1099 19th Street, Suite 1500
Denver, CO 80202

Dated this 19th day of November, 2015.

ZEREN LAND SERVICES

By: Cynthia A. E. Zeren, CPL
Certified Professional Landman #4044

At the request of Aperio ("Client"), Zeren Land Services, an independent land consulting firm, has prepared the foregoing list of mineral estate owners entitled to notice under the Surface Development Notification Act, Colorado Revised Statutes §24-65.5-101, *et seq*.

Zeren Land Services, searched (i) the records of the Weld County Assessor relating to the Subject Property for persons identified therein as mineral estate owners, and (ii) the records of the Weld County Clerk and Recorder relating to the Subject Property for recorded requests for notification in the form specified in the Surface Development Notification Act. The results of these searches are set forth above in this List of Mineral Owners Entitled to Notice. At the date of the search, the records of the Assessor and the Clerk and Recorder were posted through November 11, 2015 at 7:45 A.M.

Zeren Land Services, agreed to prepare this listing for the Client only if the Client agreed that the liability of Zeren Land Services, would be strictly limited to the amount paid by the Client for such services. Zeren Land Services, makes no warranty, express, implied or statutory, in connection with the accuracy, completeness or sufficiency of such listing of mineral estate owners. In the event the listing proves to be inaccurate, incomplete, insufficient or otherwise defective in any way whatsoever or for any reason whatsoever, **the liability of Zeren Land Services, shall never exceed the actual amount paid by Client to Zeren Land Services**, for the listing.

In order to induce Zeren Land Services, to provide such services, **Client further agreed to indemnify and hold Zeren Land Services, its managers, members and employees, harmless from and against all claims by all persons (including, but not limited to Client) of whatever kind or character arising out of the preparation and use of each such listing of mineral estate owners, to the extent that such claims exceed the actual amount paid to Client by Zeren Land Services, for such listing.** Client specifically intends that both the foregoing limitation on liability and foregoing indemnification shall be binding and effective without regard to the cause of the claim, inaccuracy or defect, including, but not limited to, breach of representation, warranty or duty, any theory of tort or of breach of contract, or the fault or negligence of any party (including Zeren Land Services) of any kind or character (regardless of whether the fault or negligence is sole, joint, concurrent, simple or gross). **Client's use of this listing evidences Client's acceptance of, and agreement with, this limitation on liability and the indemnification.**

ZEREN LAND SERVICES

Date: November 19, 2015

By: _____
Cynthia A. E. Zeren, as President

Exhibit A

Township 1 North, Range 66 West, 6th P.M.

Section 7: A parcel of land located in the NE¼NE¼, more particularly described as follows:

The basis of bearings for the description is South 00°19'00" East along the East line of the NE¼ of said Section 7;

Commencing at the Northeast corner of said Section 7; Thence South 89°56'41" West along the North Line of the NE¼NE¼ of said Section 7 a distance of 672 feet to the Northeast corner of a parcel of land described under Reception No. 3123110 filed in the Weld County Clerk and Recorder's Office; said point also being Northwest Corner of Peaceful-Acres Subdivision, a Subdivision filed in the Weld County Clerk and Recorder's Office under Reception No. 1207210; Thence South 00°18'59" East along the West boundary of said Peaceful-Acres Subdivision a distance of 30.00 feet to the Point of Beginning;

Thence South 00°18'59" East a distance of 347.00 feet; Thence South 89°56'41" West along the North Line of Lot 25, Peaceful-Acres Subdivision and the Easterly and Westerly prolongation thereof a distance of 198.00 feet to the Northwest corner of an 8' wide alley as shown on the plat of said Peaceful-Acres Subdivision; Thence South 00°18'59" East along the West boundary of said Peaceful-Acres Subdivision and the West Boundary of the First Addition to Peaceful-Acres Subdivision, a Subdivision filed in the Weld County Clerk and Recorder's Office under Reception No. 1333148 a distance of 939.33 feet to a Point on the South Line of said NE¼NE¼; Thence North 89°47'45" West along the South line of said NE¼NE¼ a distance of 459.10 feet to a point 20 feet East of the Southwest Corner of said NE¼NE¼; Thence North 00°22'24" West along a line parallel with and 20 feet East of the West line of said NE¼NE¼ a distance of 1045.26 feet to the Southwest Corner of the lands described at Book 1574 at Page 1601 filed in the Weld County Clerk and Recorder's Office; Thence North 89°56'41" East along the South line of lands described at said Book 1574 at Page 1601 and the South Line of land described at said Reception No. 3123110 a distance of 142.12 feet; Thence North 00°18'59" West a distance of 134.50 feet along the East Line of the Lands described at said Book 1574 at Page 1601 to the South right-of-way line of Kahil Street; Thence North 89°56'41" East a distance of 486.00 feet along the South right-of-way line of Kahil Street to the Point of Beginning.

Legal Notifications

CITY OF
Fort Lupton
EST 1836
COME PAINT YOUR FUTURE WITH US

Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
Phone: 303.857.6694
Fax: 303.857.0351
www.fortlupton.org

Sign Posting Affidavit
Fulton Village Annexation & Sketch Plat
Project No. ANX2016-001 & SPL2016-001

S. Fulton Avenue

Lone Pine Street

S. McKinley Avenue

Kahil Street

I, Aaron Thompson hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on the 19 day of February, 2016.

Signature of Owner or Owner's Representative

CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 22nd day of February, 2016 (for addresses that are not highlighted in blue) and on the 23rd day of February, 2016 (for addresses that are highlighted in blue), a true and correct copy of the foregoing Notice of Public Hearings, annexation map and sketch plan maps for the proposed Fulton Village development was sent via United States Mail, postage pre-paid, to the following addresses:

3329	34th Street	Greeley	CO	80634
425	Barry Street	Fort Lupton	CO	80621
430	Barry Street	Fort Lupton	CO	80621
445	Barry Street	Fort Lupton	CO	80621
450	Barry Street	Fort Lupton	CO	80621
5702	Capistrano Way	Frederick	CO	80504
3921	Capitol Drive	Fort Collins	CO	80526
1059	Cottonwood Ave.	Fort Lupton	CO	80621
885	County Road 11	Erie	CO	80516
15680	County Road 12	Fort Lupton	CO	80621
1312	Denver Ave.	Fort Lupton	CO	80621
14005	Dogleg Lane	Broomfield	CO	80023
155	E. Bridge St.	Brighton	CO	80601
15400	Edna Drive	Brighton	CO	80603
200	Kahil Place	Fort Lupton	CO	80621
201	Kahil Place	Fort Lupton	CO	80621
240	Kahil Place	Fort Lupton	CO	80621
241	Kahil Place	Fort Lupton	CO	80621
271	Kahil Place	Fort Lupton	CO	80621
280	Kahil Place	Fort Lupton	CO	80621
281	Kahil Place	Fort Lupton	CO	80621
290	Kahil Place	Fort Lupton	CO	80621
291	Kahil Place	Fort Lupton	CO	80621
302	Kahil Street	Fort Lupton	CO	80621
11	Lakeshore	Lewellen	NE	69147
2400	Lakeview Drive	Bedford	TX	76021
430	Lone Pine Street	Fort Lupton	CO	80621
450	Lone Pine Street	Fort Lupton	CO	80621
540	Lone Pine Street	Fort Lupton	CO	80621
2264	Long Lake Road	Detroit Lakes	MN	56501
3139	N. Oak Circle	Broomfield	CO	80020
	P.O. Box 133	Brighton	CO	80601
	P.O. Box 148	Fort Lupton	CO	80621
	P.O. Box 283	Jetmore	KS	67854
	P.O. Box 37	Brighton	CO	80601
	P.O. Box 395	Fort Lupton	CO	80621
	P.O. Box 622	Fort Lupton	CO	80621
	P.O. Box 68	Fort Lupton	CO	80621
301	Reynolds Street	Fort Lupton	CO	80621

The foregoing instrument was acknowledged before me by Aaron Walter Thompson, this 29th day of February, 2016. Witness my hand and seal.

My commission expires 04/29/2019.

Notary Public

(SEAL)

AMAIA LIRIANO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154017122
MY COMMISSION EXPIRES APRIL 29, 2019

331 S. 22nd Ave.	Brighton	CO	80601
610 S. Broadway Ave.	Fort Lupton	CO	80621
615 S. Broadway Ave.	Fort Lupton	CO	80621
620 S. Broadway Ave.	Fort Lupton	CO	80621
625 S. Broadway Ave.	Fort Lupton	CO	80621
630 S. Broadway Ave.	Fort Lupton	CO	80621
635 S. Broadway Ave.	Fort Lupton	CO	80621
640 S. Broadway Ave.	Fort Lupton	CO	80621
645 S. Broadway Ave.	Fort Lupton	CO	80621
655 S. Broadway Ave.	Fort Lupton	CO	80621
700 S. Broadway Ave.	Fort Lupton	CO	80621
705 S. Broadway Ave.	Fort Lupton	CO	80621
710 S. Broadway Ave.	Fort Lupton	CO	80621
715 S. Broadway Ave.	Fort Lupton	CO	80621
720 S. Broadway Ave.	Fort Lupton	CO	80621
725 S. Broadway Ave.	Fort Lupton	CO	80621
730 S. Broadway Ave.	Fort Lupton	CO	80621
735 S. Broadway Ave.	Fort Lupton	CO	80621
740 S. Broadway Ave.	Fort Lupton	CO	80621
745 S. Broadway Ave.	Fort Lupton	CO	80621
800 S. Broadway Ave.	Fort Lupton	CO	80621
805 S. Broadway Ave.	Fort Lupton	CO	80621
810 S. Broadway Ave.	Fort Lupton	CO	80621
815 S. Broadway Ave.	Fort Lupton	CO	80621
820 S. Broadway Ave.	Fort Lupton	CO	80621
825 S. Broadway Ave.	Fort Lupton	CO	80621
830 S. Broadway Ave.	Fort Lupton	CO	80621
835 S. Broadway Ave.	Fort Lupton	CO	80621
465 S. Fulton Ave.	Fort Lupton	CO	80621
615 S. Fulton Ave.	Fort Lupton	CO	80621
625 S. Fulton Ave.	Fort Lupton	CO	80621
635 S. Fulton Ave.	Fort Lupton	CO	80621
645 S. Fulton Ave.	Fort Lupton	CO	80621
655 S. Fulton Ave.	Fort Lupton	CO	80621
705 S. Fulton Ave.	Fort Lupton	CO	80621
715 S. Fulton Ave.	Fort Lupton	CO	80621
725 S. Fulton Ave.	Fort Lupton	CO	80621
735 S. Fulton Ave.	Fort Lupton	CO	80621
745 S. Fulton Ave.	Fort Lupton	CO	80621
805 S. Fulton Ave.	Fort Lupton	CO	80621
815 S. Fulton Ave.	Fort Lupton	CO	80621
825 S. Fulton Ave.	Fort Lupton	CO	80621
835 S. Fulton Ave.	Fort Lupton	CO	80621
840 S. Fulton Ave.	Fort Lupton	CO	80621
845 S. Fulton Ave.	Fort Lupton	CO	80621
850 S. Fulton Ave.	Fort Lupton	CO	80621
855 S. Fulton Ave.	Fort Lupton	CO	80621

860 S. Fulton Ave.	Fort Lupton	CO	80621
865 S. Fulton Ave.	Fort Lupton	CO	80621
870 S. Fulton Ave.	Fort Lupton	CO	80621
875 S. Fulton Ave.	Fort Lupton	CO	80621
880 S. Fulton Ave.	Fort Lupton	CO	80621
885 S. Fulton Ave.	Fort Lupton	CO	80621
610 S. Grand Ave.	Fort Lupton	CO	80621
620 S. Grand Ave.	Fort Lupton	CO	80621
630 S. Grand Ave.	Fort Lupton	CO	80621
640 S. Grand Ave.	Fort Lupton	CO	80621
650 S. Grand Ave.	Fort Lupton	CO	80621
700 S. Grand Ave.	Fort Lupton	CO	80621
710 S. Grand Ave.	Fort Lupton	CO	80621
720 S. Grand Ave.	Fort Lupton	CO	80621
730 S. Grand Ave.	Fort Lupton	CO	80621
740 S. Grand Ave.	Fort Lupton	CO	80621
800 S. Grand Ave.	Fort Lupton	CO	80621
810 S. Grand Ave.	Fort Lupton	CO	80621
820 S. Grand Ave.	Fort Lupton	CO	80621
830 S. Grand Ave.	Fort Lupton	CO	80621
840 S. Hoover Ave.	Fort Lupton	CO	80621
847 S. Hoover Ave.	Fort Lupton	CO	80621
850 S. Hoover Ave.	Fort Lupton	CO	80621
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859 S. Hoover Ave.	Fort Lupton	CO	80621
860 S. Hoover Ave.	Fort Lupton	CO	80621
865 S. Hoover Ave.	Fort Lupton	CO	80621
870 S. Hoover Ave.	Fort Lupton	CO	80621
871 S. Hoover Ave.	Fort Lupton	CO	80621
877 S. Hoover Ave.	Fort Lupton	CO	80621
610 S. McKinley Ave.	Fort Lupton	CO	80621
630 S. McKinley Ave.	Fort Lupton	CO	80621
640 S. McKinley Ave.	Fort Lupton	CO	80621
650 S. McKinley Ave.	Fort Lupton	CO	80621
655 S. McKinley Ave.	Fort Lupton	CO	80621
660 S. McKinley Ave.	Fort Lupton	CO	80621
675 S. McKinley Ave.	Fort Lupton	CO	80621
701 S. McKinley Ave.	Fort Lupton	CO	80621
720 S. McKinley Ave.	Fort Lupton	CO	80621
730 S. McKinley Ave.	Fort Lupton	CO	80621
735 S. McKinley Ave.	Fort Lupton	CO	80621
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760 S. McKinley Ave.	Fort Lupton	CO	80621
765 S. McKinley Ave.	Fort Lupton	CO	80621
850 S. McKinley Ave.	Fort Lupton	CO	80621

855 S. McKinley Ave.	Fort Lupton	CO	80621
856 S. McKinley Ave.	Fort Lupton	CO	80621
868 S. McKinley Ave.	Fort Lupton	CO	80621
874 S. McKinley Ave.	Fort Lupton	CO	80621
910 S. McKinley Ave.	Fort Lupton	CO	80621
610 S. Park Ave.	Fort Lupton	CO	80621
625 S. Park Ave.	Fort Lupton	CO	80621
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645 S. Park Ave.	Fort Lupton	CO	80621
650 S. Park Ave.	Fort Lupton	CO	80621
655 S. Park Ave.	Fort Lupton	CO	80621
745 S. Park Ave.	Fort Lupton	CO	80621
755 S. Park Ave.	Fort Lupton	CO	80621
202 Valley Court	Windsor	CO	80550
1070 W. Century Drive, Ste. 101	Louisville	CO	80027
2212 W. Ridge Rd.	Littleton	CO	80120
3401 Watada Street	Brighton	CO	80601

City Official

CITY OF

Fort Lupton

EST 1836

COME PAINT YOUR FUTURE WITH US

CITY OF FORT LUPTON
NOTICE OF PUBLIC HEARING

A public hearing has been scheduled for Tuesday, March 8, 2016 at 6:00 P.M. with the Fort Lupton Planning Commission and Monday, March 28, 2016 at 7:00 P.M. with the Fort Lupton City Council. The purpose of the public hearings is to consider an application and ordinance to annex and zone to the PUD Planned United Development Zone District and an application for a PUD Sketch Plat for a residential development located in the Northeast Quarter of Section 7, Township 1 North, Range 66 West, of the 6th P.M., County of Weld, State of Colorado (a/k/a Fulton Village Annexation & PUD Sketch Plat). The legal description below more particularly describes the land proposed for annexation and a special use permit. The public hearings will be held at the Fort Lupton City Hall, 130 South McKinley Avenue in Fort Lupton. For additional information on this application, please contact the Fort Lupton Planning Department at 303-857-6694. You can also find more information at http://www.fortlupton.org/544/Fulton-Village.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS S00°19'00"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S89°56'41"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 (NE1/4,NE1/4) A DISTANCE OF 672.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 3123110 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; SAID POINT ALSO BEING THE NORTHWEST CORNER OF PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD
COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1207210; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S00°18'59"E A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF KAHIL STREET; THENCE N89°56'41"E ALONG THE SOUTH RIGHT OF WAY LINE OF KAHIL STREET A DISTANCE OF 30.00 FEET TO
THE NORTHWEST CORNER OF LOT 24 OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST LINE OF SAID LOT 24 AND LOT 23 A DISTANCE OF 342.00 FEET TO A POINT ON THE NORTH LINE OF LOT 25, PEACEFUL-ACRES SUBDIVISION EXTENDED EASTERLY; THENCE S89°56'41"W ALONG THE NORTH LINE OF SAID LOT 25 AND THE EASTERLY AND WESTERLY PROLONGATION THEREOF A DISTANCE OF 190.00 FEET TO
THE NORTHEAST CORNER OF AN 8' WIDE ALLEY AS SHOWN ON THE PLAT OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION AND THE WEST BOUNDARY OF FIRST ADDITION TO PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1333148 A DISTANCE OF 939.37 FEET TO A POINT ON THE SOUTH LINE OF SAID NE1/4,NE1/4; THENCE N89°47'45"W ALONG THE SOUTH LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 467.11 FEET TO A POINT 20 FEET EAST OF THE SOUTHWEST CORNER OF SAID NE1/4,NE1/4; THENCE

N00°22'24"W ALONG A LINE PARALLEL WITH AND 20 FEET EAST OF THE WEST LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 1045.26 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AT BOOK 1574, PAGE 1601 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; THENCE N89°56'41"E ALONG THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID BOOK 1574, PAGE 1601 AND THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID RECEPTION NO. 3123110 A DISTANCE OF 593.13 FEET; THENCE N00°18'59"W A DISTANCE OF 239.00 FEET; THENCE N89°56'41"E A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 522,177 SQUARE FEET, 12.056 ACRES, MORE OR LESS.

RESOLUTION NO. 2016R008

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR AN ANNEXATION KNOWN AS THE FULTON VILLAGE ANNEXATION AND SETTING A PUBLIC HEARING.

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Fulton Village, LLC, James Lambert and Barbara Lambert for 12.056± acres and known as the Fulton Village Annexation; and

WHEREAS, the Fort Lupton City Council finds the annexation petition to be complete and in substantial conformance with the requirements of C.R.S. 31-12-107 (1) as amended.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves Resolution 2016Rxxx initiating annexation proceedings for the Fulton Village Annexation, and sets the hearing date for March 28, 2016, to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 8th DAY OF FEBRUARY 2016.

City of Fort Lupton, Colorado

s/Tommy Holton
Tommy Holton, Mayor

Attest:

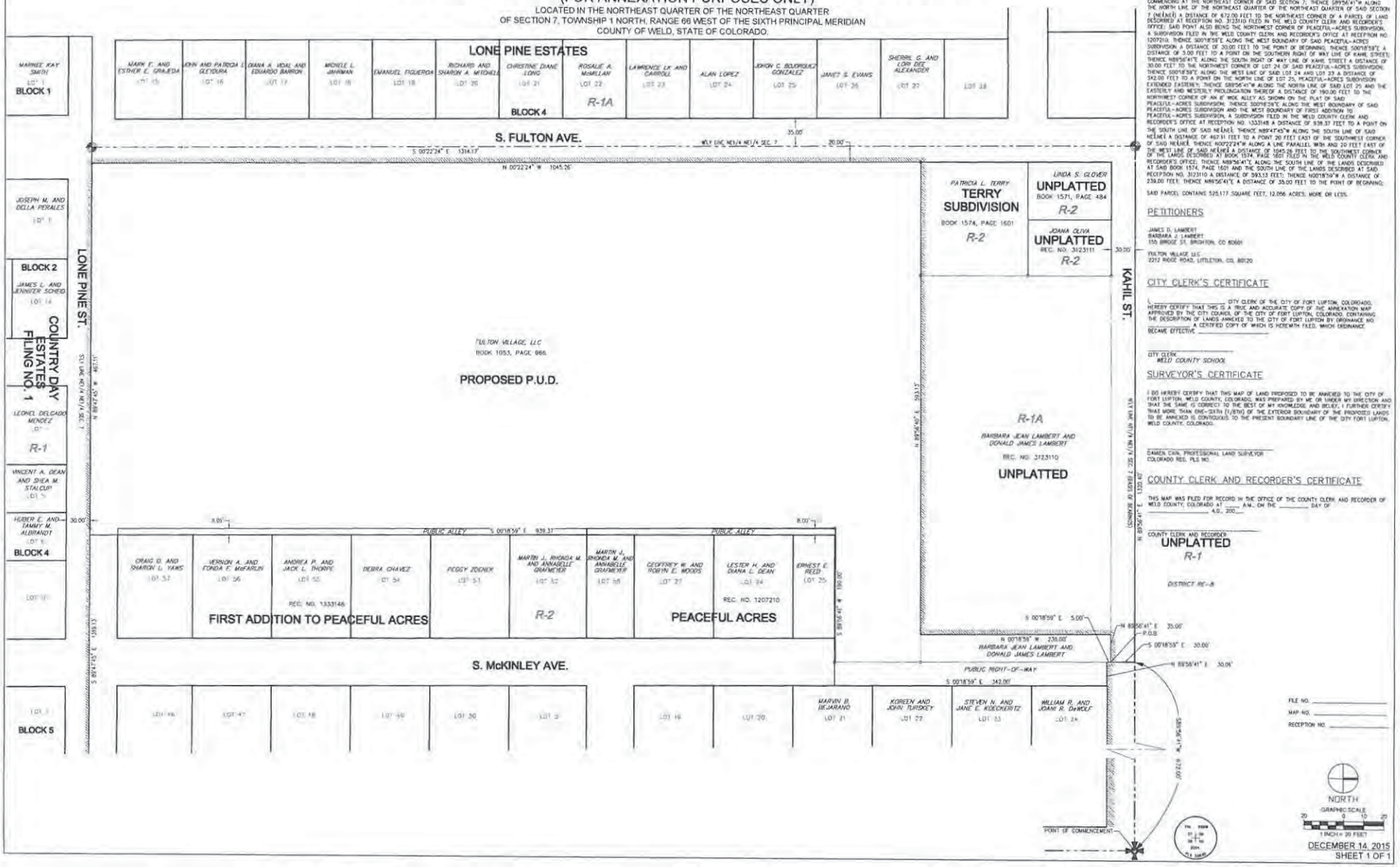
s/Nanette S. Fornof
Nanette S. Fornof, MMC
City Clerk

Approved as to form:

s/Andy Ausmus
Andy Ausmus, City Attorney

FULTON VILLAGE ANNEXATION MAP
TO THE CITY OF FORT LUPTON, WELD COUNTY, COLORADO
(FOR ANNEXATION PURPOSES ONLY)

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO.



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS S00°19'00"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S89°56'41"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 (MEANER) A DISTANCE OF 672.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 3123110 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; SAID POINT ALSO BEING THE NORTHWEST CORNER OF PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1207210; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S00°18'59"E A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF KAHIL STREET; THENCE N89°56'41"E ALONG THE SOUTH RIGHT OF WAY LINE OF KAHIL STREET A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF LOT 24 OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST LINE OF SAID LOT 24 AND LOT 23 A DISTANCE OF 342.00 FEET TO A POINT ON THE NORTH LINE OF LOT 25, PEACEFUL-ACRES SUBDIVISION EXTENDED EASTERLY; THENCE S89°56'41"W ALONG THE NORTH LINE OF SAID LOT 25 AND THE EASTERLY AND WESTERLY PROLONGATION THEREOF A DISTANCE OF 190.00 FEET TO THE NORTHWEST CORNER OF AN 8' WIDE ALLEY AS SHOWN ON THE PLAT OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION AND THE WEST BOUNDARY OF FIRST ADDITION TO PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1333146 A DISTANCE OF 939.37 FEET TO A POINT ON THE SOUTH LINE OF SAID NE¼NE¼; THENCE N89°47'45"W ALONG THE SOUTH LINE OF SAID NE¼NE¼ A DISTANCE OF 467.31 FEET TO A POINT 20 FEET EAST OF THE SOUTHWEST CORNER OF SAID NE¼NE¼; THENCE N00°22'24"W ALONG A LINE PARALLEL WITH AND 20 FEET EAST OF THE WEST LINE OF SAID NE¼NE¼ A DISTANCE OF 1045.26 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AT BOOK 1574, PAGE 1601 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; THENCE N89°56'41"E ALONG THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID BOOK 1574, PAGE 1601 AND THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID RECEPTION NO. 3123110 A DISTANCE OF 593.13 FEET; THENCE N00°18'59"W A DISTANCE OF 239.00 FEET; THENCE N89°56'41"E A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 525,177 SQUARE FEET, 12.056 ACRES; MORE OR LESS.

PETITIONERS

JAMES D. LAMBERT
BARBARA J. LAMBERT
155 BRIDGE ST, BRIGHTON, CO 80601

FULTON VILLAGE LLC
2212 RIDGE ROAD, LITTLETON, CO, 80120

CITY CLERK'S CERTIFICATE

I, _____, CITY CLERK OF THE CITY OF FORT LUPTON, COLORADO, HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE COPY OF THE ANNEXATION MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO, CONTAINING THE DESCRIPTION OF LANDS ANNEXED TO THE CITY OF FORT LUPTON BY ORDINANCE NO. _____, A CERTIFIED COPY OF WHICH IS HEREWITH FILED, WHICH ORDINANCE BECAME EFFECTIVE _____.

_____
CITY CLERK
WELD COUNTY SCHOOL

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS MAP OF LAND PROPOSED TO BE ANNEXED TO THE CITY OF FORT LUPTON, WELD COUNTY, COLORADO, WAS PREPARED BY ME OR UNDER MY DIRECTION AND THAT THE SAME IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; I FURTHER CERTIFY THAT MORE THAN ONE-SIXTH (1/6TH) OF THE EXTERIOR BOUNDARY OF THE PROPOSED LANDS TO BE ANNEXED IS CONTIGUOUS TO THE PRESENT BOUNDARY LINE OF THE CITY FORT LUPTON, WELD COUNTY, COLORADO.

_____
DAMEN CAIN, PROFESSIONAL LAND SURVEYOR
COLORADO REG. PLS NO.

COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY, COLORADO AT _____ A.M., ON THE _____ DAY OF _____ A.D., 200__.

_____
COUNTY CLERK AND RECORDER

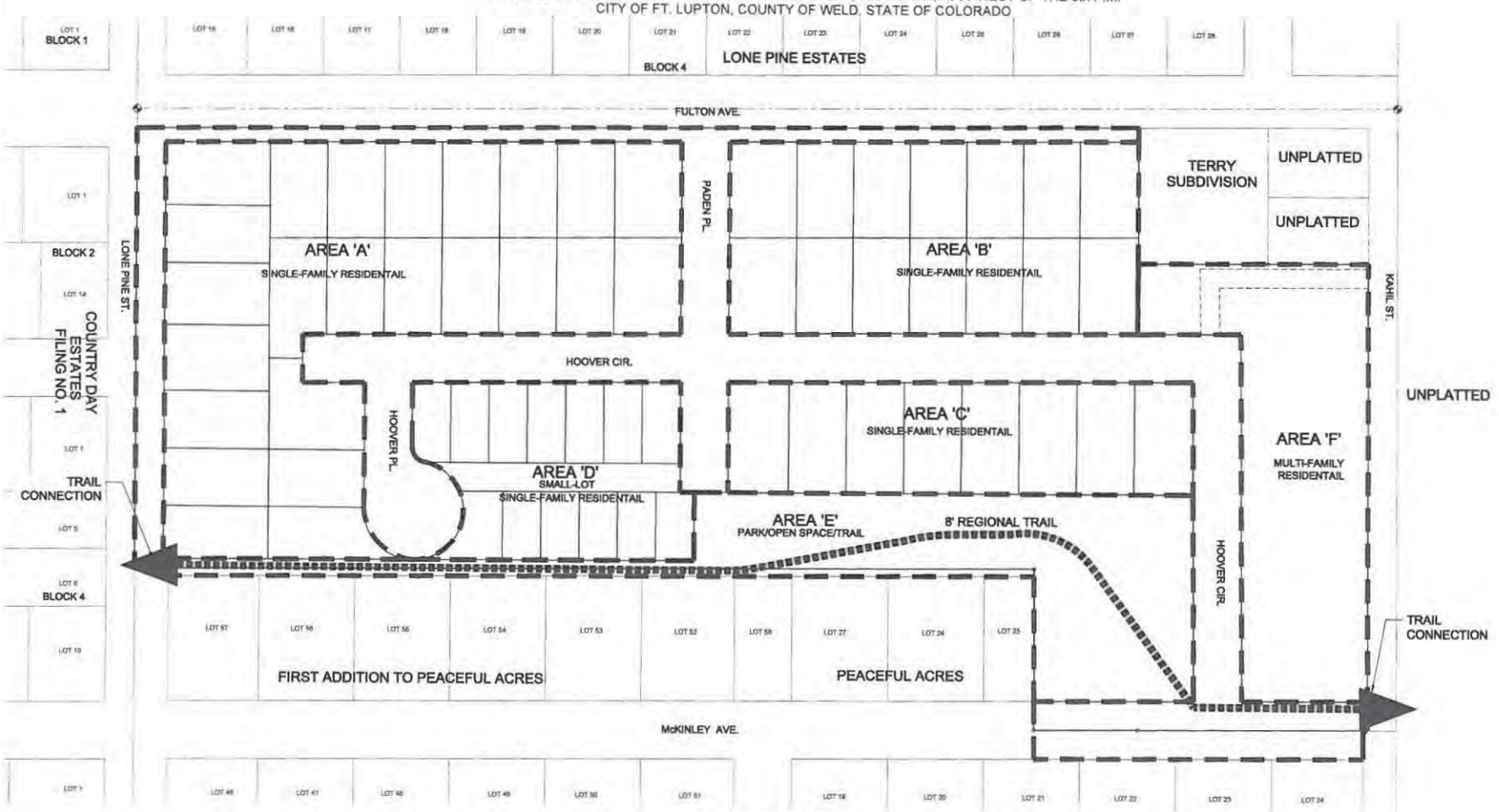
FILE NO. _____
MAP NO. _____
RECEPTION NO. _____

DECEMBER 14, 2015
SHEET 1 OF 1

CONCEPT PLAN

FULTON VILLAGE

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
CITY OF FT. LUPTON, COUNTY OF WELD, STATE OF COLORADO



LAND USE SUMMARY TABLE

AREA DESIGNATION	LAND USE	AREA (AC)	NO. OF UNITS	MAX. LOT SIZE	MIN. LOT SIZE	AVG. LOT SIZE	DENSITY
'A'	SINGLE FAMILY RESIDENTIAL	3.55	24	7,821 SF	6,000 SF	6,443 SF	6.76 DU/AC
'B'	SINGLE FAMILY RESIDENTIAL	1.96	14	7,025 SF	5,900 SF	6,090 SF	7.14 DU/AC
'C'	SINGLE FAMILY RESIDENTIAL	1.29	8	7,218 SF	6,915 SF	7,005 SF	6.20 DU/AC
'D'	SMALL -LOT RESIDENTIAL	0.34	13	3,531 SF	2,854 SF	3,192 SF	13.83 DU/AC
'E'	PARK/OPEN SPACE/TRAIL	1.58					
'F'	MULTI-FAMILY	1.56	24				15.38 DU/AC
	SUBTOTAL	10.68	83				
DEDICATED R.O.W.							
FULTON AVE.		0.36					
PINE LANE		0.31					
McKINLEY AVE.		0.24					
PADEN PL.		0.42					
HOOVER CIR.		1.44					
HOOVER PL.		0.50					
TRACT B - PUBLIC ALLEY		0.17					
	SUBTOTAL	3.24					
EXISTING R.O.W.							
McKINLEY AVE.		0.24					
8' PUBLIC ALLEY		0.17					
	SUBTOTAL	0.41					
	TOTAL	14.53 AC					

NORTH
GRAPHIC SCALE
50 0 25 50
1 INCH = 50 FEET

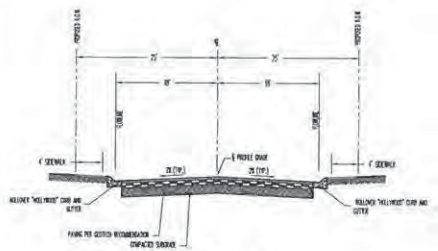
Aperio
Property Consultants, llc
18006 E. GRAND AVE.
AURORA, CO. 80015
PHONE 303.317.3000

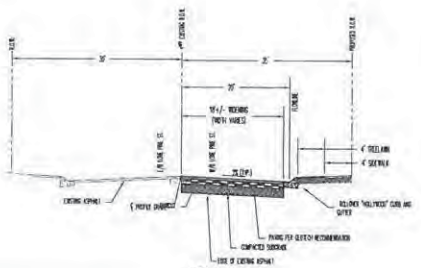
DECEMBER 14, 2015
CONCEPT LAND USE PLAN
SHEET 1

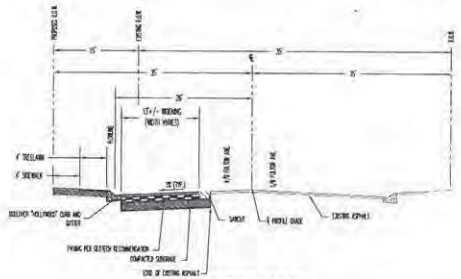
SKETCH PLAT

FULTON VILLAGE SUBDIVISION

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
CITY OF FT. LUPTON, COUNTY OF WELD, STATE OF COLORADO







NORTH
GRAPHIC SCALE
50 0 25 50
1 INCH = 50 FEET

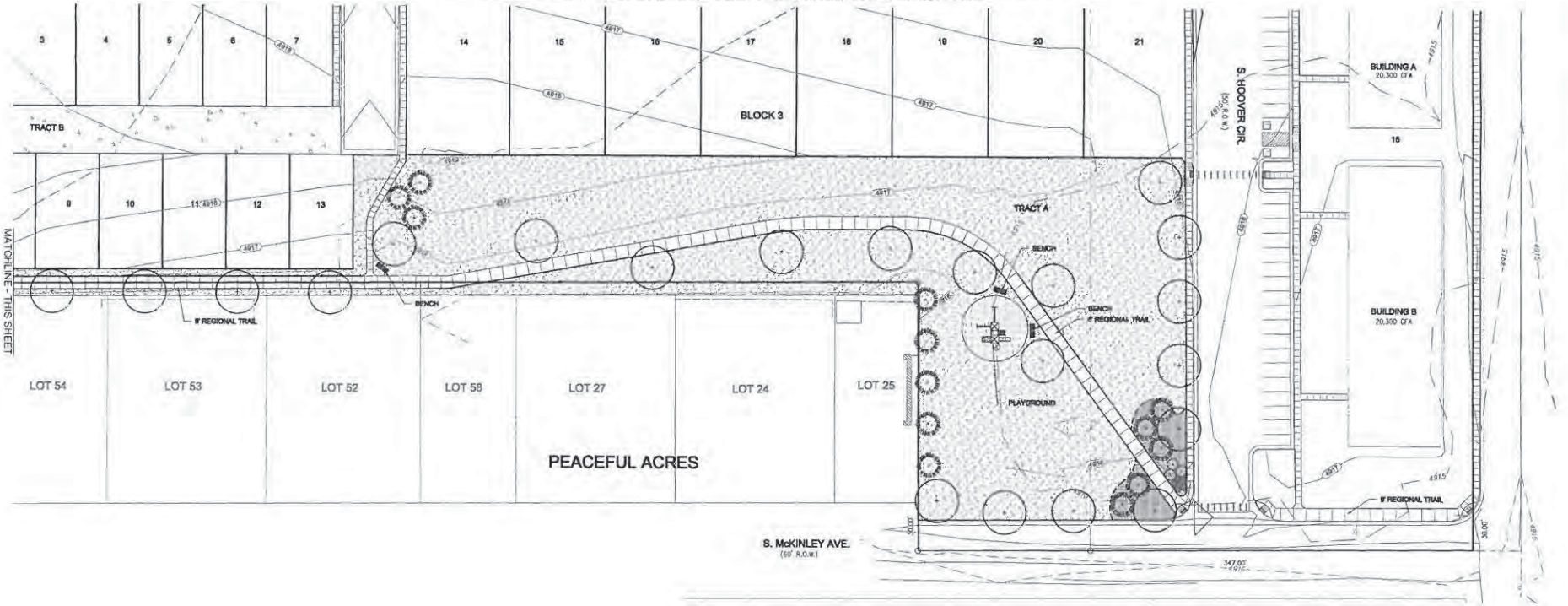
Aperio
Property Consultants, llc
18006 E. GRAND AVE.
AURORA, CO 80015
PHONE 303.317.3000

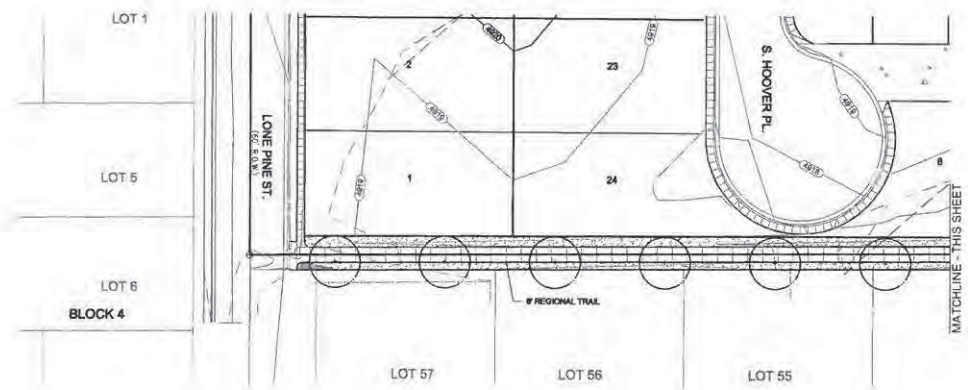
DECEMBER 14, 2015
SKETCH PLAT EXHIBIT
SHEET 2

SKETCH PLAT

FULTON VILLAGE SUBDIVISION

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
CITY OF FT. LUPTON, COUNTY OF WELD, STATE OF COLORADO





NORTH
GRAPHIC SCALE
30 0 15 30
1 INCH = 30 FEET

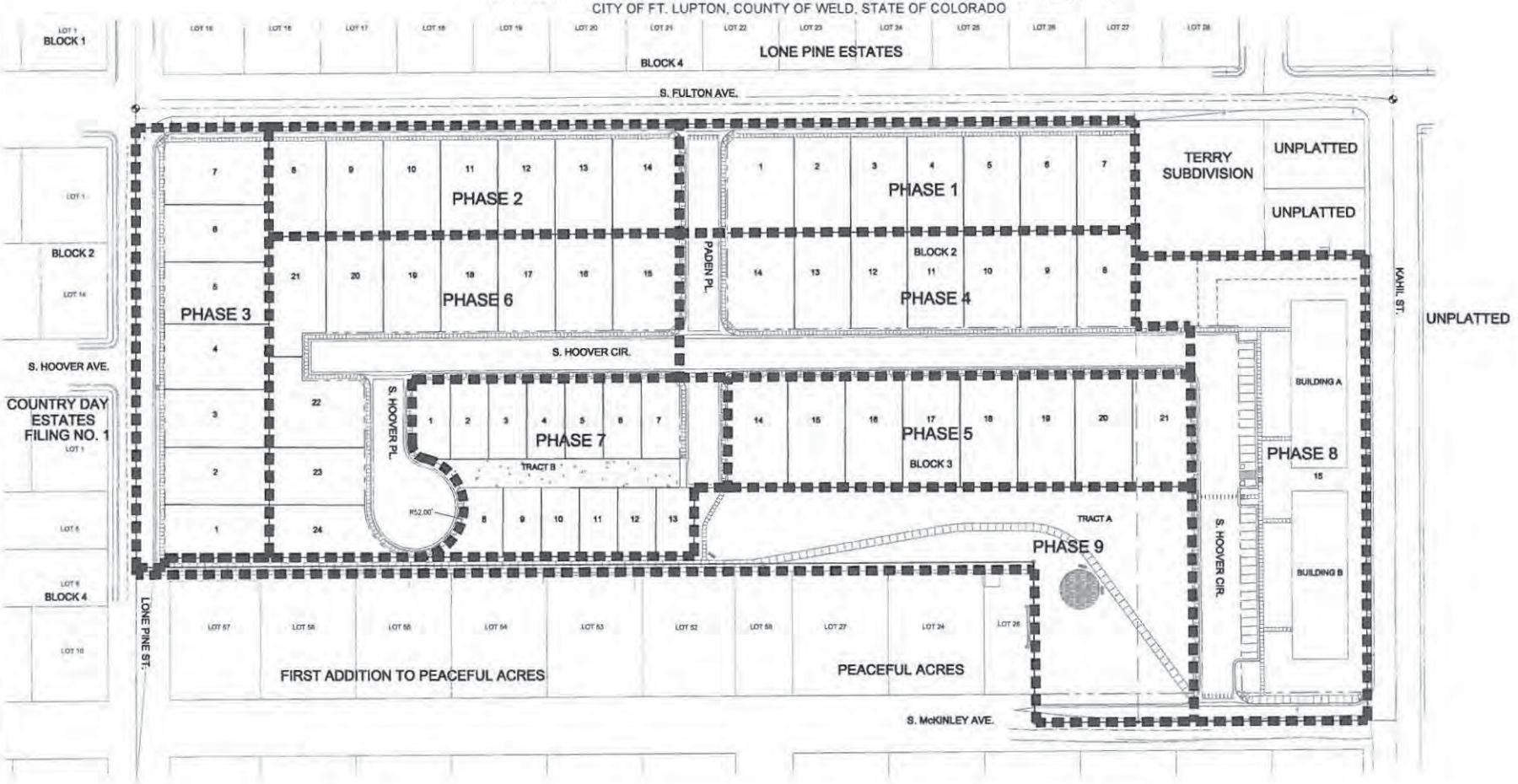
Aperio
Property Consultants, llc
18006 E. GRAND AVE.
AURORA, CO 80015
PHONE 303.317.3000

DECEMBER 14, 2015
CONCEPT PARK, OPEN SPACE AND REGIONAL TRAIL PLAN
SHEET 4

SKETCH PLAT

FULTON VILLAGE SUBDIVISION

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
CITY OF FT. LUPTON, COUNTY OF WELD, STATE OF COLORADO



PHASING SUMMARY

PHASE	AREA (AC)	NO. OF LOTS/UNITS
1	1.25	7
2	1.13	7
3	1.45	7
4	1.72	7
5	1.29	8
6	2.23	10
7	1.24	13
8	2.12	24
9*	1.66	N/A
TOTAL	14.29	83

*PHASE 9 SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF THE 30TH BUILDING PERMIT FOR THE OVERALL FULTON VILLAGE PROJECT. ANY PHASE MAY BE CONSTRUCTED AT ANY TIME, HOWEVER, BUILDING PERMITS SHALL NOT BE ISSUED FOR ANY PHASE UNTIL SUCH TIME THAT ALL REQUIRED PUBLIC IMPROVEMENTS FOR PREVIOUSLY PERMITTED PHASES HAVE BEEN COMPLETED.

NORTH
GRAPHIC SCALE
50 0 25 50
1 INCH = 50 FEET

Aperio
Property Consultants, llc
18006 E. GRAND AVE.
AURORA, CO 80015
PHONE 303.317.3000

DECEMBER 14, 2015
PHASING PLAN
SHEET 5

February 16, 2016

Fort Lupton Press
Attention: Legal Publications, Bobi Lopez

Please publish the following Notice and Resolution 2016R008 initiating annexation proceedings in the Fort Lupton Press once a week for four (4) consecutive weeks beginning with the **February 24, 2016** Issue. Publication shall follow on **March 2, 2016, March 9, 2016 and March 16, 2016**.

CITY OF FORT LUPTON
NOTICE OF PUBLIC HEARING

A public hearing has been scheduled for Tuesday, March 8, 2016 at 6:00 P.M. with the Fort Lupton Planning Commission and Monday, March 28, 2016 at 7:00 P.M. with the Fort Lupton City Council. The purpose of the public hearings is to consider an application and ordinance to annex and zone to the PUD Planned United Development Zone District and an application for a PUD Sketch Plat for a residential development located in the Northeast Quarter of Section 7, Township 1 North, Range 66 West, of the 6th P.M., County of Weld, State of Colorado (a/k/a Fulton Village Annexation & PUD Sketch Plat). The legal description below more particularly describes the land proposed for annexation and a special use permit. The public hearings will be held at the Fort Lupton City Hall, 130 South McKinley Avenue in Fort Lupton. For additional information on this application, please contact the Fort Lupton Planning Department at 303-857-6694.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS S00°19'00"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S89°56'41"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 (NE1/4,NE1/4) A DISTANCE OF 672.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 3123110 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; SAID POINT ALSO BEING THE NORTHWEST CORNER OF PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1207210; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S00°18'59"E A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF KAHIL STREET; THENCE N89°56'41"E ALONG THE SOUTH RIGHT OF WAY LINE OF KAHIL STREET A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF LOT 24 OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST LINE OF SAID LOT 24 AND LOT 23 A DISTANCE OF 342.00

FEET TO A POINT ON THE NORTH LINE OF LOT 25, PEACEFUL-ACRES SUBDIVISION EXTENDED EASTERLY; THENCE S89°56'41"W ALONG THE NORTH LINE OF SAID LOT 25 AND THE EASTERLY AND WESTERLY PROLONGATION THEREOF A DISTANCE OF 190.00 FEET TO THE NORTHEAST CORNER OF AN 8' WIDE ALLEY AS SHOWN ON THE PLAT OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION AND THE WEST BOUNDARY OF FIRST ADDITION TO PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1333148 A DISTANCE OF 939.37 FEET TO A POINT ON THE SOUTH LINE OF SAID NE1/4,NE1/4; THENCE N89°47'45"W ALONG THE SOUTH LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 467.11 FEET TO A POINT 20 FEET EAST OF THE SOUTHWEST CORNER OF SAID NE1/4,NE1/4; THENCE N00°22'24"W ALONG A LINE PARALLEL WITH AND 20 FEET EAST OF THE WEST LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 1045.26 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AT BOOK 1574, PAGE 1601 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; THENCE N89°56'41"E ALONG THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID BOOK 1574, PAGE 1601 AND THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID RECEPTION NO. 3123110 A DISTANCE OF 593.13 FEET; THENCE N00°18'59"W A DISTANCE OF 239.00 FEET; THENCE N89°56'41"E A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 522,177 SQUARE FEET, 12.056 ACRES, MORE OR LESS.

RESOLUTION NO. 2016R008

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR AN ANNEXATION KNOWN AS THE FULTON VILLAGE ANNEXATION AND SETTING A PUBLIC HEARING.

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Fulton Village, LLC, James Lambert and Barbara Lambert for 12.056± acres and known as the Fulton Village Annexation; and

WHEREAS, the Fort Lupton City Council finds the annexation petition to be complete and in substantial conformance with the requirements of C.R.S. 31-12-107 (1) as amended.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves Resolution 2016Rxxx initiating annexation proceedings for the Fulton Village Annexation, and sets the hearing date for March 28, 2016, to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 8th DAY OF FEBRUARY 2016.

City of Fort Lupton, Colorado

s/Tommy Holton
Tommy Holton, Mayor

Attest:

s/Nanette S. Fornof
Nanette S. Fornof, MMC
City Clerk

Approved as to form:

s/Andy Ausmus
Andy Ausmus, City Attorney

CERTIFICATE OF MAILING

I certify that on the 3rd day of March, 2016, I sent the following documents related to the Fulton Village Annexation proceedings: Fulton Village Annexation Impact Report, South Utility Extension Maps, Fort Lupton Amended Land Use Map, Annexation Vicinity Map, Zoning Map, Tax District 2228 Report, Fulton Village Annexation Map, and Tax District 5196 Report; via certified mail with return-receipt requested to the following:

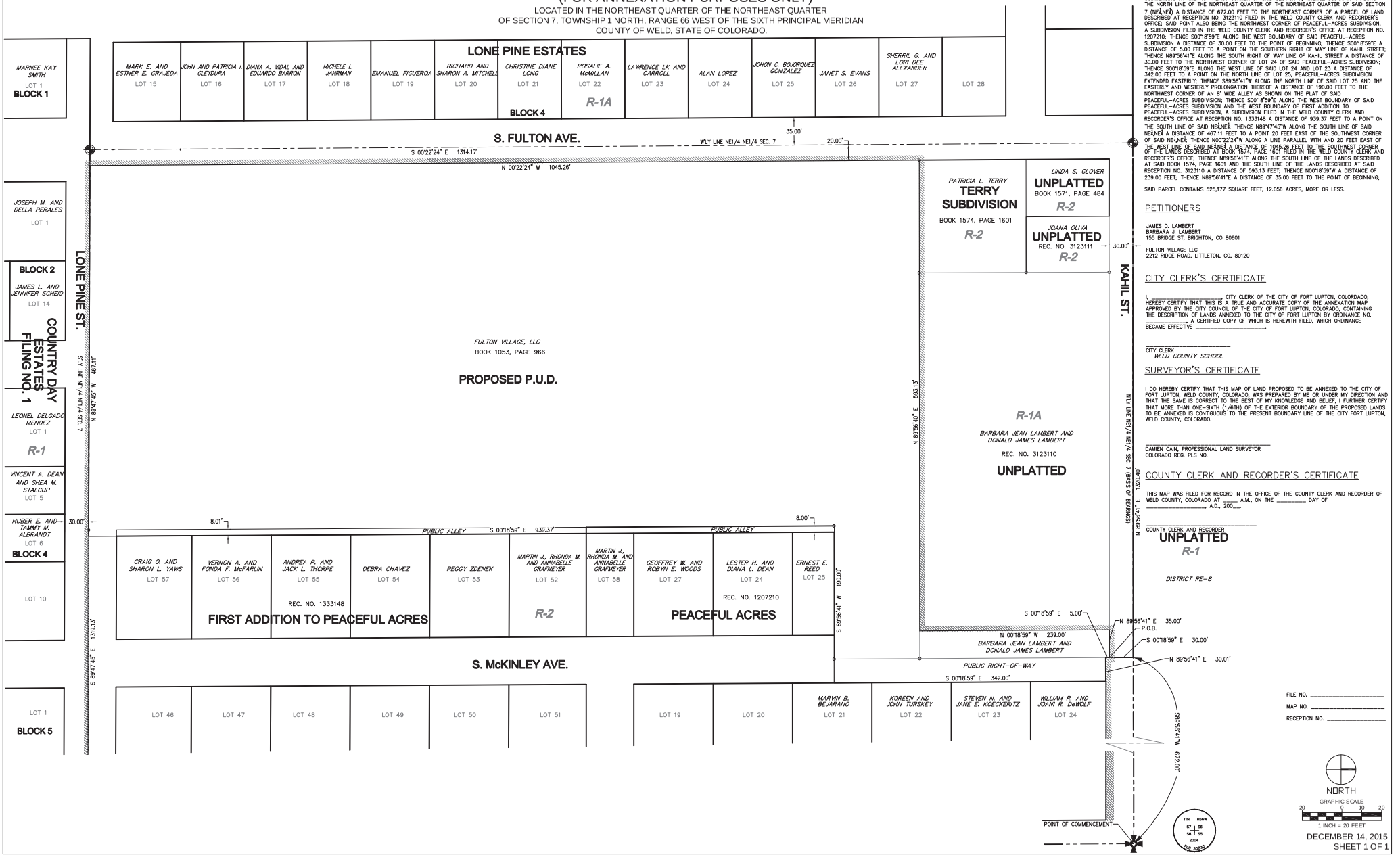
Weld County Commissioners
P.O. Box 758
Greeley, CO 80632

Jennifer L. Cupp

FULTON VILLAGE ANNEXATION MAP
TO THE CITY OF FORT LUPTON, WELD COUNTY, COLORADO

(FOR ANNEXATION PURPOSES ONLY)

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO.



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

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COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S89°56'41"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 (NE¼NE¼) A DISTANCE OF 672.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 3123110 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; SAID POINT ALSO BEING THE NORTHWEST CORNER OF PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1207210; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S00°18'59"E A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF KAHIL STREET; THENCE N89°56'41"E ALONG THE SOUTH RIGHT OF WAY LINE OF KAHIL STREET A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF LOT 24 OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST LINE OF SAID LOT 24 AND LOT 23 A DISTANCE OF 342.00 FEET TO A POINT ON THE NORTH LINE OF LOT 25, PEACEFUL-ACRES SUBDIVISION EXTENDED EASTERLY; THENCE S89°56'41"W ALONG THE NORTH LINE OF SAID LOT 25 AND THE EASTERLY AND WESTERLY PROLONGATION THEREOF A DISTANCE OF 190.00 FEET TO THE NORTHWEST CORNER OF AN 8' WIDE ALLEY AS SHOWN ON THE PLAT OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION AND THE WEST BOUNDARY OF FIRST ADDITION TO PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1333148 A DISTANCE OF 939.37 FEET TO A POINT ON THE SOUTH LINE OF SAID NE¼NE¼; THENCE N89°47'45"W ALONG THE SOUTH LINE OF SAID NE¼NE¼ A DISTANCE OF 467.11 FEET TO A POINT 20 FEET EAST OF THE SOUTHWEST CORNER OF SAID NE¼NE¼; THENCE N00°22'24"W ALONG A LINE PARALLEL WITH AND 20 FEET EAST OF THE WEST LINE OF SAID NE¼NE¼ A DISTANCE OF 1045.26 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AT BOOK 1574, PAGE 1601 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; THENCE N89°56'41"E ALONG THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID BOOK 1574, PAGE 1601 AND THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID RECEPTION NO. 3123110 A DISTANCE OF 593.13 FEET; THENCE N00°18'59"W A DISTANCE OF 239.00 FEET; THENCE N89°56'41"E A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 525,177 SQUARE FEET, 12.056 ACRES, MORE OR LESS.

PETITIONERS

JAMES D. LAMBERT
BARBARA J. LAMBERT
155 BRIDGE ST, BRIGHTON, CO 80601

FULTON VILLAGE LLC
2212 RIDGE ROAD, LITTLETON, CO, 80120

CITY CLERK'S CERTIFICATE

I, _____, CITY CLERK OF THE CITY OF FORT LUPTON, COLORDADO, HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE COPY OF THE ANNEXATION MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO, CONTAINING THE DESCRIPTION OF LANDS ANNEXED TO THE CITY OF FORT LUPTON BY ORDINANCE NO. _____, A CERTIFIED COPY OF WHICH IS HEREWITH FILED, WHICH ORDINANCE BECAME EFFECTIVE _____.

_____
CITY CLERK
WELD COUNTY SCHOOL

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS MAP OF LAND PROPOSED TO BE ANNEXED TO THE CITY OF FORT LUPTON, WELD COUNTY, COLORADO, WAS PREPARED BY ME OR UNDER MY DIRECTION AND THAT THE SAME IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT MORE THAN ONE-SIXTH (1/6TH) OF THE EXTERIOR BOUNDARY OF THE PROPOSED LANDS TO BE ANNEXED IS CONTIGUOUS TO THE PRESENT BOUNDARY LINE OF THE CITY FORT LUPTON, WELD COUNTY, COLORADO.

_____
DAMIEN CAIN, PROFESSIONAL LAND SURVEYOR
COLORADO REG. PLS NO.

COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY, COLORADO AT ____ A.M., ON THE _____ DAY OF _____, A.D., 200__.

_____
COUNTY CLERK AND RECORDER

FILE NO. _____
MAP NO. _____
RECEPTION NO. _____

DECEMBER 14, 2015
SHEET 1 OF 1

Annexation Impact Report

FULTON VILLAGE

Fort Lupton, Colorado

PREPARED FOR:

FULTON VILLAGE, LLC
2212 Ridge Rd.
Littleton, Colorado 80121
Phone: 303-929-0822
Contact: George Lee
george@leecommercialproperty.com

PREPARED BY:

Aperio
Property Consultants, llc
18006 E. Grand Ave.
Aurora, CO 80015
Phone (303) 317-3000
Contact: Aaron Thompson
Aaron@aperiopc.com

December 14, 2015

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B. Statement on Community Need 2
C. Proposed Development Plan 2
D. Utility Impacts 3
E. Life Safety Impacts 3
F. Traffic and Roadway Impacts 4
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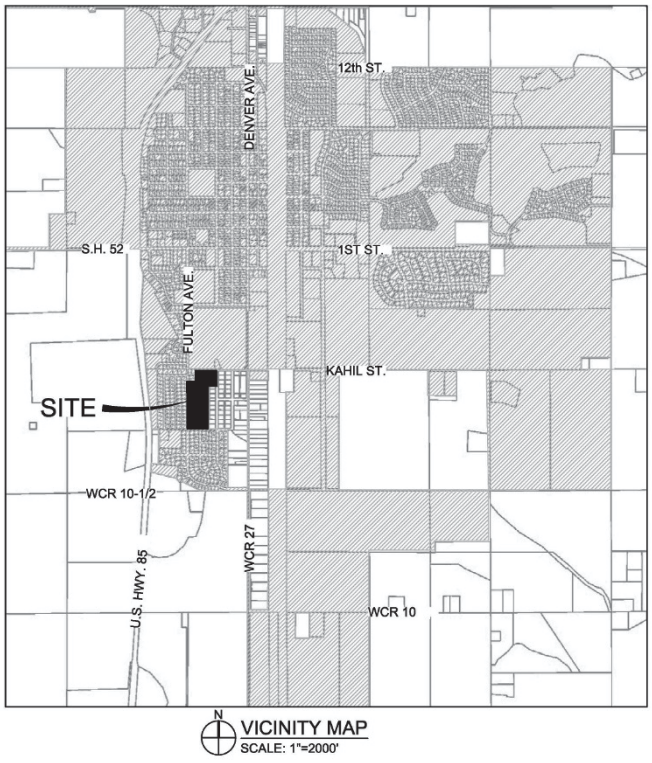
A. General Location and Description

General Location

The Fulton Village development (the "Project") is proposed at the southeast corner of S. Fulton Ave. and Kahil Street in Fort Lupton, Colorado. The proposed Annexation is for one unplatted parcel (the "Fulton Village" property), a portion of a parcel that was previously annexed in 1980 (the "Lambert" property) and a portion of existing Weld County Right of Way for S. McKinley Ave. totaling 11.884 acres (collectively, the "Property"), situated in the Northeast Quarter of Section 7, Township 1 North, Range 66 West of the 6th P. M., Town of Fort Lupton, County of Weld, and State of Colorado. A graphical map and the associated parcel reports from the Weld County Assessor are contained in the Appendix of this report.



The site is bounded on the north by Kahil St., on the east by S. McKinley Ave., Peaceful Acres Subdivision, and the First Addition to Peaceful Acres Subdivision, on the south by Lone Pine St., and to the west by S. Fulton Ave.

The site is vacant and the existing ground cover is primarily native grasses and weeds. The existing soils

are comprised of well-graded sand with silt and gravel (SW-SM), in the A Hydrologic Soil Group. A NCRS Soil Resource Report[4] is included in the application materials for this Annexation proposal which classifies the site soils into the Julesburg/Vona sandy loams and Altvan loam.

B. Statement on Community Need

The Fort Lupton housing market demonstrates a strong need for additional housing. Vacancies are at approximately 2%, and with less than twenty (20) single-family homes for sale on the market today, the market is tight. Of those available homes for sale, many are more than 30 years old. With the sustained and projected growth of Colorado and specifically the Front Range Denver Metropolitan area, the affordable cost of living, accessibility to major highways and interstates (both I-25 and I-76), new housing in Fort Lupton will continue to see increased market demand.

Demographics Summary – Colorado [1]

- Colorado was the third-fastest growing state in 2013 (U.S. Census Bureau, 2014)
- The Denver-Aurora-Broomfield MSA ranked No. 2 for attracting college-educated workers from 2007-2012 (U.S. Census Bureau, 2014)
- Colorado ranks No. 1 for labor prospects (*Forbes*, 2014)
- Colorado is the nation's second-most highly educated state for residents (37.8 percent) with a bachelor's degree or higher (U.S. Census Bureau, 2014)

Demographics Summary – Fort Lupton [2]

- Population: 7,524
- Median Age: 32.0
- 81.7% of population is under 45
- Average Household Income: $58,687
- 56.5% of population is Hispanic
- 39.1% completed some college or have a degree
- 9.1% have completed a Bachelor's or higher degree

The preceding demographic summaries for both the State of Colorado and the City of Fort Lupton further support the community need for additional housing in Fort Lupton.

C. Proposed Development Plan

Proposed Land Use

The proposed land use will be residential within a Planned Unit Development (PUD) zone district. The proposed development will be a mix of single-family, small-lot single family (often commonly referred to as "patio homes"), and for-rent multifamily units. The Project will also include a park/open space area, with amenities and a regional trail.

Density

Overall project density is proposed to be approximately 5.8 du/acre.

D. Utility Impacts

Water

Water mains exist at every periphery of the Property. Proposed onsite water mains will connect the existing main in S. Fulton Ave. through the project to the main in S. McKinley Ave. The S. McKInley Ave. main is connected to the existing main in Kahil St.; the existing main in S. Fulton Ave. is connected to the existing main in Lone Pine St., which in turn is connected to the existing main in S. McKinley for a completely looped system surrounding the Property. This system will provide for adequate water supply and fire protection for the Fulton Village development.

Water taps for each dwelling unit will be purchased from the Town of Fort Lupton, the terms of which are outlined in the Annexation Agreement (Draft).

Sanitary Sewer

Sanitary sewer mains also exist in the north, south and west adjoining streets of the Property. The proposed site sewer main will outfall to the north to the 10" sanitary sewer main in Kahil St. The single family lots adjacent to S. Fulton Ave. and Lone Pine St. will be individually serviced to the sanitary sewer main in the respective street.

Projected sanitary sewer flows from the Project total 14,660 gal./day as an average daily demand with a peak flow of 51.7 gpm.

Storm Sewer

An onsite storm sewer system will collect the majority of the generated storm flows for the project. This onsite system will connect to proposed storm sewer improvements in S. Fulton Ave., which will also collect generated street flows. The system will then be constructed west along Lone Pine St. from S. Fulton Ave. to the existing City of Fort Lupton owned detention pond south of the west dead-end of Lone Pine St. The existing pond outfalls via an existing outlet structure and 12" PVC pipe to the drainage ditch adjacent to US Highway 85. The proposed improvements for this Project include increasing the depth and capacity of the existing pond to accommodate the proposed storm sewer outfall from Fulton Village, while maintaining the detention needs for the properties that currently utilize the existing pond. The existing outlet structure and outfall pipe will be re-constructed as part of the Project. Refer to the Preliminary Drainage Plan and Report submitted with the materials for the Sketch Plat application for drainage system details.

E. Life Safety Impacts

Life Safety Impacts will be minimal. The projected population dwelling within Fulton Village is a total of 237 persons, calculated as follows:

1) Single-Family Units 59 units * 3.0 persons/unit = 177 persons
2) Multi-Family Units 24 units * 2.5 persons/unit = 60 persons

Total 237 persons

Of course, this projection is not expected to be entirely new population within or relocating to Fort Lupton. It is anticipated that some percentage of Fulton Village residents will relocate from their existing dwellings within the City.

F. Traffic and Roadway Impacts

Adequate roadway systems exist to accommodate the Fulton Village development. The Project is flanked on all sides by existing streets: a) S. Fulton Ave. to the west, b) Kahil Street to the north, c) Lone Pine St. to the south, and d) a portion of S. McKinley Ave. to the east. As part of the Fulton Village development, each of these respective streets will require improvement to some degree. S. Fulton Ave., S. McKinley Ave., and Lone Pine St. will each experience widening along with curb, gutter and sidewalk improvements. Curb, gutter and sidewalk improvements will also be constructed on Kahil St. along the Project frontage.

Traffic impacts from the project will be minimal, as the total number of projected persons within the Project represent less than 3% of the total population of the City. Further, the additional improvements to the existing street system will greatly assist in alleviating existing and future traffic in the area.

G. School District Impacts

According to the US Census Bureau[3], the percentage of school-aged children per home in Weld County is 19.6%. Therefore, the projected number of school-aged children impacting the Weld County RE-8 School District as a result of the Fulton Village development is projected as 237 persons * 19.6% = 46 students. Here again, it is presumed that some percentage of these children are already students in the District, and as such additional capital improvements to the area schools are not anticipated as a result of the Project. Based upon an anticipated valuation of $275,000 per single family home, and an anticipated valuation of $1.5M per building (for a total of $3.0M), the resulting additional annual capital provided to the school District can be calculated as follows:

Single Family Homes:

Valuation	$275,000
Assessed Value	$21,862.50
School District Mill Levy	19.563 mils
Projected Annual Tax Revenue (per lot)	$427.70
Total Single Family Tax Revenue	$24,806.60

Multi-Family

Valuation	$3,000,000
Assessed Value	$238,500
School District Mill Levy	19.563 mils
Projected Annual Tax Revenue	$4,665.78

Therefore, the projected base annual tax revenue provided to the RE-8 School District at full build-out (based upon the 2015 mill levy) is $29,742.38.

H. Geological Hazards

A site specific Preliminary Soil Investigation conducted by Colorado Engineering & Geotechnical Group, Inc. on September 16, 2005[5] reported no geotechnical or geological hazards on the Property. Likewise, the report generated from the National Resources Conservation Service (NRCS)[4] produced no evidence or indication of geological hazards on the Property.

I. Water Rights

No water rights remain with the subject Property. The Lambert parcel (147-107-100-004) has five (5) existing water taps previously purchased from the City associated with the property. Affidavits concerning the water rights for the Property are contained in the Appendix of this report.

J. Cultural Resource Survey

A Cultural Resource Survey was conducted on October 6, 2006 by James Enterprises, Inc. The result of this assessment was that no significant historical or cultural resources are impacted by the project. A copy of the Survey is included in the Appendix of this report.

K. Conclusions

The proposed Annexation and subsequent development of Fulton Village will be an asset to the City of Fort Lupton. The proposed housing units will help fill the community need for additional housing in the City, while minimizing impacts upon the existing infrastructure systems, and concurrently developing community assets via additional park space and regional trail improvements.

L. List of References

1. Metro Denver Economic Development Corporation, Key Demographics, www.metrodenver.org

2. City of Fort Lupton, Demographics Report via Community Profile, www.fortlupton.org

3. U.S. Census Bureau, Demographics for Weld County, Colorado, www.quickfacts.census.gov

4. United States Department of Agriculture, Natural Resources Conservation Service, Custom Soil Resource Report prepared October 30, 2015.

5. *Preliminary Soil Investigation,* Colorado Engineering & Geotechnical Group, Inc., September 16, 2005

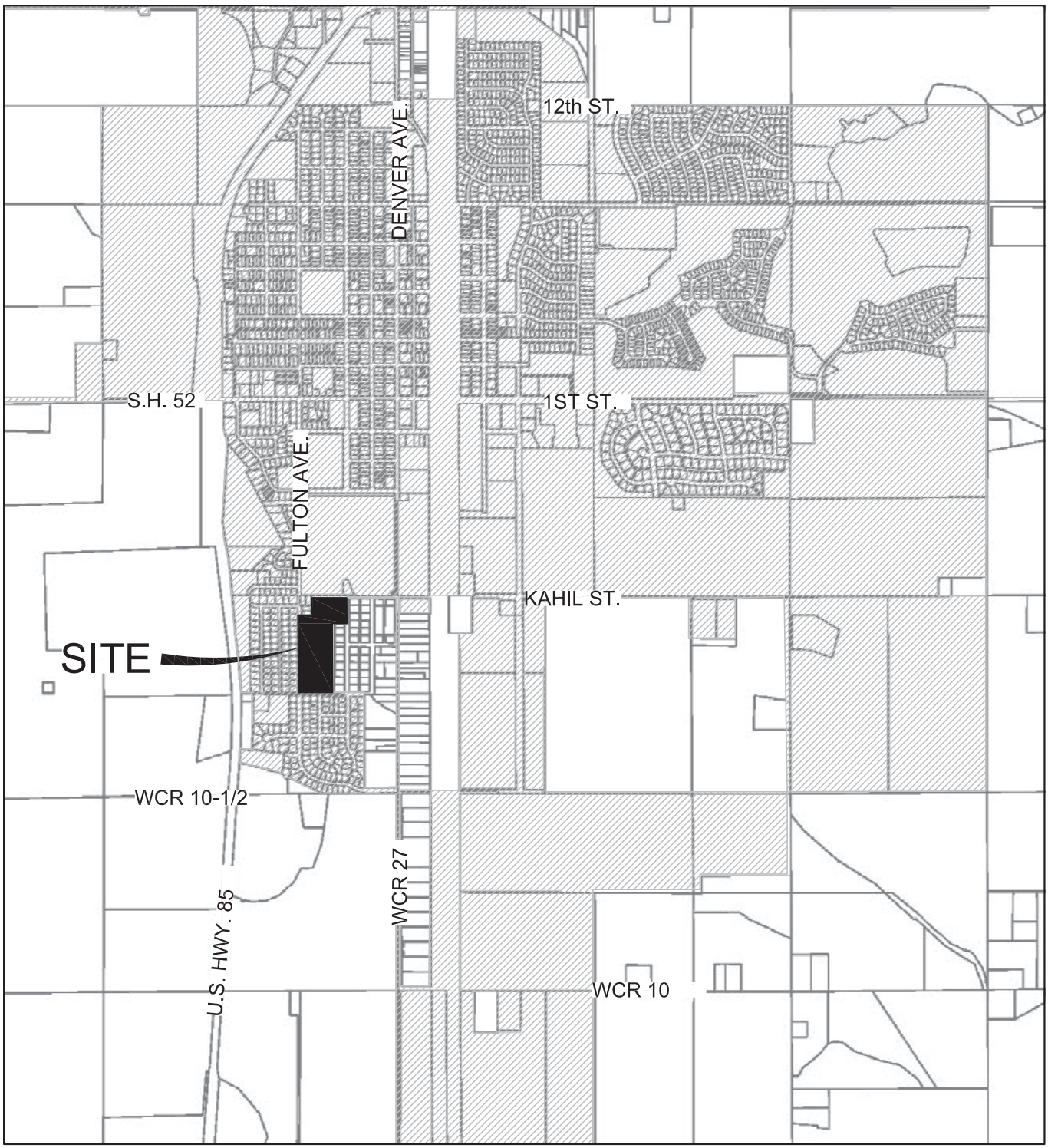
6. *Cultural Resource Survey,* James Enterprises, Inc., October 6, 2006

M. Appendices

1. Parcel Information Reports and Graphical Map
2. Key Demographics, Metro Denver Economic Development Corporation
3. Demographics, City of Fort Lupton Community Profile
4. U.S. Census Bureau, Demographics for Weld County, Colorado
5. NRCS Custom Soil Resource Report
6. Cultural Resource Survey

APPENDIX 1

PARCEL INFORMATION REPORTS AND GRAPHICAL MAP
(THE "PROPERTY")



VICINITY MAP

SCALE: 1"=2000'

Property Profile for Account # R6189786
January 30, 2015

Account Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189786	147107100004		Vacant Land	2015	0882	0	78,750	22,840

Legal
FTL 15813-J PT NE4NE4 7 1 66 BEG 672'W OF NE COR S269' W486' N269' E486' TO BEG EXC UPRR RES

Subdivision	Block	Lot	Land Economic Area
			SUBDIVISION TRACTS

Property Address	Property City	Zip	Section	Township	Range
	FORT LUPTON	000000000	07	01	66

Owner Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189786	147107100004		Vacant Land	2015	0882	0	78,750	22,840

Owner(s)	Address Line 1	Address Line 2	City	ST	Zip
LAMBERT BARBARA JEAN					
LAMBERT JAMES DONALD	155 E BRIDGE ST		BRIGHTON	CO	806011612

Document History Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189786	147107100004		Vacant Land	2015	0882	0	78,750	22,840

Reception	Rec Date	Type	Grantor	Grantee	Doc Fee	Sale Date	Sale Price
02060768	07/15/1986	QCN			0.00	01/01/1900	0

Reception	Rec Date	Type	Grantor	Grantee	Doc Fee	Sale Date	Sale Price
2957437	06/03/2002	WDN	LAMBERT & SON INC	LAMBERT JAMES DONALD & BROOKMAN BARBARA	0.00	12/31/2001	0
3123110	11/03/2003	QCN	BUROUGH LEALLAN L & KAROLYN L	LAMBERT JAMES DONALD & BROOKMAN BARBARA	0.00	10/29/2003	0
3328406	10/04/2005	DEC	BROOKMAN BARBARA JEAN	LAMBERT BARBARA JEAN	0.00	08/19/2005	0

Building Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189786	147107100004		Vacant Land	2015	0882	0	78,750	22,840

Valuation Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189786	147107100004		Vacant Land	2015	0882	0	78,750	22,840

Type	Code	Description	Actual Value	Assessed Value	Acres	Land SqFt
Land	0520	1 AC TO L/T 5 AC	78,750	22,840	3.000	130,680
			78,750	22,840	3.000	130,680

Tax Authority Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189786	147107100004		Vacant Land	2015	0882	0	78,750	22,840

Tax Area	District ID	District Name	Current Mill Levy	Tax Year
0882	0100	WELD COUNTY	15.800	2015
0882	0208	SCHOOL DIST RE8-FORT LUPTON	19.563	2015
0882	0301	NORTHERN COLORADO WATER (NCW)	1.000	2015
0882	0302	CENTRAL COLORADO WATER (CCW)	1.737	2015
0882	0309	CENTRAL COLORADO WATER SUBDISTRICT (CCS)	1.309	2015
0882	0407	FORT LUPTON CITY	30.274	2015

Tax Area	District ID	District Name	Current Mill Levy	Tax Year
0882	0506	FORT LUPTON FIRE	9.303	2015
0882	0530	FORT LUPTON FIRE (BOND 2022)	1.032	2015
0882	0700	AIMS JUNIOR COLLEGE	6.333	2015
0882	1050	HIGH PLAINS LIBRARY	3.267	2015
			89.618	

Property Profile for Account # R6189886
January 30, 2015

Account Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189886	147107100005		Agricultural	2015	2228	0	1,352	390

Legal
15813C PT NE4NE4 7 1 66 BEG 672'W & 269'S OF NE COR NE4NE4 S108' W168' S943' W480' N1051' E648' TO BEG EXC UPRR RES

Subdivision	Block	Lot	Land Economic Area
			4209 FT LUPTON

Property Address	Property City	Zip	Section	Township	Range
			07	01	66

Owner Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189886	147107100005		Agricultural	2015	2228	0	1,352	390

Owner(s)	Address Line 1	Address Line 2	City	ST	Zip
FULTON VILLAGE LLC	2212 W RIDGE RD		LITTLETON	CO	801203031

Document History Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189886	147107100005		Agricultural	2015	2228	0	1,352	390

Reception	Rec Date	Type	Grantor	Grantee	Doc Fee	Sale Date	Sale Price
01992985	12/26/1984	PRDN			0.00	01/01/1900	0
3327581	09/30/2005	WD	TEDFORD ELEANOR G ETAL	FULTON VILLAGE LLC	32.00	08/25/2005	320,000

Building Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189886	147107100005		Agricultural	2015	2228	0	1,352	390

Valuation Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189886	147107100005		Agricultural	2015	2228	0	1,352	390

Type	Code	Description	Actual Value	Assessed Value	Acres	Land SqFt
Land	4127	DRY FARM LAND-AGRICULTURAL	1,352	390	12.000	522,720
			1,352	390	12.000	522,720

Tax Authority Information

Account	Parcel	Space	Account Type	Tax Year	Tax Area	Buildings	Actual Value	Assessed Value
R6189886	147107100005		Agricultural	2015	2228	0	1,352	390

Tax Area	District ID	District Name	Current Mill Levy	Tax Year
2228	0100	WELD COUNTY	15.800	2015
2228	0208	SCHOOL DIST RE8-FORT LUPTON	19.563	2015
2228	0301	NORTHERN COLORADO WATER (NCW)	1.000	2015
2228	0302	CENTRAL COLORADO WATER (CCW)	1.737	2015
2228	0309	CENTRAL COLORADO WATER SUBDISTRICT (CCS)	1.309	2015
2228	0506	FORT LUPTON FIRE	9.303	2015
2228	0530	FORT LUPTON FIRE (BOND 2022)	1.032	2015
2228	0700	AIMS JUNIOR COLLEGE	6.333	2015
2228	1050	HIGH PLAINS LIBRARY	3.267	2015
2228	1201	PLATTE VALLEY CONSERVATION	0.000	2015
			59.344	

APPENDIX 2

KEY DEMOGRAPHICS, METRO DENVER ECONOMIC DEVELOPMENT CORPORATION

Demographics

Share (http://www.addthis.com/bookmark.php)

As a fast-growing region, Metro Denver is a dynamic location where companies can easily attract highly skilled workers and expand their operations.

The Metro Denver region had a 1.5 percent population growth rate between 2004 and 2014 and is consistently ranked as one of the fastest-growing areas in the nation. More impressive facts about Metro Denver and Colorado's demographics:

- Colorado was the third-fastest growing state in 2013 (U.S. Census Bureau, 2014)
- The Denver-Aurora-Broomfield MSA ranked No. 2 for attracting college-educated workers from 2007-2012 (U.S. Census Bureau, 2014)
- Colorado ranks No. 1 for labor prospects (*Forbes*, 2014)
- Colorado is the nation's second-most highly educated state for residents (37.8 percent) with a bachelor's degree or higher (U.S. Census Bureau, 2014)
- In addition, Colorado has the nation's lowest obesity rate and in No. 2 for physical activity (Trust for America's Health, 2014; Kaiser State Health Facts, 2014)

Key Demographics

	Metro Denver	**Northern Colorado**
Square Miles	4,532	6,646
Population 2013	2,951,798	585,371
*Projected		

	Metro Denver	Northern Colorado
Population 2014	3,002,629	597,558
Population 2020*	3,306,177	686,659
Labor Force	1,583,928	309,991
Nonfarm Employment	1,466,400	234,300
Average Wage	$56,514	$43,332
Median Age	36.6	35.2
*Projected		

We understand that having the most current and up-to-date information is important to your site selection process. The Metro Denver Economic Development Corporation can provide detailed demographic reports and data analysis that will help expedite your process, and ensure you have all the tools you need to make an informed decision.

Metro Denver Monthly
Economic Indicators »

(http://www.metrodenver.org/research-reports/monthly-economic-indicators/)

Mile High Advantage:

Expanding our infrastructure in all directions »

(http://www.metrodenver.org/mile-high-advantages/infrastructure/)

Investors

Leadership (http://www.metrodenver.org/investors/leadership/)

Investor Database (http://www.metrodenver.org/investors/investor-database/)

Benefits & ROI (http://www.metrodenver.org/investors/benefits-roi/)

Get Involved (http://www.metrodenver.org/investors/get-involved/)

Featured Investor (http://www.metrodenver.org/investors/featured-investor/)

Research & Reports

Monthly Economic Indicators (http://www.metrodenver.org/research-reports/monthly-economic-indicators/)

Economic Forecasts (http://www.metrodenver.org/research-reports/economic-forecasts/)

Industry Cluster Study (http://www.metrodenver.org/research-reports/industry-cluster-study/)

Toward a More Competitive Colorado (http://www.metrodenver.org/research-reports/toward-a-more-competitive-colorado/)

Resource Rich Colorado (http://www.metrodenver.org/research-reports/resource-rich-colorado/)

Resources

Data Central (http://www.metrodenver.org/resources/data-central/)

Industry Database (http://www.metrodenver.org/resources/industry-database/)

Metro Denver Jobs (http://www.metrodenver.org/resources/metro-denver-jobs/)

News

News Center (http://www.metrodenver.org/news/news-center/)

Metro Denver in the News (http://www.metrodenver.org/news/metro-denver-in-the-news/)

Publications (http://www.metrodenver.org/news/publications/)

Events (http://www.metrodenver.org/news/events/)

Rankings (http://www.metrodenver.org/news/rankings/)

Affiliates

Colorado Energy Coalition (/about/affiliates/colorado-energy-coalition/)

Colorado Investment Services Coalition (http://www.metrodenver.org/about/affiliates/colorado-investment-services-coalition/)

Colorado Space Coalition (/about/affiliates/colorado-space-coalition/)

Metro Denver Aviation Coalition (/about/affiliates/metro-denver-aviation-coaliton/)

Connect

Twitter (http://twitter.com/MetroDenverEDC)

Facebook (http://www.facebook.com/metrodenveredc)

Cone of Silence Blog (/blog)

YouTube (http://www.youtube.com/user/MetroDenverEDC)

Flickr (https://www.flickr.com/photos/metrodenver_edc/sets/)

Instagram (http://web.stagram.com/n/metrodenveredc/)

Pinterest (http://www.pinterest.com/metrodenveredc/)

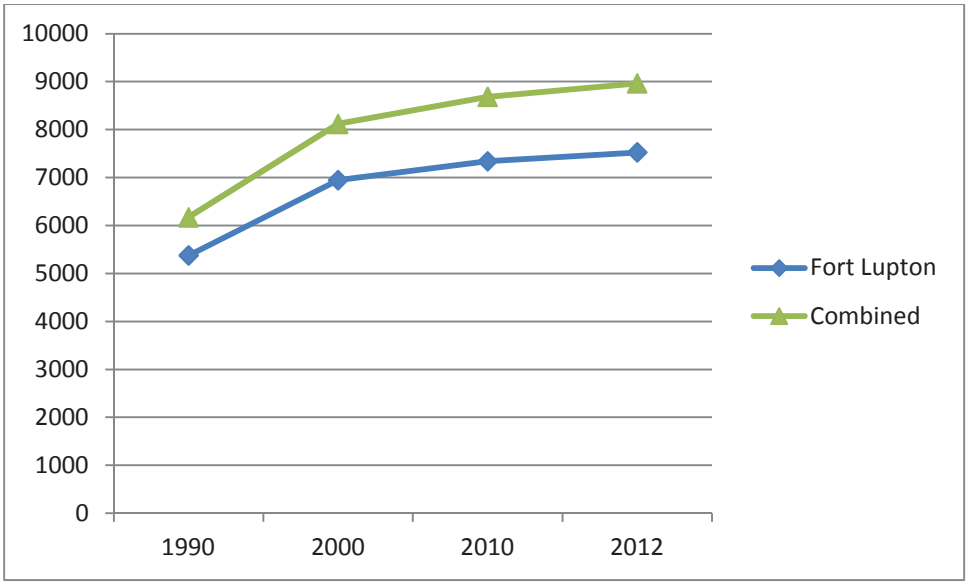
LinkedIn (https://www.linkedin.com/company/563638?trk=tyah&
trkInfo=clickedVertical%3Acompany%2CclickedEntityId%3A563638%2Cidx%3A1-1-1%2CtarId%3A1438980963446%2Ctas%3AMetro%20Denver%20)

APPENDIX 3

DEMOGRAPHICS, CITY OF FORT LUPTON COMMUNITY PROFILE

Demographics

Population, Age & Income



Fort Lupton is growing quickly with the addition of many new jobs in the oil and gas industry. Although Fort Lupton has very affordable housing, the market is very tight with only 2% vacant housing units. Our building has lagged behind the job growth, but we are now starting to have new apartments, housing and hotel permits being pulled weekly.

The population within the city limits is currently over 7,500 residents. Adjacent nearby housing, just outside of the Fort Lupton city limits, brings the population to over 9,000. In the census period from 2000 to 2010, the population in Fort Lupton jumped by 29.2%. The number of households in Fort Lupton jumped by 23.2%, and the big jump in growth is just starting with spec homes being sold before they are completed.

The 2010 census average household income is over $51,009, with a median age of 28.8. Our average household size is 3.23 and 67.4% of the homes are owner occupied.

Summary for the 2010 census for Fort Lupton[i]:

- Population: 7,524
- Median Age: 32.0
- 81.7% of population is under 45
- Average Household Income: $58,687
- 56.5% of population is Hispanic
- 39.1% completed some college or have a degree
- 9.1% have completed a Bachelor's or higher degree

Education

In Fort Lupton, as in the entire Northern Colorado area, we value education. Aims Community college located in Fort Lupton, has recently doubled the size of their campus for the new Oil and Gas technologies program, a new Ag Business and Production program and a larger welding program. Fort Lupton is also within easy commuting distance of the Colorado School of Mines, the University of Colorado and the University of Northern Colorado. In addition, Fort Lupton is only a short drive from Brighton with Colorado State University (Brighton) and Front Range Community College campuses in Brighton. Over 39.1% of our adult residents have completed some college or have a college degree. Of this number, 9.1% have completed a Bachelor's degree or higher.

Housing

The housing market is tight in Fort Lupton at this time, but planned housing will allow the new resident a variety of housing options, from affordable executive housing with very large lots, to high quality rental apartments.

Cost of Living

Fort Lupton's cost of living is lower than many other communities in the Denver metro area. With the exceptional views of the mountains, good air quality compared to the Denver metro area, a historic downtown, and a growing job market, Fort Lupton is the place to call home.

---

[i] Source Buxton's Complete Demographic Comparison Report

APPENDIX 4

U.S. CENSUS BUREAU, DEMOGRAPHICS FOR WELD COUNTY, COLORADO

Search

State & County QuickFacts

Thank you for your feedback! The new delivers the following improvements: Search by zip code, improved table display, browse more data feature, download data, and more.

Weld County, Colorado

People QuickFacts	Weld County	Colorado
Population, 2014 estimate	277,670	5,355,866
Population, 2010 (April 1) estimates base	252,837	5,029,324
Population, percent change - April 1, 2010 to July 1, 2014	9.8%	6.5%
Population, 2010	252,825	5,029,196
Persons under 5 years, percent, 2014	7.3%	6.3%
Persons under 18 years, percent, 2014	26.9%	23.3%
Persons 65 years and over, percent, 2014	11.1%	12.7%
Female persons, percent, 2014	49.6%	49.8%
White alone, percent, 2014 (a)	93.1%	87.7%
Black or African American alone, percent, 2014 (a)	1.4%	4.5%
American Indian and Alaska Native alone, percent, 2014 (a)	1.7%	1.6%
Asian alone, percent, 2014 (a)	1.5%	3.1%
Native Hawaiian and Other Pacific Islander alone, percent, 2014 (a)	0.2%	0.2%
Two or More Races, percent, 2014	2.1%	2.9%
Hispanic or Latino, percent, 2014 (b)	28.8%	21.2%
White alone, not Hispanic or Latino, percent, 2014	66.7%	69.0%
Living in same house 1 year & over, percent, 2009-2013	80.7%	80.7%
Foreign born persons, percent, 2009-2013	8.5%	9.7%
Language other than English spoken at home, pct age 5+, 2009-2013	18.5%	16.8%
High school graduate or higher, percent of persons age 25+, 2009-2013	85.6%	90.2%
Bachelor's degree or higher, percent of persons age 25+, 2009-2013	25.9%	37.0%
Veterans, 2009-2013	16,805	399,458
Mean travel time to work (minutes), workers age 16+, 2009-2013	26.2	24.5
Housing units, 2014	100,070	2,276,184
Homeownership rate, 2009-2013	70.1%	65.4%
Housing units in multi-unit structures, percent, 2009-2013	16.2%	25.9%
Median value of owner-occupied housing units, 2009-2013	$191,500	$236,200
Households, 2009-2013	90,465	1,977,591
Persons per household, 2009-2013	2.79	2.53
Per capita money income in past 12 months (2013 dollars), 2009-2013	$25,468	$31,109
Median household income, 2009-2013	$57,180	$58,433
Persons below poverty level, percent, 2009-2013	14.7%	13.2%

Business QuickFacts	Weld County	Colorado
Private nonfarm establishments, 2013	5,376	154,875[1]
Private nonfarm employment, 2013	71,783	2,090,975[1]
Private nonfarm employment, percent change, 2012-2013	2.9%	2.7%[1]
Nonemployer establishments, 2013	19,020	447,586
Total number of firms, 2007	23,024	547,770
Black-owned firms, percent, 2007	0.6%	1.7%
American Indian- and Alaska Native-owned firms, percent, 2007	1.4%	0.8%
Asian-owned firms, percent, 2007	1.5%	2.6%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	0.1%
Hispanic-owned firms, percent, 2007	S	6.2%
Women-owned firms, percent, 2007	25.4%	29.2%
Manufacturers shipments, 2007 ($1000)	4,193,672	46,331,953
Merchant wholesaler sales, 2007 ($1000)	D	53,598,986
Retail sales, 2007 ($1000)	2,246,115	65,896,788

Retail sales per capita, 2007	$9,272	$13,609
Accommodation and food services sales, 2007 ($1000)	217,231	11,440,395
Building permits, 2014	2,708	28,686
Geography QuickFacts	**Weld County**	**Colorado**
Land area in square miles, 2010	3,987.24	103,641.89
Persons per square mile, 2010	63.4	48.5
FIPS Code	123	08
Metropolitan or Micropolitan Statistical Area	Greeley, CO Metro Area	

1: Includes data not distributed by county.

(a) Includes persons reporting only one race.
(b) Hispanics may be of any race, so also are included in applicable race categories.

D: Suppressed to avoid disclosure of confidential information
F: Fewer than 25 firms
FN: Footnote on this item for this area in place of data
NA: Not available
S: Suppressed; does not meet publication standards
X: Not applicable
Z: Value greater than zero but less than half unit of measure shown

Source U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, American Community Survey, Census of Population and Housing, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits
Last Revised: Wednesday, 14-Oct-2015 15:53:40 EDT

APPENDIX 5

NCRS SOIL SURVEY REPORT

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Weld County, Colorado, Southern Part

FULTON VILLAGE

October 30, 2015

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (http://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:2,340 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Weld County, Colorado, Southern Part
Survey Area Data: Version 14, Sep 22, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 16, 2012—Apr 13, 2012

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Weld County, Colorado, Southern Part (CO618)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
1	Altvan loam, 0 to 1 percent slopes	11.5	81.8%
30	Julesburg sandy loam, 1 to 3 percent slopes	0.4	2.7%
75	Vona sandy loam, 0 to 1 percent slopes	1.3	9.4%
76	Vona sandy loam, 1 to 3 percent slopes	0.9	6.1%
Totals for Area of Interest		**14.1**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic

classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Weld County, Colorado, Southern Part

1—Altvan loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 361j
Elevation: 4,500 to 4,900 feet
Mean annual precipitation: 14 to 16 inches
Mean annual air temperature: 46 to 48 degrees F
Frost-free period: 130 to 150 days
Farmland classification: Not prime farmland

Map Unit Composition

Altvan and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Altvan

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Old alluvium

Typical profile

H1 - 0 to 10 inches: loam
H2 - 10 to 25 inches: clay loam
H3 - 25 to 60 inches: gravelly sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 5 percent
Available water storage in profile: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: Loamy Plains (R067BY002CO)

Minor Components

Cascajo

Percent of map unit: 9 percent

Aquic haplustolls

Percent of map unit: 1 percent

Landform: Swales

30—Julesburg sandy loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 3628
Elevation: 4,700 to 4,800 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 145 to 155 days
Farmland classification: Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

Map Unit Composition

Julesburg and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Julesburg

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: South platte river alluvium

Typical profile

H1 - 0 to 12 inches: sandy loam
H2 - 12 to 27 inches: sandy loam
H3 - 27 to 60 inches: sand

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: A
Ecological site: Sandy Plains (R067BY024CO)

Minor Components

Valent
Percent of map unit: 5 percent

Remmit
Percent of map unit: 5 percent

75—Vona sandy loam, 0 to 1 percent slopes

Map Unit Setting
National map unit symbol: 363v
Elevation: 4,650 to 4,950 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 48 to 55 degrees F
Frost-free period: 130 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition
Vona and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Vona

Setting
Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium

Typical profile
H1 - 0 to 6 inches: sandy loam
H2 - 6 to 28 inches: fine sandy loam
H3 - 28 to 60 inches: sandy loam

Properties and qualities
Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 15 percent
Salinity, maximum in profile: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water storage in profile: Moderate (about 6.8 inches)

Interpretive groups
Land capability classification (irrigated): 3e

Hydrologic Soil Group: A
Ecological site: Sandy Plains (R067BY024CO)

Minor Components

Remmit
Percent of map unit: 11 percent

Olney
Percent of map unit: 4 percent

76—Vona sandy loam, 1 to 3 percent slopes

Map Unit Setting
National map unit symbol: 363w
Elevation: 4,600 to 5,200 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 48 to 55 degrees F
Frost-free period: 130 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition
Vona and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Vona

Setting
Landform: Terraces, plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium and/or eolian deposits

Typical profile
H1 - 0 to 6 inches: sandy loam
H2 - 6 to 28 inches: fine sandy loam
H3 - 28 to 60 inches: sandy loam

Properties and qualities
Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 15 percent
Salinity, maximum in profile: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water storage in profile: Moderate (about 6.8 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A
Ecological site: Sandy Plains (R067BY024CO)

Minor Components

Remmit

Percent of map unit: 9 percent

Olney

Percent of map unit: 3 percent

Julesburg

Percent of map unit: 3 percent

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APPENDIX 6

CULTURAL RESOURCE SURVEY

JAMES ENTERPRISES INC.
James M. Brechtel, Principal Investigator
P.O. Box 1064, Fort Collins, Colorado 80522
(970)484-3335 office & fax, (970)215-4307 mobile
jbjei@mesanetworks.net

6 October 2006

Jeanne Lee
51 Cherry Hills Farm Drive
Englewood, CO 80113

Dear Ms. Lee:

Enclosed is the Cultural Resource Survey report for the proposed Lee NCWCD Inclusion in Weld Co., Colorado. Since it appears that no significant cultural resources will be affected, cultural resource clearance for this project is apparently indicated. This report has been sent to the Bureau of Reclamation Archaeologist in Loveland, Colorado for agency review and approval.

Please note that this letter and report do not convey cultural resource clearance for this project; such clearance must be obtained only through the appropriate reviewing/management agency, e.g. Bureau of Reclamation and Northern Colorado Water Conservancy District.

Please contact me if I may be of further service, or if you have any questions about the enclosed report. Invoice # 0625 is enclosed. Thank you for your business, and good luck with this project.

Sincerely,

Jim Brechtel

James M. Brechtel, M.A.

enc.

OAHP Use Only: OAHP Doc. No._____ OAHP Project No._____

Colorado Office of Archaeology and Historic Preservation

LIMITED-RESULTS CULTURAL RESOURCE SURVEY FORM

(page 1 of 3)

Small scale limited results projects include block surveys under 160 acres with linear surveys under four miles. Additionally, there should be no sites and a maximum of four Isolated Finds. This form must be typed.

I. IDENTIFICATION

1. Report Title (include County): *Intensive Cultural Resource Survey of Proposed Lee NCWCD Inclusion, Weld Co.*
2. Date of Field Work: 5 September 2006
3. Form completed by: James Brechtel Date: 6 October 2006
4. Survey Organization/Agency: James Enterprises Inc.
   Principal Investigator: James Brechtel
   Principal Investigator's Signature: *James Brechtel*
   Other Crew: none
   Address: P.O. Box 1064, Ft. Collins, CO 80522
5. Lead Agency / Land Owner: Lead Agency: BOR; Land Owner: George & Jeanne Lee
   Contact: Bob Burton, BOR
   Address: Bureau of Reclamation, Loveland, CO
6. Client: Jeanne Lee
7. Permit Type and Number: BOR CRUP# 06-GP-07-S
8. Report / Contract Number:
9. Comments:

II. DESCRIPTION OF UNDERTAKING / PROJECT

10. Type of Undertaking: Inclusion of undeveloped parcel within Northern Colorado Water Conservancy District (NCWCD), in order to obtain domestic water service.
11. Size of Undertaking (acres): +/- 12 Size of Project (if different) same
12. Nature of the Anticipated Disturbance: Trenching to install water line(s).
13. Comments: Residential development will occur within the surveyed parcel at unspecified locations.

III. PROJECT LOCATION

Please attach a photocopy of USGS Quad. clearly showing the project location. The Quad. should be clearly labeled with the Prime Meridian, Township, Range, Section(s), Quad. map name, size, and date. Please do not reduce or enlarge the photocopy.

14. Description: Project is located on the eastern Colorado High Plains in southwestern Weld Co., in the town of Ft. Lupton, about 3/4 mi. south of Highway 52 & 3/4 mi. east of the South Platte River.

15. Legal Location: Quad. Map: Ft. Lupton Date(s): 1988 Principal Meridian: 6th x NM __ Ute

NOTE: Only generalized subdivision ("quarter quarters") within each section is needed

Township: 1N Range: 66W Sec.: 7 1/4s NE/NE

If section(s) is irregular, explain alignment method: _____

16. Total number of acres surveyed: +/- 12

17. Comments: Surveyed an irregular, rectangular parcel, w/max. dimensions about 500 x 1050 ft.

IV. ENVIRONMENT

18. General Topographic Setting: Formerly open plains; parcel is on virtually flat terrain.

Current Land Use: Vacant, surrounded by residential neighborhoods; has been cultivated.

19. Flora: Mostly volunteer grain, weedy plants, & some brome-like grasses.

20. Soils/Geology: Silty/sandy loam, underlain by Cretaceous sedimentary bedrock.

21. Ground Visibility: 45-85%, generally adequate visibility for purposes of this survey.

22. Comments _____

V. LITERATURE REVIEW

23. Location of File Search: OAHP/COMPASS Date: 2 Sept 2006

24. Previous Survey Activity

In the project area: COMPASS records indicate that a partial survey of farmsteads in Weld Co, including at least part of the current project section, was conducted in 1988, & 1 farmstead was recorded in the project section.

In the general region: In addition to the survey noted above, several highway related surveys have been conducted in this general area previously; also, a number of wellsites & NCWCD inclusions within a 10-mi. radius of the current project have been conducted by the author of this report during the past 20 years.

V. LITERATURE REVIEW (continued)

25. Known Cultural Resources

In the project area: Site 5WL1384, a 1910-era farmstead, has been recorded within the project section. This site has been field-evaluated *not eligible* for the NRHP. Its exact location within this section is questionable, since the legal location & UTM coordinates listed for this site in COMPASS do not coincide. Field survey determined that this site is not located within or adjacent to the surveyed parcel.

In the general region (summarize): More than 4,300 sites & isolated finds, representing all prehistoric stages from Paleoindian thru Late Prehistoric (12,000 B.C. – 1870 A.D.), as well as pioneer-era Euroamerican resources, have been documented in Weld Co. previously.

26. Expected Results: Low potential was anticipated for prehistoric sites because of project's distance from reliable water source & lack of viewshed. Some potential was anticipated for historic resources related to homesteading/agriculture themes.

VI. STATEMENT OF OBJECTIVES

27. NHPA 1966 compliance, to be accomplished by locating, recording, evaluating, & submitting management recommendations for all potentially NRHP-significant cultural resources within the project's area of potential effect.

VII. FIELD METHODS

28. Definitions: Site At least 5 discrete artifacts, representing an identifiable locus of patterned cultural activity, or a single cultural feature more than 50 years old.

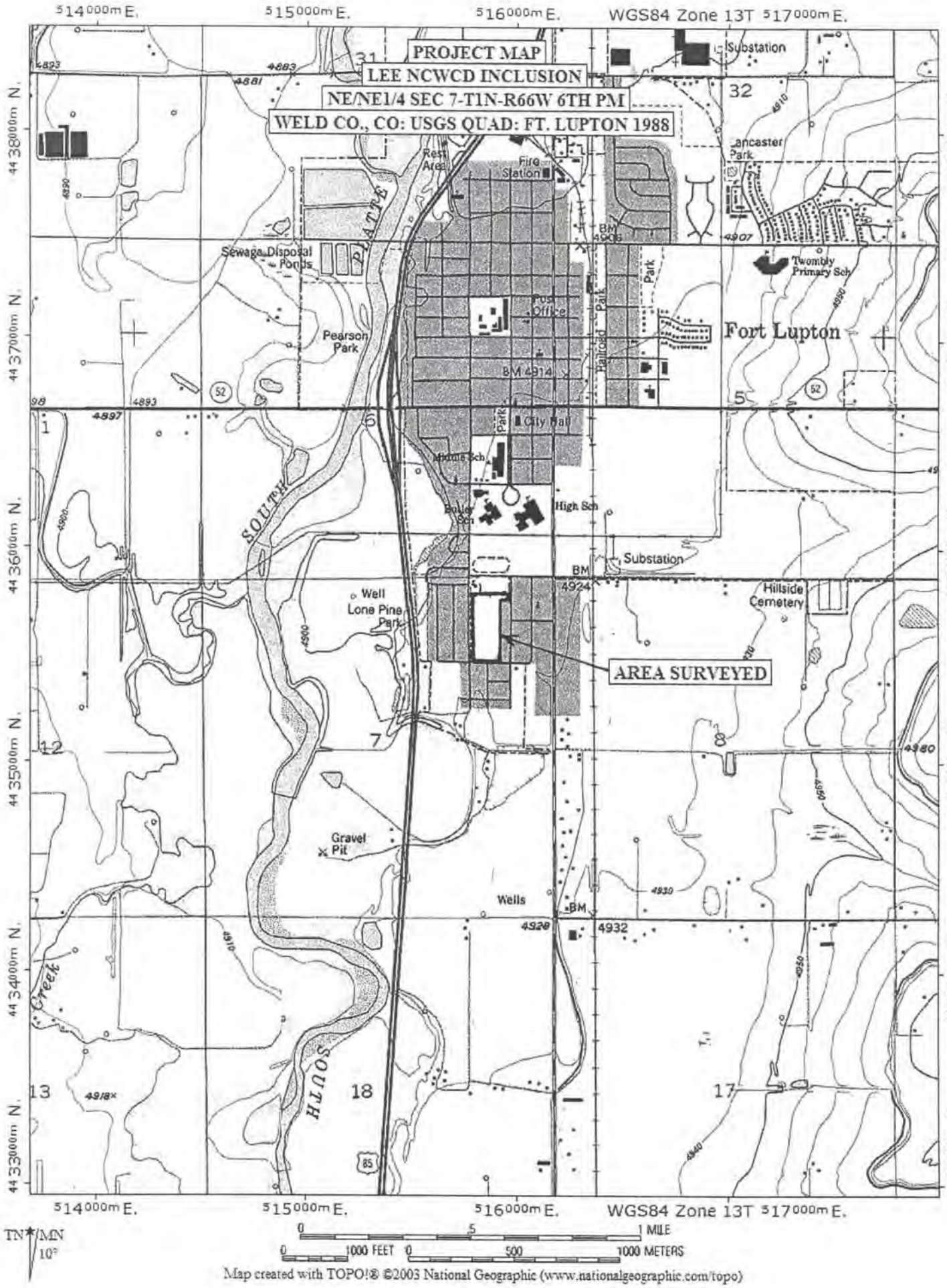
IF Fewer than 5 discrete artifacts.

29. Describe Survey Method: Parallel, pedestrian transects, oriented generally east-west & spaced not more than 10-15 meters apart, were used to cover all of the surveyed parcel uniformly.

VIII. RESULTS: No significant cultural resources were observed. Some modern roadside litter.

30. List IFs if applicable. Indicate IF locations on the map completed for Part III.

31. Using your professional knowledge of the region, why are there none or very limited cultural remains in the project area? Is there subsurface potential? Absence of significant resources may be related to vagaries in the distribution & preservation of such resources generally. Also, surveyed area is some distance from reliable water sources & lacks extensive viewshed, probably has been cultivated in the past, & has been surrounded for some time by established residential neighborhoods.



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

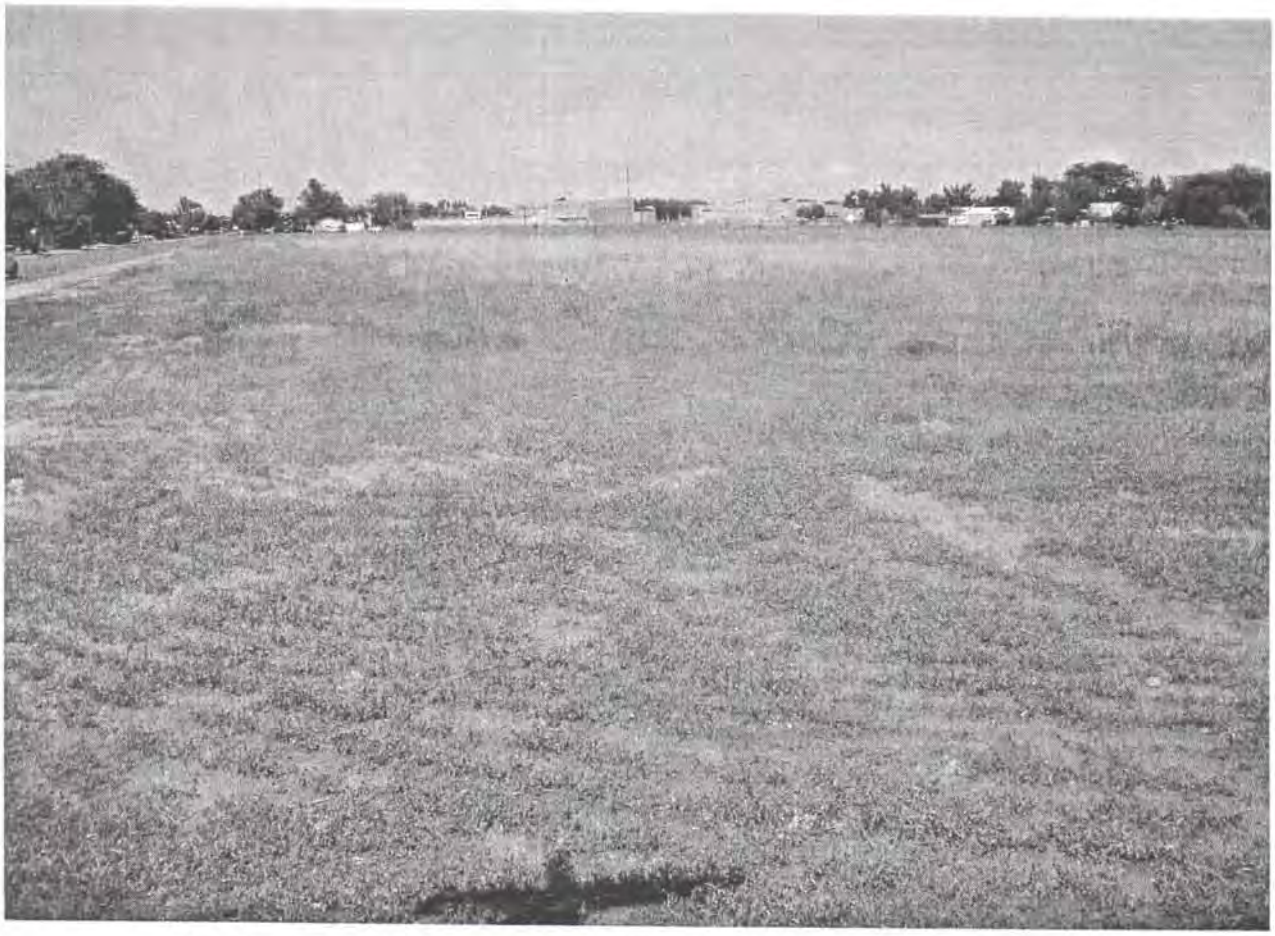
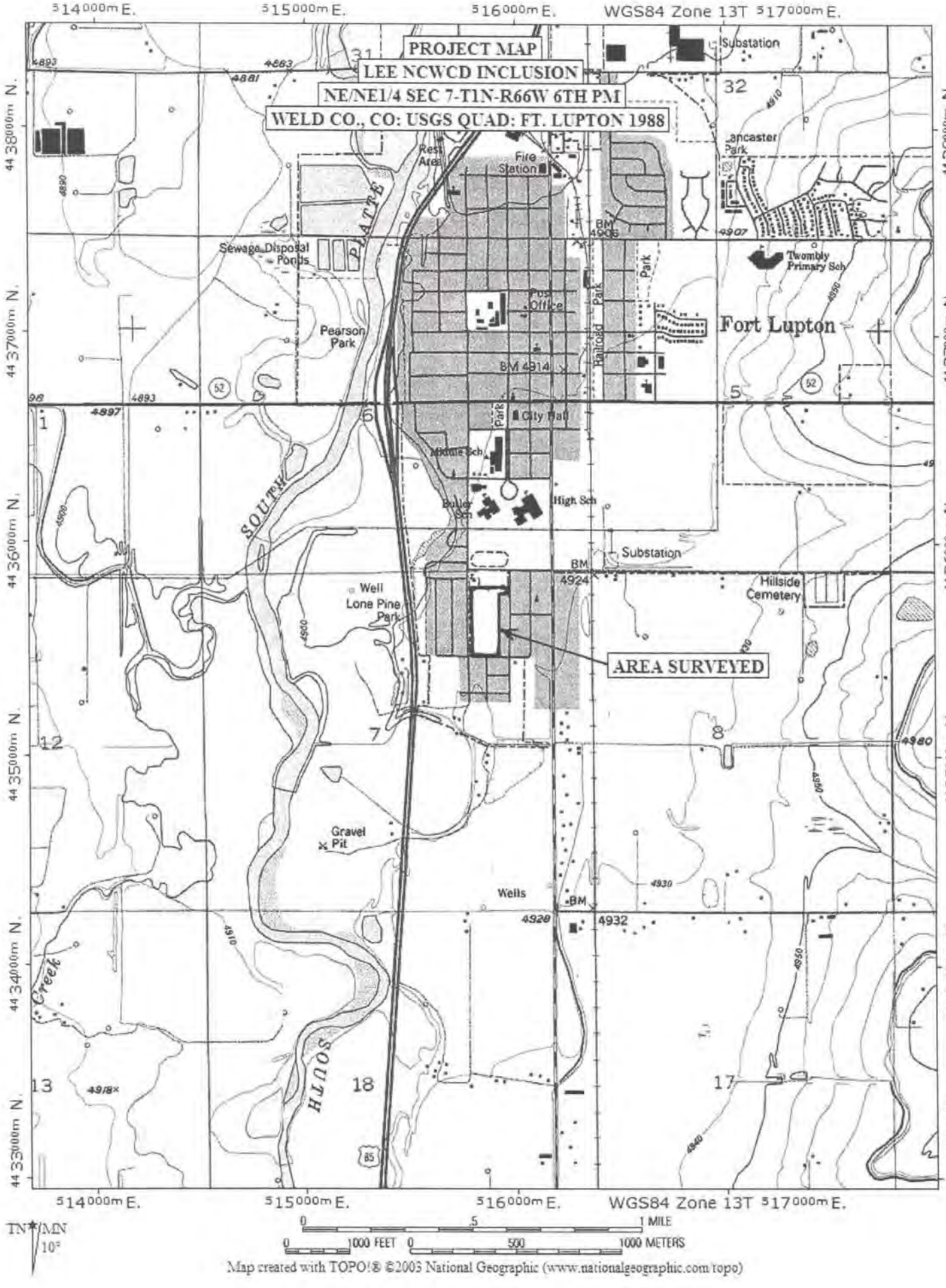


Photo 003: Overview of surveyed area, looking north, Fulton Ave. @ left.



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Date: 12/30/2015 11:17:03 AM

WELD COUNTY TAX DISTRICT AND AUTHORITY REPORT

FOR TAX YEAR 2015

Tax District - 2227

Authority Code	Authority Name	Mill Levy
0100	WELD COUNTY	15.800000
0207	SCHOOL DIST RE7-KERSEY	10.247000
0302	CENTRAL COLORADO WATER (CCW)	1.533000
0309	CENTRAL COLORADO WATER SUBDISTRICT (CCS)	1.272000
0511	LASALLE FIRE	5.154000
0700	AIMS JUNIOR COLLEGE	6.325000
1050	HIGH PLAINS LIBRARY	3.308000
1201	PLATTE VALLEY CONSERVATION	0.000000
	Total Levy	**43.639000**

Tax District - 2228

Authority Code	Authority Name	Mill Levy
0100	WELD COUNTY	15.800000
0208	SCHOOL DIST RE8-FORT LUPTON	15.755000
0301	NORTHERN COLORADO WATER (NCW)	1.000000
0302	CENTRAL COLORADO WATER (CCW)	1.533000
0309	CENTRAL COLORADO WATER SUBDISTRICT (CCS)	1.272000
0506	FORT LUPTON FIRE	9.343000
0530	FORT LUPTON FIRE (BOND 2022)	0.632000
0700	AIMS JUNIOR COLLEGE	6.325000
1050	HIGH PLAINS LIBRARY	3.308000
1201	PLATTE VALLEY CONSERVATION	0.000000
	Total Levy	**54.968000**

Date: 12/30/2015 11:17:03 AM

WELD COUNTY TAX DISTRICT AND AUTHORITY REPORT

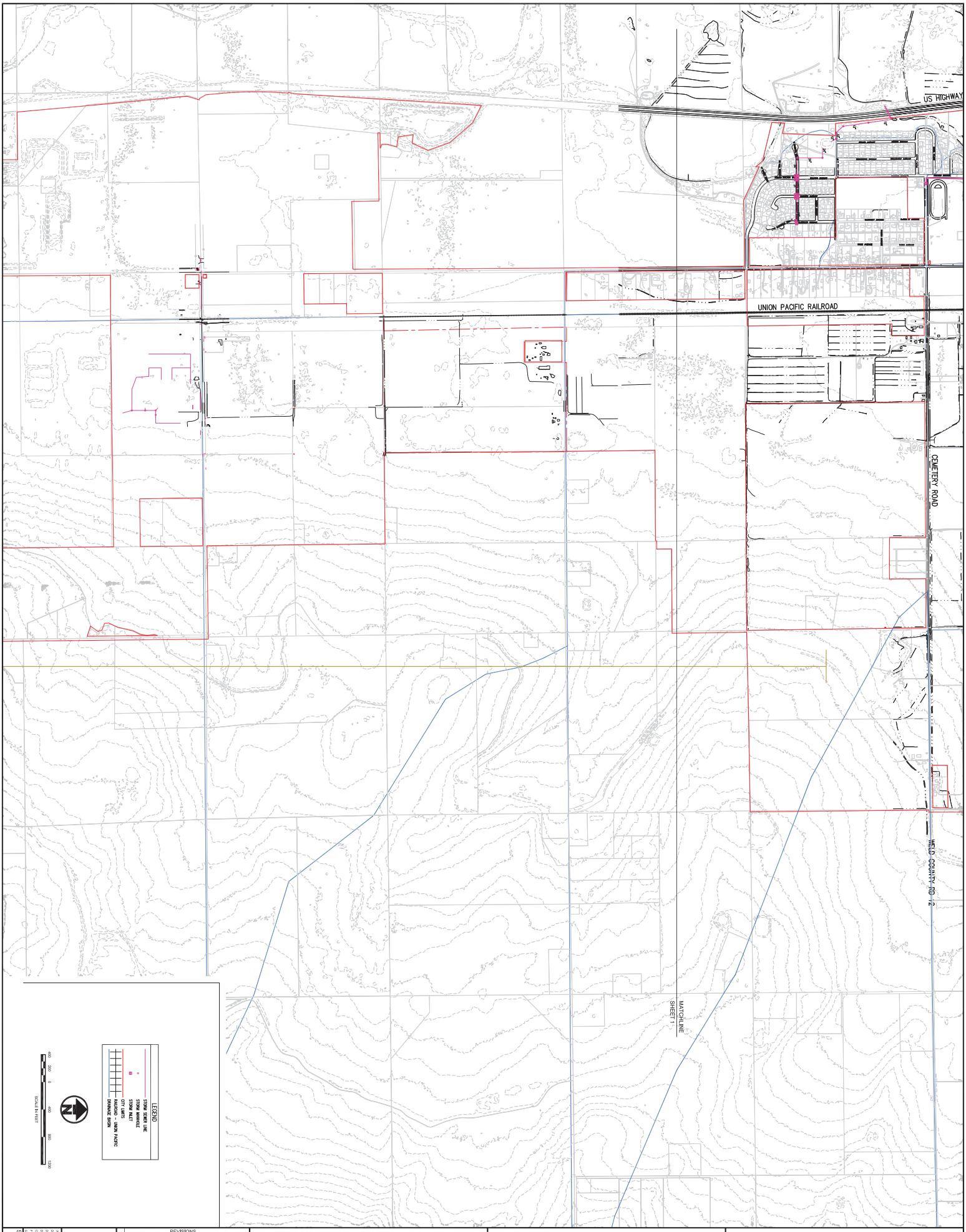
FOR TAX YEAR 2015

Tax District - 5196

Authority Code	Authority Name	Mill Levy
0100	WELD COUNTY	15.800000
0208	SCHOOL DIST RE8-FORT LUPTON	15.755000
0301	NORTHERN COLORADO WATER (NCW)	1.000000
0302	CENTRAL COLORADO WATER (CCW)	1.533000
0309	CENTRAL COLORADO WATER SUBDISTRICT (CCS)	1.272000
0407	FORT LUPTON CITY	28.977000
0506	FORT LUPTON FIRE	9.343000
0530	FORT LUPTON FIRE (BOND 2022)	0.632000
0700	AIMS JUNIOR COLLEGE	6.325000
0923	FORT LUPTON URBAN RENEWAL AUTHORITY 4 (FLURA)	0.000000
1050	HIGH PLAINS LIBRARY	3.308000
	Total Levy	83.945000

Tax District - 5197

Authority Code	Authority Name	Mill Levy
0100	WELD COUNTY	15.800000
0208	SCHOOL DIST RE8-FORT LUPTON	15.755000
0301	NORTHERN COLORADO WATER (NCW)	1.000000
0302	CENTRAL COLORADO WATER (CCW)	1.533000
0506	FORT LUPTON FIRE	9.343000
0530	FORT LUPTON FIRE (BOND 2022)	0.632000
0700	AIMS JUNIOR COLLEGE	6.325000
0924	FORT LUPTON URBAN RENEWAL AUTHORITY 5 (FLURA)	0.000000
1050	HIGH PLAINS LIBRARY	3.308000
1201	PLATTE VALLEY CONSERVATION	0.000000
	Total Levy	53.696000



REVISIONS				
No	Date	By	Chk	Description

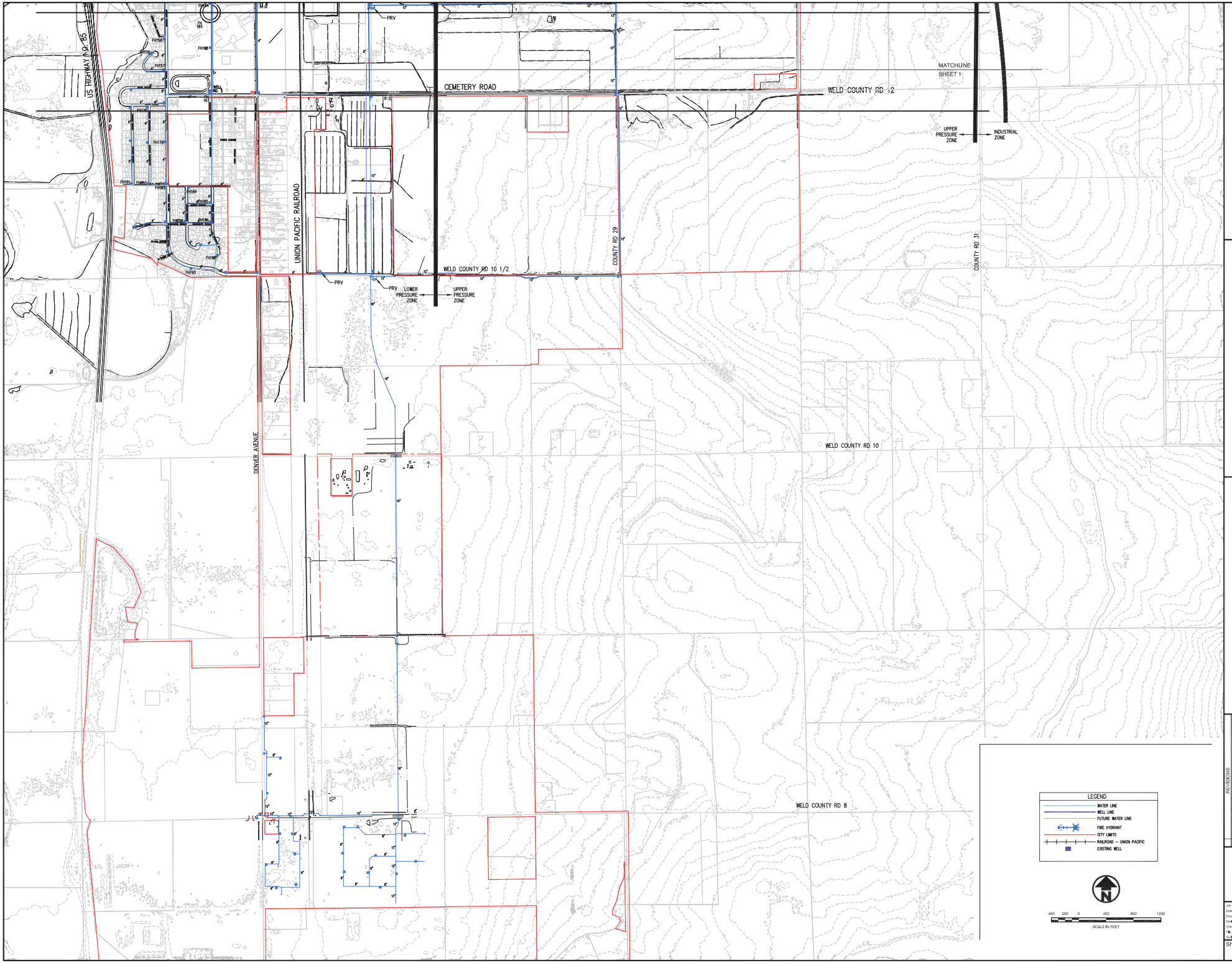
City of Ft. Lupton

South Utility Extensions

Storm Sewer System Map

Sheet: 2 of 2

J&T Consulting, Inc.
305 Denver Avenue - Suite D
Fort Lupton, CO 80621
Phone 303-857-0222 Fax 303-857-0224
www.j-tconsulting.com



J&T Consulting, Inc.
305 Denver Avenue • Suite D
Fort Lupton, CO 80621
Ph: 303-857-0224 Fax: 303-857-0222
www.jtconsulting.com

South Utility Extensions

Water System Map

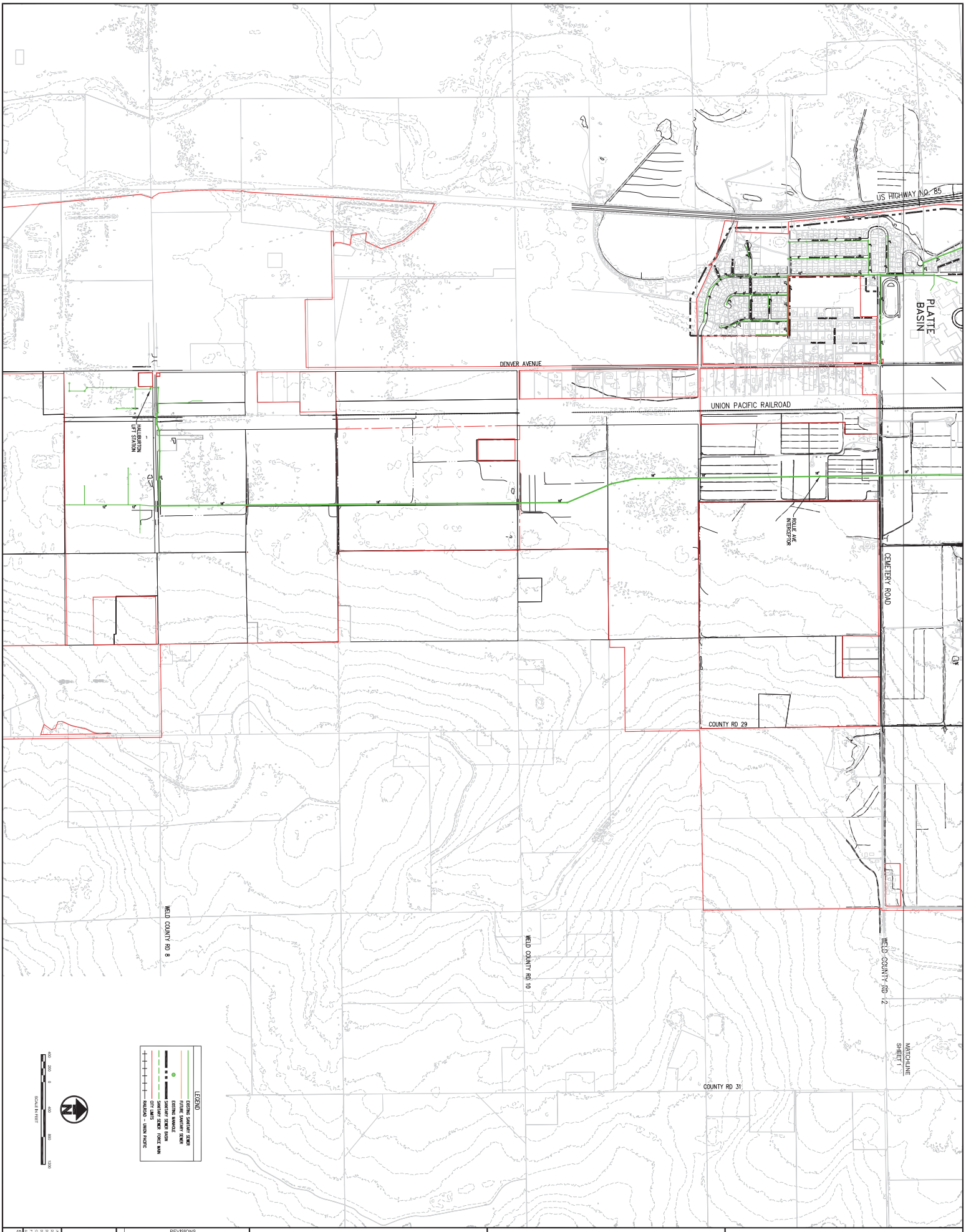
City of Ft. Lupton

REVISIONS

No	Date	By	Chk	Description

Job #	10108
Date	6/14/10
Drawn By	TPY/WSS
Designed By	TPY
Checked By	JCY
File	JT-Water 2014
Scale	1" = 400'

Sheet: 2 of 2



REVISIONS				
No	Date	By	Chk	Description

City of Ft. Lupton

South Utility Extensions

Wastewater System Map

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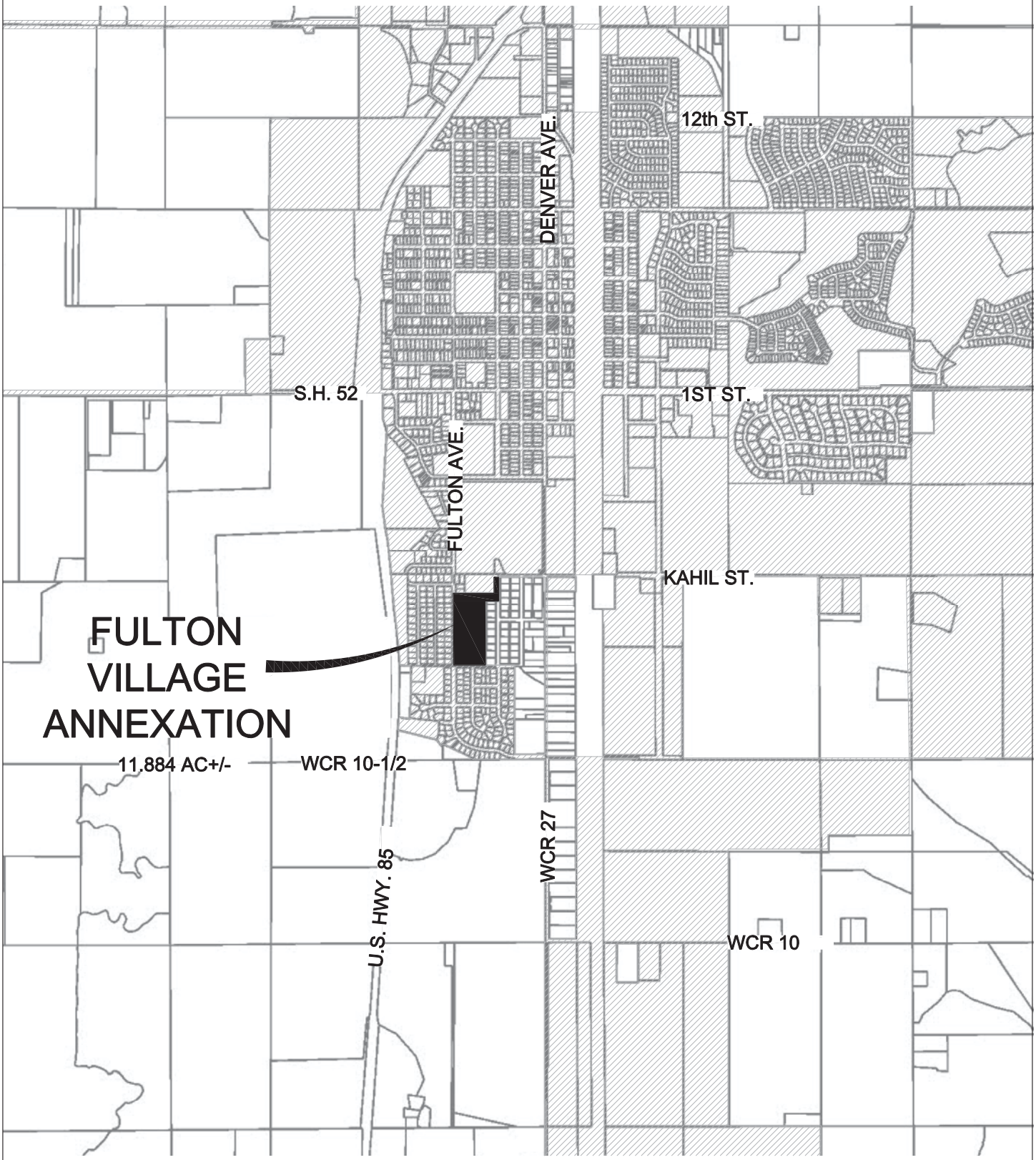
305 Denver Avenue - Suite D
Fort Lupton, CO 80621
Phone 303-857-0222 Fax 303-857-0224
www.j-tconsulting.com

Sheet: 2 of 2

FULTON VILLAGE ANNEXATION

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
CITY OF FT. LUPTON, COUNTY OF WELD, STATE OF COLORADO

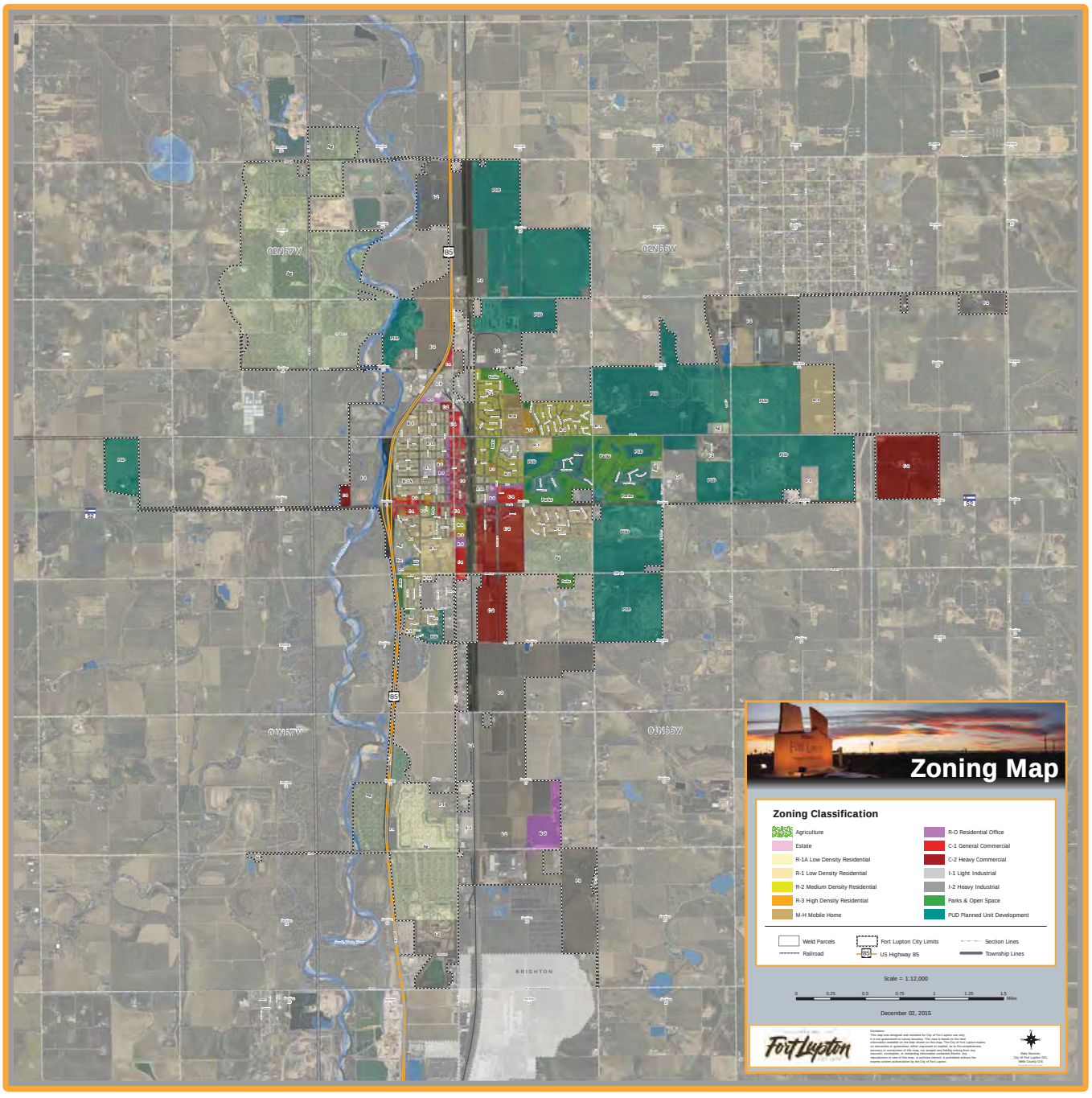


CITY BOUNDARY

ANNEXATION VICINITY MAP

SCALE: 1"=2000'

NORTH


Zoning Map
Zoning Classification
Agriculture
Estate
R-1A Low Density Residential
R-1 Low Density Residential
R-2 Medium Density Residential
R-3 High Density Residential
M-H Mobile Home
R-O Residential Office
C-1 General Commercial
C-2 Heavy Commercial
I-1 Light Industrial
I-2 Heavy Industrial
Parks & Open Space
PUD Planned Unit Development
Weld Parcels
Railroad
Fort Lupton City Limits
US Highway 85
Section Lines
Township Lines
Scale = 1:12,000
0 0.25 0.5 0.75 1 1.25 1.5 Miles
December 02, 2015
Fort Lupton
Disclaimer:
This map was designed and intended for City of Fort Lupton use only.
It is not guaranteed to survey accuracy. This map is based on the best
available information at the time of publication. The City of Fort Lupton makes
no warranties or guarantees, either expressed or implied, as to the completeness,
accuracy or correctness of this map, nor accepts any liability arising from any
incorrect, incomplete or misleading information contained herein. Any
reproduction or sale of this map, or portions thereof, is prohibited without the
express written authorization by the City of Fort Lupton.
Data Sources:
City of Fort Lupton GIS,
Weld County GIS
02N/67W
02N/66W
01N/67W
01N/66W
BRIGHTON
85
85
E-470
E-470

CERTIFICATE OF MAILING

I certify that on the 1st day of March, 2016, I sent the following documents related to the Fulton Village Annexation proceedings: Notice of Public Hearing with Legal Description and Resolution No. 2016R008, Petition for Annexation and the Annexation Vicinity Map, via certified mail with return-receipt requested to the following:

Weld County Commissioners
P.O. Box 758
Greeley, CO 80632

Weld County Attorney
P.O. Box 758
Greeley, CO 80631

High Plains Library District
2650 W. 29th Street
Greeley, CO 80631

Weld County School District RE8
301 Reynolds Street
Fort Lupton, CO 80621

Central Colorado Water Conservancy
3209 West 28th Street
Greeley, CO 80631

Fort Lupton Fire Protection District
1121 Denver Ave.
Fort Lupton, CO 80621

Aims Community College
P.O. Box 69
Greeley, CO 80632

Northern Colorado Water Conservancy District
220 Water Ave.
Berthoud, CO 80513-9245

Platte Valley Conservation District
57 W. Bromley Lane
Brighton, CO 80601

City of Fort Lupton and FLURA
130 South McKinley Ave
Fort Lupton, CO 80621

Jennifer L. Cupp

CITY OF
Fort Lupton
EST 1836
COME PAINT YOUR FUTURE WITH US

CITY OF FORT LUPTON
NOTICE OF PUBLIC HEARING

A public hearing has been scheduled for Tuesday, March 8, 2016 at 6:00 P.M. with the Fort Lupton Planning Commission and Monday, March 28, 2016 at 7:00 P.M. with the Fort Lupton City Council. The purpose of the public hearings is to consider an application and ordinance to annex and zone to the PUD Planned United Development Zone District and an application for a PUD Sketch Plat for a residential development located in the Northeast Quarter of Section 7, Township 1 North, Range 66 West, of the 6th P.M., County of Weld, State of Colorado (a/k/a Fulton Village Annexation & PUD Sketch Plat). The legal description below more particularly describes the land proposed for annexation and a special use permit. The public hearings will be held at the Fort Lupton City Hall, 130 South McKinley Avenue in Fort Lupton. For additional information on this application, please contact the Fort Lupton Planning Department at 303-857-6694. You can also find more information at http://www.fortlupton.org/544/Fulton-Village.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS S00°19'00"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S89°56'41"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 (NE1/4,NE1/4) A DISTANCE OF 672.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 3123110 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; SAID POINT ALSO BEING THE NORTHWEST CORNER OF PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD
COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1207210; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S00°18'59"E A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF KAHIL STREET; THENCE N89°56'41"E ALONG THE SOUTH RIGHT OF WAY LINE OF KAHIL STREET A DISTANCE OF 30.00 FEET TO
THE NORTHWEST CORNER OF LOT 24 OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST LINE OF SAID LOT 24 AND LOT 23 A DISTANCE OF 342.00 FEET TO A POINT ON THE NORTH LINE OF LOT 25, PEACEFUL-ACRES SUBDIVISION EXTENDED EASTERLY; THENCE S89°56'41"W ALONG THE NORTH LINE OF SAID LOT 25 AND THE EASTERLY AND WESTERLY PROLONGATION THEREOF A DISTANCE OF 190.00 FEET TO
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N00°22'24"W ALONG A LINE PARALLEL WITH AND 20 FEET EAST OF THE WEST LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 1045.26 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AT BOOK 1574, PAGE 1601 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; THENCE N89°56'41"E ALONG THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID BOOK 1574, PAGE 1601 AND THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID RECEPTION NO. 3123110 A DISTANCE OF 593.13 FEET; THENCE N00°18'59"W A DISTANCE OF 239.00 FEET; THENCE N89°56'41"E A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 522,177 SQUARE FEET, 12.056 ACRES, MORE OR LESS.

RESOLUTION NO. 2016R008

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR AN ANNEXATION KNOWN AS THE FULTON VILLAGE ANNEXATION AND SETTING A PUBLIC HEARING.

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Fulton Village, LLC, James Lambert and Barbara Lambert for 12.056± acres and known as the Fulton Village Annexation; and

WHEREAS, the Fort Lupton City Council finds the annexation petition to be complete and in substantial conformance with the requirements of C.R.S. 31-12-107 (1) as amended.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves Resolution 2016Rxxx initiating annexation proceedings for the Fulton Village Annexation, and sets the hearing date for March 28, 2016, to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 8th DAY OF FEBRUARY 2016.

City of Fort Lupton, Colorado

s/Tommy Holton
Tommy Holton, Mayor

Attest:

s/Nanette S. Fornof
Nanette S. Fornof, MMC
City Clerk

Approved as to form:

s/Andy Ausmus
Andy Ausmus, City Attorney

PETITION FOR ANNEXATION

TO: THE CITY COUNCIL OF FORT LUPTON, COLORADO

We, the undersigned landowners, in accordance with Colorado law, hereby petition the City of Fort Lupton and its City Council for annexation to the City of Fort Lupton of the unincorporated territory, the legal description of which is attached hereto as Exhibit A and incorporated herein by this reference, located in the County of Weld and the State of Colorado, and to be known as the Fulton Village Annexation to the City of Fort Lupton.

As part of this petition, your petitioners further state to the City Council that:

1. It is desirable and necessary that the territory described in Exhibits A and B be annexed to the City of Fort Lupton.

2. The requirements of Sections 31-12-104 and 31-12-105, C.R.S., as amended, exist or have been met in that:

    a. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of Fort Lupton or will be contiguous with the City of Fort Lupton within such time as required by Section 31-12-104.
    b. A community of interest exists between the area proposed to be annexed and the City of Fort Lupton.
    c. The area proposed to be annexed is urban or will be urbanized in the near future.
    d. The area proposed to be annexed is integrated with or is capable of being integrated with the City of Fort Lupton.
    e. No land within the boundary of the area proposed to be annexed which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels were separated by a dedicated street, road, or other public way.
    f. No land within the boundary of the area proposed to be annexed which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprises twenty acres or more, and, together with the buildings and improvements situated thereon, has an assessed value in excess of two hundred thousand dollars ($200,000.00) for ad valorem tax purposes for the year next preceding the annexation, has been included within the area proposed to be annexed without the written consent of the landowner or landowners.
    g. No annexation proceedings have been commenced for any portion of the area proposed to be annexed for the annexation of such area to another municipality. The area proposed to be annexed is not part of any incorporated city, city and county, or town.

h. The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Fort Lupton was held within the twelve months preceding the filing of this petition.
i. The annexation of the area proposed to be annexed will not result in the detachment of said area from any school district.
j. The annexation of the territory proposed to be annexed will not have the effect of extending the boundary of the City of Fort Lupton more than three miles in any direction from any point of the boundary of the City of Fort Lupton in any one year.
k. The territory to be annexed is 12.056 acres in total area.
l. Prior to completion of the annexation of the area proposed to be annexed, a plan will be in place, pursuant to Section 31-12-105 (1) (e), C.R. S., which generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the City of Fort Lupton, and the proposed land uses for the area.
m. In establishing the boundary of the area proposed to be annexed, if a portion of a platted street or alley is to be annexed, the entire width of the street or alley has been included within the area annexed, and reasonable access will not be denied to any landowners, owners of any easement, or the owners of any franchise adjoining any platted street or alley which is to be annexed but is not bounded on both sides by the City of Fort Lupton.
n. If required, an impact report will be prepared and filed pursuant to Section 31-12-108.5, C.R.S..

3. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the landowners and own more than fifty percent (50%) of the property, excluding public streets and alleys and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.

4. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of fifteen (15) copies of an annexation map shall be submitted to the City, produced with an engineer's scale, minimum scale to be one (1) inch represents one hundred (100) feet, on a reproducible medium with outer dimensions of twenty-four (24) by thirty-six (36) inches, containing the following information:

a. The date of preparation, the scale and a symbol designating true north.
b. The name of the annexation.
c. The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the annexation map.
d. The legal description.
e. Distinction of the boundary that is contiguous to the City and the length of same.
f. Lot and block numbers if the area is already platted.
g. Existing and proposed easements and rights-of-way.

h. Existing and requested zoning and acreage of each requested zone.
i. Ownership of all parcels within and adjacent to the annexation.
j. Appropriate certification blocks as directed by the Planning Department.

5. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of fifteen (15) copies of a master plan shall be submitted to the City of Fort Lupton, produced with an engineer's scale, minimum scale to be one (1) inch represents one hundred (100) feet, on a reproducible medium with outer dimensions of twenty-four (24) by thirty-six (36) inches, containing the following information.

   a. The date of preparation, the scale and a symbol designating true north.
   b. The name of the annexation.
   c. The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the master plan.
   d. Existing and proposed easements and rights-of-way.
   e. Block numbers and lot numbers with approximate dimensions.
   f. Proposed gross and net residential density.
   g. Existing watercourses with adequate easements for flood control.
   h. Designation of all public sites to be reserved and dedicated.
   i. Existing two-foot contours.
   j. Appropriate certification blocks as directed by the Planning Department.

6. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of five (5) copies of all required supportive information shall be submitted to the City of Fort Lupton which shall include the following:

   a. Soils description and limitation.
   b. Preliminary utility plan.
   c. Mailing addresses of all property owners within three hundred (300) feet of the annexation.
   d. Affidavit concerning the amount and historical use of all water rights owned.
   e. Vicinity map with one and one-half (1 ½) mile radius, at a minimum scale of one (1) inch represents two thousand (2,000) feet.
   f. Statement on community need for proposed annexation and zoning.
   g. For all annexations in excess of ten (10) acres, the applicant shall obtain from the school district governing the area to be annexed a statement of the effect of the annexation upon the school district, including an estimate of the number of students generated by the proposed annexation and the capital construction required to educate such students.

7. Upon the annexation ordinance becoming effective, all lands within the area proposed to be annexed will become subject to all ordinances, resolutions, rules, and regulations of the City of Fort Lupton, except for general property taxes of the City of Fort Lupton, which shall become effective as of the January 1 next ensuing.

8. The zoning classification requested for the area proposed to be annexed is Planned Unit Development (P.U.D.), as shown on the annexation map attached hereto and incorporated herein.

9. As required by the City of Fort Lupton, an annexation agreement has been or will be executed by the petitioners herein and the City relating to this annexation and the petitioners hereby expressly consent to the terms and conditions set forth in the annexation agreement.

10. As an expressed condition of annexation, landowner(s) consent(s) to petition for inclusion into the Northern Colorado Water Conservancy District and the municipal sub district pursuant to Section 37-45-136 (3.6) C.R.S. to pay the appropriate fees and costs associated with such inclusion. Landowner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, landowner's(s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of landowners(s') lands. Landowner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Landowner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

11. No annexation application fee is tendered herewith.

THEREFORE, the undersigned respectfully petition(s) the City Council of the City of Fort Lupton, to annex the territory described and referred to in Exhibit A to the City of Fort Lupton in accordance with and pursuant to the statutes of the State of Colorado.

Land Owner(s) Name(s) and Signature(s)	Mailing Address	Date of Signing
Fulton Village, LLC, George Lee (Manager)	2212 W. Ridge Rd. Littleton, CO 80120	12/30/15
Fulton Village, LLC, Gary Fling (Manager)	2212 W. Ridge Rd. Littleton, CO 80120	12/30/15
~~Donald J.~~ Lambert ~~and Barbara J.. Lambert~~	155 E. Bridge St. Brighton, CO 80601	
~~Donald J. Lambert and~~ Barbara J.. Lambert	155 E. Bridge St. Brighton, CO 80601	

The foregoing signature(s) was/were subscribed and sworn to before me this 30th day of December, 2015, by

Witness my hand and official seal.

My commission expires on 10/8/2018.

JEANNE M LEE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 19904013465
MY COMMISSION EXPIRES OCTOBER 08, 2018

Notary Public

Land Owned – Exhibit A

If necessary, attach separate sheet.

EXHIBIT A

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS S00°19'00"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S89°56'41"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 (NE1/4,NE1/4) A DISTANCE OF 672.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 3123110 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; SAID POINT ALSO BEING THE NORTHWEST CORNER OF PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1207210; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S00°18'59"E A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF KAHIL STREET; THENCE N89°56'41"E ALONG THE SOUTH RIGHT OF WAY LINE OF KAHIL STREET A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF LOT 24 OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST LINE OF SAID LOT 24 AND LOT 23 A DISTANCE OF 342.00 FEET TO A POINT ON THE NORTH LINE OF LOT 25, PEACEFUL-ACRES SUBDIVISION EXTENDED EASTERLY; THENCE S89°56'41"W ALONG THE NORTH LINE OF SAID LOT 25 AND THE EASTERLY AND WESTERLY PROLONGATION THEREOF A DISTANCE OF 190.00 FEET TO THE NORTHEAST CORNER OF AN 8' WIDE ALLEY AS SHOWN ON THE PLAT OF SAID PEACEFUL-ACRES SUBDIVISION; THENCE S00°18'59"E ALONG THE WEST BOUNDARY OF SAID PEACEFUL-ACRES SUBDIVISION AND THE WEST BOUNDARY OF FIRST ADDITION TO PEACEFUL-ACRES SUBDIVISION, A SUBDIVISION FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 1333148 A DISTANCE OF 939.37 FEET TO A POINT ON THE SOUTH LINE OF SAID NE1/4,NE1/4; THENCE N89°47'45"W ALONG THE SOUTH LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 467.11 FEET TO A POINT 20 FEET EAST OF THE SOUTHWEST CORNER OF SAID NE1/4,NE1/4; THENCE N00°22'24"W ALONG A LINE PARALLEL WITH AND 20 FEET EAST OF THE WEST LINE OF SAID NE1/4,NE1/4 A DISTANCE OF 1045.26 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AT BOOK 1574, PAGE 1601 FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; THENCE N89°56'41"E ALONG THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID BOOK 1574, PAGE 1601 AND THE SOUTH LINE OF THE LANDS DESCRIBED AT SAID RECEPTION NO. 3123110 A DISTANCE OF 593.13 FEET; THENCE N00°18'59"W A DISTANCE OF 239.00 FEET; THENCE N89°56'41"E A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 522,177 SQUARE FEET, 12.056 ACRES, MORE OR LESS.

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO)
)ss.
COUNTY OF ~~WELD~~ ARAPAHOE)

AARON W. THOMPSON being first duly sworn, states upon oath that he/she is the circulator of the petition to which this Affidavit is attached and knows of his/her own knowledge that the signature of each land owner appearing on said petition is the signature of the person whose name it purports it to be.

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 25th day of JANUARY, 2016, by AARON W. THOMPSON.

Witness my hand and official seal.

My commission expires on AUGUST 14, 2019

JOANNE E COLLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074031101
MY COMMISSION EXPIRES AUGUST 14, 2019

Joanne E. Colley
Notary Public

Referral Responses

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, OMAHA DISTRICT
DENVER REGULATORY OFFICE, 9307 SOUTH WADSWORTH BOULEVARD
LITTLETON, COLORADO 80128-6901

RE: Section 404 of the Clean Water Act Initial Comments

To whom it concerns:

In accordance with Section 404 of the Clean Water Act, the Corps of Engineers regulates the discharge of dredged or fill material, and any excavation associated with a dredged or fill project, either temporary or permanent, into waters of the United States (WOUS). You should notify this office if the project proposed falls within these regulated activities because the project may require a Department of the Army Section 404 permit.

A WOUS may include ephemeral and/or perennial streams, wetlands, lakes, ponds, drainage ditches and irrigation ditches. A wetland delineation must be conducted, and verified by the Corps of Engineers, using the methods outlined in the *Corps of Engineers Wetlands Delineation Manual (*Environmental Laboratory 1987) and *Regional Supplement to the Corps of Engineers Wetland Delineation Manual:* (using applicable Regional Supplement) to determine wetlands based on the presence of three wetland indicators: hydrophytic vegetation, hydric soils, and wetland hydrology. Wetland delineations must be conducted in the field by a qualified environmental consultant and any aquatic resource boundaries must be identified accordingly. Once the aquatic resources have been identified, only this office can determine if they are WOUS. Please note that development of the upland areas, avoiding stream and wetland resources, does not require authorization from this office.

Nationwide Permits (NWP) authorize common types of fill activities in WOUS that will result in a minimal adverse effect to the environment. Descriptions of the 52 types of nationwide permit activities and their general conditions can be found on our website: http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Colorado.aspx. Some fill activities require notifying the Corps before starting work. Also, some types/sizes of work may require additional information or mitigation.

Regional General Permits (RGP) authorize specific types of fill activities in WOUS that will result in a minimal adverse effect to the environment. Descriptions of the 4 types of regional general permit activities and their general conditions can be found on our website: http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Colorado/RegionalGeneralPermits.aspx. These fill activities require notifying the Corps before starting work, and possibly other local or state agencies. Also, some types/sizes of work may require additional information or mitigation. Please note several of the RGP's are applicant and location specific.

Individual permits may authorize fill activities that are not covered under the NWP or Regional General Permits (RGP's). This permit will be processed through the public interest review procedures, including public notice and receipt of comments. An alternative analysis (AA) must be provided with this permit action. The AA must contain an evaluation of environmental impacts for a range of alternatives. These alternatives should include the preferred action, no action alternative, and other action alternatives that would be the identified project purpose. Other action alternatives should include other practicable (with regards to cost, logistics, and technology) that meet the overall project purpose. The alternatives could include offsite alternatives and alternative designs. When evaluating individual permit applications, the Corps can only issue a permit for the least environmentally damaging practicable alternative (LEDPA). In some cases, the LEDPA may not be the applicant's preferred action. The individual permit application form and form instructions can be found on our website: http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits/ObtainaPermit.aspx.

If the activity requires a Department of the Army permit as a result of any impacts to WOUS or any earth disturbances within that resource, a federal action will occur. For the Corps to make a permit decision, the applicant must provide enough information to demonstrate compliance with Section 106 of the National Historic Preservation Act (NHPA) and Section 7 of the Endangered Species Act (ESA).

The activity must be designed and constructed to avoid and minimize adverse effects, both temporary and permanent, to WOUS to the maximum extent practicable at the project site. Mitigation in all its forms (avoiding, minimizing, rectifying, reducing, or compensating for resource losses) will be required to the extent necessary to ensure that the adverse effects to the aquatic environment are minimal. Any loss of an aquatic site may require mitigation. Mitigation requirements will be determined during the Department of the Army permitting review.

If the information that was submitted could impact WOUS, which are jurisdictional resources, this office should be notified. If a section 404 permit is required, work in an aquatic site should be identified by the proponent of the project and be shown on a map identifying the Quarter Section, Township, Range and County, Latitude and Longitude, Decimal Degrees (example 39.55555; -104.55555) and the dimensions of work in each aquatic site.

If there are any questions, please call the Denver Regulatory Office at **303-979-4120.**

Sincerely,

Kiel Downing
Chief, Denver Regulatory Office

Enclosures:
-PCN Requirements

Pre-Construction Notification (PCN) Requirements

(Nationwide Permit General Condition No. 31
from the February 21, 2012 Federal Register)

**US Army Corps of Engineers,
Omaha District, Denver Regulatory Office
9307 South Wadsworth Blvd,
Littleton, CO 80128
Phone: (303) 979-4120
Website: http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Colorado.aspx**

Contents of Pre-Construction Notification:

The PCN must be in writing and include the following information:

(1) Name, address and telephone numbers of the prospective permittee;

(2) Location of the proposed project;

(3) A description of the proposed project; the project's purpose; direct and indirect adverse environmental effects the project would cause, including the anticipated amount of loss of water of the United States expected to result from the NWP activity, in acres, linear feet, or other appropriate unit of measure; any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity. The description should be sufficiently detailed to allow the district engineer to determine that the adverse effects of the project will be minimal and to determine the need for compensatory mitigation. Sketches should be provided when necessary to show that the activity complies with the terms of the NWP. (Sketches usually clarify the project and when provided results in a quicker decision. Sketches should contain sufficient detail to provide an illustrative description of the proposed activity (e.g., a conceptual plan), but do not need to be detailed engineering plans);

(4) The PCN must include a delineation of wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and perennial, intermittent, and ephemeral streams, on the project site. Wetland delineations must be prepared in accordance with the current method required by the Corps. The permittee may ask the Corps to delineate the special aquatic sites and other waters on the project site, but there may be a delay if the Corps does the delineation, especially if the project site is large or contains many waters of the United States. Furthermore, the 45 day period will not start until the delineation has been submitted to or completed by the Corps, as appropriate;

(5) If the proposed activity will result in the loss of greater than 1/10-acre of wetlands and a PCN is required, the prospective permittee must submit a statement describing how the mitigation requirement will be satisfied, or explaining why the adverse effects are minimal and why compensatory mitigation should not be required. As an alternative, the prospective permittee may submit a conceptual or detailed mitigation plan.

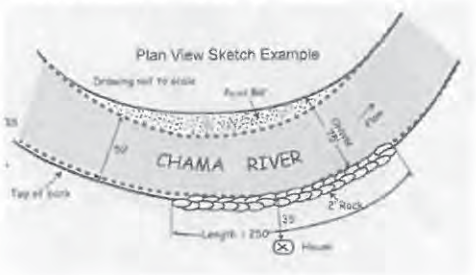
(6) If any listed species or designated critical habitat might be affected or is in the vicinity of the project, or if the project is located in designated critical habitat, for non-Federal applicants the PCN must include the name(s) of those endangered or threatened species that might be affected by the proposed work or utilize the designated critical habitat that may be affected by the proposed work. Federal applicants must provide documentation demonstrating compliance with the Endangered Species Act; and

(7) For an activity that may affect a historic property listed on, determined to be eligible for listing on, or potentially eligible for listing on, the National Register of Historic Places, for non-Federal applicants the PCN must state which historic property may be affected by the proposed work or include a vicinity map indicating the location of the historic property. Federal applicants must provide documentation demonstrating compliance with Section 106 of the National Historic Preservation Act.

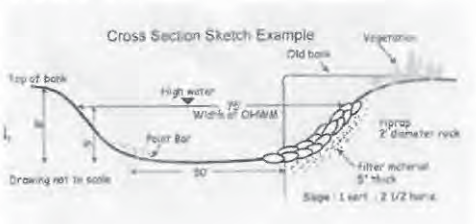
(8) Attach map and sketches- examples shown here.

Location Map: Photocopy from road or topo map; indicate site location, any landmarks, etc.

Plan View Sketch: "Bird's-eye view"; include all features- distances, length and width; dimensions of features and stream/wetlands.



Cross Section Sketch: "Cut away view"; include heights, widths of structures, channel, wetland, bank slopes, etc.



Form PLAN005

CITY OF Fort Lupton EST 1836

COME PAINT YOUR FUTURE WITH US

FROM: Alyssa Knutson
DATE: February 10, 2016
PROJECT: Fulton Village Annexation, PUD Sketch Plan and Change of Zone; Project Nos. ANX2016-001 & SPL2016-001

INTERNAL DISTRIBUTION:

☑ City Engineer	☑ City Attorney	☑ Police Chief
☐ City Administrator	☐ City Clerk	☑ Public Works Director
☐ Building Inspector	☑ Recreation Manager	☐ Golf Course Manager
☑ OMI	☑ GIS Specialist	☐ Finance Director

OUTSIDE DISTRIBUTION:

☑ Fort Lupton Fire Protection District	☑ Weld County Department of Public Health & Environment
☐ CDOT	☑ Weld County School District RE-8
☐ Colorado DRMS	☑ NCWCD
☐ Colorado Parks and Wildlife	☐ Fulton Ditch Company
☑ Division of Water Resources	☐ Platteville Ditch Company
☑ Army Corp of Engineers	☐ City of Brighton
☑ United Power	☐ Town of Frederick
☑ Comcast	☐ Town of Platteville
☑ CenturyLink	☐ City of Dacono
☑ Xcel Energy	☐ Town of Firestone
☑ Postmaster	☑ Other: Weld County Public Works
☑ Weld County Department of Planning	☐ Other:

If you have comments, please respond by: March 2, 2016

Comments may be sent via mail, faxed to 303.857.0351 or emailed to thodges@fortlupton.org and aknutson@fortlupton.org. A non-response to this referral may be considered a favorable response.

COMMENTS:

Please send addresses when available along with dedicated Communications Easements. We will plan on joint with Power. Thank You

John Hamburg - Comcast

COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

February 23, 2016

Alyssa Knutson, Planner
City of Fort Lupton Planning and Building Department
Transmission via email: aknutson@fortlupton.org

RE: Fulton Village PUD – City Annexation and Sketch Plan Application
Project Nos. ANX2016-001 and SPL2016-001
Part of the NE ¼ of the NE ¼ of Sec. 7, T1N, R66W, 6th P.M.
Water Division 1, Water District 2

Dear Ms. Knutson:

We have reviewed the application materials received February 10, 2016 regarding the above referenced application to annex 14.12 acres, consisting of two existing parcels, into the city and divide the parcels in 60 lots. The proposed development will be a mix of singe family, small-lot single family, and for-rent multifamily units with 83 total dwelling units. The project will also include a park/open space area, with amenities and a regional trail.

Pursuant to Section 30-28-136, C.R.S. the State Engineer's office will provide an opinion on water supply plans for new subdivisions regarding material injury to existing water rights or the adequacy of the proposed plan if a referral is submitted to this office by the board of county commissioners. This referral was submitted to this office from the City of Fort Lupton, therefore this office will only perform a cursory review of the referral information and provide comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any City or County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or the physical availability of water.

Estimated water requirements were not provided for the new lots. The proposed water and sewer supplier is the City of Fort Lupton ("City"). Since our office does not have information regarding the water requirements of the proposed subdivision, or the water supplies available to the City, our office cannot comment on the ability of the City to serve the proposed subdivision.

Records in our office indicate that numerous water wells have been drilled in the general area of the proposed development. Should any of these wells exist on-site, the applicant must plug and abandon the wells in accordance with Rule 16 of the Water Well Construction Rules and submit Well Abandonment Reports to our office for each abandoned well. Else, if the applicant desires to use any existing wells in the proposed subdivision, it must obtain a plan for augmentation from the Water Court and a new well permit.

The application materials indicate that the project will collect storm flows from the project in an onsite storm sewer system. These flows will be directed to an existing City of Fort Lupton owned

detention pond located southwest of the property. As a part of this project, the applicant will increase the depth and capacity of the existing pond to accommodate the propose storm sewer outfall from Fulton Village, while maintaining the detention needs for the properties that currently utilize the existing pond.

The applicant and City should be aware that, unless the proposed improvements to the existing storm water structure can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR's *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, attached, to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements.

If you or the applicant has any questions regarding this matter, please contact Karlyn Armstrong of this office.

Sincerely,

Joanna Williams, P.E.
Water Resource Engineer

Attch: *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*

COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado

February 11, 2016

The Division of Water Resources (DWR) has previously administered storm water detention facilities based on DWR's "Administrative Approach for Storm Water Management" dated May 21, 2011. Since the passage of Colorado Senate Bill 15-212, that administrative approach has been superseded. This document describes SB 15-212, codified in section 37-92-602(8), Colorado Revised Statutes (C.R.S.), and how the law directs administrative requirements for storm water management. The document is for informational purposes only; please refer to section 37-92-602(8) for comprehensive language of the law.

Pursuant to section 37-92-602(8), storm water detention facilities and post-wildland fire facilities shall be exempt from administration under Colorado's water rights system only if they meet specific criteria. The provisions of SB15-212 apply to surface water throughout the state. SB15-212 *only* clarifies when facilities may be subject to administration by the State Engineer; all facilities may be subject to the jurisdiction of other government agencies and must continue to obtain any permits required by those agencies.

Storm Water Detention Facilities

Pursuant to section 37-92-602(8), a storm water detention and infiltration facility ("Detention Facility") is a facility that:

- Is owned or operated by a government entity or is subject to oversight by a government entity, including those facilities that are privately owned but are required by a government entity for flood control or pollution reduction.
- Operates passively and does not subject storm water to any active treatment process.
- Has the ability to continuously release or infiltrate at least 97 percent of all of the water from a rainfall event that is equal to or less than a five-year storm within 72 hours of the end the rainfall event.
- Has the ability to continuously release or infiltrate at least 99 percent of all of the water from a rainfall event that is greater than a five-year storm within 120 hours of the end the rainfall event.
- Is operated solely for storm water management.

In addition, to qualify for the allowances provided in SB-212, the facility:

- Must not be located in the Fountain Creek watershed, unless the facility is required by or operated pursuant to a Colorado Discharge Permit System Municipal Separate Storm Sewer System Permit issued by the Department of Public Health and Environment pursuant to Article 8 of Title 25, C.R.S.
- Must not use water detained in the facility for any other purpose nor release it for subsequent diversion by the person who owns, operates, or has oversight over the facility. The facility cannot be operated as the basis for a water right, credit, or other water use right.
- Must not expose ground water.
- May include a structure or series of structures of any size.

If the Detention Facility was constructed *on or before* August 5, 2015 and meets all the requirements listed above, it does not cause material injury to vested water rights and will not be subject to administration by the State Engineer.

If the Detention Facility is constructed after August 5, 2015, meets the requirements listed above, and the operation of the detention facility does not cause a reduction to the natural hydrograph as it existed prior to the upstream development, it has a rebuttable presumption of non-injury pursuant to paragraph 37-92-602(8)(c)(II). A holder of a vested water right may bring an action in a court of competent jurisdiction to determine whether the operation of the detention facility is in accordance with paragraph 37-92-602(8)(c)(II)(A) and (B) has caused material injury. If the court determines that the vested water rights holder has been injured, the detention facility will be subject to administration.

In addition, for Detention Facilities constructed after August 5, 2015, the entity that owns, operates, or has oversight for the Detention Facility must, prior to the operation of the facility, provide notice of the proposed facility to the Substitute Water Supply Plan (SWSP) Notification List for the water division in which the facility is located. Notice must include: the location of proposed facility, the approximate surface area at design volume of the facility, and data that demonstrates that the facility has been designed to comply with section 37-92-602(8)(b) paragraphs (B) and (C). The State Engineer has not been given the statutory responsibility to review notices, however, DWR staff may choose to review notices in the course of their normal water administration duties. Not reviewing notices does not preclude the Division Engineer from

taking enforcement action in the event that the above criteria are not met in design and/or operation.

To satisfy the notification requirement, operators are encouraged to use the Colorado Stormwater Detention and Infiltration Facility Notification Portal developed by Urban Drainage and Flood Control District ("UDFCD"), located at: https://maperture.digitaldataservices.com/gvh/?viewer=cswdif.

Types of detention Facilities contemplated under this statute include underground detention vaults, permanent flood detention basins,[1] extended detention basins,[2] and full spectrum detention basins.[3] Storm Water Best Management Practices[4] (BMPs) not contemplated above, including all Construction BMPs and non-retention BMPs, do not require notice pursuant to SB-212 and are allowed at the discretion of the Division Engineer. Green roofs are allowable as long as they intercept only precipitation that falls within the perimeter of the vegetated area. Green roofs should not intercept or consume concentrated flow, and should not store water below the root zone. BMPs that rely on retention, such as retention ponds and constructed wetlands, will be subject to administration by the State Engineer.

Any detention facility that does not meet all of the statutory criteria described above, in design or operation, is subject to administration by the State Engineer.

[1] Flood detention basin: An engineered detention basin designed to capture and slowly release peak flow volumes to mitigate flooding (Urban Drainage and Flood Control, 2010).
[2] Extended detention basin: An engineered detention basin with an outlet structure designed to slowly release urban runoff over an extended time period (Urban Drainage and Flood Control, 2010).
[3] Full spectrum detention basin: An extended detention basin designed to mimic pre-development peak flows by capturing the Excess Urban Runoff Volume and release it over a 72 hour period (Urban Drainage and Flood Control, 2010).
[4] Best management practice: A technique, process, activity, or structure used to reduce pollutant discharges in stormwater (Urban Drainage and Flood Control, 2010).

Post-Wildland Fire Facilities

Pursuant to section 37-92-602(8), a post-wildland fire facility is a facility that:

- Includes a structure or series of structures that are not permanent.
- Is located on, in or adjacent to a nonperennial stream[5].
- Is designed and operated to detain the least amount of water necessary, for the shortest duration of time necessary, to achieve the public safety and welfare objectives for which it is designed.
- Is designed and operated solely to mitigate the impacts of wildland fire events that have previously occurred.

In addition, to qualify for the allowances provided in SB-212, the facility:

- Must be removed or rendered inoperable after the emergency conditions created by the fire no longer exist, such that the location is returned to its natural conditions with no detention of surface water or exposure of ground water.
- Must not use water detained in the facility for any other purpose nor release it for subsequent diversion by the person who owns, operates, or has oversight over the facility. The facility will not be operated as the basis for a water right, credit, or other water use right.

If the post-wildland fire facility meets the requirements listed above, it does not cause material injury to vested water rights. While DWR recognizes that post-wildland fire facilities are essential to the protection of public safety and welfare, property, and the environment, DWR may, from time to time, request that the person who owns, operates, or has oversight of the post-wildland fire facility supply information to DWR to demonstrate they meet the criteria set forth above.

If a post-wildland fire facility does not meet all the criteria set forth above, it will be subject to administration by the State Engineer.

[5] DWR may use the National Hydrography Dataset or other reasonable measure to determine the classification of a stream

Resources and References

Colorado Stormwater Detention and Infiltration Facility Notification Portal:
https://maperture.digitaldataservices.com/gvh/?viewer=cswdif

Colorado Senate Bill15-212:
http://www.leg.state.co.us/CLICS/CLICS2015A/csl.nsf/fsbillcont3/13B28CF09699E67087257DE8006690D8?Open&file=212_enr.pdf

United States Geological Survey National Hydrography Dataset: http://nhd.usgs.gov/

Urban Drainage and Flood Control District 37-92-602(8) explanation memo and FAQ's:
http://udfcd.org/crs-37-93-6028-explanation-memo-and-faqs/

Urban Drainage and Flood Control District. (2010). *Urban Storm Drainage Criteria Manual: Volume 3, Best Management Practices*, updated November 2015. Located at:
http://udfcd.org/volume-three

Fort Lupton Fire Protection District
1121 Denver Avenue • Fort Lupton, Colorado 80621
Office: (303)857-4603 • Fax: (303)857-6619 • Website: www.fortluptonfire.org

Date: 2/24/2016
Project name: Fulton Village Subdivision Annexation and Sketch Plat
Project address: Southeast corner of S. Fulton Ave. and Kahil Street
FLFPD Project # 2016-024
Plan reviewer: Randall S. Weigum

The Fire District has reviewed the submitted Annexation and sketch plat for Fulton Village Subdivision located at southeast corner of S. Fulton Ave. and Kahil Street. The plans were reviewed for compliance with *2012 International Fire Code (IFC)* as adopted by the Fort Lupton Fire Protection District and the City of Fort Lupton. Below are my comments on this project:

1. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. *2012 IFC Section 503.1.1,*

    - Lots 10, 11 and 12 in Block 3 do not meet the 150 feet requirement. This portion of the development will need to be redesign so all portions of the exterior walls of the buildings are within 150 feet of the apparatus access roads.
    - I have concerns with the parking that will be available for Lots 8 through 13 in Block 3. With what appears to be no additional parking except for on the lot themselves, this will create an issue with parking in the cul-de-sac and the small extended portion of Paden Place.
    - How will the development maintain the occupant access for Lots 8 through 13 on Block 3? My concern is in the future when one of these occupants have a medical issue the Fire District will not be able to get an ambulance down this access. This will cause us to have to stage the ambulance on South Hoover Place's cul-de-sac or on Paden Place. During adverse weather wheeling a patient on a stretcher from one of these lots to the staged ambulance will create a dangerous event for the patient, medic and firefighters if this access is not maintained.

2. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. *2012 IFC Appendix D Section D102.1*

3. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders and parking. *2012 IFC Appendix D Section D103.1*

4. Verify that the turning radius throughout the development meets the required turning radius of the Fire District. I have attached the turning radius for the Fort Lupton Fire Protection District for your records. *2012 IFC Appendix D Section D103.3*

5. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. The multi-family buildings A and B in Block 2 may fall into this requirement. *2012 IFC Appendix D Section D105.2*

    - Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. *2012 IFC Appendix D Section D105.2*
    - At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. *2012 IFC Appendix D Section D105.3*
    - Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. *2012 IFC Appendix D Section D105.4*

6. A single family home of Type V-B construction with a square footage up to 3,600ft^2 requires a fire flow of 1,000 gallons per minute (gpm) for a duration of 1 hour. A single family home of Type V-B construction with a square footage of 3,601 to 4,800ft^2 requires a fire flow of 1,750 gpm for two hours. The fire flow test from 2015 on the fire hydrant located at Kahil Street and South McKinley Avenue was 1,800 gpm. This site has the required fire flow for the single family homes. *2012 IFC Appendix B Section B105.1 and Table B105.1*

7. The multi-family buildings A and B in Block 2 will require a National Fire Protection Association (NFPA) fire sprinkler system 13R. *2012 IFC 903.3.1.2*

8. The multi-family buildings having a square footage of 23,000ft^2, Type V-B construction and a NFPA 13R fire sprinkler system will require 1,500gpm for 2 hours. The fire flow test from 2015 on the fire hydrant located at Kahil Street and South McKinley Avenue has 1,800 gpm. This site has the required fire flow for the multi-family units. *2012 IFC Appendix B Section B105.2 (Exception) and Table B105.1*

9. A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants. Please make sure the landscaping plans include the 3-foot clear space around all fire hydrants. *2012 IFC Section 507.5*

10. The average fire hydrant spacing for a fire flow requirement of 1,750 gpm or less is 500 feet between fire hydrants. The maximum distance from any point on the street or road frontage to a fire hydrant is 250 feet. *2012 IFC Appendix B Section C105.1 and Table C105.1*

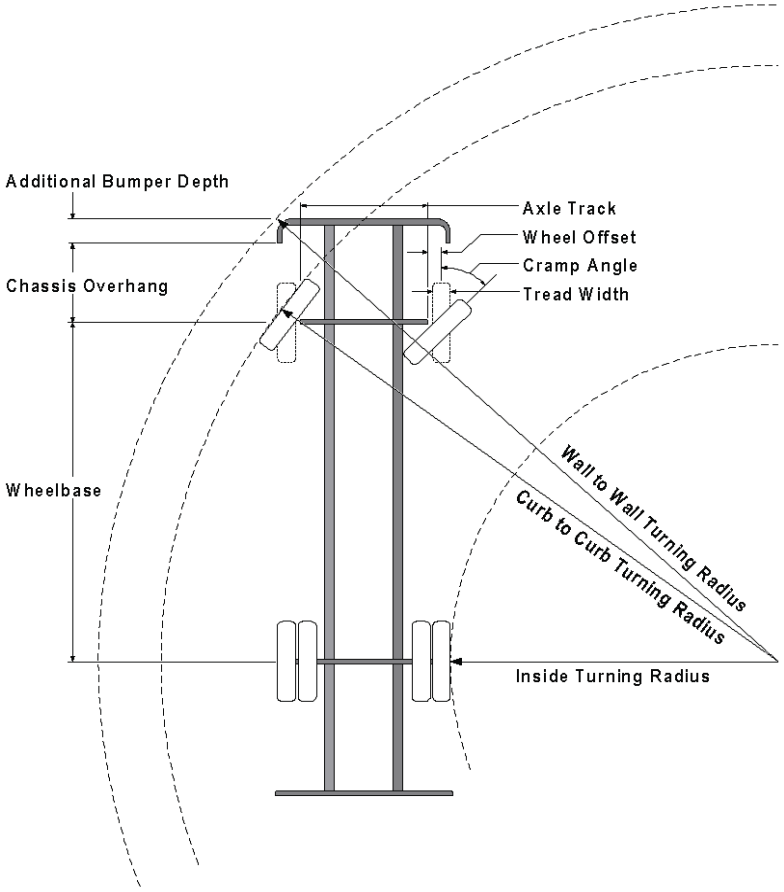
- Move the fire hydrant located on Lot 7 of Block 3 to Lot 14 of Block 3 to meet the spacing requirement. *2012 IFC Appendix C Section C105.1 and Table C105.1*

Turning Performance Analysis

12/6/2012

Bid Number: 299
Department:

Chassis: Arrow-XT Chassis, PAP/SkyArm/Midmount MUX, 2010
Body: Aerial, Platform 100', Alum Body



Parameters:

Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	5.25 in.
Tread Width:	17.4 in.
Chassis Overhang:	68.99 in.
Additional Bumper Depth:	19 in.
Front Overhang:	156.6 in.
Wheelbase:	247 in.

Calculated Turning Radii:

Inside Turn:	19 ft. 5 in.
Curb to curb:	35 ft. 6 in.
Wall to wall:	44 ft. 2 in.

Comments:

CategoryID	Category Description	OptionCode	OptionDescription
6	Axle, Front, Custom	0018453	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, DLX/Enf/Qtm/AXT
30	Wheels, Front	0001656	Wheels, Front, 22.50" x 12.25", Steel, Hub Pilot
31	Tires, Front	0594821	Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply
38	Bumpers	0550016	Bumper, 19" Extended, AXT, Dash CF
437	Aerial Devices	0592931	Aerial, 100' Pierce Platform, 50 MPH Wind Rating, 150lb Tip Load Allowance

Notes:

Actual Inside Cramp Angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for a 9.00 inch curb.

Turning Performance Analysis

12/6/2012

Bid Number: 299
Department:

Chassis: Arrow-XT Chassis, PAP/SkyArm/Midmount MUX, 2010
Body: Aerial, Platform 100', Alum Body

Definitions:

Inside Cramp Angle	Maximum turning angle of the front inside tire.
Axle Track	King-pin to King-pin distance of the front axle.
Wheel Offset	Offset from the center-line of the wheel to the king-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance of the center-line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Depth	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicle's front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle inside of which the vehicle's tires can turn. This measurement assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle inside of which the entire vehicle can turn. This measurement takes into account any front overhang due to chassis,bumper extensions and/or aerial devices.

From: Marilyn Conley
To: Todd Hodges; Alyssa Knutson
Subject: RE: Fulton Village Annexation
Date: Thursday, February 11, 2016 1:07:35 PM
Attachments: image002.png

Hi Todd. Here is what I have found out. The parcel ending in 004 was included in with your original inclusion for the whole City of Fort Lupton 1990.

The parcel ending in 005 was included 2007. The petitioners were Fulton Village LLC.

Our system has some kind a glitch and I was trying to send you these Court Orders by email, but it won't let me. You should have copies of these Court Orders in your files. I can send you copies. Your original Court Order is 145 pages long for both the Northern Water and Subdistrict.

Please let me know what you want me to do.

Marilyn

Northern Water
Northern Colorado Water Conservancy District
Marilyn Conley | Inclusions Administrator
220 Water Ave | Berthoud, CO 80513
Direct 970-622-2216
Main 800-369-RAIN (7246) | Fax 877-851-0018
www.northernwater.org | Find us on Facebook

Disclaimer Notice: An allotment of Colorado-Big Thompson water is subject to the Water Conservancy Act, C.R.S 37-45-101 et seq, the authority of the Board of Directors of the Northern Colorado Water Conservancy District, and other relevant laws and regulations. The information provided in this email is not binding on Northern Water because the legal rights to Colorado-Big Thompson Project Allotments are subject to the continuing discretion of the Board of Directors of Northern Water and other legal limitations and requirements. Northern Water staff and counsel cannot provide you with legal advice, and you are advised to seek legal counsel with respect to the subject matter of this email. You also have an independent obligation to review and confirm the accuracy and completeness of any information provided to you by Northern Water, and to supplement or correct the records of Northern Water with respect to any errors or omissions.

From: Todd Hodges [mailto:thodges@fortlupton.org]
Sent: Thursday, February 11, 2016 8:39 AM
To: Marilyn Conley; Alyssa Knutson
Subject: RE: Fulton Village Annexation

Marilyn,
You are quick on the draw with our referrals.
Can you clarify that the property has been petitioned and if so can you send us the information.
Thanks.

Todd A. Hodges, Planning Director
Main: 303-857-6694
Cell: 303-994-3174

From: Marilyn Conley [mailto:mconley@northernwater.org]
Sent: Thursday, February 11, 2016 8:03 AM
To: Todd Hodges <thodges@fortlupton.org>; Alyssa Knutson <AKnutson@fortlupton.org>
Subject: Fulton Village Annexation

Good Morning

This parcel is within both the Northern Water and Subdistrict boundaries.

If you have any questions, please let me know.

Have a great day.

Marilyn

Marilyn Conley | Inclusions Administrator
220 Water Ave | Berthoud, CO 80513
Direct 970-622-2216
Main 800-369-RAIN (7246) | Fax 877-851-0018
www.northernwater.org | Find us on Facebook

Disclaimer Notice: An allotment of Colorado-Big Thompson water is subject to the Water Conservancy Act, C.R.S 37-45-101 et seq, the authority of the Board of Directors of the Northern Colorado Water Conservancy District, and other relevant laws and regulations. The information provided in this email is not binding on Northern Water because the legal rights to Colorado-Big Thompson Project Allotments are subject to the continuing discretion of the Board of Directors of Northern Water and other legal limitations and requirements. Northern Water staff and counsel cannot provide you with legal advice, and you are advised to seek legal counsel with respect to the subject matter of this email. You also have an independent obligation to review and confirm the accuracy and completeness of any information provided to you by Northern Water, and to supplement or correct the records of Northern Water with respect to any errors or omissions.

MEMO

To: Todd Hodges
Alyssa Knutson

From: Roy Vestal

Date: February 19, 2016

Subject: Fulton Village Annexation & PUD Sketch Plat;
Case No. ANX2016-001 & SPL2016-001
Public Works Review

Public Works has reviewed the submitted documents for the above referenced development project with the following comments:

1. Streets– Tract B access to Phase 7 lots is problematic. The street section proposed is not a typical standard section within the city. This cannot be public ROW to be maintained by the City of Fort Lupton.
    a. Would prefer to have Hoover Ave connect into the site.
    b. Tract B curb returns and radius will be required.
    c. Local Street section not what we have as a standard. Standard is 60' ROW with 5' wide sidewalks.
    d. Sheet 2 – Fulton St section – Is the existing ROW correctly labeled as 35'? Is the Lone Pine St section added ROW of 35' correct?
2. Preliminary Drainage Plan – The Final Drainage Plan will need to verify and show the detention pond tributary basins? Who owns the detention pond? If pond side slopes cannot be maintained at 3:1 or less, terraced steps will be required.
    a. Will need to identify emergency overflow paths and maximum ponding potential elevation at sump locations. Finish floor elevations will be required to prevent potential property damage.
3. Water Lines - We would like to avoid any dead end lines. If Hoover Ave is not connected through to Lone Pine, an easement would be required to connect the water line through.

There may be additional concerns as this design develops.

From:	John Hoag
To:	Alyssa Knutson
Cc:	Todd Hodges; Mari Pena; Budd Buchmann
Subject:	Re: Fulton Village Annexation & PUD Sketch Plat; Case No. ANX2016-001 & SPL2016-001
Date:	Wednesday, February 17, 2016 11:24:21 AM

Hi Alyssa,

Weld County School District Re-8 is supportive of the Fulton Village Development. We respectfully ask that the City Planning Department and Planning Commission support the School District by requiring an agreement between the developer and district to support the school facilities via a cash-in lieu of land dedication to be paid to the district prior to platting.

Thank you.

John
John Hoag, Superintendent
Weld County School District Re-8
301 Reynolds St.
Fort Lupton Colorado 80621

(303) 857-3200 phone

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Nondiscrimination/Equal Opportunity Statement

In compliance with Titles VI and VII of the Civil Rights Act of 1964, Title IX of the Education Amendments of 1972, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination in Employment Act of 1967, the Americans with Disabilities Act, the Genetic Information Nondiscrimination Act of 2008, Colorado law and Board of Education Policy AC (Nondiscrimination/Equal Opportunity), Weld County School District Re-8 does not discriminate on the basis of disability, race, creed, color, sex, sexual orientation, gender identity/expression, national origin, religion, ancestry, need for special education services, age, marital status, genetic information, or physical characteristics in admissions, access to, treatment, or employment in educational programs or activities which it operates. Complaint procedures have been established for students, parents, employees and members of the public. The following person has been identified as the compliance officer for the district: Superintendent, Weld County School District Re-8: 301 Reynolds Street, Fort Lupton, CO 80621, 303.857.3200, superintendent@weld8.org

On Wed, Feb 10, 2016 at 1:30 PM, Alyssa Knutson <AKnutson@fortlupton.org> wrote:

> Good Morning,
>
> The documentation located at the link http://co-fortlupton.civicplus.com/544/Fulton-Village is submitted to you for review and recommendation for an annexation and PUD sketch plat application. Any comments you consider relevant to this request would be appreciated. Please reply by **March 2, 2016** so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a favorable response to the Planning & Building Department. If you have any questions, you may either contact me or Todd A. Hodges, Planning Director, at thodges@fortlupton.org or 303-857-6694.
>
> The hearings for this matter are scheduled for **Tuesday, March 8, 2016 at 6:00 P.M.** with the Fort Lupton Planning Commission and **Monday, March 28, 2016 at 7:00 P.M.** with the Fort Lupton City Council.
>
> Comments may be sent via mail, faxed to 303.857.0351 or emailed to thodges@fortlupton.org and aknutson@fortlupton.org.

Your time in this matter is greatly appreciated!

Alyssa Knutson

Planner

130 S. McKinley Ave.

Fort Lupton, CO 80621

Office: 303.857.6694

Direct: 720.466.6128

Mobile: 303.304.4498

This institution is an equal opportunity provider and employer.

From: JC York
To: Alyssa Knutson
Cc: Todd Hodges; Mari Pena; Roy Vestal
Subject: RE: Fulton Village Annexation & PUD Sketch Plat; Case No. ANX2016-001 & SPL2016-001
Date: Tuesday, March 01, 2016 3:30:17 PM

Alyssa –

Overall the submittal looks fine.

We have some concerns with the detention pond upgrades and want to make sure that the outlet structure is upgraded to allow for the release rates needed to provide the storage for the runoff from the property and as they indicated in the drainage report keep the downstream flows unchanged so there are no impacts to downstream properties. We will need to see more detail of the outlet structure upgrades in future submittals should they proceed with the development.

Plan and profile drawings of the water, sewer, and storm sewer will be required in future submittals to make sure there are not issues or utility conflicts.

Let me know if you have any questions or need any additional information.

Regards,

J.C.

J.C. York, P.E.

J&T Consulting, Inc.
305 Denver Avenue, Suite D
Fort Lupton, CO 80621

Office: (303) 857-6222
Mobile: (970) 222-9530
FAX: (303) 857-6224

From: Alyssa Knutson [mailto:AKnutson@fortlupton.org]
Sent: Wednesday, February 10, 2016 1:30 PM
Cc: Todd Hodges; Mari Pena
Subject: Fulton Village Annexation & PUD Sketch Plat; Case No. ANX2016-001 & SPL2016-001

Good Morning,

The documentation located at the link http://co-fortlupton.civicplus.com/544/Fulton-Village is submitted to you for review and recommendation for an annexation and PUD sketch plat application. Any comments you consider relevant to this request would be appreciated. Please reply by **March 2, 2016** so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a favorable response to the Planning & Building Department. If you have any questions, you may either contact me or Todd A. Hodges, Planning Director, at thodges@fortlupton.org or 303-857-6694.

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Comments may be sent via mail, faxed to 303.857.0351 or emailed to thodges@fortlupton.org and aknutson@fortlupton.org.

Your time in this matter is greatly appreciated!

Alyssa Knutson
Planner
130 S. McKinley Ave.
Fort Lupton, CO 80621
Office: 303.857.6694
Direct: 720.466.6128
Mobile: 303.304.4498

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Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

March 1, 2016

City of Fort Lupton
Planning and Building Department
130 S. McKinley Ave.
Fort Lupton, CO 80621

Attn: Todd Hodges and Alyssa Knutson

Re: Fulton Village Annexation and Zoning

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the plans for **Fulton Village Annexation and Zoning** and has no objection to this annexation proposal. PSCo owns and operates gas facilities located in this area. **PSCo is requesting that the City of Fort Lupton send us notification after approval of the proposed annexation has been finalized.** This notification should be sent to **Sandi Cardenas** (303-571-3635) at: Xcel Energy, 1123 West 3rd Avenue, Denver, Colorado 80223 or sandra.cardenas@xcelenergy.com. This will allow our mapping department to make the necessary updates to our mapping system.

Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

To ensure that adequate utility easements are available within this development and per state statutes, PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

> ***Six-foot (6') wide dry utility easements are hereby dedicated on private property adjacent to the front lot lines of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated adjacent to all public streets within Tract A. These easements are dedicated to the City of Fort Lupton for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.***

Public Service Company also requests that all utility easements be depicted graphically on the preliminary and final plats. While these easements should accommodate the majority of utilities to be

installed in the subdivision, some additional easements may be required as planning and building progresses.

The property owner/developer/contractor must contact the **Builder's Call Line at 1-800-628-2121** and complete the application process for any new gas service. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center at 1-800-922-1987** for utility locates prior to construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

ANADARKO PETROLEUM CORPORATION
MAIN (720) 929-6000
1099 18TH STREET, SUITE 1800 • DENVER, COLORADO 80202

March 8, 2016

VIA E-MAIL

Alyssa Knutson, Planner
City of Fort Lupton – Department of Planning and Building
130 S. McKinley Ave.
Fort Lupton, CO 80621
aknutson@fortlupton.org

NOTICE OF MINERAL INTERESTS AND OIL AND GAS LEASEHOLD INTERESTS OWNED BY ANADARKO LAND CORP. AND KERR-McGEE OIL & GAS ONSHORE LP AND OBJECTION

Re: Fulton Village Annexation
Fulton Village, LLC, James Lambert and Barbara Lambert - Property Owner/s or "Applicant"
Township 1 North, Range 66 West
Section 7: part of the NE/4 ("Property")
Weld County, Colorado

Ms. Knutson:

This objection and notice letter is submitted to the City of Fort Lupton ("City") on behalf of Anadarko Land Corp. ("Anadarko Land") and Kerr-McGee Oil & Gas Onshore LP ("Kerr-McGee") with respect to the application for annexation that has been filed with the City by Fulton Village, LLC, James Lambert and Barbara Lambert ("Applicant") that includes property in the NE/4 of Section 7, Township 1 North, Range 66 West in Weld County ("Property").

Anadarko Land owns the coal that underlies the property located in Section 7 and Kerr-McGee owns oil and gas leasehold interests that underlie the Property.

Anadarko Land and Kerr-McGee wish to give notice to the City of the coal interests and oil and gas leasehold interests they own under the Property and make the City aware that the approval of a final application may significantly impact the prospective development of the minerals and oil and gas interests that underlie the Property. Anadarko Land and Kerr-McGee object to the approval of a final application until agreements on surface use are reached among Anadarko Land, Kerr-McGee and the Applicant covering the Property.

The following are comments in support of this Notice and Objection:

1. The Coal Owned by Anadarko Land Corp.

Anadarko Land owns the coal that underlies the Property. Anadarko Land has reviewed the Property for coal resource potential and determined that the Property is underlain with Laramie Formation coals that are approximately 19.4 feet thick and lie at a depth starting at approximately 346 feet. Laramie Formation coals have a high BTU of approximately 8,900 to 9,800 btu/lb and a low sulfur content of between .3 and .8 percent. We estimate that there may be over 22.12 million tons of Laramie Formation coal in Section 7.

2. The Oil and Gas Leasehold Owned by Kerr-McGee.

Kerr-McGee owns oil and gas leasehold interests for the Property.

Colorado Oil and Gas Conservation Commission ("COGCC") reports reflect that there are currently 20 producing wells in Section 7. Current COGCC rules and regulation provide for five drilling windows in a quarter section where the Property is located, one in the center of the quarter section and one in the center of each quarter quarter section.

3. There is Clear Statutory Authority and Direction for the City to Take Into Account the Rights of Mineral Interest Owners in Its Consideration of Applications for Development.

The State of Colorado recognizes the important rights of mineral owners and lessees in C.R.S. § 30-28-133(10) which states and acknowledges that both the mineral estate and the surface estate are interests in land and that the two interests are "separate and distinct." The subsection specifically recognizes that the owners of subsurface mineral interests and their lessees have "the same rights and privileges as surface owners."

4. Owners of Split Estates Must Exercise Their Rights in a Way that Gives Due Regard to the Rights of the Other.

Colorado law provides that the mineral owner has the right of reasonable access to and use of the surface estate to extract minerals and that the mineral estate owner and the surface estate owner are to give due regard to the rights of the other and reasonably accommodate each other's rights.

5. Anadarko Land and Kerr-McGee Have Entered into Many Agreements with Developers With Respect to the Disposition of the Minerals at the Time that the Developer Proposes to Develop the Surface Estate, and the Public Interest is Served by the Parties Entering into Such an Agreement.

The mineral assets have significant value and consequently Anadarko Land and Kerr-McGee are concerned that the approval by the City of an application for development of the Property and the subsequent build-out of the Property may impair their ability to develop their minerals and oil and gas interests.

Any future surface development plans approved by the City should incorporate and designate lands to be set aside for oil and gas development and expressly provide protection for future wells, pipelines, gathering lines and related oil and gas facilities and equipment. Approval of any surface development plan that forecloses the rights of mineral and leasehold owners may be a compensable taking.

Anadarko Land and Kerr-McGee have extensive mineral and oil and gas leasehold interests throughout the State of Colorado and have successfully worked with many parties who wish to develop the surface estate in order to assure the compatible development of the surface estate and the oil and gas estate or some other disposition of the minerals.

The practice of Anadarko Land and Kerr-McGee is to meet with surface owners to reach a mutually acceptable agreement, including the disposition of the hard rock mineral interests. To date, Anadarko Land and Kerr-McGee have not had any discussions with the Applicant on this matter. Because no agreement has been reached between the parties that covers the Property, and in order to protect their mineral and oil and gas interests and private property rights, Anadarko Land and Kerr-McGee object to the application and request that the City make any approval of a final application for annexation of the Property conditioned upon an agreement among Anadarko Land, Kerr-McGee and the Applicant.

Please contact me at 720-929-4313 if you have any questions or comments about this matter. Anadarko Land and Kerr-McGee hope to conclude a mutually acceptable agreement with the surface owner of the property, and we look forward to working with the City to accomplish its land use planning goals.

Sincerely,
ANADARKO PETROLEUM CORPORATION

Ali Weaver
Landman

cc: Susan Aldridge, Sr. Counsel
Mark Floyd, Sr. Counsel
Don Ballard
Ron Olsen
Paul Ratliff
Travis Book
Don Jobe

From: Marisa Dale
To: Alyssa Knutson
Subject: RE: Fulton Village Annexation & PUD Sketch Plat; Case No. ANX2016-001 & SPL2016-001
Date: Tuesday, March 08, 2016 3:15:26 PM
Attachments: UE needs.pdf

Alyssa,

Please refer to the attached.

United Power, Inc. requests 8' wide utility easements along the rear of each lot. Additional side lot easements may be necessary and acquired by separate document.

Developer must contact United Power, Inc. for any new or modification of existing electric facilities.

Thank you,
Marisa Dale

From: Alyssa Knutson [mailto:AKnutson@fortlupton.org]
Sent: Wednesday, February 10, 2016 1:30 PM
Cc: Todd Hodges; Mari Pena
Subject: Fulton Village Annexation & PUD Sketch Plat; Case No. ANX2016-001 & SPL2016-001

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The hearings for this matter are scheduled for **Tuesday, March 8, 2016 at 6:00 P.M.** with the Fort Lupton Planning Commission and **Monday, March 28, 2016 at 7:00 P.M.** with the Fort Lupton City Council.

Comments may be sent via mail, faxed to 303.857.0351 or emailed to thodges@fortlupton.org and aknutson@fortlupton.org.

Your time in this matter is greatly appreciated!

Alyssa Knutson
Planner
130 S. McKinley Ave.
Fort Lupton, CO 80621
Office: 303.857.6694
Direct: 720.466.6128
Mobile: 303.304.4498

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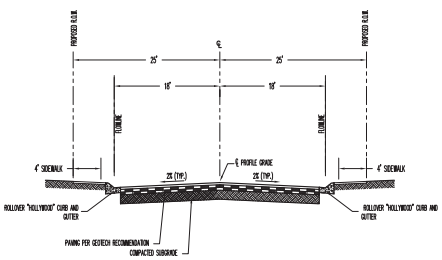
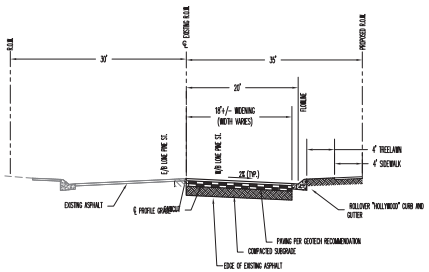
SKETCH PLAT

FULTON VILLAGE SUBDIVISION

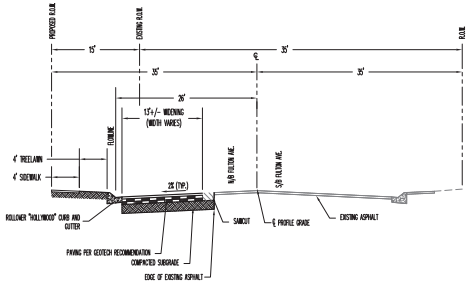
SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, T. 1 NORTH, R. 66 WEST OF THE 6th P.M.
CITY OF FT. LUPTON, COUNTY OF WELD, STATE OF COLORADO



LOCAL STREET
TYPICAL SECTION



LONE PINE ST.
TYPICAL SECTION



S. FULTON AVE.
TYPICAL SECTION

NORTH
GRAPHIC SCALE
50 0 25 50
1 INCH = 50 FEET

Aperio
Property Consultants, llc
18006 E. GRAND AVE.
AURORA, CO 80015
PHONE 303.317.3000

DECEMBER 14, 2015
SKETCH PLAT EXHIBIT
SHEET 2

Surrounding Property Owner Items

From: Jimjjind@aol.com
To: Todd Hodges; Alyssa Knutson
Subject: Fulton Village Subdivision
Date: Monday, February 29, 2016 11:36:33 AM

My name is Jim Jones 855 S Fulton

This Fulton Village has been in the works for several years and I think by the same developer and still presents the same problem over and over. If I am right this will be the third time and it appears to be the same thing with a new face.

1 The plan is higher density then the area around it thus they are trying to still put 10 lbs. in a 5 lb. bag.

2 This plan will still put much higher traffic on Fulton south to road 27 as the McKinley exit will probably be used by approx. 25% of the development and Fulton will get the other 75%.

3 There is no exit east on Lone Pine and from the plot drawings I received the expansion of Lone Pine will still have a bottleneck at S McKinley. This puts all this traffic on Fulton. The drawings also indicate the existing bottleneck at Fulton and Kahil will still be there.

4 S Fulton already needs to be re surfaced from Kahil at least to Elizabeth anf probably all the way to Road 27 and it will need it more and faster if you add more traffic.A good guess would be that Fulton would see 100 plus cars or more/day going south from this subdivision. Kahil already needs to be reworked as whoever the city let pave it a few years ago did a very very bad job. If we paid for that work we got robbed.

5 I see a public trail is also added that goes no where, at least on the south end and on the north goes to the school. The school has already posted signs for people to keep off the track and the ball fields.

6 There appears to not be enough parking on the north end of this development which will put a lot of parking in Kahil for the multi-family units and it would also appear that around 28 to 30 of these properties are going to have to uses S Hoover Cir and Paden Pl to even get out of the subdivision along with another 21 lots on S Fulton and Lone Pine, and all this will use S Fulton to go to town or get out of town.

7 Those of us who have been living in this area and paying taxes for many years deserve a lot more consideration from the city than I think this plan offers. A good plan for this area will benefit the city and the neighborhood but the plan as shown is no good for anyone but the developer.

I plan to attend the hearing if I can but would still like to get a response on this email.

Thanks
Jim Jones

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_____

CITY OF FORT LUPTON
CITY COUNCIL

Tommy Holton, Mayor

Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Chris Cross, Ward 3

David Crespin, Ward 1
Zoe A. Stieber, Ward 2
Bob McWilliams, Ward 3

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AM 2016-034

APPROVAL OF 2016 WINDY GAP ASSESSMENT FOR AN AMOUNT NOT TO EXCEED $114,386.88 TO BE PAID OUT OF THE UTILITY FUND

I. **Agenda Date:** Council Meeting – March 28, 2016

II. **Attachments:**
a. Letter from John Budde NCWCD
b. NCWCD Annual Assessment

III. **Summary Statement:**

Annually, the City is required to remit to Northern Colorado Water Conservation District (The District) funds to cover our share of cost for the Windy Gap allotment of 3 units. The 2016 assessment is $114,386.88

IV. **Fiscal Note:** _____

_____

Finance Department Use Only

Leann Perino
Finance Director

V. **Submitted by:** Leann Perino
Leann Perino, Finance Director

VI. **Approved for Presentation:**
City Administrator

VII. **Attorney Reviewed** _____ Approved _____ Pending Approval

VIII. **Certification of Council Approval:** _____ _____
City Clerk Date

VIII. Detail of Issue/Request:

A letter was received from John Budde, CPA of the District requiring a payment of $114,386.88 to be remitted by April 1, 2016. Along with the letter was the assessment that charges the following:

	2016 Estimated Cost	2015 Estimated Cost to Actual Adjustment	Total Due
Debt Service	$ 63,673.44	$ 0.00	$ 63,673.44
General Assessment	10,800.00	0.00	10,800.00
Carriage Cost	27,304.27	18,417.89	45,722.16
USBR Fixed Charges	528.28	0.00	528.28
Pumping Power Cost	0.00	0.00	0.00
December 2015 Billing			(6,337)
Net Assessment Amount Due	$ 102,305.99	$ 18,417.89	$ 114,386.88

This payment provides our continued involvement in the Windy Gap project for water availability, which equates to 300 acre feet for the year.

IX. Legal/Political Considerations:

None.

X. Alternatives/Options:

1. *Approve payment of the assessment*
2. *Opt out of the 300 acre foot of water for Windy Gap*

XI. Financial Considerations:

The City's 2016 Financial Plan includes $151,000 budgeted in the Utility Fund for the assessment expenditure calculated as a 10% increase over the 2015 assessment of $137,112.

XII. Staff Recommendation:

Approve the payment of $114,386.88 to Northern Colorado Water Conservancy District for the 300 acre feet assessment of Windy Gap.

Municipal Subdistrict
Northern Colorado
Water Conservancy District

220 Water Avenue Berthoud, Colorado 80513
Phone 1-800-369-7246 • Fax 1-877-851-0018
www.northernwater.org

March 1, 2016

Mr. Claud Hanes
City of Fort Lupton
130 S McKinley Avenue
Fort Lupton, CO 80621-0148

Dear Mr. Hanes: Claud

Your 2016 Windy Gap Project assessment is due April 1, 2016. The enclosed 2016 annual assessment includes a credit for any payment made on your December 29, 2015, statement.

You can make your payment by check or wire transfer. Our wire instructions are as follows:

Bank:	Home State Bank
ABA:	107004776
Account Name:	Municipal Subdistrict, No. Co. Water Cons. Dist.
Account:	1141414

If you have any questions, please feel free to call me at (970) 622-2253.

Very truly yours,

John Budde, CPA
Financial Services Department Manager

rdm
Enclosure
cc: Leann Perino

Municipal Subdistrict
Northern Colorado
Water Conservancy District

2016 Windy Gap Annual Billing

March 1, 2016

Participant: **City of Fort Lupton**
Payment Due Date: April 1, 2016
Payment Due: **$114,386.88**

2015 Units in Project:	3
2016 Units in Project:	3

Water orders based on the billing period of October 1 through September 30 are detailed below:

2015	Actual Water Delivery (A.F.)	300.0
2015	Estimated Water Delivery (A.F.)	300.0
		0.0
2016	Estimated Water Delivery (A.F.)	300.0

Assessment billing components are detailed below:

Debt Service H for 2016 63,630.86

	2016 Estimated Cost	2015 Estimted Cost to Actual Cost Adjustment	Total Due
Debt Service E, F, & G	63,673.44	0.00	63,673.44
General Assessment	10,800.00	0.00	10,800.00
Carriage Cost	27,304.27	18,417.89	45,722.16
USBR Fixed Charges	528.28	0.00	528.28
Pumping Power Cost	0.00	0.00	0.00
Total	102,305.99	18,417.89	120,723.88
	Less December Bill Payment		6,337.00
		AMOUNT DUE	**114,386.88**

CITY OF FORT LUPTON
CITY COUNCIL

Tommy Holton, Mayor

Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Chris Cross, Ward 3

David Crespin, Ward 1
Zoe A. Stieber, Ward 2
Bob McWilliams, Ward 3

CITY OF Fort Lupton EST 1836

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AM 2016-039

AWARD ENGINEERING DESIGN CONTRACT FOR HWY 85/52 BEAUTIFICATION TO J&T CONSULTING, INC. NOT TO EXCEED $30,730.00

I. **Agenda Date:** Council Meeting – March 28, 2016

II. **Attachments:**
a. Hwy 85 Gateway project summary
b. J&T Consulting, Inc. Scope and proposal.

III. **Summary Statement:**

An engineering proposal was requested from J&T Consulting to provide preliminary information gathering and project design. The proposal received includes geotechnical investigation, survey of the intersection/bridge area, structural design, specifications, construction drawings and bidding services. The total engineering fees is not to exceed $30,730.00 as proposed.

IV. **Fiscal Note:** _____

_____

Finance Department Use Only

_____
Finance Director

V. **Submitted by:** _____
Public Works Director

VI. **Approved for Presentation:** _____
City Administrator

VII. **Attorney Reviewed** _____ Approved _____ Pending Approval

VIII. **Certification of Council Approval:** _____ _____
City Clerk Date

IX. Detail of Issue/Request:

The city sponsored plan and report "Getting Down to Business The Fort Lupton Commercial Corridor Plan" prepared in 2004 identified an action "to formally create a 'gateway' to Fort Lupton. A dramatic effect can be achieved by capitalizing on the 'gateway' created by the US 85 overpass and adding design elements. Bridge improvements should be combined with landscape walls and tree/shrubs/flower planting at the key street corners both east and west of the overpass."

This initial project is looking at the west side of the Hwy 85 Bridge as the initial phase.

The 2016 budget includes a line item for the Hwy 85/52 Beautification project which will be supplemented with DOLA application for funds. The next cycle of DOLA applications is due on April 1, 2016 with selection of recipients in August. The city needs to prepare construction drawings for the project to have it "shovel ready" by presentation.

X. Legal/Political Considerations:

Not Applicable.

XI. Alternatives/Options:

Do nothing: Will result in low scoring for DOLA grant application.

Issue RFP for engineering services: Will result in delay of project design and cost the city additional expenses for advertising and document preparation.

XII. Financial Considerations:

The 2016 budget contains $200,000 in General Fund Street for 85 & 52 Beautification (57500). All of the budgeted funds are either DOLA grant funds or City match. As such, design expenses cannot be included in the matching funds. Street Sales Tax Fund budget contains a line item of Contractual Services (53060) for $30,000.00 none of which has been used in 2016.

XIII. Staff Recommendation:

Staff recommends awarding the proposal for the engineering services for Hwy 85 Bridge Enhancement Design to J&T Consulting, Inc. for an amount not to exceed of $30,730 paid out of the Street Sales Tax Fund.

Hwy85 Gateway

West side only

						TOTAL COST
Structure / Truss	175	LF	$	340.00	Ea	$ 76,000.00
Columns	2	LS	$	10,000.00	Ea	$ 30,000.00
Retaining Wall	800	SFF	$	20.00	SF	$ 20,000.00
Irrigation	1	LS	$	6,000.00		$ 10,500.00
Trees/shrubs/plants	1	LS	$	15,000.00		$ 15,000.00
Traffic Control	1	LS	$	5,000.00		$ 6,000.00
Contingency @ 15%						$ 23,600.00
Engineering @ 12%						$ 18,900.00
(Design/Construction)						
TOTAL COST						**$ 200,000.00**
Current Budgeted *(page 263)*						$ 100,000.00
DOLA request						$ 100,000.00
TOTAL funding						***$ 200,000.00***

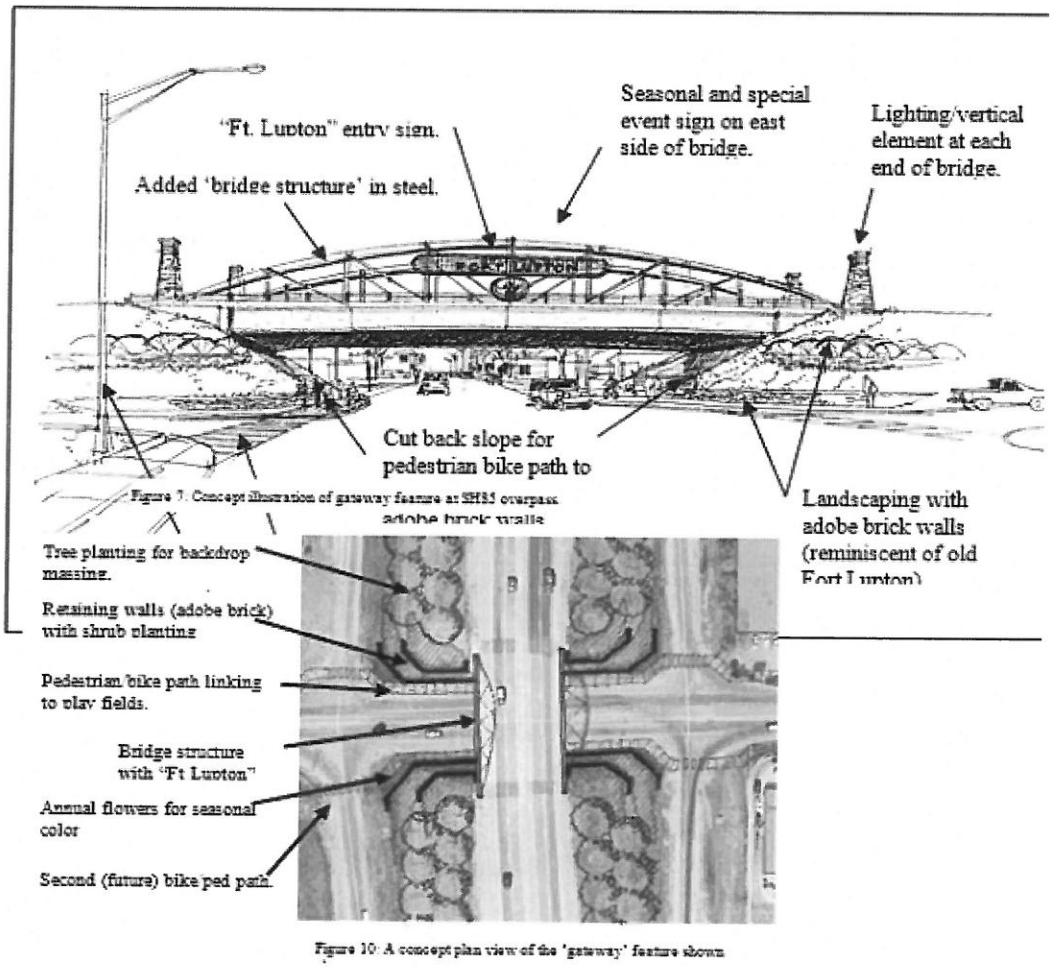

Figure 7: Concept illustration of gateway feature at SH85 overpass

Figure 10: A concept plan view of the 'gateway' feature shown

J&T Consulting, Inc.

City of Fort Lupton

Hwy 85 Bridge at Hwy 52 Bridge Amendments Design and Bidding

3/8/2016

Professional Services Scope and Fee Summary

© 2016 J&T Consulting, Inc.

	J&T Consulting				JB Wright	Cesare	Am West	
Task Description	**Project Manager**	**Project Engineer**	**Senior Designer**	**Designer**	**Structural Engineering**	**Geotechnical Investigations**	**Surveying**	**Subtask Subtotal**
	J.C. York	J.C. York Jason Murray	Todd Yee	Wendy Schum Cassie Stember Amy Shaw				
rate	*$105*	*$95*	*$85*	*$75*				
Project Initiation, Coordination, and Field Investigations								
Project Management/Coordination	8							$840
Project Kickoff Meeting	2							$210
Progress Meetings (2)	4							$420
Survey and Geotech Data Collection	4	4	8			$4,500	$3,500	$9,480
Subtotals	***18***	***4***	***8***	***0***	***$0***	***$4,500***	***$3,500***	**$10,950**
Construction Drawings and Specifications								
Existing Conditions Plans	1	1	2	4				$670
Erosion Control Plans and Details	1	1	2	4				$670
Bridge Abutment Plans and Details	2	4	6	12	$5,000			$7,000
Retaining Wall Plans and Details	2	4	6	12				$2,000
Traffic Control Plans	2	4	6	12				$2,000
Construction Specifications	2	4	8					$1,270
Opinion of Probable Construction Cost	2	4	6	4				$1,400
Subtotals	***12***	***22***	***36***	***48***	***$5,000***	***$0***	***$0***	**$15,010**
Bidding Services								
Development and Coordination of Bid Advertising	2	2						$400
Distribution of Contract Documents	2		2	2				$530
Technical Question Responses, Addenda Preparation and Distribution	2	4	4					$930
Pre-Bid Conference and Field Walkthrough	2							$210
Bid Opening, Bid Tabulation, Evaluation, and Selection Recommendation	2	4	4					$930
Contract Document Updates	2	2	2	4				$870
Subtotals	***12***	***12***	***12***	***6***	***$0***	***$0***	***$0***	**$3,870**

	$ 29,830
Expenses (3%)	***$900***
Project Total	***$ 30,730***

CITY OF FORT LUPTON
CITY COUNCIL

Tommy Holton, Mayor

Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Chris Cross, Ward 3

David Crespin, Ward 1
Zoe A. Stieber, Ward 2
Bob McWilliams, Ward 3

CITY OF Fort Lupton EST 1836

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AM 2016-042

AWARD CONTRACT TO UTILITY SERVICES COMPANY, INC. FOR $100,000 FROM UTILITY FUND, WATER LINES, CAPITAL PROJECTS

I. **Agenda Date:** Council Meeting – March 28, 2016

II. **Attachments:**
a. Proposal for services Valve Exercise, Utility Services Company, Inc.
b. Proposal for services Ice Pigging, Utility Services Company, Inc.
c. Public Works Agreement – Valve Exercise and Ice Pigging

III. **Summary Statement:**

A proposal for services was solicited from Utility Services Company, Inc. to provide ice pigging and valve exercising. This company is the only contractor who does this service. Award contract to Utility Services, Inc. for not to exceed $100,000.00.

Utility Services Company has limited assets to perform this kind of work and provides services nationwide. They currently have assets in the area and can schedule us within the next couple of months to do this work for us.

IV. **Fiscal Note:** _____

_____

Finance Department Use Only

_____
Finance Director

V. **Submitted by:** _____
Public Works Director

VI. **Approved for Presentation:** _____
City Administrator

VII. **Attorney Reviewed** _____ Approved _____ Pending Approval

VIII. **Certification of Council Approval:** _____ _____
City Clerk Date

IX. Detail of Issue/Request:

Public Works has been chasing a black substance that shows up in the tap water of several residences in the Appel Subdivision and Coyote Creek Subdivision. The source of the substance has previously been ruled out as originating from the treatment plant and storage tank. Previous efforts to flush the lines in this area have not eliminated the substance.

We suspect the source may be a buildup within the water mains in this area. The appearance of the material began following the addition of the water pump operations for the high pressure zone. The added pressure, velocity in the pipes and resulting turbulence may be dislodging the material from a buildup in the pipes.

The ice pigging operations is a safe and efficient way to clean the pipes with minimal disruption to service.

Valve exercising is an important annual maintenance requirement that has not been met in many years. We will additionally receive location coordinates and data for use in our GIS system.

X. Legal/Political Considerations:

Not Applicable

XI. Alternatives/Options:

Do Nothing: We will continue to receive complaints from residents in these area and require multiple flushing operations.

Put it off until next year: We have a current complaint from a resident in Appel Subdivision. We may not be able to schedule Utility Services in a timely manner to return to our area.

XII. Financial Considerations:

Reallocate line item Utility Fund Water Lines capital projects budget item High Pressure Zone Engineering (57500) $100,000 for this purpose. I will be able to analyze the water system once we have enough data to create a model of our system. This project will also provide needed information of valve GIS data to create the model.

XIII. Staff Recommendation:

Staff recommends awarding the contract to Utility Services Company, Inc. for not to exceed $100,000.00 to come from the transfer of budget from High Pressure Zone Engineering line item.

Proposal From

UTILITY SERVICE COMPANY, INC.

1230 Peachtree St NE · Suite 1100 - Promenade · Atlanta, GA 30309
Toll-free: 855-526-4413 | Fax: 478-987-2991
utilityservice.com

Date: **March 11, 2016** *Submitted by:* **Keith Myers** *Local Phone:* **916-869-4464**

SFID: 43691 *CN:* *SO:*

Proposal Submitted To:			*Phone Number:*	*Fax Number:*
Roy Vestal			**720-466-6109**	
Street Address:			*Description of Work to be Performed:*	
103 S. McKinley			**Valve Locating, Assessing, and Exercising**	
City:	*State:*	*Zip Code:*	*Job Name:*	
Fort Lupton	**CO**	**80621**	**Valve Services**	
Accounts Payable Contact Name:	*Email:*		*Job Site Address:*	
			103 S. McKinley	
Job Contact (Inspection Reports):	*Email:*		*County:*	*Start Date::*	*Asset Count:*
Roy Vestal	**rvestal@fortlupton.org**		**Weld**	**TBD**	**Approx. between 500 - 700**

Utility Service Co., Inc. (USCI) agrees to provide all labor, equipment, and materials needed to complete the following:

1. Scope of work described in Appendix A.
2. USCI will provide minor traffic control measures (cones, light board) to promote a safe working environment during the project for USCI crews and the general public. Where local regulations require a separate traffic control plan, permit, or where site conditions necessitate the need for additional traffic control, either requested by USCI or the customer, the Customer will be responsible for procuring and executing additional traffic control measures as necessary. This proposal does not include charges for local police or 3rd party traffic detail.
3. Any local, state or federal permits required for the performance of the work will be paid for and secured by Customer with support from USCI as necessary.
4. The final deliverable will be subject to Customer input. USCI will furnish the final deliverable in print and/or electronic GIS database, Access file or Customer specified file with the collected data and the results of the activities.

Proposal From

UTILITY SERVICE COMPANY, INC.

1230 Peachtree St NE · Suite 1100 - Promenade · Atlanta, GA 30309
Toll-free: 855-526-4413 | Fax: 478-987-2991
utilityservice.com

Please sign and date this proposal and fax one copy to our office.

THE BASIS FOR PAYMENT FOR SERVICES RENDERED WILL BE:

1. **Valve Locating, Assessing, and Exercising of Valves 16" and Smaller** — **$55 per valve**
2. **Valve Locating, Assessing, and Exercising of Valves Larger Than 16"** — **$65 per valve**

SPECIAL STIPULATIONS:

PAYMENT WILL NOT EXCEED $40,000.

Half of the payment is due upon completion of the work.

The other half is due no later than January 2017.

Payment to be made as follows: **Payment in Full Completion of Work – plus all applicable taxes**

Remittance Address: Utility Service Co., Inc., P O Box 674233, Dallas, TX 75267-4233

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized USG Signature Paul Mendes

Note: This proposal may be withdrawn by us if not accepted within Sixty (60) days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Fiscal Yr Beginning Month _____ *Signature* _____

Date of Acceptance _____ *Printed Name* _____

Proposal From
UTILITY SERVICE COMPANY, INC.
1230 Peachtree St NE · Suite 1100 - Promenade · Atlanta, GA 30309
Toll-free: 855-526-4413 | Fax: 478-987-2991
utilityservice.com

APPENDIX A: SCOPE OF WORK

VALVE (MAIN LINE & ISOLATION) INSPECTION & EXERCISING PROCEDURES

1. LOCATING VALVE
   Customer will provide USCI with a minimum of two paper copies of the system's most current water distribution maps of the project area illustrating the hydrant locations and pertinent features and if available, a geospatial file (Esri format preferred but CAD file format is acceptable) with water asset features. USCI will attempt to locate all valves using the following guidelines:

   - Search for all valves visually using maps provided by Customer or generated by USCI personnel from Customer's data file.
   - If the valve cannot be located after searching for 10 minutes, the valve will be recorded as "cannot locate."

2. IDENTIFYING VALVE
   Each valve will be identified by its corresponding identification number. In cases where asset IDs are not available, USCI will create a temporary asset identification number as agreed upon with Customer prior to starting the job.

3. ACCESSING VALVE

   - The valve cover will be removed by USCI crews in order to access the valve. If after attempting to remove the valve cover and it is clear that the cover is "stuck", the cover will be broken, the valve accessed, and the cover replaced. Covers will be provided by Customer. USCI will replace these covers at no charge as long as Customer provides USCI with adequate inventory of lids and no repeat visits to the valve is necessary.
   - Where valves are located in vaults or manholes, USCI crews will gain access to the valve by removing the manhole cover or opening the vault. If USCI personnel must physically enter the vault or manhole, confined space entry protocol and safety procedures (OSHA regulations) will be followed as required with no exceptions.
   - USCI will at all times conduct work to ensure minimal obstruction to traffic, the general public, and the residents in the vicinity of the work to be performed. USCI will be responsible for all minor traffic control. Customer will provide assistance in any cases of major traffic control by providing additional arrow boards, traffic directional devices, and additional man power.

4. VALVE BOX, VAULT, AND MANHOLE CLEAN OUT

   - USCI crews will vacuum out debris and water from the valve box in order to allow access to the valve operating nut. In every case possible the operating nut must be exposed and clearly visible (not under water or debris) when the valve is exercised.
   - If a valve is located in a vault or manhole that is flooded, USCI will attempt to remove the water and debris from the vault or manhole with its standard

equipment to access the valve operating nut for exercising. However, if the vault or manhole cannot be pumped out sufficiently with USCI standard equipment, Customer may remove the water and debris from the vault to allow USCI field crews to access the valve.

5. INSPECTING VALVES
   USCI crews will execute a visual inspection of every valve, valve box, or valve vault. This inspection will be conducted from street level and is intended to discover discrepancies that are readily visible from above ground.

6. OPERATIONAL TESTING
   USCI crews will operationally test each valve a minimum of two full cycles. (Operationally test is defined as a full cycle, from open to shut to open again). All valves will be exercised slowly with the minimum torque required in order to minimize the possibility of damaging the valve or creating a water hammer. Specific valve exercising guidelines are noted below:

   - All valves will be exercised with a hydraulic valve exerciser with torque control and an automated turn's counter or an electric operated or hand held valve exerciser.
   - USCI will provide automatic equipment capable of valve exercising with data logging for specific hard to turn or frozen valves.
   - If the valve fails to cycle at the torque limit, the exercise process will stop immediately. Additional torque may be applied to the valve, as directed by Customer (with input from USCI) until the valve turns or the operation is suspended again at a higher torque.
   - Valve torque limits and procedures for increasing torques in the field will be agreed upon between Customer and USCI before commencement of the work, the following procedures will be followed for increasing torques:

     1. Up to 100 ft. lbs. on cone valves, 200 ft. lbs. on all other valve types and 300 ft. lbs. on larger than 4" gate valves.
     2. Project Manager can increase torque to Customer agreed upon limits. Once the agreed upon limits are reached in the field, the operation will suspend, the valve will be documented as a work order and it will be reviewed with Customer.
     3. Customer and USCI internal subject matter expert will be consulted before attempting to turn the valve above predefined customer torque limits as indicated above.

7. GPS MAPPING
   All valves encountered in this program are to be mapped using a global positioning system unit (Trimble Geo series handheld) with sub-meter accuracy and the data will be delivered in a database compatible with Customer's existing geographic information system infrastructure. The coordinate data will be field collected with autonomous GPS readings and subsequently differentially corrected via post processing. USCI will further refine positions through filtering and inspection to eliminate noise, problematic satellite geometry and multi-path degradation. At a minimum and in addition to database attribute

requirements, the following information will be collected in the field and exported during post processing.

- A unique identification number
- Date of Operation Valve size
- Valve type
- Use of valve
- Valve structure
- Boolean indicating whether vacuumed/pumped
- Operating nut depth
- Close direction
- Normal open/closed
- Number of turns
- Final torque
- Valve condition (operable, inoperable)
- Valve discrepancies (categories and details)
- PDOP value (position dilution of precision) <6
- Northing
- Easting

8. MINOR REPAIRS
USCI will complete minor repairs as they are encountered throughout this program. Minor repairs are defined as repairs which can return a valve to full operability and do not require backhoe excavation or breaking the pressure barrier of the water system. While many different repairs may be necessary in order to restore valves to full operability, USCI is to complete the repairs noted below.

- Raising valves in dirt: the following process will be followed if the valve is no deeper than 4"→ Locate the buried valve, dig down to the cover, apply risers to raise to existing ground level, backfill with compacted soil. Materials (risers) to be provided by Customer. Any structure buried over 4" will be documented in the database and a work order will be created.
- Raising valves in asphalt is an additional service that can be requested as an additional line item for pricing. Any valve found to be paved over will be documented in the database and a work order will be created.

9. DELIVERABLE DATABASE
USCI will provide pertinent valve data in a spatially accurate database format compatible with Customer's existing data structure. Before field operations commence, a meeting will be attended by USCI and Customer to reach alignment on the specific data schemas to be employed. At this initial meeting, the two parties will reach agreement on which specific features will be collected, the data format, and the final resting place of all collected and calculated information within Customer data infrastructure so that it can be appropriately mapped and accessed by Customer.

10. WORK ORDERS
USCI will create work orders for all required repairs that are needed in order to bring the valves in the system up to 100% operability. These work orders will be captured and managed in a database to be provided by USCI. Work orders will specifically note the

discrepancy of the valve and the repair activity required to return the valve to full operability. Work orders will contain the following information:

- Valve ID
- Map number
- Size of valve
- Specific valve discrepancy (by category and details)
- Specific repair activity required to return the valve to full operability

10. DELIVERABLE

USCI will prepare a presentation detailing the results of the valve inspections and provide the presentation to Customer. Further, USCI will meet with Customer and formally present the information and provide recommendations to improve the performance of the water system.

All valves encountered in this program will be GPS mapped and the data will be delivered in a database acceptable to Customer. USCI will provide a GIS database consistent with Esri standards and/or an AutoCAD file of the asset data for each valve exercised and assessed.

PUBLIC WORKS AGREEMENT

This PUBLIC WORKS Agreement is entered into by and between the City of Fort Lupton, Colorado (hereinafter "City") and _____ _____(hereinafter "CONTRACTOR").

WHEREAS, the parties hereto agree in consideration of the covenants, payments and agreements set forth herein as follows:

1. **SCOPE OF WORK.** Contractor will furnish all tools, equipment, machinery, supplies, superintendence, insurance, transportation, labor and other construction accessories, services and facilities specified or required to be incorporated in and for a permanent part of the completed work. Contractor shall provide and perform all necessary labor in a first class and workmanlike manner and in accordance with the conditions and prices stated in the bid proposal and the requirements, stipulations, provisions and conditions of the contract documents. Contractor shall perform, execute, construct and complete all things mentioned to be done by the Contractor and all work included in the scope of work and bid specifications set forth and incorporated herein as **Exhibit A**. Contractor shall provide all insurance as required by Exhibit A prior to commencement of work.

2. **CONTRACT DOCUMENTS.** This Agreement consists of and includes this Agreement and the scope of work set forth in the bid specifications attached hereto as Exhibit A and the Contractor's Bid proposal set forth as **Exhibit B**. In the event of any conflict between any of these documents, the Exhibit A shall control.

3. **TIME OF COMPLETION.** The Contractor agrees to commence work upon execution of this Agreement and to complete all work by no later than _____ _____, 2015.

4. **CONTRACT SUM.** The City shall pay to the Contractor for performance and completion of the work encompassed by this Agreement, and the Contractor will accept as full compensation therefore the sum of $_____ _____, subject to confirmation by the City of completion of the scope of work in accordance with the contract documents attached hereto. Said amounts to be paid upon inspection and acceptance of the work by the City, in its sole discretion, including completion by the Contractor of any punch-list items as determined by the City and execution of any releases by Contractor deemed necessary by the City.

5. **CONTRACT APPROPRIATIONS/NO CHANGE ORDERS.** The City states that the amount of money appropriated for this Agreement is equal to or in excess of the contract amount. No change order to this Agreement requiring additional compensable work to be performed, which work causes the aggregate amount payable under this Agreement to exceed the amount appropriated for the original contract shall be issued by the City unless the City notifies the Contractor in writing, that lawful appropriations to cover the costs of this additional work has been made.

1

6. **WARRANTY.** All warranties for work performed by the Contractor, repairs to be made or service calls required to be attended to by Contractor shall be as set forth and required by Exhibit A and by Colorado law. Contractor shall notify the City when the scope of work is completed and the City shall confirm completion of the work, in the City's sole discretion. Once the scope of work is confirmed by the City as completed, the Notice of Commencement of Warranty (**Exhibit C attached hereto and incorporated herein)** will be tendered by the City. The warranty period shall only commence upon execution and tendering of Exhibit C to the Contractor by the City and said warranty shall continue for the warranty period set forth in the contract.

7. **AMENDMENT/NO ASSIGNMENT.** No modification or amendment of this Agreement shall be valid unless in writing and signed by all parties to this Agreement.

8. **COMPLETE AGREEMENT.** This Agreement, and the exhibits hereto, shall constitute the entire agreement between the parties with respect to the subject matter hereof and there are no agreements, representations or warranties other than as set forth herein.

9. **SEVERABILITY.** In the event any portion of this Agreement is held to be unenforceable, the unenforceable portion of this Agreement will be deleted and the remaining provisions of the Agreement shall continue in full force and effect.

10. **GOVERNING LAW.** This Agreement shall be governed by the laws of the State of Colorado. All parties agree that any dispute regarding enforcement of this Agreement shall be filed in Weld County District Court after first attempting in good faith to submit the dispute to mediation. Submission of any dispute to mediation shall be a condition precedent to filing litigation in this matter, other than the request for injunctive relief.

EXECUTED THIS _____ DAY OF _____, 2015.

CITY OF FORT LUPTON, COLORADO

_____
BY:_____
TITLE:_____

CONTRACTOR:

_____
BY:_____
TITLE:_____

2

Exhibit C

NOTICE OF COMMENCEMENT OF WARRANTY

Contractor has certified to the applicable City officials in writing that the scope of work pursuant to contract dated _____ has been completed in conformance with the terms and conditions of said contract. City officials have confirmed the scope of work set forth in the contract has been completed by Contractor.

The confirmation of completion date is hereby identified as _____.

Accordingly, the commencement of warranty date for the Contractor's work is _____ _____. Said warranty period shall be as set forth in the contract.

This Notice of Commencement of Warranty is given this _____ day of _____, 2016.

CITY OF FORT LUPTON, COLORADO

_____

PUBLIC WORKS DIRECTOR

CITY OF FORT LUPTON
CITY COUNCIL

Tommy Holton, Mayor

Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Chris Cross, Ward 3

David Crespin, Ward 1
Zoe A. Stieber, Ward 2
Bob McWilliams, Ward 3

CITY OF Fort Lupton EST 1836
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AM 2016-043

REDESIGNATE STREET SALES TAX FUND BUDGET ITEM 57500 ENGINEERING 5TH AND HOOVER TO ENGINEERING DENVER AVE SOUTH

I. **Agenda Date:** Council Meeting – March 28, 2016

II. **Attachments:**
- a. Project Summary
- b. Proposal Wohnrade Civil Engineers, Inc.
- c. Proposal American West Land Surveying Co.
- d. Proposal CTL Thompson Materials Engineers, Inc.

III. **Summary Statement:**

Redesignation of Sales Tax Fund Budget item from Engineering ($60,000) for 5th and Hoover to Denver Ave South is requested to provide funding for the design of the full depth reclamation rehabilitation of Denver Avenue South to apply for DOLA funding grant for the project. Additional funding of $41,917.00 is required for complete design services for this project

IV. **Fiscal Note:** _____

_____

Finance Department Use Only

Finance Director

V. **Submitted by:**

Public Works Director

VI. **Approved for Presentation:**

City Administrator

VII. **Attorney Reviewed** _____ Approved _____ Pending Approval

VIII. **Certification of Council Approval:**

City Clerk _____ Date

IX. Detail of Issue/Request:

The new Public Works Director would like to have the time to get to know all of the streets and evaluate current conditions prior to continuing with the previous plan of overlaying the Hoover area. I believe there are other areas in town that are in worse condition than the Hoover Street area. Proper planning is required to ensure all anticipated utility work is complete and priorities are given to all areas in town to develop a comprehensive pavement management plan for Fort Lupton.

The Denver Avenue South project is required to provide a safe and functional travel way for the south developing area. Traffic counts can be expected to increase due to current development plans being processed by the city.

We are making an application for a Tier II DOLA project funding in April 2016 as this is potentially the last year for a while with maximum funds available from the oil industry.

X. Legal/Political Considerations:

Not applicable.

XI. Alternatives/Options:

Do Nothing: Denver Avenue will continue to deteriorate and we will miss this DOLA cycle opportunity for funding.

Issue RFP: Delay in commencing design and potentially missing presentation with "shovel ready plans". I have observed our 2 professional services consultants and have determined their strengths and weaknesses.

XII. Financial Considerations:

The 2016 budget contains $60,000 in Sales Tax Fund Budget for Engineering 5th and Hoover. Project construction funding and timing will need to be addressed. If awarded by DOLA the bidding would occur this fall with construction likely commencing early 2017.

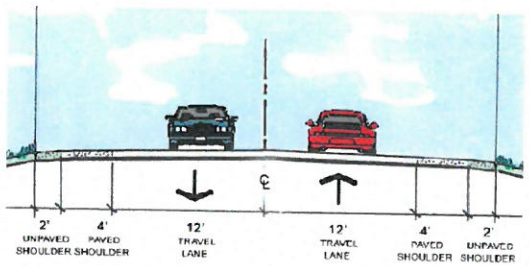
XIII. Staff Recommendation:

Staff recommends changing the budget designation to Denver Avenue South. Awarding professional services to Wohnrabe Civil Engineers, Inc., CTL Thompson and American West Surveying for maximum not to exceed $101,917.00 and proceeding with design of this project.

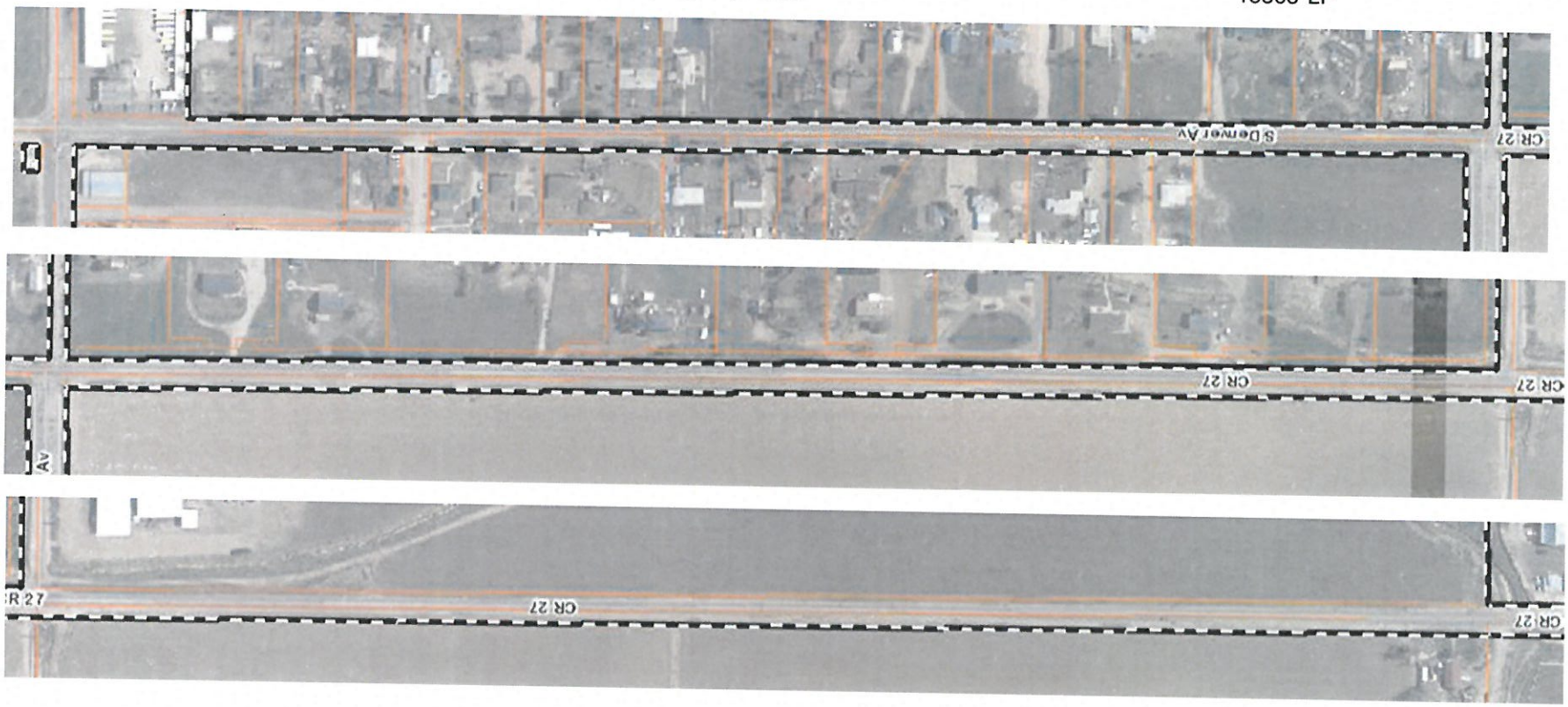
Denver St 2-lane Reconstruct
Reynolds St to CR 6.25 (City Limits)

(2-12' lanes with 4' shoulders = 32' width)

			TOTAL COST
Roadway/Shoulder	15868 LF		
FD Reclamation	38788 SY	$ 4.00	$ 155,153.78
HMA (3" Lift)	10120 Ton	$ 80.00	$ 809,600.00
Marking	21422 SF	$ 2.00	$ 42,843.60
Misc Mobilization	1 LS	$ 150,000.00	$ 150,000.00
Traffic Control	1 LS	$ 20,000.00	$ 20,000.00
Contingency @ 15%			$ 176,639.61
Engineering @ 12%			$ 141,311.69
(Design/Construction)			
TOTAL COST			**$ 1,495,548.67**



		$ 94.25	/LF
CR12->Reynolds St	1403	LF	$ 132,231.84
CR10.5->CR12	2625	LF	$ 247,404.54
CR 8.6->CR10.5	5250	LF	$ 494,809.08
CR 6.25 ->CR8.6	6590	LF	$ 621,103.21
	15868	LF	



CR 8
Fort Lupton
CR 27
CR 27
CR 8
Fort Lupton
CROWN PRINCE BLVD
CR 27
Brighton

S. Denver Avenue
Full Depth Reclamation
Fort Lupton, Colorado

Civil Engineering
Scope of Services

Firm:	***Wohnrade Civil Engineers, Inc.***			
	Project Startup Phase			
Check if Provided	Description of Service	Amount	Units	Cost
	General Research		LS	$ -
✓	Project Management and coordination with team consultants, surveyor, and City of Fort Lupton staff.	1	LS	$ 800
✓	Site Visit including verification of existing conditions and topographic survey information - Assume 2 Site Visits	2	EA	$ 1,000
✓	Evaluate Design Constraints	1	LS	$ 525
	Attend Meetings w/ Project Manager (@ $400/meeting): - One Team Coordination Meeting 1-hr in Duration		EA	$ -
	Closely Monitor Entitlement Process to Completion		LS	$ -
	Establish LEED Strategies		LS	$ -
	Attend Team Work Session		LS	$ -
	Out-Of-Pocket Expenses		LS	$ -
	Subtotal=			$ 2,325
	Preliminary and Final Construction Documents Phases			
Check if Provided	Description of Service	Amount	Units	Cost
✓	Project Management and coordination with team consultants, surveyor, and City of Fort Lupton staff. Includes in-house coordination.	1	LS	$ 3,525
✓	Attend Meetings w/ City's Project Manager and Director of Public Works - Assume 2 Meetings	2	EA	$ 1,000
✓	Prepare Base Mapping (In AutoCAD Format)	1	LS	$ 2,800
✓	Cover Sheet	1	LS	$ 1,050
✓	General Notes Sheet	1	LS	$ 1,400
	Construction Phasing		LS	$ -
	Foundation Drain Design		LS	$ -
	Prepare Easements		LS	$ -
✓	Removal Plan	1	LS	$ 2,800
	Horizontal Control Plan		LS	$ -
	Utility Plan		LS	$ -

March 17, 2016

S. Denver Avenue
Full Depth Reclamation
Fort Lupton, Colorado

Civil Engineering
Scope of Services

	Grading and Erosion Control Plan		LS	$ -
✓	Construction Details	1	LS	$ 2,100
	Drainage Letter		LS	$ -
✓	Prepare Written Specifications	1	LS	$ 5,800
	Storm Sewer Design		LS	$ -
✓	Prepare Engineer's Estimate of Probable Cost	1	LS	$ 5,400
	Sanitary Sewer Plan and Profile Sheets		LS	$ -
✓	Street Plan and Profile Sheets	1	LS	$ 21,000
✓	Street Cross Section Sheets	1	LS	$ 7,000
	Storm Sewer Plan and Profile Sheets		LS	$ -
✓	Prepare Submittals to the Local Jurisdiction	1	LS	$ 1,575
✓	Address Comments from Local Jurisdictions	1	LS	$ 1,575
	Subtotal=			$ 57,025
	Permitting			
Check if Provided	Description of Service	Amount	Units	Cost
✓	Prepare NPDES - General Permit	1	LS	$ 270
✓	Prepare Stormwater Management Plan (SWMP)	1	LS	$ 1,300
	Prepare Floodplain Development Permit		LS	$ -
	Prepare Army Corp of Engineeers 404 Permit		LS	$ -
	Prepare Highway Access Permits		LS	$ -
	Prepare Permits for Local Jurisdiction		LS	$ -
	Subtotal=			$ 1,570
	Construction Administration			
Check if Provided	Description of Service	Amount	Units	Cost
✓	Perform Site Visits @ $500 per visit	3	EA	$ 1,500
✓	Review Shop Drawings and Material Specifications	1	LS	$ 1,600
✓	Provide project coordination with team consultants, surveyor, and the City's Public Works Director	1	LS	$ 1,600
✓	Respond to Requests for Information	1	LS	$ 2,100
	Subtotal=			$ 6,800
	Record Drawings			
Check if Provided	Description of Service	Amount	Units	Cost
	Perform Site Visit		EA	$ -
	Prepare Record Drawings		LS	$ -
	Out-of-Pocket Expenses		LS	$ -
	Subtotal=			$ -

S. Denver Avenue
Full Depth Reclamation
Fort Lupton, Colorado

Civil Engineering
Scope of Services

	Surveying Services			
Check if Provided	Description of Service	Amount	Units	Cost
	Surface Topographic Mapping (City of Fort Lupton Datum)		EA	$ -
	Perform Construction Staking		LS	$ -
	Tie to City of Fort Lupton Datum		LS	$ -
	Subtotal=			$ -
	Total Excluding Special Services and Add-Alternates=			**$ 67,720**
	Special Services			
Check if Provided	Description of Service	Amount	Units	Cost
	Prepare Geotechnical Report and Pavement Design		LS	$ -
	Phase Project Design Process		LS	$ -
	Environmental Consulting Services		LS	$ -
	Attend Meeting w/ Local Jurisdiction		EA	$ -
	Attend Board/Plan Commission Meeting		LS	$ -
	Perform LEED Design and Credit Compliance Calculations		LS	$ -
	Prepare/Revise Performance Specification		LS	$ -
	Prepare Operation and Maintenance Manual		LS	$ -
	Prepare Drainage Certification		LS	$ -
	Confirm ISDS Loading Calculations		LS	$ -
	Subtotal=			$ -
	Total Including Special Services=			**$ 67,720**
	10% Contingency=			**$ 6,772**
	Total w/ Contingency=			**$ 74,492**
	Add Alternates			
	Description of Service	Amount	Units	Cost
	Research Water, Storm and Sanitary Sewer Utilities		EA	$ -
	Team Work Session (Assuming 4 hour Duration)		EA	$ -
	Preparation of a Roof Drain Design		EA	$ -
	Subtotal=			$ -
	Total Including Special Services and Add-Alternates=			**$ 74,492**
	Exclusions			
Item No.	Description of Service			
1	Ongoing Construction Management			
2	Record Drawings			

March 17, 2016

S. Denver Avenue
Full Depth Reclamation
Fort Lupton, Colorado

Civil Engineering
Scope of Services

	Assumptions			
Item No.	Description			
1	Two Meetings with City of Fort Lupton Staff			
2	Five Site Visits			
	Deliverables			
Item No.	Description			
1	Final Improvement Plans for 3.0 miles of S. Denver Avenue			
2	Stormwater Management Plan			
3	Engineer's Estimate of Probable Cause			
4	Project Specifications			

8 hrs @ $175/hr		
6 hrs @ $175/hr		
8 hrs @ $175/hr		
16 hrs @ $175/hr		

Civil Engineering
Scope of Services

12 hrs @ $175/hr		
32 hrs @ $175/hr		
9 hrs @ $175/hr		
9 hrs @ $175/hr		
8 hrs @ $200/hr		
8 hrs @ $200/hr		
12 hrs @ $175/hr		

By American West Land Surveying		
By American West Land Surveying		
By CTL Thompson		

American West
Land Surveying Co.
A Colorado Corporation.

March 7, 2016

Roy Vestal
City of Fort Lupton
Public Works Department

RE: Proposal for a Topographic Survey of Denver Avenue from Kahil Street (WCR 12) to WCR 6.

Thank you for the opportunity to provide an estimate for the surveying services on the above mentioned property. The cost for providing these services is estimated as follows:

Topographic Survey:	$13,500

The topographic survey will include existing elevations, paint markings, signs, visible utilities, and any other features within the existing right of way of Denver Avenue. Existing right of way will be researched and verified, and existing property corners or right of way markers will be located. An AutoCAD compatible file will be provided upon completion.

Any additional work needed will be billed as time and material unless otherwise negotiated. If this proposal is acceptable please sign and return the notice to proceed. We look forward to working with you.

Merle Hoos

Merle Hoos, PLS - Project Manager

PO Box 129, Brighton, CO 80601
PH: 303-659-1532 * FX: 303-655-0575

American West
Land Surveying Co.
A Colorado Corporation.

This proposal is valid for a period of 90 days from the date shown above. Furthermore as the party responsible for payment, I(we) understand that this work will be billed at American West Land Surveying Co., a Colorado corporation, standard rates as per our current rate schedule, or as shown above. Payment in full is due upon completion of work ordered above. Interest of 1.5% per month will be added to any balance unpaid past 30 days. In the event payment is not made as agreed, we agree to pay all reasonable cost of collection including reasonable attorney's fees. This is a contract for work made for hire. American West Land Surveying Co., a Colorado corporation, retains all copyrights.

Topographic Survey: **$13,500**

If this proposal meets with your approval, please sign below and return this letter to American West Land Surveying Co., a Colorado Corporation.

Notice to proceed.

Signed: _____ Date: _____

PO Box 129, Brighton, CO 80601
PH: 303-659-1532 * FX: 303-655-0575

Proposal

CTL | THOMPSON

March 10, 2016
(Revised March 21, 2016)

City of Fort Lupton
130 South McKinley
Fort Lupton, Colorado 80621

Attention: Mr. Roy L. Vestal

Subject: Proposal for Subgrade Investigation and Pavement Design
South Denver Avenue, WCR 6 to WCR 12
Fort Lupton, Colorado
Proposal No. CT16-018

CTL | Thompson Materials Engineers, Inc. is pleased to provide this proposal for a Subgrade Investigation and Pavement Design for the full-depth reclamation and reconstruction of South Denver Avenue from WCR 6 to WCR 12 in Fort Lupton, Colorado. We understand portions of the road will have full depth reclamation performed along with some areas of new construction for widening.

We propose to extract asphalt cores every ¼ mile, alternating lanes, for a total of 13 locations. Following coring, borings will be drilled to a depth of 5 to 10 feet to obtain subgrade samples. Traffic control is included in our fee and will be provided. Asphalt cores will be returned to our laboratory for thickness measurement and then be turned over to the City of Fort Lupton for any future testing. Subgrade samples will be tested in our laboratory for strength, swell/consolidation, classification and/or other pertinent properties. The results of the field and laboratory investigations will be analyzed and presented in a report of our recommendations for pavement thickness alternatives for the areas of new construction.

We propose to conduct this investigation on a lump sum basis for a fee of $8,175. Enclosed are two copies of a Service Agreement which further detail our proposed scope of services. If you would like us to proceed, please return an executed copy of the Agreement or authorize us to proceed subject to the terms of the Agreement.

Respectfully submitted,

CTL|THOMPSON MATERIALS ENGINEERS, INC.

Damon B. Thomas, P.E.
Division Manager

Enclosure
email copy: Roy Vestal (rvestal@fortlupton.org)
Mary Wohnrade (mary@wcecivil.com)

Service Agreement

CTL | THOMPSON MATERIALS ENGINEERS, INC.

Parties	This Agreement is made this 21st day of March, 2016 between City of Fort Lupton, 130 South McKinley, Fort Lupton, Colorado 80621 referred to herein as "Client" and CTL | Thompson Materials Engineers, Inc. referred to herein as "CTL."
Project	By joining in the Agreement, Client retains CTL to provide consulting services in connection with South Denver Avenue from WCR 6 to WCR 12, Fort Lupton, Colorado referred to herein as "Project." Client's relationship to the Project is that of Owner.
Scope	Details of the scope of CTL's services are found in Exhibit A, which is part of this Agreement.
Fee	CTL agrees to provide services covered by this Agreement on a Lump Sum basis for a fee of $8,175. This fee includes up to one hour of consultation regarding the report(s) prepared by CTL. Additional consultation will be provided on a unit rate (hourly) basis. This quotation shall remain available provided that CTL receives Client's authorization to proceed within 30 days of the date of this Agreement. If Project requirements or the subsurface conditions encountered indicate that the scope of services covered by this Agreement should be revised, a contract modification or written addendum to this Agreement shall be entered into to cover the revised scope and fee.
Invoices	CTL will submit invoices to Client monthly and a final bill upon completion of services. Invoices will show charges for different personnel and expense classifications, a lump sum fee or a percentage of completion, where appropriate. A more detailed separation of charges and back-up data will be provided at Client's request. Payment is due upon presentation of invoice and is past due thirty (30) days from invoice date. Client shall pay a finance charge of one-and-one half percent (1 1/2 %) per month on past due accounts, plus attorney fees and costs associated with collection.
Right-of-Entry	Client will provide for right-of-entry of CTL and necessary equipment in order to complete the work. While CTL will take reasonable precautions to minimize damage to the Project property, it is understood by Client that in the normal course of work some damage may occur, the correction of which is not part of this Agreement.
Utilities	Client shall be responsible for designating the location of all private utility lines and subterranean structures within the property lines of the Project. CTL will request responsible utilities to locate off-site lines and public on-site lines when necessary. Client agrees to hold CTL harmless for damage to utilities or subterranean structures which are not correctly located by Client or the responsible utility.
Samples	CTL will retain soil and rock samples for thirty (30) days after submitting the report on those samples. Construction materials samples collected and tested will be disposed after testing. Further storage or transfer of samples can be made at Client's expense upon written request.

Ownership of Documents

The reports, boring or test pit logs, field data, field notes, laboratory test data, calculations, estimates and other documents prepared by CTL, as instruments of service, shall remain property of CTL.

CTL shall retain pertinent records relating to the services performed for a period of five (5) years following completion of services hereunder, during which period the records will be made available to Client during regular business hours.

Job Site

Client agrees that, in accordance with generally accepted construction practices, the construction contractor will be required by Client to assume sole and complete responsibility for job site conditions during the course of construction of the Project, including safety of persons and property and construction means, methods, techniques and sequences. Client further agrees to defend, indemnify and hold CTL harmless from any and all liability, real or alleged, in connection with the performance of work on this Project, excepting liability arising directly from the sole negligence of CTL.

Standard of Care

Services of CTL under this Agreement will be performed in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No warranty, express or implied, is made or given.

Client recognizes that subsurface conditions may vary from those encountered at the location where borings or test pits, surveys, or explorations are made by CTL and that the data, interpretations and recommendations of CTL are based solely on the information available to it. Client recognizes that the performance of soils depends on variability beyond the control of CTL and therefore, CTL cannot and does not guarantee the performance of the soils. CTL will be responsible for those data, interpretations and recommendations as indicated above, but shall not be responsible for the interpretation or implementation by others of the information developed.

Limitations on Claims

Any claim or cause of action between the parties to this Agreement including, but not limited to, claims for contribution and indemnity, shall be deemed to have accrued and the applicable Colorado statutes of limitation and repose shall commence to run no later than the date of substantial completion of the Project from which the claim or cause of action arises. Substantial completion shall be deemed to occur no later than the date CTL issues its final invoice for the Project.

In the event of a claim, Client agrees that as its sole and exclusive remedy, any claim, demand or suit shall be brought against CTL as a corporation only, and not against any of CTL's individual employees, engineers, agents, officers, directors or shareholders.

The services provided by CTL pursuant to this Agreement are solely for the benefit of Client. Neither CTL nor Client intends to confer a benefit on any other person or entity. To the extent that any other person or entity benefits by the services provided by CTL, such benefit is purely incidental and such person or entity shall not be deemed a third party beneficiary of this Agreement.

Client and CTL waive claims against each other for consequential damages arising out of or relating to this Agreement and the services provided hereunder. This mutual waiver includes, but is not limited to, claims for losses of use, rent, income, profit, financing, business, and reputation, for delay damages of any sort, for lost management and labor productivity and for lost opportunity to complete other projects. This waiver extends, without limitation, to all consequential damages due to either party's termination under this Agreement.

Limitation of Liability	Client agrees CTL's total aggregate liability to Client and others for all injuries, claims, losses, damages, and expenses (including costs, expert fees, attorney fees, and interest) arising out of CTL's services for the Project or this Agreement shall be limited to the greater of $50,000 or CTL's fee for the Project. This limitation shall apply regardless of the nature of the claim made or the theory of liability pursued, including but not limited to, negligence, strict liability, breach of contract, breach of warranty, contribution, or indemnity. CTL will have no liability to Client or others for damages resulting from the failure of Client or others to follow CTL's recommendations.
Insurance	CTL represents that it and its employees and consultants retained by it are protected by worker's compensation insurance and that CTL has such coverage under public liability, property damage and professional liability insurance policies as CTL deems to be adequate. Certificates for all such policies of insurance shall be provided to Client upon written request. CTL shall in no event be responsible for any loss or damage beyond the amounts, available limits and conditions of such insurance.
Termination	This Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, CTL shall be paid for services performed to the termination notice date plus reasonable termination expenses.
Hazardous Materials	Client represents that Client has made a reasonable effort to evaluate whether hazardous materials are on or near the Project site and has informed CTL of any information or findings relative to the possible presence of such materials. Should unanticipated hazardous materials be discovered in the course of the performance of services under the Agreement, such discovery shall constitute a changed condition mandating a renegotiation of the scope of work or termination of services. Should the discovery of unanticipated hazardous materials require CTL to take immediate measures to protect health and safety, Client agrees to compensate CTL for costs incidental to taking such measures and for any equipment decontamination or replacement required. CTL agrees to notify Client promptly when unanticipated hazardous materials or suspected hazardous materials are encountered. Client agrees to make any disclosure required by law to appropriate government agencies. Furthermore, Client agrees to defend, indemnify and hold CTL harmless from any and all liability arising from discovery by anyone of unanticipated hazardous materials or suspected hazardous materials.
Humidity, Moisture Vapor & Mold	Unless specifically included in this Agreement, services intended to control humidity, moisture vapor, and mold are expressly excluded from the Agreement. Client recognizes that the growth of mold, some of which may be harmful to human health, can be caused or exacerbated by conditions which occur inside or outside habitable structures. If Client desires to obtain services intended to control humidity, moisture vapor and mold in crawl spaces or below structurally supported floors, CTL can provide such services. Client may obtain such services from any source Client deems appropriate. If such services are not expressly undertaken by CTL, however, Client agrees to indemnify, defend and hold CTL harmless from any and all claims alleging that CTL caused, contributed to, or failed to prevent injury and damage related to the occurrence or existence of humidity, moisture vapor or mold.
Work by Others	In performing services under this Agreement, CTL shall be entitled to rely upon the accuracy and completeness of recommendations made or design services provided by other consultants, and will have no liability for damages resulting from errors and omissions in the same.

Service Agreement

CTL | THOMPSON MATERIALS ENGINEERS, INC.

Applicable Law	The law of the State of Colorado shall govern the validity of the Agreement, and its interpretation and performance.
Entire Agreement	This Agreement shall be the entire Agreement and shall supersede any other agreement between Client and CTL relating to the subject matter hereof. In case of conflict or inconsistency between this Agreement and any other contract documents, this Agreement shall control. Notwithstanding any other provision in this Agreement, in the event that CTL begins performance of the activities addressed by this Agreement, this Agreement shall be deemed to be an enforceable agreement between the parties regardless of whether either party has signed this Agreement.

Authorization

CTL	**Client**
By **Damon B. Thomas, P.E.**	By _____
Title **Division Manager**	Title _____
Date **March 21, 2016**	Date _____

SCOPE

SUBGRADE INVESTIGATION ($8,175 Lump Sum)

1. Core the asphalt at thirteen (13) locations and drill borings to a depth of 5 to 10 feet below existing subgrade. At each boring, asphalt thicknesses will be measured and bulk and drive samples of the subgrade will be obtained. Holes will be backfilled upon completion of drilling. Traffic control will be provided and is included in our fee. Asphalt cores will be turned over to the City of Fort Lupton following testing.

2. Test samples obtained from the field investigation in the laboratory to determine their classification using the AASHTO and Unified Soil Classification systems. Water soluble sulfate tests will be performed. Samples with similar properties will be grouped and tested to determine the soil support values using Hveem stabilometer (R-value) testing or California Bearing Ratio (CBR) methods.

3. Analyze the results of the field and laboratory investigations to determine appropriate pavement sections for the proposed roadway. The design will be based upon the Fort Lupton and CDOT criteria and our experience.

4. Provide design pavement alternatives which may include the following:
   a. Full depth asphalt
   b. Asphalt over aggregate base course
   c. Asphalt of chemically stabilized subgrade
   d. Portland cement concrete

5. Summarize the results of our analyses and recommendations in two separate reports prepared and signed by a Professional Engineer registered in the State of Colorado. The letter will include drawings, locations of tests and maintenance recommendations.

6. Provide an updated engineer's estimate based on quantities calculated from our pavement design.

7. Provide one (1) pdf of the letter and three (3) printed copies at the completion of the project.

CITY OF FORT LUPTON
CITY COUNCIL

Tommy Holton, Mayor

Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Chris Cross, Ward 3

David Crespin, Ward 1
Zoe A. Stieber, Ward 2
Bob McWilliams, Ward 3

CITY OF Fort Lupton EST 1836
COME PAINT YOUR FUTURE WITH US

AM 2016-048

AUTHORIZE PAYMENT TO THE NORTHERN COLORADO WATER CONSERVANCY DISTRICT FOR PIPELINE OPERATIONS & MAINTENANCE FOR AN AMOUNT NOT TO EXCEED $78,240.

I. **Agenda Date:** Council Meeting – March 28, 2015

II. **Attachments:**
a. Letter from John Budde NCWCD
b. NCWCD Annual Assessment

III. **Summary Statement:**

Annually, the City is required to remit to Northern Colorado Water Conservation District (The District) funds to cover our share of the operation and maintenance for the Southern Water Supply Pipeline. The City's estimated share of the costs is $73,162.86.

IV. **Fiscal Note:** Budgeted

Finance Department Use Only

Leann Perino
Finance Director

V. **Submitted by:** Leann Perino
Leann Perino, Finance Director

VI. **Approved for Presentation:**
City Administrator

VII. **Attorney Reviewed** Approved Pending Approval

VIII. **Certification of Council Approval:**
City Clerk Date

VIII. Detail of Issue/Request:

A letter was received from John Budde, CPA of the District requiring a payment of $73,162.86 to be remitted by March 31, 2016. Along with the letter was the assessment that charges the following:

	2016 Estimated Cost	2015 Actual Cost Estimate Adjustment	Reserve Adjustment	Total Due
Broom Field Line	$ 36,608.00	$ (3,342.55)	$ 2,067.00	$ 35,332.45
Longmont Pump Station	0.00	0.00	0.00	0.00
Fort Lupton Line	53,248.00	(16,218.59)	801.00	37,830.41
Net Assessment Amount Due	$ 89,856.00	$ (19,561.14)	$ 2,868.00	$ 73,162.86

The 2015 operations and maintenance assessment for the southern pipeline was $148,020. The decrease in cost is due to the reduced number of locates required by oil and gas.

IX. Legal/Political Considerations:

None.

X. Alternatives/Options:

1. *Approve payment of the assessment*

XI. Financial Considerations:

The City's 2016 Financial Plan includes $150,000 budgeted in the Utility Fund for the assessment expenditure, calculated based on the 2015 assessment..

XII. Staff Recommendation:

Approve the payment of $73,163 to Northern Colorado Water Conservancy District operation for the 2016 Southern Supply Pipeline Operation Assessment.

Northern Water
Northern Colorado Water Conservancy District
220 Water Avenue Berthoud, Colorado 80513
1-800-369-7246 • www.northernwater.org

March 1, 2016

Ms. Leann Perino
City of Fort Lupton
130 South McKinley Avenue
Fort Lupton, CO 80621-0148

Dear Ms. Perino:

Enclosed please find the 2016 Southern Water Supply Project Operation and Maintenance Assessment. This statement reflects the assessment for 2016 estimated costs adjusted by the difference between estimated and actual expenses incurred for 2015.

In some cases, the assessment billing also reflects an adjustment to the cash reserve balances. As you may be aware, the allotment contracts require cash reserve balances for each project segment at approximately 150 percent of the expected operational charges for that segment for the coming year. Where reserve balances at September 30, 2014, were less than that amount, we have included in this year's assessment an adjustment to account for a portion of the difference.

Also enclosed is an overview of Annual Expenditures for fiscal year ending September 30, 2015.

Our wire transfer instructions are as follows:

Guaranty Bank and Trust Company
ABA# 102000966 Acct# 1420011011

The 2016 assessment is due on or before March 31, 2016. If you have any questions, please contact me at (970) 622-2253.

Very truly yours,

John Budde, CPA
Financial Services Department Manager

Enclosures

SWSP II
Northern Water
Southern Water Supply Project

2016 Southern Water Supply Pipeline Operation Assessment

Participant: Ft Lupton

Statement Date: March 1, 2016

Payment Due Date: March 31, 2016

Payment Due: $73,162.86

Assessment billing components are detailed below:

	2016 Estimated Cost	2015 Actual Cost to Estimate (Credit) Debit Adjustment	Reserve Adjustment	Total Due
Broomfield Line	36,608.00	(3,342.55)	2,067.00	35,332.45
Longmont Pump Station	0.00	0.00	0.00	0.00
Ft. Lupton Line	53,248.00	(16,218.59)	801.00	37,830.41
Total	89,856.00	(19,561.14)	2,868.00	73,162.86

AMOUNT DUE $73,162.86

Billing Comments:

Your bill includes an adjustment for 2015 estimated cost to 2015 actual cost.

Please make your check payable to:

Northern Colorado Water Conservancy District

CITY OF FORT LUPTON
CITY COUNCIL

Tommy Holton, Mayor

Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Chris Cross, Ward 3

David Crespin, Ward 1
Zoe A. Stieber, Ward 2
Bob McWilliams, Ward 3

CITY OF Fort Lupton EST 1836

COME PAINT YOUR FUTURE WITH US

AM 2016-049

COYOTE CREEK PAVILION UPGRADE

I. **Agenda Date:** Council Meeting – March 28, 2016

II. **Attachments:**
a. Memo from Tyler Tarpley dated March 22, 2016.
b. Analysis of bids.

III. **Summary Statement:**

Coyote Creek is attempting to complete the interior of the Pavilion which plays host to golf tournaments/banquets throughout the golf season.

IV. **Fiscal Note:** _____

_____

Finance Department Use Only

Finance Director

V. **Submitted by:** Tyler Tarpley
Golf Course Manager
(Author/Creator of the AM)

VI. **Approved for Presentation:**
City Administrator

VII. **Attorney Reviewed** Approved Pending Approval

VIII. **Certification of Council Approval:** _____ _____
City Clerk Date

IX. Detail of Issue/Request:

Coyote Creek uses the Pavilion to host large events. The interior of the Pavilion is unfinished and is essentially a garage. The Pavilion is a multi-use building which also houses the golf carts when not in use. The interior consists of beams and studs with very little electrical work and lighting as well as no way of cooling the interior temperature.

Hosting tournaments is by far the biggest revenue generator for the golf course. The condition of the Pavilion makes selling tournaments to prospective customers a very difficult sell.

The bid includes a contractor sealing all windows, providing sufficient electrical work for outlets and installing lighting, installing a swamp cooler with proper duct work to cool the interior, as well as finishing the walls and ceiling for better atmosphere.

City staff will need to run a connection to water from Clubhouse Drive to supply water to the building. Staff will purchase the necessary light fixtures to be installed by the contractor separately to keep costs down. Staff will also work to purchase and install necessary A/V equipment for the building.

X. Legal/Political Considerations:

None

XI. Alternatives/Options:

Leave Pavilion as is and continue operations as normal.

XII. Financial Considerations:

This expenditure was not budgeted in 2016 and will require a supplemental budget resolution to the Golf Course Fund.

XIII. Staff Recommendation:

Staff recommends the approval of Bruce K. Chain Construction to complete the interior of the Pavilion as outlined in the RFP.

CITY OF Fort Lupton EST 1836

COME PAINT YOUR FUTURE WITH US

CITY COUNCIL COMMUNICATION

FROM: Tyler Tarpley, *General Manager Golf Course*

SUBJECT: Pavilion Remodel

DATE: March 22, 2016

MEETING DATE: March 28, 2016

PROJECT: Pavilion Remodel

HISTORY / BACKGROUND: Coyote Creek has requested bids to remodel the interior of the Pavilion. The Pavilion is a double use building that stores golf carts as well as hosting larger events after tournament play. The exterior of the building is in good condition however the interior could use some finishing in order to assist in the sale of potential events at the golf course.

The Request for Proposal went out February 18th and included the installation of electrical outlets, duct work and swamp cooler, insulation, dry wall and texture work, a drop ceiling and lighting as well as reconditioning of windows and doors. To keep costs down, staff has elected to purchase some of the supplies and perform some of the labor associated with this project. The estimated project costs are broken down in the following chart.

Staff is requesting Council approval to accept the bid in the amount of $9,810 From C&M Golf and Grounds for an overseeder to be utilized by the Golf Course.

Contractor Proposed Rate	$	22,180.00
Light Fixtures and Switches	$	3,600.00
Supplies for Water and Sewer Connection	$	3,500.00
A/V Equip and Install	$	5,000.00
Install Protective Trim to Interior Walls	$	700.00
	$	34,980.00

****
Request #
FTL201602
****

CITY OF
Fort Lupton
EST 1836
COME PAINT YOUR FUTURE WITH US

Ms. Leann Perino
Finance Director
130 South McKinley Avenue
Fort Lupton, Colorado 80621

Dear Ms. Perino:

The undersigned having become familiar with the specifications for Building & Construction and deliver to the City of Fort Lupton as set forth in the following schedule:

Coyote Creek Pavilion Upgrades $ 22,180-

DELIVERY DATE: 3/3/16

I certify that the above quotation is exclusive of any federal excise taxes and all other state and local taxes, and includes any applicable permits and fees for installation. I further certify that the items offered for intended use by the City of Fort Lupton will meet all specifications is has so indicated in this bid form. The Council of the City of Fort Lupton reserves the right to reject any or all bids, to waive any informality in bids, and to accept the bid that, in the opinion of the Council, is to the best interests of the Council and of the City of Fort Lupton. The Council of the City of Fort Lupton shall give preference to residents of Fort Lupton bidders in all cases where the bids are competitive in price and quality.

FIRM BRUCE K. CHAIN CONST. BY BRUCE K. CHAIN

BUSINESS ADDRESS 341 CLUBHOUSE DR TITLE OWNER

CITY, STATE, ZIP CODE FT. LUPTON, CO. 80621 DATE 3/1/16

TELEPHONE NO. 303-502-3368 FAX NO. 3/502-3368 TAXPAYER I.D.# 215-52-6542

DOES YOUR BID MEET OUR SPECIFICATIONS? YES X NO ___

CITY OF FORT LUPTON IS EXEMPT FROM COLORADO SALES TAXES. CERTIFICATE OF EXEMPTION NO.98-02812-0000. CITY OF FORT LUPTON FAX NUMBER IS #303-857-609

Designer Basement Finish
Custom Kitchens
Electrical & Plumbing
All styles of Flooring
Int. & Ext. Painting

Total Home Remodeling

Bruce K Chain Construction

Design / Sales / Installation

(303) ~~450-7575~~ 502-3368

Licensed & Insured
Quality Craftsmanship
30 Years Service
Expert Design Consult.
Satisfaction Guaranteed

Job Date: 3/3/2016 Terms: A/B Date of Estimate: 3/3/2016 Phone: REQUEST # FTL 201602

Billing Address	Job Address
City Of Ft. Lupton -- Finance Director	Coyote Creek Golf Course Pavilion
Name 130 S. McKinley Ave	Name Golf Cart Pavilion Renovation
Address Fort Lupton, Colorado 80621	Address Clubhouse Drive/Ft. Lupton 80621
City State Zip	City State Zip

Repair as needed, any windows, to proper operating condition
Replace all rotted framing sill plates as needed
Supply and install 2' X2' 'drop ceiling' acoustical panels on entire ceiling--(approx 1457 sq. feet)
***City to Supply 32 2'x2' 'Halco' trouphers
~~Insulate ceiling with R-38 faced batts and walls with R-13 Faced batts as designed~~
~~Remove and replace two "Entry Doors" with 6-panel steel insulated "out-swing doors"~~
~~Construct "AV Closet" with locking door and electrical to specs appro 3' X 4'~~
Supply and install two Gable Vents above each existing garage doors
Supply and Install electrical plugs and switching to spects and all codes.
Supply and instal DVST dimmer, two lighted "Exit" signs above each Entry door, 3-3way switches at two locations, individual Power supply to the New Swamp Cooling unit, along with a service GFI recept. at the units location, two unspecified GFI recepts on exterior at both Entry door locations, and plugs every 6'.
Supply and Install a 55-6500 cfm Swamp Cooling unit with 3 individual ducts and diffusers and thermostat,
Supply and install 1/2" sheetrock on all walls to ceiling height, Hang, Tape, finish with a 'knockdown' texture.
~~Paint all walls and trim as needed w/two coats of Aspen white 'eggshell' paint~~
~~Construct two enclosures (with accessibility for each of the roll-up garage doors)~~
~~**Some additional electrical components were added to this bid to meet current codes and are "included" in the total Bid Price~~

**Permits to be paid by City
**Contractor to submit neccessary prints and acquire permits

**Estimated time for completion (M-F work days) approx.: 20

Terms: ~~Paid upon Completion~~

Received___ Check #____ Date____
Received___ Check #____ Date____
Received___ Check #____ Date____

Bid Price $ 22,180.00

(Page 1 of 1)

Bid Acceptance X_____

Designer Basement Finish
Custom Kitchens
Electrical & Plumbing
All styles of Flooring
Int. & Ext. Painting

Total Home Remodeling

Bruce K Chain Construction

Design / Sales / Installation

(303) ~~450-7575~~ 502-3368

Licensed & Insured
Quality Craftsmanship
30 Years Service
Expert Design Consult.
Satisfaction Guaranteed

Job Date: 3/3/2016 Terms: A/B Date of Estimate: 3/3/2016 Phone: REQUEST # FTL 20160Z

Billing Address	Job Address
City Of Ft. Lupton -- Finance Director	Coyote Creek Golf Course Pavilion
Name 130 S. McKinley Ave	Name Golf Cart Pavilion Renovation
Address Fort Lupton, Colorado 80621	Address Clubhouse Drive/Ft. Lupton 80621
City State Zip	City State Zip

Repair as needed, any windows, to proper operating condition
Replace all rotted framing sill plates as needed
Supply and install 2' X2' 'drop ceiling' acoustical panels on entire ceiling--(approx 1457 sq. feet)
***City to Supply 32 2'x2' 'Halco' trouphers
~~Insulate ceiling with R-38 faced batts and walls with R-13 Faced batts as designed~~
~~Remove and replace two "Entry Doors" with 6-panel steel insulated "out swing doors"~~
~~Construct "AV Closet" with locking door and electrical to specs appro 3' X 4'~~
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~~Paint all walls and trim as needed w/two coats of Aspen white 'eggshell' paint~~
~~Construct two enclosures (with accessibility for each of the roll-up garage doors)~~
~~**Some additional electrical components were added to this bid to meet current codes and are "included" in the total Bid Price~~

**Permits to be paid by City
**Contractor to submit neccessary prints and acquire permits

**Estimated time for completion (M-F work days) approx.: 20

Terms: Paid upon Completion

Received___ Check #___ Date___
Received___ Check #___ Date___
Received___ Check #___ Date___

Bid Price $ 22,180.00

Bid Acceptance X_____

****
Request #
FTL201602
****

CITY OF
Fort Lupton
EST 1836
COME PAINT YOUR FUTURE WITH US

Ms. Leann Perino
Finance Director
130 South McKinley Avenue
Fort Lupton, Colorado 80621

Dear Ms. Perino:

The undersigned having become familiar with the specifications for Building & Construction and deliver to the City of Fort Lupton as set forth in the following schedule:

Coyote Creek Pavilion Upgrades $ 42,745.00

DELIVERY DATE: Start - 3/14/16 Finish 4/30/16

I certify that the above quotation is exclusive of any federal excise taxes and all other state and local taxes, and includes any applicable permits and fees for installation. I further certify that the items offered for intended use by the City of Fort Lupton will meet all specifications is has so indicated in this bid form. The Council of the City of Fort Lupton reserves the right to reject any or all bids, to waive any informality in bids, and to accept the bid that, in the opinion of the Council, is to the best interests of the Council and of the City of Fort Lupton. The Council of the City of Fort Lupton shall give preference to residents of Fort Lupton bidders in all cases where the bids are competitive in price and quality.

FIRM G2 Construction LLC BY Derek Griess

BUSINESS ADDRESS 5805 Mangrove Ct. TITLE Owner

CITY, STATE, ZIP CODE Loveland, CO, 80538 DATE 3/2/2016

TELEPHONE NO. 970-218-1477 FAX NO. _____ TAXPAYER I.D.# 47-0992217

DOES YOUR BID MEET OUR SPECIFICATIONS? YES X NO ___

CITY OF FORT LUPTON IS EXEMPT FROM COLORADO SALES TAXES. CERTIFICATE OF EXEMPTION NO.98-02812-0000. CITY OF FORT LUPTON FAX NUMBER IS #303-857-609

Casey's Construction LLC

1418 Clermont Street, Denver, CO 80220

www.Casey.pro 720-427-1392

March 3, 2016

City of Fort Lupton
Finance Director
130 South McKinley Avenue
Fort Lupton, CO 80621

Bid for the Upgrades to the Coyote Creek Pavilion

To Whom It May Concern:

Casey Construction, LLC proposes to complete the upgrades to the above referenced pavilion, per the direction of Addendum to Pavilion Project issued 2/26/16, for the sum of Fifty-Nine Thousand Two Hundred Ninety-Six Dollars ($59,296.00). This proposal is based upon the following clarifications:

- Building Permit to be furnished at no cost to contractor.
- Water to be provided to the building for installation of the new swamp cooler.
- The interior of the new A/V closet is to remain un-finished.
- The only exterior work on this building is the installation of a roof mounted swamp cooler.
- The City of Fort Morgan is to provide all light fixtures except any exit lighting required by building code.
- The electrical contractor will acquire a building permit on this project.
- New interior drywall will be "splatter textured" not knock-down textured.

Thank you for the opportunity to present this proposal.

Sincerely,

Gordon Rowley
Senior Project Manager
Casey Construction

CITY OF FORT LUPTON
CITY COUNCIL

Tommy Holton, Mayor

Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Chris Cross, Ward 3

David Crespin, Ward 1
Zoe A. Stieber, Ward 2
Bob McWilliams, Ward 3

CITY OF Fort Lupton EST 1836
COME PAINT YOUR FUTURE WITH US

AM 2016-050

NORTH LIFT STATION PLC REPLACEMENT

I. **Agenda Date:** Council Meeting – March 28, 2016

II. **Attachments:**
a. Memo Michael Rousey Date 3/21/2016
b. Analysis of bids.
c. Alpine Controls Quotation
d. Browns Hill Engineering

III. **Summary Statement:**

Replacement of PLC at North Lift Station

IV. **Fiscal Note:** _____

_____

Finance Department Use Only

Leann Perrino
Finance Director

V. **Submitted by:**

Mike Rousey

VI. **Approved for Presentation:**
City Administrator

VII. **Attorney Reviewed** _____ Approved _____ Pending Approval

VIII. **Certification of Council Approval:** _____ _____
City Clerk Date

IX. Detail of Issue/Request:

North Lift Station PLC is in need of replacement. To allow for remote access and control an upgrade to a more current PLC is needed. This will allow for better control of the lift station as well as providing a base for future equipment additions in the future without having to upgrade the PLC at that time..

X. Legal/Political Considerations:

The old PLC is outdated and can no longer be upgraded. If the unit fails there would be no remote access to the lift station and if a failure of the station occurred no means of contacting staff would be available..

XI. Alternatives/Options:

Wait for the existing PLC to fail and then replace it at that time

XII. Financial Considerations:

$25,000 was budgeted for the Capital Purchasing Budget under the utility fund for the purchase of the North Lift Station PLC.

XIII. Staff Recommendation:

Staff recommends the purchase of two replacement samplers from Alpine Controls of Brighton, CO for a price not to exceed $4,340.00

CH2M HILL
9191 S. Jamaica St.
Englewood, CO 80112
Tel (303) 771-0900

Date 3/21/2016

City of Fort Lupton
130 S McKinley
Fort Lupton, CO 80621

Claud Hanes, City Administrator

Attached is the AM for the purchase of a Replacement PLC for the North Lift Station.

We received two quotations on this item and based on the pricing that we received we are recommending awarding the bid to the low bidder Alpine Controls for a price of $4,340.00.

Please let me know if there is anything else you need from me.

Sincerely,

Michael Rousey
Project Manager
CH2M HILL

North Lift Station PLC Upgrade

March 21, 2016

Company	Phone	Address	Description of Services	Amount of Bid
Alpine Controls	720-218-2880	992 S 4th Ave Suite 100-146 Brighton, CO 80601	PLC Replacement	$4,340.00
Browns Hill Engineering & Controls	720-344-7771	8119 Shaffer Parkway Unit C Littleton, CO 80127	PLC Replacement	$4,821.00

3/20/16

CITY OF FORT LUPTON
MIKE ROUSEY

PROJECT DESCRIPTION
ALPINE CONTROLS & ENGINEERING IS PLEASED TO PROVIDE THE FOLLOWING PRICING TO UPGRADE THE CONTROLLER AT THE NORTH LIFT STATION. THIS PRICING INCLUDES HARDWARE INSTALLATION AND PROGRAMMING TO CONVERT THE CONTROLLER TO AN ETHERNET BASED PLC. ALSO INCLUDED IN THIS PRICING IS DEVELOPING A SEPARATE SCADA PAGE FOR THE SITE ALONG WITH ADDING STATUS FOR THE GENERATOR AS WELL.

LABOR
- PLC PROGRAMMING
- SCADA PROGRAMMING
- HARDWARE INSTALLATION

MATERIALS
- ALLEN BRADLEY MICROLOGIX CONTROLER
- ALLEN BRADLEY 4 CH ANALOG INPUT

PROJECT PRICING: $4,340

TERMS & CONDITIONS
- STANDARD MANUFACTURING LEAD TIMES WILL APPLY TO ALL EQUIPMENT PROVIDED
- ONLY MATERIALS SPECIFIED ABOVE ARE INCLUDED AND TO BE PROVIDED BY ALPINE CONTROLS & ENGINEERING
- INVOICE OF 50% WILL BE SUBMITTED UPON ACCEPTANCE OF PROJECT
- MATERIALS TO BE ORDERED UPON PAYMENT OF INITIAL INVOICE FOR PROJECT
- PROGRESS INVOICES WILL BE SUBMITTED BASED UPON WORK COMPLETED
- PAYMENT TERMS ARE NET 30 DAYS UNLESS NEGOTIATED OTHERWISE
- PRICING IS VALID FOR 30 DAYS AND SUBJECT TO REVISION AFTER THAT TIME
- ADDITIONAL CONDUIT AND WIRING REQUIRED AND NOT SPECIFIED ABOVE IS TO BE PROVIDED BY CUSTOMER
- DEFECTIVE HARDWARE NOT PROVIDED ABOVE AND REQUIRED FOR OPERATION ARE TO BE PROVIDED BY THE CUSTOMER

WARRANTY
WARRANTY OF THE EQUIPMENT PROVIDED WILL BE THE MANUFACTURER STANDARD WARRANTY. WORKMANSHIP PERFORMED BY ALPINE CONTROLS & ENGINEERING, LLC WILL BE OF (12) MONTHS UPON SUBSTANTIAL COMPLETION OF PROJECT.

ALPINE CONTROLS & ENGINEERING, LLC

992 S. 4TH AVE. SUITE 100 #146. BRIGHTON, CO 80601 | MOBILE: 720-218-2880 | BBEGEMAN@ALPINECONTROLS.NET

BROWNS HILL
ENGINEERING & CONTROLS

8119 Shaffer Parkway, Unit C
Littleton, CO 80127
PHONE: 720-344-7771
FAX: 720-344-7460

Service Quote

Client: Fort Lupton
Project: North LS PLC Upgrade

Browns Hill Job #: 16-040-SQ01
Date: March 11, 2016

Subject: Browns Hill Engineering & Controls, LLC herein proposes to furnish instrumentation, control systems and electrical specifically listed in the following "Scope of Work".

Scope of Work:

North Lift Station RTU

- Remove existing Micro1500 PLC
- Provide & Install Micro1400 PLC & Analog Input Module
- Wire in Run & Fault signals from Generator
- Verify Flow & Level signals are going to the PLC
- Add a page to the HMI for the Lift Station

Only items listed on this scope of work are included in this pricing.

Exclusions: The following items are specifically excluded from this scope of work. These items are noted for clarification purposes. This list is not intended to include all items on the project that are excluded.

- All costs for onsite storage, handling and equipment protection.
- Installation of in-line devices
- All warranties will be FOB the equipment manufacturers repair facility
- All costs associated with cutting, patching and painting

Browns Hill Engineering & Controls, LLC agrees to perform all work described per this proposal for the following lump sum price.

Proposal lump sum cost
$4,812 and no/100 dollars

This proposal is valid for 30 days and subject to revision after that time.

We are now accepting all major credit cards.

We appreciate the opportunity to provide this proposal and should you have any questions please contact the undersigned at 720-344-7771.

Sincerely,

John Suder

John Suder, Service Manager
Browns Hill Engineering & Controls, LLC

CITY OF FORT LUPTON
CITY COUNCIL

Tommy Holton, Mayor

Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Chris Cross, Ward 3

David Crespin, Ward 1
Zoe A. Stieber, Ward 2
Bob McWilliams, Ward 3

CITY OF Fort Lupton EST 1836

COME PAINT YOUR FUTURE WITH US

AM 2016-051

Addition of a UV Organics Probe and a PH Probe for the Headworks of Wastewater Treatment Plant to Monitor Influent Constituents

I. **Agenda Date:** Council Meeting – March 28, 2016

II. **Attachments:**
- a. Memo Michael Rousey Date 3/21/2016
- b. Analysis of bids.
- c. Hach Quotation
- d. Ambiente H2O Quotation

III. **Summary Statement:**

Addition of a UV Organics Probe and a pH probe at the headworks of the wastewater treatment plant to monitor influent constituents to the treatment process

IV. **Fiscal Note:** _____

_____

Finance Department Use Only

_____
Finance Director

V. **Submitted by:** _____
Mike Rousey

VI. **Approved for Presentation:** _____
City Administrator

VII. **Attorney Reviewed** _____ Approved _____ Pending Approval

VIII. **Certification of Council Approval:** _____ _____
City Clerk Date

IX. Detail of Issue/Request:

Adding this instrumentation would allow the plant personnel to monitor for illegal discharges and to better control the process. In addition the information gathered with this equipment will assist in the future upgrades of the facility by providing loading data to the engineer who is selected for the upgrade process

X. Legal/Political Considerations:

None.

XI. Alternatives/Options:

This equipment will provide invaluable data for future expansions and provide a warning for any illegal discharges to the plant site.

XII. Financial Considerations:

$25,000 was budgeted for the Capital Purchasing Budget under the utility fund for the purchase of the addition of this instrumentation.

XIII. Staff Recommendation:

Staff recommends the purchase of a UV Organics probe and a pH probe from HACH Company of Loveland CO for a price not to exceed $21,237

CH2M HILL
9191 S. Jamaica St.
Englewood, CO 80112
Tel (303) 771-0900

Date 9/19/2014

City of Fort Lupton
130 S McKinley
Fort Lupton, CO 80621

Claud Hanes, City Administrator

Attached is the AM for the purchase of a UV Organics Probe and pH Probe for the headworks at the wastewater treatment plant.

We received two quotations on this item and based on the pricing that we received we are recommending awarding the bid to the low bidder Hach Company of Loveland CO for a total amount of $21,237.00.

Please let me know if there is anything else you need from me.

Sincerely,

Michael Rousey
Project Manager
CH2M HILL

Headworks Instrumentation

March 21, 2016

Company	Phone	Address	Description of Services	Amount of Bid
Hach Company	970-215-3671	PO Box 608 Loveland, CO 80539	UV Organics Probe and pH Probe	$21,237,00
Ambiente H2O	303-956-9358	1500 W Hampden Ave Suite 5D Sheridan, CO 80110	UV Organics Probe and pH Probe	$24,087.00

Quotation

Hach
PO Box 608
Loveland, CO 80539-0608
Phone: (800) 227-4224
Email: quotes@hach.com
Website: www.hach.com

Quote Number: 100136876v2
Use quote number at time of order to ensure that you receive prices quoted

Quote Date: 04-Feb-2016

Quote Expiration: 04-Apr-2016

CITY OF FORT LUPTON
CITY HALL
PO BOX 148
FORT LUPTON, CO 80621

Name: Mike Rousey
Phone: 303-506-2654
Email: michael.rousey@ch2m.com

Customer Account Number: 095571

Sales Contact: Shane Mueller Email: smueller@hach.com Phone: 970-215-3671

PRICING QUOTATION

Line	Part Number	Description	Qty	Unit Price	Extended Price
1	2976700	KTO: UVAS sc PROBE, 1MM, W/sc200	1	19,275.00	19,275.00
2	DPD1P1	pHD sc, Differential pH Digital Sensor, PEEK Body Material, Convertible Body Style, General Purpose Glass Electrode,70 C (158 F)Maximum Temperature	2	981.00	1,962.00
				Grand Total	$ 21,237.00

TERMS OF SALE

Freight: Prepaid By Shipper - Agreement

FCA: Hach's facility

All purchases of Hach Company products and/or services are expressly and without limitation subject to Hach Company's Terms & Conditions of Sale ("Hach TCS"), incorporated herein by reference and published on Hach Company's website at www.hach.com/terms. Hach TCS are contained directly and/or by reference in Hach's offer, order acknowledgment, and invoice documents. The first of the following acts constitutes an acceptance of Hach's offer and not a counteroffer and creates a contract of sale "Contract" in accordance with the Hach TCS: (i) Buyer's issuance of a purchase order document against Hach's offer; (ii) acknowledgement of Buyer's order by Hach; or (iii) commencement of any performance by Hach pursuant to Buyer's order. Provisions contained in Buyer's purchase documents (including electronic commerce interfaces) that materially alter, add to or subtract from the provisions of the Hach TCS are not part of the Contract.

Due to International regulations, a U.S. Department of Commerce Export License may be required. Hach reserves the right to approve specific shipping agents. Wooden boxes suitable for ocean shipment are extra. Specify final destination to ensure proper documentation and packing suitable for International transport. In addition, Hach may require : 1). A statement of intended end-use; 2).Certification that the intended end-use does not relate to proliferation of weapons of mass destruction (prohibited nuclear end use, chemical / biological weapons, missile technology); and 3). Certification that the goods will not be diverted contrary to U.S. law.

ORDER TERMS:
Terms are Subject to Credit Review
Please reference the quotation number on your purchase order.
Sales tax is not included. Applicable sales tax will be added to the invoice based on the U.S. destination, if applicable provide a resale/exemption certificate.
Shipments will be prepaid and added to invoices unless otherwise specified.
Equipment quoted operates with standard U.S. supply voltage.
Hach standard terms and conditions apply to all sales.
Additional terms and conditions apply to orders for service partnerships.
Prices do not include delivery of product. Reference attached Freight Charge Schedule and Collect Handling Fees.
Standard lead time is 30 days.
This Quote is good for a one time purchase.

Sales Contact:
Name: Shane Mueller
Title: Regional Sales Manager
Phone: 970-215-3671
Email: smueller@hach.com

Prepared By:
Name: Carol Burrill
Title: Field Sales Support Specialist II
Phone: 970-669-3050 x6246
Email: cburrill@hach.com

HACH COMPANY

Headquarters
P.O. Box 389
5600 Lindbergh Drive
Loveland, CO 80539-0389

Purchase Orders
PO Box 608
Loveland, CO 80539-0608

WebSite: www.hach.com

U.S.A.
Phone: 800-227-4224
Fax: 970-669-2932
E-Mail: orders@hach.com
quotes@hach.com
techhelp@hach.com

Export
Phone: 970-669-3050
Fax: 970-461-3939
Email: intl@hach.com

Remittance
2207 Collections Center Drive
Chicago, IL 60693

Wire Transfers
Bank of America
231 S. LaSalle St.
Chicago, IL 60604
Account: 8765602385
Routing (ABA): 071000039

Be Right™

Quotation Addendum

ADVANTAGES OF WORKING WITH HACH

Technical Support	***SIRR Delivery Program***	***Hach WarrantyPlus™ Upgrade***
Provides post-sale instrumentation and application support ✓ Hach's highly skilled Technical Support staff is dedicated to helping you resolve technical issues before, during and after the sale. ✓ Available via phone, e-mail, or live online chat at Hach.com! ✓ Toll-free phone: 800-227-4224 ✓ E-mail: techhelp@hach.com www.Hach.com	*The Scheduled Inventory Reagent Replacement (SIRR) Program offers an uninterrupted supply of reagents* ✓ Lower inventory costs and fresh supplies ✓ Reduced paperwork – one purchase order for the entire year ✓ Automatic shipments on your schedule ✓ Easier budgeting www.Hach.com/sirr	*Instrument Protection and Service* ✓ Savings of more than 20% versus a "pay as you go" approach ✓ Freedom from maintenance ✓ Worry-free compliance with Hach's certification ✓ Fixed maintenance budget for the entire year www.Hach.com/warrantyplus

ADVANTAGES OF SIMPLIFIED FREIGHT

Safe & Fast Delivery	***Save Time – Less Hassle***	***Save Money***
✓ Receive tracking numbers on your order acknowledgement ✓ Hach will assist with claims if an order is lost or damaged in shipment	✓ No need to set up deliveries for orders or to schedule pickup ✓ Hach ships simplified freight orders as the product is available at no additional cost	✓ No additional invoice to process – save on time and administrative costs ✓ Only pay shipping once, even if multiple shipments are required

STANDARD SIMPLIFIED FREIGHT CHARGES [1, 2, 3] *Pricing Effective 8/16/2014*

Total Price of Merchandise Ordered	Standard Surface (Mainland USA)	Second Day Delivery (Mainland USA)	Next Day Delivery (Mainland USA)	Second Day Delivery (Alaska & Hawaii)	Next Day Delivery (Alaska & Hawaii)	**Collect** [4] Handling Fee *Effective 8/16/2014*
$0.00 - $49.99	$11.99	$29.99	$54.99	$44.95	$85.45	$7.79
$50.00 - $199.99	$17.79	$52.45	$98.97	$71.64	$136.19	$7.99
$200.00 - $449.99	$30.89	$79.43	$161.79	$100.23	$195.06	$8.47
$450.00 - $749.99	$41.67	$108.95	$216.68	$136.20	$263.73	$8.89
$750.00 - $999.99	$52.77	$114.40	$239.39	$141.65	$267.00	$9.17
$1,000.00 - $2,249.99	$66.39	$130.75	$255.01	$154.73	$307.33	$9.49
$2,250.00 - $4,999.99	$79.47	$174.35	$294.25	$181.98	$336.76	$11.32
$5,000.00 - $9,999.99	$112.79	$201.60	$338.94	$213.59	$365.10	$16.83
Over $10,000	2% of Net Order Value	4% of Net Order Value	6% of Net Order Value	4% of Net Order Value	6% of Net Order Value	$29.49

1 Freight charges shown are only applicable to orders billing and shipping to U.S. destinations. Freight charges will be prepaid and added to invoice. Freight for the Reagent Delivery Program is charged on each shipment release and is based on the total price of each shipment release. Freight charges are subject to change without notice.

2 Additional freight charges will be applied to orders containing bulky and/or especially heavy orders. Refrigerated and all weather Samplers do not qualify for simplified freight charges, and are considered heavy freight. Dissolved Oxygen Sensors can be damaged if exposed to temps below freezing, causing sensor failure. Must be shipped over night or 2nd day air during the cold weather months.

3 Orders shipping to Alaska or Hawaii: Additional freight charges may be applied at time of order processing. Second Day and Next Day delivery is not available to all destinations.

4 Hach Company will assess a collect handling fee on orders with collect freight terms. This handling fee covers the additional costs that Hach Company incurs from processing and managing collect shipments.

SALES TAX

Sales Tax is not included in the attached quotation. Applicable sales and usage taxes will be added to your invoice, at the time of order, based on U.S. destination of goods, unless a valid resale/exemption certificate for destination state is provided to the above address or fax number, attention of the Tax Dept.

TERMS & CONDITIONS OF SALE FOR HACH COMPANY PRODUCTS AND SERVICES

This document sets forth the Terms & Conditions of Sale for goods manufactured and/or supplied, and services provided, by Hach Company of Loveland, Colorado ("Hach") and sold to the original purchaser thereof ("Buyer"). Unless otherwise specifically stated herein, the term "Hach" includes only Hach Company and none of its affiliates. Unless otherwise specifically stated in a previously-executed written purchase agreement signed by authorized representatives of Hach and Buyer, these Terms & Conditions of Sale establish the rights, obligations and remedies of Hach and Buyer which apply to this offer and any resulting order or contract for the sale of Hach's goods and/or services ("Products").

1. APPLICABLE TERMS & CONDITIONS: These Terms & Conditions of Sale are contained directly and/or by reference in Hach's offer, order acknowledgment, and invoice documents. The first of the following acts constitutes an acceptance of Hach's offer and not a counteroffer and creates a contract of sale ("Contract") in accordance with these Terms & Conditions: (i) Buyer's issuance of a purchase order document against Hach's offer; (ii) acknowledgement of Buyer's order by Hach; or (iii) commencement of any performance by Hach pursuant to Buyer's order. Provisions contained in Buyer's purchase documents (including electronic commerce interfaces) that materially alter, add to or subtract from the provisions of these Terms & Conditions of Sale are not a part of the Contract.

2. CANCELLATION: Buyer may cancel goods orders subject to fair charges for Hach's expenses including handling, inspection, restocking, freight and invoicing charges as applicable, provided that Buyer returns such goods to Hach at Buyer's expense within 30 days of delivery and in the same condition as received. Buyer may cancel service orders on ninety (90) day's prior written notice and refunds will be prorated based on the duration of the service plan. Inspections and re-instatement fees may apply upon cancellation or expiration of service programs. Seller may cancel all or part of any order prior to delivery without liability if the order includes any Products that Seller determines may not comply with export, safety, local certification, or other applicable compliance requirements.

3. DELIVERY: Delivery will be accomplished FCA Hach's facility located in Ames, Iowa or Loveland, Colorado, United States (Incoterms 2010). For orders having a final destination within the U.S., legal title and risk of loss or damage pass to Buyer upon transfer to the first carrier. For orders having a final destination outside the U.S., legal title and risk of loss or damage pass to Buyer when the Products enter international waters or airspace or cross an international frontier. Hach will use commercially reasonable efforts to deliver the Products ordered herein within the time specified on the face of this Contract or, if no time is specified, within Hach's normal lead-time necessary for Hach to deliver the Products sold hereunder. Upon prior agreement with Buyer and for an additional charge, Hach will deliver the Products on an expedited basis. Standard service delivery hours are 8 am – 5 pm Monday through Friday, excluding holidays.

4. INSPECTION: Buyer will promptly inspect and accept any Products delivered pursuant to this Contract after receipt of such Products. In the event the Products do not conform to any applicable specifications, Buyer will promptly notify Hach of such nonconformance in writing. Hach will have a reasonable opportunity to repair or replace the nonconforming product at its option. Buyer will be deemed to have accepted any Products delivered hereunder and to have waived any such nonconformance in the event such a written notification is not received by Hach within thirty (30) days of delivery.

5. PRICES & ORDER SIZES: All prices are in U.S. dollars and are based on delivery as stated above. Prices do not include any charges for services such as insurance; brokerage fees; sales, use, inventory or excise taxes; import or export duties; special financing fees; VAT, income or royalty taxes imposed outside the U.S.; consular fees; special permits or licenses; or other charges imposed upon the production, sale, distribution, or delivery of Products. Buyer will either pay any and all such charges or provide Hach with acceptable exemption certificates, which obligation survives performance under this Contract. Hach reserves the right to establish minimum order sizes and will advise Buyer accordingly.

6. PAYMENTS: All payments must be made in U.S. dollars. For Internet orders, the purchase price is due at the time and manner set forth at www.hach.com. Invoices for all other orders are due and payable NET 30 DAYS from date of the invoice without regard to delays for inspection or transportation, with payments to be made by check to Hach at the above address or by wire transfer to the account stated on the front of Hach's invoice, or for customers with no established credit, Hach may require cash or credit card payment in advance of delivery. In the event payments are not made or not made in a timely manner, Hach may, in addition to all other remedies provided at law, either: (a) declare Buyer's performance in breach and terminate this Contract for default; (b) withhold future shipments until delinquent payments are made; (c) deliver future shipments on a cash-with-order or cash-in-advance basis even after the delinquency is cured; (d) charge interest on the delinquency at a rate of 1-1/2% per month or the maximum rate permitted by law, if lower, for each month or part thereof of delinquency in payment plus applicable storage charges and/or inventory carrying charges; (e) repossess the Products for which payment has not been made; (f) recover all costs of collection including reasonable attorney's fees; or (g) combine any of the above rights and remedies as is practicable and permitted by law. Buyer is prohibited from setting off any and all monies owed under this from any other sums, whether liquidated or not, that are or may be due Buyer, which arise out of a different transaction with Hach or any of its affiliates. Should Buyer's financial responsibility become unsatisfactory to Hach in its reasonable discretion, Hach may require cash payment or other security. If Buyer fails to meet these requirements, Hach may treat such failure as reasonable grounds for repudiation of this Contract, in which case reasonable cancellation charges shall be due Hach. Buyer grants Hach a security interest in the Products to secure payment in full, which payment releases the security interest but only if such payments could not be considered an avoidable transfer under the U.S. Bankruptcy Code or other applicable laws. Buyer's insolvency, bankruptcy, assignment for the benefit of creditors, or dissolution or termination of the existence of Buyer, constitutes a default under this Contract and affords Hach all the remedies of a secured party under the U.C.C., as well as the remedies stated above for late payment or non-payment. See ¶22 for further wire transfer requirements.

7. LIMITED WARRANTY: Hach warrants that Products sold hereunder will be free from defects in material and workmanship and will, when used in accordance with the manufacturer's operating and maintenance instructions, conform to any express written warranty pertaining to the specific goods purchased, which for most Hach instruments is for a period of twelve (12) months from delivery. Hach warrants that services furnished hereunder will be free from defects in workmanship for a period of ninety (90) days from the completion of the services. Parts provided by Hach in the performance of services may be new or refurbished parts functioning equivalent to new parts. Any non-functioning parts that are repaired by Hach shall become the property of Hach. No warranties are extended to consumable items such as, without limitation, reagents, batteries, mercury cells, and light bulbs. **All other guarantees, warranties, conditions and representations, either express or implied, whether arising under any statute, law, commercial usage or otherwise, including implied warranties of merchantability and fitness for a particular purpose, are hereby excluded.** The sole remedy for Products not meeting this Limited Warranty is replacement, credit or refund of the purchase price. This remedy will not be deemed to have failed of its essential purpose so long as Hach is willing to provide such replacement, credit or refund.

8. INDEMNIFICATION: Indemnification applies to a party and to such party's successors-in-interest, assignees, affiliates, directors, officers, and employees ("Indemnified Parties"). Hach is responsible for and will defend, indemnify and hold harmless the Buyer Indemnified Parties against all losses, claims, expenses or damages which may result from accident, injury, damage, or death due to Hach's breach of the Limited Warranty. This indemnification is provided on the condition that the Buyer is likewise responsible for and will defend, indemnify and hold harmless the Hach Indemnified Parties against all losses, claims, expenses or damages which may result from accident, injury, damage, or death due to the negligence or misuse or misapplication of any goods or services by the Buyer or any third party affiliated or in privity with Buyer.

9. PATENT PROTECTION: Subject to all limitations of liability provided herein, Hach will, with respect to any Products of Hach's design or manufacture, indemnify Buyer from any and all damages and costs as finally determined by a court of competent jurisdiction in any suit for infringement of any U.S. patent (or European patent for Products that Hach sells to Buyer for end use in a member state of the E.U.) that has issued as of the delivery date, solely by reason of the sale or normal use of any Products sold to Buyer hereunder and from reasonable expenses incurred by Buyer in defense of such suit if Hach does not undertake the defense thereof, provided that Buyer promptly notifies Hach of such suit and offers Hach either (i) full and exclusive control of the defense of such suit when Products of Hach only are involved, or (ii) the right to participate in the defense of such suit when products other than those of Hach are also involved. Hach's warranty as to use patents only applies to infringement arising solely out of the inherent operation of the Products according to their applications as envisioned by Hach's specifications. In case the Products are in such suit held to constitute infringement and the use of the Products is enjoined, Hach will, at its own expense and at its option, either procure for Buyer the right to continue using such Products or replace them with non-infringing products, or modify them so they become non-infringing, or remove the Products and refund the purchase price (prorated for depreciation) and the transportation costs thereof. The foregoing states the entire liability of Hach for patent infringement by the Products. Further, to the same extent as set forth in Hach's above obligation to Buyer, Buyer agrees to defend, indemnify and hold harmless Hach for patent infringement related to (x) any goods manufactured to the Buyer's design, (y) services provided in accordance with the Buyer's instructions, or (z) Hach's Products when used in combination with any other devices, parts or software not provided by Hach hereunder.

10. TRADEMARKS AND OTHER LABELS: Buyer agrees not to remove or alter any indicia of manufacturing origin or patent numbers contained on or within the Products, including without limitation the serial numbers or trademarks on nameplates or cast, molded or machined components.

11. SOFTWARE. All licenses to Hach's separately-provided software products are subject to the separate software license agreement(s) accompanying the software media. In the absence of such terms and for all other software, Hach grants Buyer only a personal, non-exclusive license to access and use the software provided by Hach with Products purchased hereunder solely as necessary for Buyer to enjoy the benefit of the Products. A portion of the software may contain or consist of open source software, which Buyer may use under the terms and conditions of the specific license under which the open source software is distributed. Buyer agrees that it will be bound by any and all such license agreements. Title to software remains with the applicable licensor(s).

12. PROPRIETARY INFORMATION; PRIVACY: "Proprietary Information" means any information, technical data or know-how in whatever form, whether documented, contained in machine readable or physical components, mask works or artwork, or otherwise, which Hach considers proprietary, including but not limited to service and maintenance manuals. Buyer and its customers, employees and agents will keep confidential all such Proprietary Information obtained directly or indirectly from Hach and will not transfer or disclose it without Hach's prior written consent, or use it for the manufacture, procurement, servicing or calibration of Products or any similar products, or cause such products to be manufactured, serviced or calibrated by or procured from any other source, or reproduce or otherwise appropriate it. All such Proprietary Information remains Hach's property. No right or license is granted to Buyer or its customers, employees or agents, expressly or by implication, with respect to the Proprietary Information or any patent right or other proprietary right of Hach, except for the limited use licenses implied by law. Hach will manage Customer's information and personal data in accordance with its Privacy Policy, located at http://www.hach.com/privacypolicy.

13. CHANGES AND ADDITIONAL CHARGES: Hach reserves the right to make design changes or improvements to any products of the same general class as Products being delivered hereunder without liability or obligation to incorporate such changes or improvements to Products ordered by Buyer unless agreed upon in writing before the Products' delivery date. Services which must be performed as a result of any of the following conditions are subject to additional charges for labor, travel and parts: (a) equipment alterations not authorized in writing by Hach; (b) damage resulting from improper use or handling, accident, neglect, power surge, or operation in an environment or manner in which the instrument is not designed to operate or is not in accordance with Hach's operating manuals; (c) the use of parts or accessories not provided by Hach; (d) damage resulting from acts of war, terrorism or nature; (e) services outside standard business hours; (f) site prework not complete per proposal; or (g) any repairs required to ensure equipment meets manufacturer's specifications upon activation of a service agreement.

14. SITE ACCESS / PREPARATION / WORKER SAFETY / ENVIRONMENTAL COMPLIANCE: In connection with services provided by Hach, Buyer agrees to permit prompt access to equipment. Buyer assumes full responsibility to back-up or otherwise protect its data against loss, damage or destruction before services are performed. Buyer is the operator and in full control of its premises, including those areas where Hach employees or contractors are performing service, repair and maintenance activities. Buyer will ensure that all necessary measures are taken for safety and security of working conditions, sites and installations during the performance of services. Buyer is the generator of any resulting wastes, including without limitation hazardous wastes. Buyer is solely responsible to arrange for the disposal of any wastes at its own expense. Buyer will, at its own expense, provide Hach employees and contractors working on Buyer's premises with all information and training required under applicable safety compliance regulations and Buyer's policies. If the instrument to be serviced is in a Confined Space, as that term is defined under OSHA regulations, Buyer is solely responsible to make it available to be serviced in an unconfined space. Hach service technicians will not work in Confined Spaces. In the event that a Buyer requires Hach employees or contractors to attend safety or compliance training programs provided by Buyer, Buyer will pay Hach the standard hourly rate and expense reimbursement for such training attended. The attendance at or completion of such training does not create or expand any warranty or obligation of Hach and does not serve to alter, amend, limit or supersede any part of this Contract.

15. LIMITATIONS ON USE: Buyer will not use any Products for any purpose other than those identified in Hach's catalogs and literature as intended uses. Unless Hach has advised the Buyer in writing, in no event will Buyer use any Products in drugs, food additives, food or cosmetics, or medical applications for humans or animals. In no event will Buyer use in any application any Product that requires FDA 510(k) clearance unless and only to the extent the Product has such clearance. Any warranty granted by Hach is void if any goods covered by such warranty are used for any purpose not permitted hereunder.

16. EXPORT AND IMPORT LICENSES AND COMPLIANCE WITH LAWS: Unless otherwise specified in this Contract, Buyer is responsible for obtaining any required export or import licenses. Hach represents that all Products delivered hereunder will be produced and supplied in compliance with all applicable laws and regulations. Buyer will comply with all laws and regulations applicable to the installation or use of all Products, including applicable import and export control laws and regulations of the U.S., E.U. and any other country having proper jurisdiction, and will obtain all necessary export licenses in connection with any subsequent export, re-export, transfer and use of all Products and technology delivered hereunder. Buyer will not sell, transfer, export or re-export any Hach Products or technology for use in activities which involve the design, development, production, use or stockpiling of nuclear, chemical or biological weapons or missiles, nor use Hach Products or technology in any facility which engages in activities relating to such weapons. Buyer will comply with all local, national, and other laws of all jurisdictions globally relating to anti-corruption, bribery, extortion, kickbacks, or similar matters which are applicable to Buyer's business activities in connection with this Contract, including but not limited to the U.S. Foreign Corrupt Practices Act of 1977, as amended (the "FCPA"). Buyer agrees that no payment of money or provision of anything of value will be offered, promised, paid or transferred, directly or indirectly, by any person or entity, to any government official, government employee, or employee of any company owned in part by a government, political party, political party official, or candidate for any government office or political party office to induce such organizations or persons to use their authority or influence to obtain or retain an improper business advantage for Buyer or for Hach, or which otherwise constitute or have the purpose or effect of public or commercial bribery, acceptance of or acquiescence in extortion, kickbacks or other unlawful or improper means of obtaining business or any improper advantage, with respect to any of Buyer's activities related to this Contract. Hach asks Buyer to "*Speak Up*!" if aware of any violation of law, regulation or our Standards of Conduct ("SOC") in relation to this Contract. See http://danaher.com/integrity-and-compliance and www.danaherintegrity.com for a copy of the SOC and for access to our Helpline portal.

17. FORCE MAJEURE: Hach is excused from performance of its obligations under this Contract to the extent caused by acts or omissions that are beyond its control of, including but not limited to Government embargoes, blockages, seizures or freeze of assets, delays or refusals to grant an export or import license or the suspension or revocation thereof, or any other acts of any Government; fires, floods, severe weather conditions, or any other acts of God; quarantines; labor strikes or lockouts; riots; strife; insurrections; civil disobedience or acts of criminals or terrorists; war; material shortages or delays in deliveries to Hach by third parties. In the event of the existence of any force majeure circumstances, the period of time for delivery, payment terms and payments under any letters of credit will be extended for a period of time equal to the period of delay. If the force majeure circumstances extend for six months, Hach may, at its option, terminate this Contract without penalty and without being deemed in default or in breach thereof.

18. NON ASSIGNMENT AND WAIVER: Buyer will not transfer or assign this Contract or any rights or interests hereunder without Hach's prior written consent. Failure of either party to insist upon strict performance of any provision of this Contract, or to exercise any right or privilege contained herein, or the waiver of any breach of the terms or conditions of this Contract will not be construed as thereafter waiving any such terms, conditions, rights, or privileges, and the same will continue and remain in force and effect as if no waiver had occurred.

19. LIMITATION OF LIABILITY: None of the Hach Indemnified Parties will be liable to Buyer under any circumstances for any special, treble, incidental or consequential damages, including without limitation, damage to or loss of property other than for the Products purchased hereunder; damages incurred in installation, repair or replacement; lost profits, revenue or opportunity; loss of use; losses resulting from or related to downtime of the products or inaccurate measurements or reporting; the cost of substitute products; or claims of Buyer's customers for such damages, howsoever caused, and whether based on warranty, contract, and/or tort (including negligence, strict liability or otherwise). The total liability of the Hach Indemnified Parties arising out of the performance or nonperformance hereunder or Hach's obligations in connection with the design, manufacture, sale, delivery, and/or use of Products will in no circumstance exceed in the aggregate a sum equal to twice the amount actually paid to Hach for Products delivered hereunder.

20. APPLICABLE LAW AND DISPUTE RESOLUTION: The construction, interpretation and performance hereof and all transactions hereunder shall be governed by the laws of the State of Colorado, without regard to its principles or laws regarding conflicts of laws. If any provision of this Contract violates any Federal, State or local statutes or regulations of any countries having jurisdiction of this transaction, or is illegal for any reason, said provision shall be self-deleting without affecting the validity of the remaining provisions. Unless otherwise specifically agreed upon in writing between Hach and Buyer, any dispute relating to this Contract which is not resolved by the parties shall be adjudicated in order of preference by a court of competent jurisdiction (i) in the State of Colorado, U.S.A. if Buyer has minimum contacts with Colorado and the U.S., (ii) elsewhere in the U.S. if Buyer has minimum contacts with the U.S. but not Colorado, or (iii) in a neutral location if Buyer does not have minimum contacts with the United States.

21. ENTIRE AGREEMENT & MODIFICATION: These Terms & Conditions of Sale constitute the entire agreement between the parties and supersede any prior agreements or representations, whether oral or written. No change to or modification of these Terms & Conditions shall be binding upon Hach unless in a written instrument specifically referencing that it is amending these Terms & Conditions of Sale and signed by an authorized representative of Hach. Hach rejects any additional or inconsistent Terms & Conditions of Sale offered by Buyer at any time, whether or not such terms or conditions materially alter the Terms & Conditions herein and irrespective of Hach's acceptance of Buyer's order for the described goods and services.

* * *

TERMS AND CONDITIONS OF SALE FOR HACH® PRODUCTS

Additional Provisions

22. WIRE TRANSFERS: Buyer and Hach both recognize that there is a risk of wire fraud when individuals impersonating a business demand immediate payment under new wire transfer instructions. To avoid this risk, Buyer must verbally confirm any new or changed wire transfer instructions by calling Hach at +1-970-663-1377 and speaking with Hach's Credit Manager before transferring any monies using the new wire instructions. Both parties agree that they will not institute wire transfer instruction changes and require immediate payment under the new instructions but will instead provide a ten (10) day grace period to verify any wire transfer instruction changes before any outstanding payments are due using the new instructions.

* * *

Quotation Submission

FROM

Ambiente H2O Inc. Wastewater & Water Treatment Specialists

Company: **Fort Lupton WWTP**

ATTN: **Mike Rousey**

Xylem Analytics a xylem brand
1725 Brannum Lane
Yellow Springs OH 45387
Phone: (937)767-7241
Sean Lynch - Ambiente H2O Inc
Phone: (303)956-9358
Fax: (303) 380-0664
slynch@ambienteh2o.com

Project Name: **CarboVis & PH Project**

YSI, a Xylem brand, is pleased to offer the following quotation as per your request.

Date :
QUOTE # TM19000100-01
Revision:

Part Number	Model	Description	Each	Qty	EXTENDED
System 2020 XT Controller and Modules					
470000Y	MIQ/TC 2020 XT	System 2020XT Terminal/Controller only. Used as redundant (back up) controller. Complete with USB interface. No Modules Included.	$ 1,825	1	$1,825.00
471 015Y	MIQ/MC2	Module IQ/microcontroller for system 2020 XT, 2 free IQ SensorNet connections, in module housing, with automatic barometric pressure compensation, USB interface (IP67), Ethernet RJ45 interface (IP 67)	$ 1,185	1	$1,185.00
480004Y	MIQ/PS	Power Supply Module, IQ, 100-240 VAC, 18 Watts. 3 IQ Sensor Net Connections.	$ 405	1	$405.00
Sensors					
109 170Y	SensoLyt® 700 IQ	pH/ORP Sensor w/ Amplifier, IQ Sensor, requires pH or ORP electrode and SACIQ cable assembly	$ 717	1	$717.00
481 048Y	CarboVis 701 IQ	Optical COD/TOC/DOC/BOD/SAC probe with spectral processing of the UV/Vis range for use in influent/effluent (municipal wastewater) with integrated ultrasonic cleaning. requires SACIQ cable assembly	$ 17,220	1	$17,220.00
481 049Y	CarboVis 701 IQ TS	Optical COD/TOC/DOC/BOD/SAC and TSS probe with spectral processing of the UV/Vis range for use in influent/effluent (municipal wastewater) with integrated ultrasonic cleaning, requires SACIQ cable assembly	$ 18,805		
Sensor Cables					
480 044Y	SACIQ-15.0	Sensor Connection cable, IQ, 15M, 49.2Ft.	$ 153	2	$306.00
Sensor Mounting					
109295Y	SSH/IQ	IQ Sun Shield, Plastic, for 2020 & 182 module mounting, also used for mounting air cleaning box.	$ 120	1	$120.00
109 320Y	EH/U 170	Single sensor holder (Chain Style Mounting, EH/F)	$ 118	1	$118.00
109 272Y	EH/F 170-1.5	SensoClean Swing mounting assembly, boom length 1.5 m	$ 245	2	$490.00
109 280Y	BE/ST 170	Vario floor mounting stand for mounting a EH/F 170 swing or EH/P 170 pendulum assembly directly to concrete floor.	$ 600	2	$1,200.00
481073Y	VIS Set/EH	Horizontal mounting kit for UV/VIS sensors with Swing mount EH/F 170	$ 155	1	$155.00
Consumables					
109 115Y	SensoLyt SEA	pH combination electrode for SensoLyt 690/700, SensoLyt 700 IQ, 2-12 pH	$ 346	1	$346.00
			System Total		**$24,087.00**

Please note the following:

1) This quotation is limited to supplying the equipment described above. It does not include power or current output cable, supports, or other materials except that which are specifically listed above.
2) YSI IQ SensorNet Equipment: Controllers have a 3 year factory warranty, sensors have a two year factory warranty. Consumables for pH have a 6 month warranty, DO consumables have a 2 year warranty.
3) Integrated lightning protection included on all YSI IQ SensorNet products when instruments & sensors are wired with approved IQ Sensornet Cable model SNCIQ.
4) PVC extension poles that suspend the sensors in the process are to be supplied by others.

TERMS: Net 30 Days
FOB: Yellow Springs, OH
FREIGHT: Prepaid and added to invoice

Thank you for your interest in Xylem.

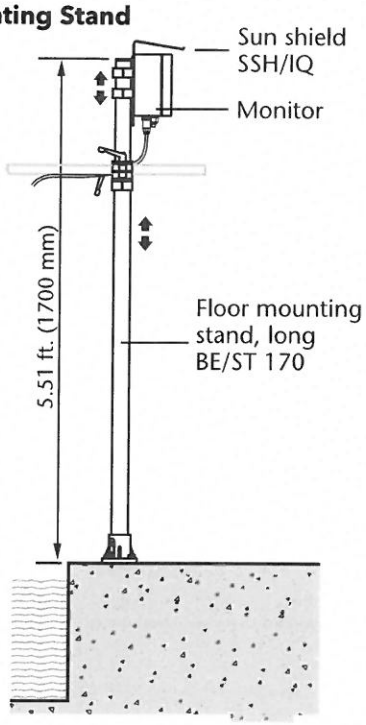
Best Regards:

Sean Lynch

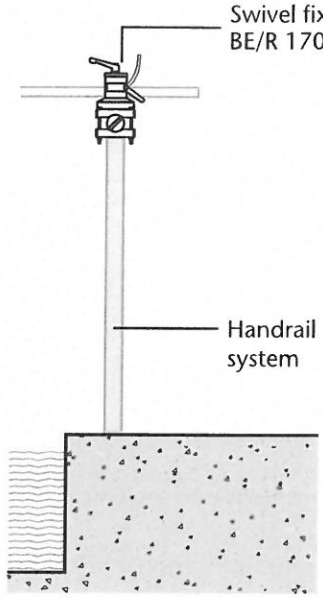
Sean Lynch
Ambiente H2O Inc

Mounting Stands and Fixtures for Sensor Mounts, Terminal/Controllers and Modules

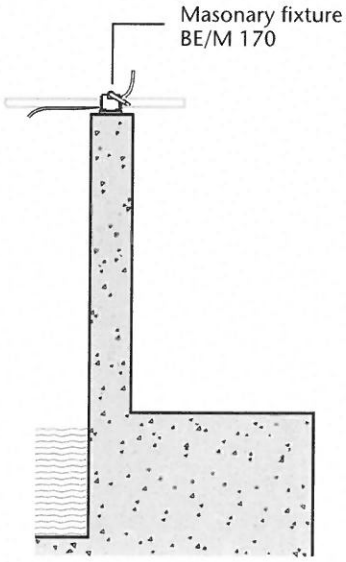
Floor Mounting Stand



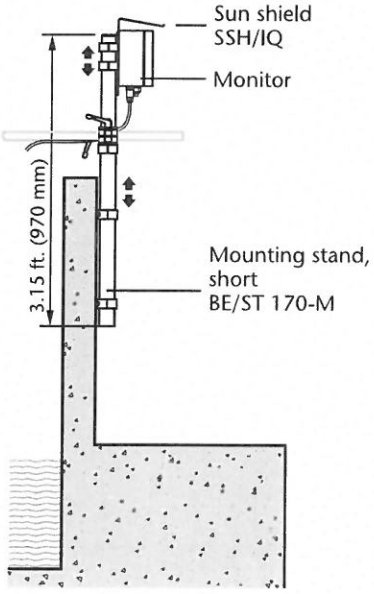
Handrail Mounting (swivel-mounted)



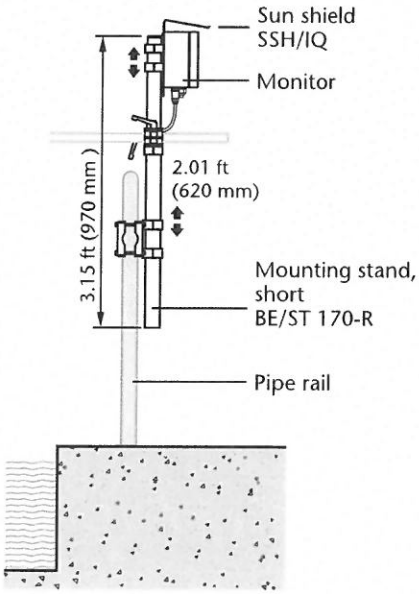
Top-of-Wall Mounting



Wall Mounting



Pipe Mounting



CITY OF FORT LUPTON
CITY COUNCIL

Tommy Holton, Mayor

Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Chris Cross, Ward 3

David Crespin, Ward 1
Zoe A. Stieber, Ward 2
Bob McWilliams, Ward 3

CITY OF Fort Lupton EST 1836
COME PAINT YOUR FUTURE WITH US

AM 2016-052

Authorize the Purchase of RY-1000 from Chemquest, Inc. For the City of Fort Lupton Water System for an Estimated Amount of $72,037.50

I. **Agenda Date:** Council Meeting – March 28, 2016

II. **Attachments:**
a. Memo Michael Rousey Date 3/21/2016
b. Chemquest Inc Quotation

III. **Summary Statement:**

As part of the treatment process for Corrosion Control in the City of Fort Lupton Water System addition of a proprietary chemical is being used as the means of obtaining this corrosion control treatment. This product reduces the amount of lead and copper that reaches our customers taps. This purchase is necessary to continue reducing lead and copper levels and to help our water system continue to meet our approved water treatment plan.

IV. **Fiscal Note:** _____

_____

Finance Department Use Only

_____
Finance Director

V. **Submitted by:** _____
Mike Rousey

VI. **Approved for Presentation:** _____
City Administrator

VII. **Attorney Reviewed** _____ Approved _____ Pending Approval

VIII. **Certification of Council Approval:** _____ _____
City Clerk Date

IX. Detail of Issue/Request:

In order to supply the necessary additive to the City of Fort Lupton water system, it is necessary to purchase the product, RY-1000 from Chemquest, Inc., the supplier for this proprietary chemical. This is a Zinc Polyphosphate blend that the city selected as the best option to obtain the necessary corrosion control within the city water distribution system.

Corrosion Control is a part of the Lead & Copper Rule and is mandated by both the Colorado Dept of Health & Environment and USEPA Region 8. This rule concerns lead and copper levels in customer homes and the water system's requirement to provide no corrosive water to our customers, in an effort to minimize lead or copper leaching out of plumbing lines that exist in each residence.

X. Legal/Political Considerations:

Mandated under our existing drinking water treatment plan approved by CDPH&E

XI. Alternatives/Options:

N/A

XII. Financial Considerations:

$73,000 Budgeted in the Utility Fund

XIII. Staff Recommendation:

Recommend approval of AM to purchase approximately 4,250 gallons of RY-1000 from Chemquest, Inc for an estimated amount of $72,037.50

CH2M HILL
9191 S. Jamaica St.
Englewood, CO 80112
Tel (303) 771-0900

Date 3/21/2016

City of Fort Lupton
130 S McKinley
Fort Lupton, CO 80621

Claud Hanes, City Administrator

Attached is the proposed AM for the purchase of 4250 Gallons of Zinc Orthophosphate.

We are recommending that Chemquest, Inc be awarded the PO for $72,037.50. They are the sole supplier of this proprietary product.

Please let me know if there is anything else you need from me.

Sincerely,

Michael Rousey
Project Manager
CH2M HILL

Rousey, Michael/FLU

From: Mike McEvoy <mmcevoy@chemquest.us>
Sent: Friday, March 04, 2016 12:31 PM
To: Rousey, Michael/FLU
Cc: 'Brenda'
Subject: RY 1000 price

Dear Michael,

I am most pleased to provide the following price for your consideration:

4250 gallon RY 1000 $16.95/gallon $72037.50

Price includes bulk delivery to: Ft. Lupton Water Treatment Plant

Thank you for the opportunity to be of service!

Mike McEvoy
Chemquest, Inc.
Application Chemist
mmcevoy@chemquest.us

This message and any attachment are privileged and confidential. If you are not the intended recipient, please telephone or email the sender and delete the message and any attachment from your system. If you are the intended recipient you may not copy this message or attachment or disclose the contents to any other person

CITY OF Fort Lupton EST 1836
COME PAINT YOUR FUTURE WITH US

Mayor/Council

130 S. McKinley Avenue
Phone: 303.857.6694
Fort Lupton, CO 80621 Fax: 303.857.0351
www.fortlupton.org

Upcoming Events

April 13, 2016	Town Hall Meeting – City Hall, 130 S McKinley Avenue- 6:30-7:30 P.M.
April 27, 2016	Town Hall Meeting – City Hall, 130 S McKinley Avenue- 6:30-7:30 P.M.
April 23, 2016	City of Fort Lupton Clean Up Day – Public Works Shop, 800 12th Street- 8:00 a.m. - 12:00 p.m. - See Website for details