



**TOWN BOARD REGULAR MEETING**  
February 9, 2015 - 7:00 P.M.  
Town Board Chambers  
301 Walnut Street, Windsor, CO 80550

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Thursday prior to the meeting to make arrangements.

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AGENDA

A. CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance
3. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration by the Board
4. Board Liaison Reports
  - Mayor Pro Tem Baker – Water & Sewer Board; North Front Range/MPO alternate
  - Town Board Member Morgan – Parks, Recreation & Culture; Great Western Trail Authority
  - Town Board Member Melendez – Downtown Development Authority; Chamber of Commerce
  - Town Board Member Rose – Clearview Library Board
  - Town Board Member Bishop-Cotner – Historic Preservation Commission; Planning Commission
  - Town Board Member Adams – Tree Board; Poudre River Trail Corridor Board
  - Mayor Vazquez – Windsor Housing Authority; North Front Range/MPO

5. Invited to be Heard

*Individuals wishing to participate in Public Invited to be Heard (non-agenda item) are requested to sign up on the form provided in the foyer of the Town Board Chambers. When you are recognized, step to the podium, state your name and address then speak to the Town Board.*

*Individuals wishing to speak during the Public Invited to be Heard or during Public Hearing proceedings are encouraged to be prepared and individuals will be limited to three (3) minutes. Written comments are welcome and should be given to the Town Clerk prior to the start of the meeting.*

B. CONSENT CALENDAR

1. Minutes of the January 26, 2015 Regular Town Board Meeting – P. Garcia
2. Resolution No. 2015-08 - A Resolution De-Accessioning Items from the Town of Windsor Museum Collections as Recommended by the Parks, Recreation & Culture Advisory Board – M. Chew
3. Resolution No. 2015-09 - A Resolution Accessioning Items from the Town of Windsor Museum Collections as Recommended by the Parks, Recreation & Culture Advisory Board – M. Chew
4. Resolution No. 2015-10 - A Resolution Adopting the Town of Windsor Trail Master Plan as Recommended by the Parks, Recreation & Culture Advisory Board – M. Chew

5. Resolution No. 2015-11 - A Resolution Approving and Encouraging the Town's Involvement in the "Poudre Runs Through It Study/Action Work Group", and Authorizing Continued Efforts to Explore Funding Options for Worthy Projects – M. Chew
6. Report of Bills – K. Arnold

#### C. BOARD ACTION

1. Ordinance No. 2015-1493 – An Ordinance Designating the Eaton House building, 130 N. 5<sup>th</sup> Street, as a Local Historic Landmark – Rachel Kline, Chairperson of the Historic Preservation Commission, applicant  
*Super-majority vote required for adoption on second reading*
  - Second reading
  - Legislative action
  - Staff presentation: Josh Olhava, Associate Planner
2. Site Plan Presentation – Windsor Commons Subdivision Third Filing, Lot 1, Block 1 – Windsor Charter Academy – Kirk Wiebusch, Centennial Lending LLC., applicant/ Greg Lockwood, applicant's representative
  - Staff presentation: Josh Olhava, Associate Planner
3. Consideration of Architectural Materials – Windsor Commons Subdivision Third Filing, Lot 1, Block 1 – Windsor Charter Academy – Kirk Wiebusch, Centennial Lending LLC., applicant/ Greg Lockwood, applicant's representative
  - Staff presentation: Joe Plummer, Director of Planning
4. Resolution No. 2015-11 - A Resolution Authorizing the Submission of an Application to the Colorado Office of Economic Development for the Approval of a Regional Tourism Project within the Town of Windsor and the Surrounding Vicinity
  - Legislative action
  - Staff presentation: Stacy Johnson, Director of Economic Development
5. Resolution No. 2015-12 - A Resolution Authorizing Conditional Letter of Commitment for Future Certain Economic Inducements between the Town of Windsor and One Regional Tourism Project Known as the Resort Hotel & Conference Center within the Town of Windsor
  - Legislative action
  - Staff presentation: Stacy Johnson, Director of Economic Development
6. Financial Report
  - Staff presentation: Kelly Arnold, Town Manager

#### D. COMMUNICATIONS

1. Communications from the Town Attorney
2. Communications from Town Staff
3. Communications from the Town Manager
4. Communications from Town Board Members

#### E. ADJOURN



**TOWN BOARD REGULAR MEETING**  
January 26, 2015 - 6:00 P.M.  
Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

MINUTES

A. CALL TO ORDER

Mayor Vazquez called the meeting to order at 6:03 p.m.

1. Roll Call

Mayor  
Mayor Pro Tem

John Vazquez  
Myles Baker  
Christian Morgan  
Jeremy Rose  
Kristie Melendez  
Robert Bishop-Cotner  
Ivan Adams

Also present:

Town Manager  
Town Attorney  
Town Clerk/Assistant to the Town Manager  
Communications/Assistant to the Town Manager  
Chief of Police  
Director of Engineering  
Associate Planner  
Associate Planner

Kelly Arnold  
Ian McCargar  
Patti Garcia  
Kelly Unger  
John Michaels  
Dennis Wagner  
Josh Olhava  
Paul Hornbeck

B. EXECUTIVE SESSION

An executive session pursuant to § 24-6-402 (4) (e), C.R.S., for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators – Economic Development Prospect (Stacy Johnson)

**Town Board Member Melendez motioned to go into Executive Session pursuant to § 24-6-402 (4) (e), C.R.S., for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators; Mayor Pro-Tem Baker seconded the motion. Roll call on the vote resulted as follows: Yeas – Baker, Morgan, Rose, Melendez, Bishop-Cotner, Adams, Vazquez; Nays – None; Motion passed.**

The meeting moved to Executive Session at 6:05 p.m.

**Upon a motion duly made, the Town Board returned to the Regular Meeting at 7:08 p.m. Roll call on the vote resulted as follows:**

**Yeas – Baker, Morgan, Rose, Melendez, Bishop-Cotner, Adams, Vazquez  
Nays – None. Motion passed.**

The Executive Session was closed and the Town Board returned to the Regular Meeting.

Upon returning to the regular meeting, Mayor Vazquez advised that if any participants in the Executive Session believed the session contained any substantial discussion of any matters not included in the motion to convene the Executive Session, or believed any improper action occurred during the Session in

violation of the Open Meetings Law, such concerns should now be stated. Hearing none, the Regular Meeting resumed at 7:08 p.m.

2. Pledge of Allegiance

**Town Board Member Melendez led the Pledge of Allegiance.**

3. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration by the Board

**Town Board Member Melendez motioned to approve the agenda as presented; Town Board Member Bishop-Cotner seconded the motion. Roll call on the vote resulted as follows: Yeas – Baker, Morgan, Rose, Melendez, Bishop-Cotner, Adams, Vazquez; Nays – None; Motion passed.**

4. Board Liaison Reports

- Mayor Pro Tem Baker – Water & Sewer Board; North Front Range/MPO alternate  
No report – no meeting.
- Town Board Member Morgan – Parks, Recreation & Culture; Great Western Trail Authority  
No report – no meeting.
- Town Board Member Melendez – Downtown Development Authority; Chamber of Commerce  
Chamber of Commerce - no report.  
Board Member Melendez reported the DDA had scheduled a Developer Broker event on February 18, 2015 from 4-6 pm at Chimney Park Bistro in order to pitch the concept plans for the DDA owned lots and the Mill Feasibility Study. The DDA will be holding their first retreat on February 4 from 7:30 to 11:30 am and the Marketing Committee will be meeting at 7:30 am on Wednesday to review the 2015 Farmer's Market and the 125<sup>th</sup> Anniversary plans and how the DDA can tie into events. Ms. Melendez also noted that the Town had retained Carlos Hernandez of Fox, Tuttle and Hernandez to work with Town on a parking program for the DDA area.
- Town Board Member Rose – Clearview Library Board  
No report; the Library Board will meet at 5:30 pm on Thursday.
- Town Board Member Bishop-Cotner – Historic Preservation Commission; Planning Commission  
Town Board Member Bishop-Cotner reported that the Historic Preservation Commission placed a recommendation related to the Eaton House on the Town Board agenda. Many of the items discussed at Planning Commission are also included on the current Town Board agenda.
- Town Board Member Adams – Tree Board; Poudre River Trail Corridor Board (PRTR)  
No report; the Tree Board will meet tomorrow at 5 pm and PRTR will meet a week from Friday.
- Mayor Vazquez – Windsor Housing Authority; North Front Range/MPO  
Mayor Vazquez noted that Windsor Housing Authority is at 100% occupancy; they are moving forward with Phase 2 and have finalized the Phase 1 financial structure. MPO meets the first Thursday of each month.

5. Invited to be Heard

Mayor Vazquez opened the meeting for public comment to which there was none.

C. CONSENT CALENDAR

1. Minutes of the January 12, 2015 Regular Town Board Meeting – P. Garcia
2. Advisory Board Appointments – P. Garcia  
**Town Board Member Adams motioned to approve the Consent Calendar as presented; Mayor Pro Tem Baker seconded the motion. Roll call on the vote resulted as follows: Yeas – Baker, Morgan, Rose, Melendez, Bishop-Cotner, Adams, Vazquez; Nays – None; Motion passed.**

D. BOARD ACTION

**NOTE:** The official record of this evening’s proceedings shall include the application, staff memos and recommendations, packet materials and supporting documents, and all testimony received for the following Board Action items.

1. Ordinance No. 2014-1486 – An Ordinance Annexing and Zoning Certain Territory known as the Harmony Ridge Annexation to the Town of Windsor, Colorado – HR Exchange LLC., applicant, Jeff Mark, The Landhuis Company, applicant’s representative  
*Super-majority vote required for adoption on second reading*

- Second Reading
- Legislative action
- Staff presentation: Josh Olhava, Associate Planner

**Town Board Member Adams motioned to approve Ordinance No. 2014-1486, An Ordinance Annexing and Zoning Certain Territory known as the Harmony Ridge Annexation to the Town of Windsor, Colorado on Second Reading; Town Board Member Bishop-Cotner seconded the motion.**

Associate Planner Olhava provided an overview of the agenda item and noted that the project had been reviewed in accordance of Article 1, Chapter 15 which provides the purposes and procedures for annexation projects. The applicant, HR Exchange, LLC, represented by Mr. Jeff Mark of the Landhuis Company, has requested to annex approximately 181.2 acres to the Town of Windsor. The property as a whole is being zoned Residential Mixed Use (RMU). Mr. Olhava displayed the site plan and annexation plats noting the small areas of land being annexed as part of right-of-way adjacent to surrounding properties that reflect adjacent zoning and land use depictions from the Town of Windsor Zoning and Land Use Maps, such as General Commercial (GC) and Low-Density Estate Residential (E-1).

The applicant held a neighborhood meeting for the Annexation on June 19, 2014 and notes from the meeting are included in the packet materials. At their November 5, 2014 Regular Meeting, the Planning Commission forwarded a recommendation of approval of Ordinance No. 2014-1486 for the Harmony Ridge Annexation to the Town Board, and staff concurs with this recommendation.

Mr. Olhava stated that the applicant’s representative was present for questions.

Mayor Vazquez opened the meeting for public comment, to which there was none.

**Roll call on the vote resulted as follows: Yeas – Baker, Morgan, Rose, Melendez, Bishop-Cotner, Adams, Vazquez; Nays – None; Motion passed.**

2. Resolution No. 2015-04 – A Resolution Approving an Annexation Agreement between the Town of Windsor and Harmony Exchange, LLC, with Respect to the Harmony Ridge Annexation to the Town of Windsor, Colorado – HR Exchange LLC., applicant, Jeff Mark, The Landhuis Company, applicant’s representative

- Legislative action
- Staff presentation: Josh Olhava, Associate Planner

**Town Board Member Melendez motioned to approve Resolution No. 2015-04; Town Board Member Baker seconded the motion.**

Associate Planner Olhava stated the resolution is to approve the annexation agreement for the Harmony Ridge Annexation which was included in the Town Board packet for review. Per statute, the resolution takes place after second reading of the ordinance. Staff recommended approval of the resolution as presented.

Town Attorney McCargar stated that the goal was to reach an agreement to unify development concepts with Harmony Ridge Annexation and Windsor North Annexation that was approved in 1985. Mr. McCargar noted that HR Exchange would not only be developing Harmony Ridge but also a large portion of the Windsor North Annexation. It was noted that those involved have worked very hard on the agreement.

Town Board Member Melendez inquired if the concerns from the Town of Timnath had been addressed.

Mr. McCargar stated that an agreement had been reached with Timnath on maintenance of Harmony Road and a cost sharing agreement and noted that law enforcement have been in discussions regarding responsibilities. Mr. Arnold also referred to the buffer zone which will be included in the Master Plan agreement which will be discussed in the following agenda item.

**Roll call on the vote resulted as follows: Yeas – Baker, Morgan, Rose, Melendez, Bishop-Cotner, Adams, Vazquez; Nays – None; Motion passed.**

3. Public Hearing – Resolution No. 2015-05 – A Resolution Approving the Harmony Ridge Master Plan Pursuant to Chapter 15, Article II of the Windsor Municipal Code – HR Exchange LLC/ Jeff Mark, The Landhuis Company, applicant/ Jim Birdsall, TB Group, applicant’s representative

- Staff presentation: Josh Olhava, Associate Planner

**Town Board Member Melendez motioned to open the public hearing; Mayor Pro Tem Baker seconded the motion. Roll call on the vote resulted as follows: Yeas – Baker, Morgan, Rose, Melendez, Bishop-Cotner, Adams, Vazquez; Nays – None; Motion passed.**

Town Board Member Bishop-Cotner stated:

“Mr. Mayor, for the record, I would like to point out that in my capacity as Town Board liaison to the Planning Commission, I was present at the Planning Commission meeting during which this matter was previously presented. I wish to state that my participation in the Planning Commission proceedings has in no way influenced me in my capacity as a Town Board Member

this evening. I will make my decision and cast my vote this evening based solely on the evidence presented during this public hearing.”

Associate Planner Olhava noted the Master Plan was reviewed in accordance with Article 2, Chapter 15 which outlines the purposes and procedures of a Master Plan. Mr. Olhava went on noting the applicant, HR Exchange, LLC and Mr. Jeff Mark, of the Landhuis Company, represented by Mr. Jim Birdsall, requested to Master Plan approximately 426 acres in the Town of Windsor. The proposed Master Plan is consistent with the Harmony Ridge Annexation zoning classification and Land Use Map Amendment Resolution No. 2014-03, approved by the Planning Commission on November 5, 2014.

On Monday, November 3, 2014, the applicants and their representatives held a neighborhood meeting at the Community Recreation Center. Much of the discussion revolved around the proposed lots adjacent to the existing estate lots in Roth and Alexander Estates and the increased traffic in the area. Based on discussions prior to the neighborhood meeting, the applicant incorporated a landscape buffer between the existing and proposed lots. On the current Master Plan submittal, this has been removed in favor of larger estate lots directly adjacent to the existing subdivision, reflecting the sentiment from the November 3, 2014 neighborhood meeting and direction from the Planning Commission as part of the approval of the Land Use Map Amendment. Mr. Olhava provided images of the Master Plan noting the grading on the site, proposed detention ponds/areas, and the proposed school site in the center parcel with an adjacent park site.

In addition to comments at the meetings, neighbors have written staff letters and emails regarding their concerns for the project. Staff also received a letter from the Town of Timnath during the review of the Land Use Map Amendment for Harmony Ridge which included concerns regarding the community separator land use depiction; Mr. Olhava stated the intent was to emphasize there needs to be a buffer. Staff has talked to the applicant regarding the buffer noting it is to be similar as to the buffer along Fairgrounds Avenue between Highland Meadows and Fairgrounds Avenue which is about a 100 foot buffer. The applicant is working on a buffer along the western edge that will move with the proposed lots. It was noted that the 100 foot buffer was simply an example as that is what is currently existing in Town; it is something that will be worked out during the subdivision phase.

Pursuant to an inquiry from Mayor Vazquez, Mr. Olhava stated that the land use map has always shown a community separator along the western edge and in working with the developer part of the annexation agreement was to focus the commercial on Harmony Road.

Mr. Olhava also noted that an additional concern from the residents and Town of Timnath was the increase in traffic along Harmony Road. As development increases along Harmony Road, it will be the responsibility of the developer to improve those areas with their developments.

Mayor Pro Tem Baker asked if there was anything that compels the developer to improve the roadways.

Mr. Olhava stated that topic will be addressed during the subdivision development based; he believes some of the improvements are included in the annexation agreement.

Associate Planner Olhava reported that the applicant had not submitted a subdivision plat for review at this time. During the subdivision process, a development agreement will be worked on to address all off-site and on-site infrastructure improvements, among other items.

Mr. Olhava stated that at their January 21, 2015 regular meeting, the Planning Commission forwarded a recommendation of approval of the Master Plan to the Town Board, as presented, and staff concurs with the recommendation. It was noted the applicant was present to address questions or comments.

Mayor Vazquez asked if anyone had reached out to the school district regarding the proposed site for the school and, based on other dedicated school sites that have remained vacant, if there needed to be a discussion regarding a fee in lieu.

Mr. Olhava stated that the area is warranted by the school district for an elementary school site and they believe that the development alone will almost fill the need for a school in the area; it was noted the site location is due to the fact it would be centrally located in the development. Mr. Olhava noted that there is flexibility in the process if the location needs to change and referenced Water Valley South as an example.

Jeff Mark, Landhuis Properties, noted that the school site will probably change as it is on the five to seven year plan which will give time to determine the appropriate location; it will happen as the school district is animate about the addition of a 10-acre elementary school site provided the community gets built out at some point in time.

Mr. Mark noted the lengthy process of the Master Plan. He stated they outlined the best they could do in writing within the annexation agreement which holds everyone accountable and lines out their responsibilities including traffic. Mr. Mark stated they have met with the neighborhood on two occasions and noted that their biggest concerns were the lots abutting their properties; the 6,000 to 10,000 square foot lots did not work for the property owners on the westerly section which included the buffer. At the neighborhood meeting there was discussion for larger lots in lieu of the buffer. The lots range in width from 80-140 feet to 180-250 feet deep which generate 14,000-15,000 square foot lots on the north end and get bigger going south on the property up to 29,000 square feet. This effort was to meet the property owners request of E2 zoning as a buffer around their property. They are maxed on capacity due to sewer capacity at around 1,600 units. If they stay with single family homes they will be at about the 1,200 unit range which would be under three per acre. Mr. Mark noted that property had been zoned RMU since the 1990's; 40% of the abutting lots were built after the section in question was zoned RMU. The Planning Commission approved the land use map amendment and provided a recommendation of approval of Master Plan with the condition that there are no more than four lots abutting each adjacent property owners lot.

Town Board Member Adams asked to see the proposed school site on the map.

Mr. Mark stated it is actually further south than what was depicted on the map and noted the current placement could change as it is a 5-7 year outlook.

Mayor Vazquez referenced the Parcel B Exhibit and asked what the open space was along the west.

Mr. Mark referred to the road network from CR 13 and south off of 76 and noted there is a gas line that runs through the west side of road. In order to meet overall open space requirements the way they want it planned, they have planned open space on both sides of the road which is a collector road.

Mayor Vazquez asked if the buffer and open space could be adjacent to the existing lots instead of adjacent to the roadway and having the density nearby to the roadway.

Mr. Mark stated that there are drainage requirements to be met. He noted the detention facilities on the map. He noted there had been a buffer abutting adjacent property owners, which due to negotiations, went away in lieu of the larger lots.

Mayor Vazquez stated he wants the project to be successful and asked if there was a way to incorporate the Town's landscape buffer requirements to get Mr. Marks where he needs to be and still enhance the separator.

Mr. Marks stated there is always a varying opinion through the neighborhood meetings. He noted that they could discuss adjusting the setback requirements as the lots are very deep.

Mayor Vazquez opened the meeting for public comment.

Cheryl Van Ackern, 36476 Brian Avenue, Windsor stated that HR Exchange is not from Windsor and noted they do not know what Windsor citizens want and does not appreciate the character and value of the agrarian estate living based on the Master Plan that was submitted. The neighbors have voiced concern about the proposed density of Harmony Ridge and have attended meetings and met with individual regarding their concerns. A petition with 83 signatures was submitted to the Planning Commission requesting lower density and transitional density development. Ms. Van Ackern requested that the Town Board reject the proposed Master Plan and redirect a Master Plan that is consistent and compatible with the current neighborhood which does not encourage urban sprawl. Ms. Van Ackern provided suggestions for the number of lots that should be permitted to abut the current lots and limiting the number of single family home residential lots and multi-family units. She noted that the developer is not looking at density related to the E2 zoning, only lot sizes. The higher density areas in Windsor are built around the community corridor and placing urban development in the middle of estate lots has not been the norm. Ms. VanAckern noted it was not what they expected when they purchased their property and requested that those in audience that agreed with her comments to stand. A majority of the room stood in support.

Denise Hazzard, 6740 Alexander Drive, Windsor provided a visual which showed the Windshire and New Windsor developments. Based on information she gathered from the Weld County Assessor website, she found there were 645 homes on 425 acres. In comparison, Harmony Ridge is 426 acres with an estimated 1,200 homes. Ms. Hazzard stated they had moved to Alexander Estates to escape urban sprawl and enjoy a country atmosphere and is concerned with Harmony Ridge bordering the current properties. Ms. Hazzard also noted the wildlife that are located in the area.

Tim Troyer, 6735 Alexander Drive, Windsor, concurred with comments provided by Ms. Van Ackern, particularly related to transitional density. Mr. Troyer believes that lots abutting their 2 acre lots should be 1½ to 2 acre lot sizes. He understands there will be development but believes it should be done responsibly. He also noted he had recommended at the meeting at the recreation center several months ago that the school location should be flipped to the southwest side of the road as he does not believe anyone that lives in Alexander Estates thought there would be an elementary school near them.

Rosalind Liotto, 36933 CR 15, Windsor, has attended several meetings at the Towns of Windsor, Timnath and Weld County and questioned if the proposed high density development is appropriate for the area. She noted the other local developments in the area that are less dense and also reported on other areas within a few miles with proposed development up to 3,500 homes. Ms. Liotto stated that if open space is not preserved the communities along Harmony Road will become a suburb of Fort Collins. She recommended the Town of Windsor make sure this development is done correctly as there are no “do overs” on subdivisions.

Patrick Milinazzo, 36746 Brian Ave, Windsor, is opposed to the high density, particularly the lots nearest to the acreage lots. He requested that the Master Plan be rejected and requested the developer bring back something much lower in density. The imposition of the restriction of four abutting lots per existing lot does not lower the density of the plan. He addressed concerns regarding having a large population of Windsor outside of the city center. Mr. Milinazzo stated he did not want to trade the buffer zone for the larger lots; the property owners asked for larger lots and the developer made the choice to take away the buffer zone. They currently enjoy the benefits of having larger lots, with substantial buffers between neighbors, mountain views, etc. and the high density would remove that.

Sunny Raniere, 36714 Brian Avenue, Windsor, does not feel this is a responsible choice given Windsor’s long term vision. Ms. Raniere noted the estate lots and the choice to live in that particular area. She is also concerned regarding the busy roadways; Harmony Road is already very busy. She requested the builder be proactive with the safety of the roadways as that is her biggest concern including the density with the hope that they can work with the builder to come up with something that is more realistic.

Ted Raniere, 36714 Brian Avenue, Windsor, is not opposed to the development but stated he is against the density. He is against the density, the transitional density, against the lack of consideration to the adjacent landowners in Roth and Alexander Estates. He spoke of concerns regarding the current traffic volume.

Jean McCreery, 36699 Brian Avenue, Windsor, requested the Town Board encourage less density for the development. She stated that the additional number of potential homes is overwhelming; the current plat denotes four properties abutting her property. She noted the small, 5,000 square foot lots across the street and the transition from their rural subdivision to high density is sad for those who appreciate their views and open spaces. She noted the buffer zone and larger lots was what she had wanted. Pursuant to a question from Mayor Vazquez, Ms. McCreery stated that one of her largest concerns is the proximity of the buildings to her

property line. The property owners had asked the developer why the buffer along the main arterial line hadn't been flip-flopped to be adjacent to Alexander and Roth Estates.

Rocky Caivano, 6856 Alexander Drive, Windsor, stated the developer is appeasing Timnath property owners through a right of way and buffer but noted it would be beneficial if the buffer was flipped to run the border of the current Windsor development.

Brett Johnson, 37673 Brian Avenue, Windsor, agreed that the proposed density for the adjacent development is too high. He noted concerns regarding the proximity of buildings to his property along with the destruction of the atmosphere of the estate zoning. Mr. Johnson noted his concern when the plat changed from having the buffer zone to the larger lots. He understands the land will be developed, but wants it done responsibly and coherent with the current density.

Town Board Member Melendez inquired how many homes are in the current Alexander and Roth Estate area.

The public responded there are currently 78 homes.

Mayor Vazquez noted that the concern is the compatibility of RMU zoning, which is considered high density, next to E1 or E2 Estate zoning. Staff noted that 5-6 residential units are allowed per acre in areas zone single-family.

Nick Zenzen, 36682 Pauline Place, Windsor, inquired how many square miles are in Windsor.

Mayor Vazquez responded 24.6.

Mr. Zenzen asked why the Town would be 20% of its population in less than one square mile; he believes having that many lots in a small area lends itself to having issues with infrastructure, roads, and sewer.

Jerry Kuyper, 6650 Alexander Drive, Windsor, stated his concerns regarding the high density and amount of traffic on Harmony Road. He requested the traffic issue be addressed by the developer prior to any development and that the developer be included as part of the funding solution. He requested the Town of Windsor be responsible and hold others responsible for related growth.

Ron Miller, 36656 Roth Place, Windsor, stated he expected continuity based on other developments in Windsor. He appreciates the view and does not want to see a string of property fences along his back lot.

Mary Zenzen, 36682 Pauline Place, Windsor, stated that she concurred with her neighbors to keep the density down. Ms. Zenzen brought forward ideas on how to develop and items that should be thought about as Windsor moves forward, she recommended emulating development in Fort Collins. She inquired about a scenario analysis which Windsor does not do for residential development. Ms. Zenzen stated she would like to see a scenario analysis to see how growth will be funded.

Maria Troyer, 6735 Alexander Drive, Windsor, noted the current issues related to traffic which will only increase. She stated concern with there being only a piecemeal plan for addressing the transportation issues. Ms. Troyer noted she rides her horses and accesses the riding trails and areas in the surrounding community while on her horse. She hopes she can maintain a buffer area so she can exit her home on her horse.

Holly William, 36901 Brian Avenue, Windsor, has a lot that abuts to the proposed subdivision. She noted that the properties in Alexander Estates are 2½ acres and those in the Roth Subdivision are about one acre. She would like to have in writing that there will be no more than two lots adjacent to the acres in the Roth Subdivision as that would allow her to see between the two homes and not lose her view. Ms. William noted the loss of buffer was a discussion they had with the developer; it was nothing that had been agreed to.

Ann Mascarenas, 37189 Northwest Drive, Windsor, noted that this is only one piece of this development which will likely move east. She would like to have a precedence set for when this type of action comes up again. The proposed development and density takes away the country feel; she would like to reach an agreement that would make the area a good place for everyone to live. Ms. Mascarenas stated she had brought up the buffer with Mr. Mark at a meeting and took responsibility for the idea that moving the buffer would probably eliminate a lot of their problems if they would make the area conducive to what they have now and gradually move the density out

Victor Sellers, 36687 Roth Place, Windsor, stated that he moved to this area as it was in the country. He noted that this development will be five miles outside of Windsor and doubted if anyone will go into Windsor, they will be going to Fort Collins. He inquired what type of community this will become as the property and residence will be \$275,000; he is hoping this to be an upscale area.

Karen Worden, 37285 Lee Lake Avenue, Windsor, stated that she has always looked at this area as the gateway into the northwest section of Windsor. She inquired what the Town Board's vision is for that corridor. She stated she would prefer to retain the buffer and then start with estate zoned lots and move out to higher density going east.

Patricia Kuyper, 6650 Alexander Drive, Windsor, asked Mayor Vazquez his thoughts regarding the development and buffer. Mr. Vazquez engaged in the conversation and acknowledged his job is to protect all landowner rights. He acknowledged that the Harmony corridor has changed tremendously over the years. He supports a developer who can meet the code requirements and be a good neighbor and perform based on the development agreement. Ms. Kuyper stated she wants the developer to build responsibly; wants the traffic issues taken care of prior to development.

Stephanie Thomas, Northern Engineering, reviewed the Master Plan and the flip-flopping of the open space brought up by Mayor Vazquez during the public comment. Ms. Thomas reviewed the slope of the site and the location of the detention ponds and drainage and noted they had to grade everything towards the gas line which goes with the existing topography. She explained that is why the open space is where it is. Mayor Vazquez did not agree with the

assessment of why the open space was on the west side as opposed to the east side. Ms. Thomas and Mr. Vazquez discussed drainage based on information related to the site.

Mr. Marks stated that, putting drainage aside, that they are 18 months into the project and they are putting their best foot forward. He stated they have already agreed to the open space and it is a nice buffer.

Mayor Pro Tem Baker noted confusion regarding the greenbelt or bigger lots; if the greenbelt could be added back in it would be maintained by the metropolitan district. It would be more of a solution of creating a buffer zone and then potentially bigger lots transitioning to more dense lots.

Mr. Marks provided the following comments:

- Regarding maximum density, Mr. Marks stated the property has sewer capacity for 1,600 homes and does not believe they will achieve 1,200-1,300 unless they build multi-family units.
- It was clarified that the open space that is used by the current property owners is actually private property; Mr. Marks stated they would be happy to share their land for those who want to hike and ride their horses on the property.
- The property itself was purchased for \$10M; they do not feel it was a fire sale purchase.
- They are being proactive regarding traffic/roadways and will build out traffic improvements both internal and external; many of the improvements are stipulated in their annexation agreement. They will determine the impact they bring to the neighborhood and will build it out to that impact. They are being proactive, along with the Town of Windsor. Multiple traffic studies have been completed; actions will be taken based on triggers at certain feature dates based on build out.
- He feels they have been responsible developers thus far.
- Mr. Marks stated that RMU zoning does not allow for 5,000 square foot lots.
- Regarding a comment regarding emulating Fort Collins, he noted that Fort Collins encourages single family with much higher density.
- Regarding the concerns regarding view from current property owners, they surveyed the adjacent properties and there is a 4-6 foot fall from the Roth and Alexander Estates to the houses they will be building. The grading should preserve the view.
- The buffer was removed as they thought that was what the residents wanted. The notes from the community meeting regarding the buffer discussion were included in the Town Board packet.
- Mr. Marks stated that they would accept installation of a 42" split rail fence.

Mayor Vazquez asked about the setback; he noted that the minimum setback is 20 feet from the back of the lot and asked Mr. Marks if he would be willing to increase the setback for the development which would include all structures including workshops, etc.

Mr. Marks stated their lots range from 180 to 250 feet deep and noted that they would need to fit a house on it. Mr. Vazquez noted his concern is with the back of the lot. Mr. Marks is willing to discuss requirements.

It was noted that the area that abuts the current residents is 44 acres.

Mayor Pro Tem Baker asked if there was a way to guarantee the density.

The Master Plan will include a cap on the number of units which can't be increased.

There was further discussion regarding the difference in covenants between Roth and Alexander Estates along with improvement of Harmony Road.

**Town Board Member Bishop-Cotner motioned to close the public hearing; Town Board Member Morgan seconded the motion. Roll call on the vote resulted as follows: Yeas – Baker, Morgan, Rose, Melendez, Bishop-Cotner, Adams, Vazquez; Nays – None; Motion passed.**

4. Resolution No. 2015-05 – A Resolution Approving the Harmony Ridge Master Plan Pursuant to Chapter 15, Article II of the Windsor Municipal Code – HR Exchange LLC/ Jeff Mark, The Landhuis Company, applicant/ Jim Birdsall, TB Group, applicant's representative
  - Legislative action
  - Staff presentation: Josh Olhava, Associate Planner

**Board Member Bishop-Cotner motioned to approve Resolution No. 2015-05; Town Board Member Adams seconded the motion.**

Associate Planner Olhava had nothing further to add.

Town Board Member Melendez asked what would happen if the resolution was not approved at the meeting. Town Attorney McCargar advised that the subdivision process cannot proceed without a Master Plan; if the Master Plan is not approved it may have to be amended and resubmitted which could take several months.

Mr. Olhava noted that the Planning Commission recommended approval and stated that during the platting there will be more detail on the improvements and take into account the setback of a structure from the rear of the lots and incorporate some of the buffer concerns.

Mayor Pro Tem Baker stated he still was not clear on the buffer issue.

Associate Planner Olhava explained that early discussions included a buffer between the existing estate lots and the proposed lots; it is something that staff would look to see in creating a transition area based on what they have capability of doing in their review. The developer had discussed this at the neighborhood meeting, whether to keep or move the buffer, increase the lot size, concerns regarding people walking back and forth as well as trash being left there. The developer was taking into account the various concerns when establishing the buffer.

Mr. Marks stated they are willing to discuss the buffer, or have a common area that would be maintained by the metropolitan district or personal property that would be maintained by the property owner.

Mayor Pro Tem Baker asked if there could be a conservation easement or a park put in to act as a buffer and also asked if green space could be shifted to create more of a buffer.

Associate Planner Olhava stated that park requirements are standard for new developments along with location requirements. He has understood from the developer that they cannot shift the road geometry as the lots are in place based on gas easement, drainage, etc. An option discussed was including a buffer along a separate tract and maintained by the metropolitan district; staff does not know what that would look like, ie, trees or open space.

Town Manager Arnold stated that if the Town Board was not ready to make a decision, they could set up an informal session with the developer and staff to continue evaluation of the project.

Town Board Member Morgan stated that he has lived in a location where there was a buffer and it just gathered trash. He stated there are higher densities near the proposed development such as Timnath Ranch. It is up to the developer to market the project.

Associate Planner Olhava stated that his notes include the rear setback and split rail fence requirements. Town Attorney McCargar noted the items will be included in the subdivision agreement which will be recorded.

Town Board Member Rose stated that he understands the feel of where they live and the environment. It is also a fact of life; developers have the right to develop land. Mr. Rose stated that there needs to be a compromise that takes into account the rights of the current property owners and the developer. He stated that the process is missing the transition phase and thinks the Town can find a better way to do it and will be voting against the Master Plan as presented.

Town Board Member Melendez stated that there are two groups that both have rights. The piece that is missing is more of a promising compromise and does not believe it is there yet.

Mayor Vazquez stated that he thought they were coming to a good compromise and that progress had been made until the end of the discussion; he is prepared to support the Master Plan with the compromises.

Town Attorney McCargar stated the Master Plan as presented did not include any conditions but staff understands the Town Board's expectations for the development review when it comes to the building zone and the split rail fence; the motion does not need to be amended. The details will be added during the subdivision process.

**Roll call on the vote resulted as follows: Yeas – Morgan, Bishop-Cotner, Adams, Vazquez; Nays – Baker, Rose, Melendez; Motion passed.**

5. Resolution No. 2015-06 – A Resolution Approving an Amendment to the Windsor North Annexation Agreement Between the Town of Windsor and Christopher J. Frye, and Authorizing the Mayor to Execute Same

- Legislative action
- Staff presentation: Ian D. McCargar, Town Attorney

**Town Board Member Bishop-Cotner motioned to approve Resolution No. 2015-06; Mayor Pro Tem Baker seconded the motion.**

Town Attorney McCargar addressed the Board noting the resolution was a housekeeping matter as when the Windsor North Annexation was approved it was under unified ownership; a portion of the Harmony Ridge (HR Exchange property) that had been discussed during the meeting, falls within the Windsor North Annexation. The agreement recognizes that the two property owners (HR Exchange and Christopher J. Frye) may pursue development approval separately by the Town.

**Roll call on the vote resulted as follows: Yeas – Baker, Morgan, Rose, Melendez, Bishop-Cotner, Adams, Vazquez; Nays – None; Motion passed.**

6. Ordinance No. 2015-1490 - An Ordinance Pursuant to Chapter 16 of the Windsor Municipal Code Approving a Zoning Designation for the Pace Annexation to the Town of Windsor  
*Super-majority vote required for adoption on second reading*

- Second reading
- Legislative action
- Staff presentation: Joe Plummer, Director of Planning

**Town Board Member Melendez motioned to approve Ordinance No. 2015-1490, An Ordinance Pursuant to Chapter 16 of the Windsor Municipal Code Approving a Zoning Designation for the Pace Annexation to the Town of Windsor on second reading; Town Board Member Morgan seconded the motion.**

Director of Planning Plummer noted the ordinance had been presented and approved on first reading by the Town Board on January 12, 2015. The Planning Commission recommended approval with SF1 zoning for the Pace Property which is located on the west side of County Line Road between SH392 and Crossroads Boulevard. There have been no changes since first reading and staff recommended approval.

Mayor Vazquez opened the meeting for public comment.

John McCoy, property owner's representative, stated it was the wish of the family for the property to be zoned RMU.

Mayor Vazquez stated that the applicant has made the request for RMU zoning but under the current conditions there is uncertainty related to infrastructure and sewer; he noted that as that information becomes clearer he would be willing to entertain a rezoning request at a later date.

**Roll call on the vote resulted as follows: Yeas – Baker, Morgan, Rose, Melendez, Bishop-Cotner, Adams, Vazquez; Nays – None; Motion passed.**

7. Ordinance No. 2015-1491 – An Ordinance Re-zoning certain property known as Westwood Village Subdivision Fourth Filing, Tract A and Lot 4 – 14th Street Real Estate LLC., applicant/ Cathy Mathis, TB Group, applicant's representative

*Super-majority vote required for adoption on second reading*

- Second reading
- Quasi-judicial action

- Staff presentation: Josh Olhava, Associate Planner

**Town Board Member Melendez motioned to approve Ordinance No. 2015-1491, An Ordinance Re-zoning certain property known as Westwood Village Subdivision Fourth Filing, Tract A and Lot 4 on second reading; Town Board Member Bishop-Cotner seconded the motion.**

Associate Planner Olhava stated that this was second reading of an ordinance to rezone approximately eight acres from General Commercial to Residential Mixed Use. On January 7, 2015, the Planning Commission held a public hearing; no public were present and the Commission did not have any questions. On January 12, 2015, the Town Board held a public hearing; one neighbor was present and voiced concerns over the current maintenance of the property, including snow removal on sidewalks and fixing the detention pond. Those concerns were conveyed to the applicant and applicant's representative during the meeting.

There was no further information conveyed from the applicant.

Mayor Vazquez opened the meeting for public comment to which there was none.

**Roll call on the vote resulted as follows: Yeas – Baker, Morgan, Rose, Melendez, Bishop-Cotner, Adams, Vazquez; Nays – None; Motion passed.**

8. Ordinance No. 2015-1492 - An Ordinance Fixing The Compensation of The Municipal Court Judge and Municipal Court Clerk for The Town Of Windsor in Compliance With Sections 13-10-107 and 13-10-108, C.R.S., and Section 2-4-90 of the *Windsor Municipal Code*  
*Super-majority vote required for adoption on second reading*
  - Second reading
  - Legislative action
  - Staff presentation: Ian D. McCargar, Town Attorney

**Town Board Member Melendez motioned to approve Ordinance No. 2015-1492, An Ordinance Fixing The Compensation of The Municipal Court Judge and Municipal Court Clerk for The Town Of Windsor in Compliance With Sections 13-10-107 and 13-10-108, C.R.S., and Section 2-4-90 of the Windsor Municipal Code; Town Board Member Adams seconded the motion.**

Town Attorney McCargar stated this is second reading of the ordinance fixing the compensation of the Municipal Court Judge and Clerk; adoption will bring the Town into compliance with state statute. The compensation has been incorporated into the 2015 Town of Windsor budget.

Mayor Vazquez opened the meeting for public comment to which there was none.

**Roll call on the vote resulted as follows: Yeas – Baker, Morgan, Rose, Melendez, Bishop-Cotner, Adams, Vazquez; Nays – None; Motion passed.**

9. Public Hearing – Ordinance No. 2015-1493 – An Ordinance Designating the Eaton House building, 130 N. 5<sup>th</sup> Street, as a Local Historic Landmark – Rachel Kline, Chairperson of the Historic Preservation Commission, applicant
  - Staff presentation: Josh Olhava, Associate Planner

**Town Board Member Adams motioned to open the public hearing; Mayor Pro Tem Baker seconded the motion. Roll call on the vote resulted as follows: Yeas – Baker, Morgan, Rose, Melendez, Bishop-Cotner, Adams, Vazquez; Nays – None; Motion passed.**

Associate Planner Olhava presented the agenda item to the Town Board and provided an overview of the nomination to designate the Eaton House as a historic landmark. Mr. Olhava stated that Article XXVIII of Chapter 16 of the Windsor Municipal Code outlines the purposes of the Historic Preservation Ordinance and the process for landmark designations. The property is located at 130 N. 5th Street adjacent to Boardwalk Park and is zoned Central Business and Open Space. The Eaton House was originally built in 1902 by one of the earliest settlers and prominent leaders in the Windsor area, Mr. Benjamin H. Eaton. The home was built by Mr. Eaton for his workers and remained with the Eaton family until Mr. Eaton's passing in 1904. The designation and recommendation is for the preservation of the central portion of the home.

Mr. Olhava went over the criteria for designation noting that proposed landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social, or geographical/environmental significance. A landmark could be exempt from the age standard if it is found to be exceptionally important in other significant criteria. It was noted that the Eaton House does not meet any of the architectural criteria but Mr. Olhava explained that it did meet the social criteria of exemplifying cultural, political, economic or social heritage of the community and association with a notable person or the work of a notable person. It met the geographical/environmental criteria through enhancing sense of identity of the community. Staff comments were included in the packet materials.

Mr. Olhava went on to explain that the physical integrity of the proposed landmark would also be evaluated based on the following criteria; it was noted that a property did not have to meet all of the criteria. The criteria met includes: the property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, State or nation; retains original design features, materials and/or character, and original or same historic context after having been removed.

The Historic Preservation Commission held a public hearing on January 14, 2015. There were no concerns raised during the meeting. In the next couple of months, staff will be working on a grant application for funds to analyze the historical structure assessment and determine next steps. A designated structure makes a grant application more competitive with the State.

At their January 14, 2015 regular meeting, the Historic Preservation Commission forwarded a recommendation of approval of Ordinance No. 2015-1492 to the Town Board, based on the following findings of fact, and staff concurs with this recommendation:

That the Eaton House building as nominated and presented:

1. Exemplifies the cultural, economic and social heritage of the community;
2. Is associated with a notable person; and
3. Enhances the sense of identity of the community.

Town Board Member Melendez asked about the financial liability once the structure is designated.

Mr. Olhava stated that part of the landmark designation process is to make the structure more competitive on grant applications. The Parks Department is working on a grant application for a historic structural assessment which will provide information as to what the costs could be to remove the additions on the building and determine what the other impacts on the structure are. Once the historic structural assessment is completed, the Parks Department can then determine how to move forward.

Mayor Vazquez inquired what the purpose of the designation was; he is leery of state programs as they are easier to get into than get out of.

Mr. Olhava stated there are no ties with the structural assessment grant. Town Board Member Bishop-Cotner stated that this would simply be a local designation so the Town can apply for the grants and determine the best direction.

Mayor Vazquez opened the meeting for public comment to which there was none.

**Town Board Member Melendez motioned to close the public hearing; Mayor Pro Tem Baker seconded the motion.**

10. Ordinance No. 2015-1493 – An Ordinance Designating the Eaton House building, 130 N. 5<sup>th</sup> Street, as a Local Historic Landmark – Rachel Kline, Chairperson of the Historic Preservation Commission, applicant

- First reading
- Legislative action
- Staff presentation: Josh Olhava, Associate Planner

**Town Board Member Adams motioned to approve Ordinance No. 2015-1493, An Ordinance Designating the Eaton House building, 130 N. 5<sup>th</sup> Street, as a Local Historic Landmark on first reading; Town Board Member Bishop-Cotner seconded the motion.**

Associate Planner Olhava had no further information and stated that the Historic Preservation Commission recommended approval of the Ordinance.

**Roll call on the vote resulted as follows: Yeas – Baker, Morgan, Rose, Melendez, Bishop-Cotner, Adams, Vazquez; Nays – None; Motion passed.**

11. Public Hearing – Final Major Subdivision - Falcon Point Subdivision – Chris Ruff, applicant

- Quasi-judicial action
- Staff presentation: Paul Hornbeck, Associate Planner

**Town Board Member Melendez motioned to open the public hearing; Town Board Member Bishop-Cotner seconded the motion. Roll call on the vote resulted as follows: Yeas – Baker, Morgan, Rose, Melendez, Bishop-Cotner, Adams, Vazquez; Nays – None; Motion passed.**

Town Board Member Bishop-Cotner stated:

“Mr. Mayor, for the record, I would like to point out that in my capacity as Town Board liaison to the Planning Commission, I was present at the Planning Commission meeting during which this

matter was previously presented. I wish to state that my participation in the Planning Commission proceedings has in no way influenced me in my capacity as a Town Board Member this evening. I will make my decision and cast my vote this evening based solely on the evidence presented during this public hearing.”

Associate Planner Hornbeck stated that this is an application for a preliminary and final subdivision for Falcon Point; the subdivision as a whole encompasses approximately 40 acres and is zoned Limited Industrial (I-L). The applicant is proposing a total of seven lots and two tracts; the industrial lot sizes range from approximately 2.7 acres to 6.1 acres.

The subject property is bound by the railroad on two sides with undeveloped land and farmland on the other sides. The property itself is largely undeveloped with the exception of an oil and gas pad site. The pad site will be located on a lot of its own, leaving six lots available for immediate development. The two tracts in the subdivision will accommodate drainage and common landscaped areas. The subdivision will take access from Highway 392 and improvements to the highway will be required in accordance with the Colorado Department of Transportation requirements. Such improvements will include acceleration and deceleration lanes and a left turn lane. An on-site improvement to be constructed in the future by the Town is the Law West Tributary Project. This stormwater project will cross a portion of the property, though it is not associated with the current subdivision review other than dedication of easements to accommodate the future construction.

At their January 21, 2015 meeting the Planning Commission forwarded a recommendation of approval with the following condition:

1. All Planning Commission and staff comments shall be addressed.

Chris Ruff, applicant, addressed the Town Board and noted that Falcon Point is a small industrial park and a precursor to developing the entire corridor from 257 east along SH392. The intent is to develop the industrial portion with a retail project to be seen by the Town Board this summer or early fall.

Mayor Vazquez opened the meeting for public comment.

Open for public comment.

Rosalind Liotto, 36933 CR 15, Windsor asked if this would create a plan to get around the train traffic on 257 and go on 392 and drop down in the area to get to the ballfields.

Mayor Vazquez stated that the Public Utilities Commission won't allow any crossings from the north side to the south side.

**Town Board Member Adams motioned to close the public hearing; Town Board Member Bishop-Cotner seconded the motion. Roll call on the vote resulted as follows: Yeas – Baker, Morgan, Rose, Melendez, Bishop-Cotner, Adams, Vazquez; Nays – None; Motion passed.**

12. Resolution No. 2015-07– A resolution of the Windsor Town Board approving the final plat for the Falcon Point Subdivision in the Town of Windsor, Colorado – Chris Ruff, applicant

- Quasi-judicial action
- Staff presentation: Paul Hornbeck, Associate Planner

**Town Board Member Bishop-Cotner motioned to approve Resolution No. 2015-07; Mayor Pro-Tem Baker seconded the motion.**

Associate Planner Hornbeck had no further information related to the agenda item.

**Roll call on the vote resulted as follows: Yeas – Baker, Morgan, Rose, Melendez, Bishop-Cotner, Adams, Vazquez; Nays – None; Motion passed.**

13. Site Plan Presentation – Falcon Point Subdivision, Lot 3 – Cutters Wireline – Chris Ruff, applicant

- Staff presentation: Paul Hornbeck, Associate Planner

Associate Planner Hornbeck stated the applicant, Mr. Chris Ruff, 392 Ventures, LLC, is proposing to construct a new building in the Limited Industrial (I-L) zoning district in the Falcon Point Subdivision which was just approved by the Town Board. Outdoor storage will be limited to 65% based on the zoning.

Site characteristics include:

- 3.75 acres property;
- 14,440 square foot metal building;
- 2.4 acre outdoor storage area;
- 27 off street parking spaces, including 2 ADA accessible parking spaces; and
- landscaped area of 11,552 square feet;
- stone wainscot along front and wrapping around the sides.

Pursuant to discussions between Mayor Vazquez and Director of Planning Plummer regarding wainscot requirements, Chris Ruff, applicant, stated that the spirit, if not the Code, has always been that you have brick or stone wainscot across the front and wrapped around the sides. He never knew realized it was not a requirement in the Windsor Municipal Code. He stated that this will be a nice looking building in the industrial park with landscaping and a privacy fence to hide the storage of the work vehicles; it will be a nice attribute to the Town. Mr. Ruff envisions approximately 50 employees.

## 5. COMMUNICATIONS

1. Communications from the Town Attorney  
Town Attorney McCargar stated John Frey wanted to extend his thanks to the Town and the community regarding his retirement party.
2. Communications from Town Staff  
None.
3. Communications from the Town Manager  
Town Manager Arnold stated the work session the following week would be at the Community Recreation Center; it will be a joint meeting with the Parks, Recreation & Culture Advisory Board and followed by a discussion regarding enclaves.

4. Communications from Town Board Members  
None.

6. ADJOURN

**Town Board Member Bishop-Cotner motioned to adjourn the regular meeting; Town Board Member Adams seconded the motion.**

The meeting was adjourned at 10:32 p.m.

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Patti Garcia, Town Clerk



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## MEMORANDUM

**Date:** February 9, 2015  
**To:** Mayor and Town Board  
**Via:** Kelly Arnold, Town Manager  
**From:** Andrew Dunehoo, Art & Heritage Manager  
**Re:** Museum Collections Accession and Deaccession  
**Item #:** B.2.a.,3.a.

### **Background / Discussion:**

The Parks, Recreation, and Culture Advisory Board will occasionally have the opportunity to review recommended accessions and deaccessions to the permanent collection of the Town of Windsor Museum, per adopted policies. PReCAB has reviewed these recommended actions and has recommended deaccessioning items via Resolution PRC 2015- 08 and accessioning via Resolution PRC 2015 - 07

In the event of deaccession and per adopted policies, the Windsor Severance Historical Society (WSHS) has first right of refusal to all deaccessioned items that originated with their organization. They have been notified of this action.

Museum collection items are only accessioned or remain in the collection when they fit the following criteria:

- Object illustrates unique Windsor heritage as specified in mission statement.
- Known provenance.
- Object displays rarity as specified in collections criteria
- Collection supports object's interpretive potential for exhibition.
- Condition
- Museum can adequately care for object

All items listed in the accession are items currently in the museums possession, and have been donated to the museum.

### **Financial Impact:**

**Museum staff does not foresee any financial impact associated with the formal accession or deaccession of these items.**

### **Recommendation:**

**Move to approve Resolution 2015-08, to deaccession Museum collections as presented by staff.**

**Move to approve Resolution 2015-09 to accession Museum collections as presented by staff.**

**Attachments:**

- b. Resolution 2015-08
- c. Resolution 2015-09
- d. List of Selected Deaccession Items
- e. List of Potential Accession Items

TOWN OF WINDSOR

RESOLUTION NO. 2015-08

A RESOLUTION OF THE WINDSOR TOWN BOARD APPROVING THE DEACCESSION OF ITEMS TO THE TOWN OF WINDSOR MUSEUM COLLECTION

WHEREAS, the Town of Windsor owns an extensive museum collection, the purpose of which is to preserve and enhance the rich cultural history of the Town, and to educate the public accordingly; and

WHEREAS, the Town's Art & Heritage Manager has prepared the attached listing of items which do not meet the purposes and mission of the Town's Museum collection; and

WHEREAS, in keeping with the Town's Museum Deaccessioning Policy, the Town's Parks, Recreation and Culture Advisory Board has reviewed the attached listing of items, and has recommended that the items described therein be removed from the Town's Museum Collection; and

WHEREAS, the Town Board having considered the attached listing and recommendation of the Parks, Recreation and Culture Advisory Board, finds that deaccessioning of the items described in the attached listing is in the public interest and promotes the essential purposes of the Town's Museum collection.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

The items described in the attached listing, incorporated herein by this reference as if set forth fully, are hereby removed by the Town of Windsor from the Museum collection.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 9<sup>th</sup> day of February, 2015.

TOWN OF WINDSOR, COLORADO

By: \_\_\_\_\_  
John S. Vazquez, Mayor

ATTEST:

\_\_\_\_\_  
Patti Garcia, Town Clerk

TOWN OF WINDSOR

RESOLUTION NO. 2015-09

A RESOLUTION OF THE WINDSOR TOWN BOARD APPROVING THE ACCESSION OF ITEMS TO THE TOWN OF WINDSOR MUSEUM COLLECTION

WHEREAS, the Town of Windsor owns an extensive museum collection, the purpose of which is to preserve and enhance the rich cultural history of the Town, and to educate the public accordingly; and

WHEREAS, the Town's Art & Heritage Manager has prepared the attached listing of items which meet the purposes and mission of the Town's Museum collection; and

WHEREAS, in keeping with the Town's Museum Accession Policy, the Town's Parks, Recreation and Culture Advisory Board has reviewed the attached listing of items, and has recommended that the items described therein be added to the Town's Museum Collection; and

WHEREAS, the Town Board having considered the attached listing and recommendation of the Parks, Recreation and Culture Advisory Board, finds that accession of the items described in the attached listing is in the public interest and promotes the essential purposes of the Town's Museum collection.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

The items described in the attached listing, incorporated herein by this reference as if set forth fully, are hereby added by the Town of Windsor to the Museum collection.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 9<sup>th</sup> day of February, 2015.

TOWN OF WINDSOR, COLORADO

By: \_\_\_\_\_  
John S. Vazquez, Mayor

ATTEST:

\_\_\_\_\_  
Patti Garcia, Town Clerk

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

Object #	Object Description	Reason for Deaccession	Photograph
	<p>Wall hanging, cross stitch, framed. Large. c. 1970. Girl with hat sitting on stool.</p>	<p>Object does not illustrate unique Windsor heritage as specified in mission statement.</p>	
	<p>Book, Agriculture and the Environment, 1991</p>	<p>Object does not illustrate unique Windsor heritage as specified in mission statement.</p>	
	<p>Book, Marketing, U.S. Agriculture, 1988</p>	<p>Object does not illustrate unique Windsor heritage as specified in mission statement.</p>	
	<p>Book, Farm Management, 1989</p>	<p>Object does not illustrate unique</p>	

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

		Windsor heritage as specified in mission statement.	
	Book, Will there be enough food, 1981	Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, Animal Health, 1984	Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, Research for Tomorrow, 1986	Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, Cutting Energy Costs US Dept. of Agriculture, 1980	Object does not illustrate unique Windsor heritage as specified in mission statement.	

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

	Book, New Crops, New Uses, New Markets, 1992	Object does not illustrate unique Windsor heritage as specified in mission statement.	
	<b>Book, Colorado Who's Who, 1984</b>	Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, US Agriculture in Global Economy, 1985	Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, Using our Natural Resources, 1983	Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, Americans in Agriculture, 1990	Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, Nutrition: Eating for good health, US Dept. of Agriculture	Object does not illustrate unique Windsor heritage as	

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

		specified in mission statement.	
	Bell, souvenir, porcelain, made in Japan, white with gold accents, blue flower decal on front	No known provenance. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Pot, flower. Red clay with hand painted black deer and geometric patterns (red/black), southwest style, souvenir	No known provenance. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Toy, truck. Farm truck/tractor. Spray painted gold. Metal and plastic. Dated 1977.	Poor Condition. No known provenance. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Trophy, (7). Awarded to Gus Brunner on by Western Farm Bureau Insurance for "Top Agent" "25 years of Service", "Distinguished Salesman Award". Range in date from 1954-1971.	Duplicate in Collection. Collection does not support objects interpretive potential for exhibition. Poor Condition.	

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

	<p><b>Curator Note:</b> keeping a sample of trophies (5) including "25 years of Service", "Distinguished Salesman Award 1969", Team Captain '53", "State Captain, All American, '51", and Golf trophy for "Windsor-Greeley tournament, '66-68" Brunner.</p>		
	<p>Trophy, awarded to Mollie Reifschneider in 1954 by Soroptimist Club South Gate Lynwood, Service Award.</p>	<p>No known provenance. Object does not illustrate unique Windsor heritage as specified in mission statement.</p>	
	<p>Plaque, wood. With 5 black and white photos. <b>Star shaped.</b> "Armfield Insurance, All Stars, 1975". People unidentified.</p>	<p>No known provenance.</p>	

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

	<p>Framed photograph, black and white, of Mollie Reifschneider and group.  <b>Tag on back: "Property of Elaine Ruhl, Lynwood, CA-13"</b> and <b>Tag on back: "Property of Elaine Ruhl, Lynwood, CA-14"</b></p>	<p>No known provenance.          Object does not illustrate unique Windsor heritage as specified in mission statement.          Collection does not support objects interpretive potential for exhibition.</p>	
	<p>Booklet, (2) Manchester Tank. Midland District good scout award. *water damage to (1) copy.</p>	<p>Poor Condition.          Collection does not support objects interpretive potential for exhibition.          Object does not illustrate unique Windsor heritage as specified in mission statement.</p>	
	<p>Yearbook, (7), 1950-1956, "All American Top Farm Bureau Insurance Agents in the Nation."</p>	<p>Object does not illustrate unique Windsor heritage as specified in mission statement.          Collection does not support objects interpretive potential for exhibition.</p>	

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

	<p>Manual, 1980s LP Gas Motor Fuel tanks</p>	<p>Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.</p>	
	<p>Certificate, framed, United Way Service Recognition to Mollie Reifschneider. 1975. Central Los Angeles Region. Tag on back: <b>"Property of Elaine Ruhl, Lynwood, CA-27"</b></p>	<p>Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.</p>	
	<p>Certificate, framed. Compton Counseling Service, California. To Ellen H. Reifschneider. 1952</p>	<p>Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.</p>	
	<p>Certificate, framed. Order of Demolay. Ellen Reifshneider, 1963. Hats off award. Idaho State Chapter.</p>	<p>Object does not illustrate unique Windsor heritage as specified in mission</p>	

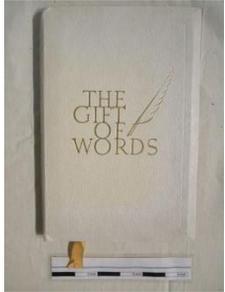
## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

		statement. Collection does not support objects interpretive potential for exhibition.	
	Plaque, framed glass with print. Manchester tank. Tag on back: <b>"Property of Elaine Ruhl, Lynwood, CA-7"</b>	Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.	
	Photograph, framed. Black and white of Mollie Reifschneider. Tag on back: <b>"Property of Elaine Ruhl, Lynwood, CA-20"</b> .	Object does not illustrate unique Windsor heritage as specified in mission statement. No known provenance. Collection does not support objects interpretive potential for exhibition.	
	Photograph and newspaper clipping, framed. Mollie Reifschneider, Community Chest article. Compton, CA. <b>Tag on back: "Property of Elaine Ruhl, Lynwood, CA-3"</b> .	Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.	

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

		No known provenance.	
	<p>Photograph, framed. Black and white. Mollie Reifschneider, Manchester Tank. Tag on back: <b>"Property of Elaine Ruhl, Lynwood, CA-6"</b>.</p>	<p>No known provenance. Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.</p>	
	<p><b>Coaster, "Possibility Thinkers Creed"</b>. White stone with printed text.</p>	<p>Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition. Poor Condition.</p>	
	<p><b>Knick-knack, glass with text "along the way take time to smell the flowers..." with plastic flowers glued.</b> Broken down middle, previously glued.</p>	<p>Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential</p>	

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

		for exhibition. Poor Condition.	
	<b>Booklet, "western farm bureau life insurance company". Insurance costs.</b>	Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.	
	<b>Booklet, "fire insurance policies"</b>	Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.	
	<b>Book, "The Gift of Words" to Gus Brunner</b>	Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.	

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

2003.002.3061	Newspaper clippings, framed (4) associated with Elain Ruhl donation/loan?, Tag on back: <b>"Property of Elaine Ruhl, Lynwood, CA – 4"</b> .	Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.	
2003.002.3062	Newspaper clippings, framed (4) associated with Elain Ruhl donation/loan?, Tag on back: <b>"Property of Elaine Ruhl, Lynwood, CA – 24"</b> .	Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.	
2003.002.3057	Newspaper clippings, framed (4) associated with Elain Ruhl donation/loan?, Tag on back: <b>"Property of Elaine Ruhl, Lynwood, CA – 8"</b> .	Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.	
2003.002.3054	Photograph, framed. Mollie Reifschneider, Feb. 1971. Tag on back: <b>"Property of Elaine Ruhl, Lynwood, CA - 17"</b> .	Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects	

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

		interpretive potential for exhibition.	
2003.002.3063	Certificate, framed. Mollie Reifschneider, Child welfare Services Division, 1973. Los Angeles Region. <b>Tag on back: "Property of Elaine Ruhl, Lynwood, CA-23"</b> .	Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.	
2003.002.3060	Photograph, framed. Image of propane tank. Tag on back: <b>"Property of Elaine Ruhl, Lynwood, CA-10"</b>	Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.	
2003.002.3068	Letter, framed. About president Mollie Reifschneider, Edward Reifschneider foundation. Lynwood, CA. <b>Tag on back: "Property of Elaine Ruhl, Lynwood, CA-16"</b>	Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.	

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

2003.002.3069	Letter, framed. From member of congress to Mollie R. 1972. Lynwood, CA. <b>Tag on back: "Property of Elaine Ruhl, Lynwood, CA-22"</b>	Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.	
	Certificate, framed. United Crusade Achievement Award, 1970-1971. Manchester Tank and Equipment Co. <b>Tag on back: "Property of Elaine Ruhl, Lynwood, CA-19"</b>	Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.	
2003.002.3065	Letter, framed. American Field Service. International Scholarship, Lynwood Chapter, CA. March 24, 1966. Mollie R. membership card. <b>Tag on back: "Property of Elaine Ruhl, Lynwood, CA-11"</b>	Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.	
2003.002.3059	<b>Photograph, framed. "Mollie Reifschneider"</b> . Tag on back: <b>"Property of Elaine Ruhl, Lynwood, CA-2"</b>	Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects	

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

		interpretive potential for exhibition.	
2003.002.3079	flyer, framed. Manchester Tank-images of corporate buildings, c. 1984. <b>Tag on back: "Property of Elaine Ruhl, Lynwood, CA-30"</b>	Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.	
2003.002.3978	news clipping and letterhead, framed. <b>"Welfare Planning Council.</b> 1959. Los Angeles, CA chapter. <b>Tag on back: "Property of Elaine Ruhl, Lynwood, CA-1"</b>	Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.	
2003.002.3075	Article, framed. Letter written by Mollie Reifschneider as president of Manchester. <b>Tag on back: "Property of Elaine Ruhl, Lynwood, CA-28"</b>	Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.	
2003.002.3075	Newspaper clipping and letterhead, framed. About Mollie Reifschneider attending German from Russian conference in Boulder, CO. Tag on	Object does not illustrate unique Windsor heritage as specified in mission	

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

	back: "Property of Elaine Ruhl, Lynwood, CA-21"	statement. Collection does not support objects interpretive potential for exhibition.	
2003.002.3074	Newspaper clipping and business card, framed. Mollie Reifschneider. Article discusses her charity work in the Los Angeles Area for over 30 years. <b>Tag on back: "Property of Elaine Ruhl, Lynwood, CA-25"</b>	Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.	
	Letter, framed. Written by Governor Ronald Regan to Mollie Reifschneider congratulations on Community-Education Youth Helping-Hand Award. February 1971.	Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.	
2003.002.3067	Certificate, framed. To Mollie Reifschneider as associate member of American Institute of Management. <b>Tag on back: "Property of Elaine Ruhl, Lynwood, CA-15"</b>	Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.	

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

	<p>Photograph, framed. Wood frame, Color photograph. Group of 8 people. Unknown date/location/group.</p>	<p>No known provenance. Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.</p>	
	<p>Letter, framed. Wood frame. 1963. To Mollie Reifshneider from Virginia Cailey, Boise Altrusa Club. Invitation to join club.</p>	<p>Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.</p>	
	<p>Letter, framed. Wood frame. Announcement of retirement for Ellen Reifschneider from State of Idaho Dept. of Law Enforcement. 1982. Newspaper clipping and business card included.</p>	<p>Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.</p>	

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

	<p>Plaque, wood. To Mollie Reifschneider for retiring director, Chamber of Commerce, 1964-1966. Lywood, California.</p>	<p>Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.</p>	
	<p>Article, framed. Wood frame. Letter written by president Mollie Reifschneider, Manchester.</p>	<p>Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.</p>	
	<p>Clock, wood cross cut. Metal plaque to Gus Brunner, 1982. Country Squire agent, Armfield Agency.</p>	<p>Poor Condition – numbers missing.</p>	

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

	<p>Plaque, recognition. 1977. Half million dollar Club, Gus Brunner, Colorado. (7) month attachments.</p>	<p>Poor Condition Collection does not support objects interpretive potential for exhibition. No known provenance.</p>	
	<p>Photograph, framed. Color. Ariel view of "Bedord" building. Location unknown. C. 1970s.</p>	<p>Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.</p>	
	<p>Ad, framed. Wood frame. Brunner Engineering, Asme Pressure Vessels, Air, oil, gas, water. Bedord, Indiana. *Frame broken and broken glass.</p>	<p>Poor Condition – Broken Glass Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.</p>	

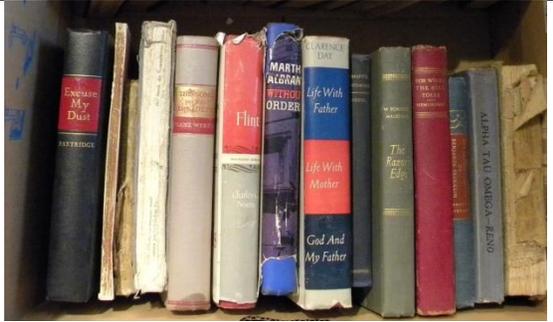
## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

	<p>Photograph, framed. Lynwood, California Kiwanis Club. Ben Brunner.</p>	<p>Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.</p>	
	<p>Photograph, framed. Color. Ariel view of large building. Cars in parking lot. Unknown location. C. 1970s.</p>	<p>Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for exhibition.</p>	
	<p>Photograph, framed. Color. Emma Brunner, "Kindsfather, 90<sup>th</sup> birthday".</p>	<p>No known provenance. Collection does not support objects interpretive potential for exhibition.</p>	
	<p>Plaque, wood (6). Gold metal engraving with attachable month markers. Gus Brunner of Armfield Agency. Insurance. 1970s.</p>	<p>Duplicate in collection.</p>	

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

	Plaque, Gus Brunner. 1982. First in Flight, Armfield Agency.	Duplicate in collection.	
2003.002.3053	<b>Certificate, in folder, "Republican Presidential Task Force", to Mollie -</b>	Collection does not support objects interpretive potential for exhibition. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Photograph, framed. Color. Mollie Brunner Reifsohneler. Princess Cruises, 2008.	Collection does not support objects interpretive potential for exhibition. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Plaque. Large. Honorary lifetime membership, National LP Gas Association. Ben Brunner. 1978.	No known provenance. Collection does not support objects interpretive potential for exhibition. Object does not illustrate unique Windsor heritage as	

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

		specified in mission statement.	
	Book, Excuse my dust	Collection does not support objects interpretive potential for exhibition. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, My First Sunday School Book-Grade one	Poor Condition. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, Without Order- Albran, Martha	Poor Condition. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, Life with Father-Life with Mother-God and My Father	Poor Condition. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, The Razor's Edge	Poor Condition. Object does not illustrate unique Windsor heritage as specified in mission	

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

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		statement.	
	Book, The Autobiography of Benjamin Franklin	Poor Condition. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, For Whom the Bells Toll-Hemingway	Poor Condition. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, Little sister Anne	Poor Condition. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, The manual of Alpha Tau Omega	Poor Condition. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, Flint	Poor Condition. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, Luthars Kleiner Katerhistus *German	Poor Condition. Object does not illustrate unique	

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

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		Windsor heritage as specified in mission statement.	
	Book, Selected A.S.T.M Standards for Students in Engineering	Poor Condition. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, The Song of Bernadette	Poor Condition. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, Aio! *German book	Poor Condition. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, First Spanish Course	Poor Condition. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, The Benson Murder Case	Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, Hungry Hill	Object does not illustrate unique	

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

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		Windsor heritage as specified in mission statement.	
	Book, Elements of Economics	Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, Dragon Seed	Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, A Dead Man Dies	Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, Physiology and Hygiene	Poor Condition. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, The Tale of Tommy Fox	Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, Their Yesterdays	Object does not illustrate unique Windsor heritage as specified in mission statement.	

**Deaccession List – January 2015 – Earmarked for deaccession 2006-2010**

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	Book, Un Des Blauben Willen *German book	Poor condition. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, Tower of Steel	Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, The Prodigal Women	Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Book, Avalanche	Object does not illustrate unique Windsor heritage as specified in mission statement.	

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

Tote with note: "10/11/06, This box contains what appears to be Sunday School teaching materials. Many duplicates. Should we accession? Unknown provenance, unclear if relates to our mission".

**Curator Note:** Sample of collection will be retained in permanent museum collection. 01/27/1015

Object #	Object Description	Reason for Deaccession	Photograph
	Christian Flag	Duplicate in Collection	
	American Flag	Duplicate in Collection	
	(3) records, "teaching kit" soft record	Collection does not support objects interpretive potential for exhibition.	
	(6) 8.5x11 flyers, bible verses and picture	Object does not illustrate unique Windsor heritage as specified in mission statement. Collection does not support objects interpretive potential for	

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

		exhibition.	
	Kit, activity. "Children's Activity Play at Church, Kindness and Sharing" with approximately (50) posters 11x17"	No known provenance. Duplicate in Collection. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Packet #1 – "Sunday School Materials to make Song Books"	No known provenance. Duplicate in Collection. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	<ul style="list-style-type: none"> <li>o Flash cards, (~50)</li> </ul>	No known provenance. Duplicate in Collection. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	<ul style="list-style-type: none"> <li>o (3) activity books</li> </ul>	No known provenance. Duplicate in Collection. Object does not illustrate unique	

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

		Windsor heritage as specified in mission statement.	
	<ul style="list-style-type: none"> <li>○ Paper and templates</li> </ul>	No known provenance. Duplicate in Collection. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Packet #2 – <b>“Teaching Kit, Grades 3-4”</b>	Poor Condition Collection does not support objects interpretive potential for exhibition.	
	<ul style="list-style-type: none"> <li>○ (2) 35mm film strips projector – Christmas in Art</li> </ul>	Collection does not support objects interpretive potential for exhibition.	
	<ul style="list-style-type: none"> <li>○ <b>“Christmas in Art” poster, 11x17”, bible verses and images that are same as film strips</b></li> </ul>	Collection does not support objects interpretive potential for exhibition.	

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

	<p>Packet #3 – “Maps charts: Solomon’s Temple Plan and Missionary Journey</p>	<p>No known provenance. Object does not illustrate unique Windsor heritage as specified in mission statement.</p>	
	<ul style="list-style-type: none"> <li>○ (26) Maps of world and Middle East</li> </ul>	<p>No known provenance. Object does not illustrate unique Windsor heritage as specified in mission statement.</p>	
	<ul style="list-style-type: none"> <li>○ Sign language poster</li> </ul>	<p>Object does not illustrate unique Windsor heritage as specified in mission statement.</p>	
	<p>Packet #4 – Old Testament Stories</p>	<p>No known provenance. Duplicate in Collection. Object does not illustrate unique Windsor heritage as specified in mission statement.</p>	
	<ul style="list-style-type: none"> <li>○ (28) 11x17” posters</li> </ul>	<p>No known provenance. Duplicate in Collection. Object does not</p>	

**Deaccession List – January 2015 – Earmarked for deaccession 2006-2010**

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		illustrate unique Windsor heritage as specified in mission statement.	
	○ (29) 10.5x12" posters	No known provenance. Duplicate in Collection. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Packet #5 – Life of Paul and other new testament people	No known provenance. Duplicate in Collection. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	○ (31) posters	No known provenance. Duplicate in Collection. Object does not illustrate unique Windsor heritage as specified in mission statement.	

**Deaccession List – January 2015 – Earmarked for deaccession 2006-2010**

	<p>Packet #6 – “Jesus as a Boy”</p>	<p>No known provenance. Duplicate in Collection. Object does not illustrate unique Windsor heritage as specified in mission statement.</p>	
	<ul style="list-style-type: none"> <li>o (12) posters</li> </ul>	<p>No known provenance. Duplicate in Collection. Object does not illustrate unique Windsor heritage as specified in mission statement.</p>	
	<p>Packet #7 – “Stories Jesus Told”</p>	<p>No known provenance. Duplicate in Collection. Object does not illustrate unique Windsor heritage as specified in mission statement.</p>	
	<ul style="list-style-type: none"> <li>o (32) posters</li> </ul>	<p>No known provenance. Duplicate in Collection. Object does not illustrate unique Windsor heritage as</p>	

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

		specified in mission statement.	
	Packet #8 – “Easter”	No known provenance. Duplicate in Collection. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	<ul style="list-style-type: none"> <li>o (6) posters</li> </ul>	No known provenance. Duplicate in Collection. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Packet #9 – “Noah and the Ark” <ul style="list-style-type: none"> <li>o Cut-out ark and animals</li> </ul>	Poor Condition. Collection does not support objects interpretive potential for exhibition.	
	Packet #10 – Children of other lands	No known provenance. Duplicate in Collection. Object does not illustrate unique Windsor heritage as	

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

		specified in mission statement.	
	<ul style="list-style-type: none"> <li>○ (5) posters</li> </ul>	No known provenance. Duplicate in Collection. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	Packet #11- "Cradle Roll Certificates"	No known provenance. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	<ul style="list-style-type: none"> <li>○ (~75) Record sheet, cradle roll department</li> </ul>	No known provenance. Duplicate in Collection. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	<ul style="list-style-type: none"> <li>○ (17) certificates, "Cradle Roll", blank</li> </ul>	No known provenance. Duplicate in Collection. Object does not illustrate unique Windsor heritage as	

## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

		specified in mission statement.	
	Framed print of Jesus	Poor Condition.	
	(30) Posters	No known provenance. Duplicate in Collection. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	(51) Posters	No known provenance. Duplicate in Collection. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	(6) birthday cards, blank	No known provenance. Duplicate in Collection. Object does not illustrate unique	

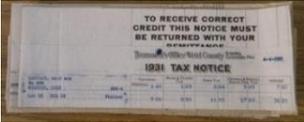
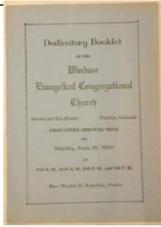
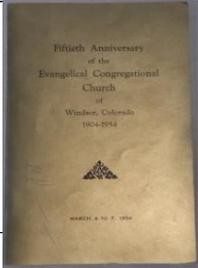
## Deaccession List – January 2015 – Earmarked for deaccession 2006-2010

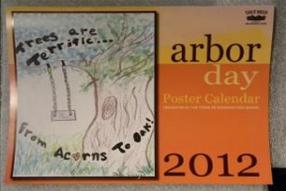
		Windsor heritage as specified in mission statement.	
	(14) flash cards	No known provenance. Duplicate in Collection. Object does not illustrate unique Windsor heritage as specified in mission statement.	
	(15) booklets, "CWF Year Book"	No known provenance. Duplicate in Collection.	
	(8) pieces of miscellaneous papers	Object does not illustrate unique Windsor heritage as specified in mission statement. Poor Condition.	
	(1) plastic bag, first security bank of Windsor	Poor condition. Collection does not support objects interpretive potential for exhibition.	
	(1) booklet, "teaching 2's: January, February, March"	Object does not illustrate unique Windsor heritage as specified in mission statement.	

**Deaccession List – January 2015 – Earmarked for deaccession 2006-2010**

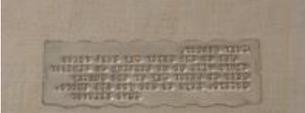
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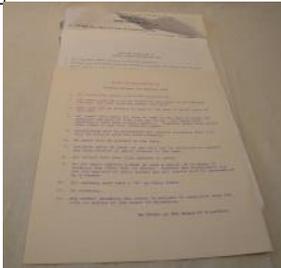
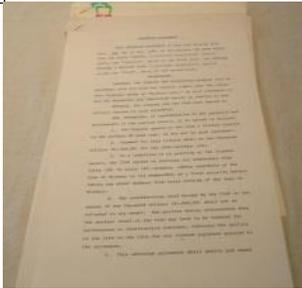
	<b>Book, "Teacher's Guide: Who is God?"</b> 1969	Object does not illustrate unique Windsor heritage as specified in mission statement.	
2008.007.005	<b>Poster, from Harper's Weekly of "Studies of Dogs, drawn by Alice Barber.</b> *tare at top and bottom, small. Feb. 1891.	Poor condition	
2008.007.006	<b>Poster, from Harper's Weekly of "Studies of Dogs, drawn by Alice Barber.</b> *torn at top, detached and tares on side 1"	Poor condition	

	A	B	C	D	E	F
1	<b>Town of Windsor Museum</b>					
2	January 2015 Potential Acquisitions					
3						
4	<b>Item</b>	<b>Description</b>	<b>Recommendation</b>	<b>Explanation</b>	<b>Image</b>	
5	<i>Ackerman Donation</i>					
6	Receipts, tax	(35) Weld County Tax Treasurer's receipts from 1912-1953	Accept - Permanent Collection	Fills a hole in collection/Good Condition		
7						
8	<i>Hoff Donation</i>					
9	Booklet	Dedictory booklet, Windsor Evangelical Congregational Church, 1950. History of church, members and contributions.	Accept - Permanent Collection	Fills a hole in collection/Good Condition		
10	Booklet	Fiftieth anniversary booklet of the evangelical congregational church, 1904-1954 from March 1954.	Accept - Permanent Collection	Fills a hole in collection/Good Condition		
11						
12	<i>Ray Donation</i>					
13	Coins	(2) coins, "Windsor Recreation Parlor, Windsor, Colo." worth 5 cents in trade.	Accept - Permanent Collection	Fills a hole in collection/Good Condition/Exhibit Potential		

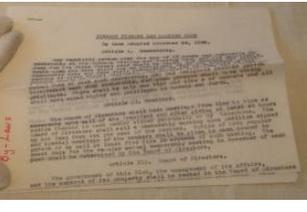
	A	B	C	D	E	F
14						
15	<i>Town of Windsor_Staff Acquired</i>					
16	Calendar	2012 Town of Windsor created Arbor Day calendar.	Accept - Permanent Collection	Fills a hole in collection/Good Condition		
17	Remnants	(4) pieces of plaster from the farmhouse wall at Boardwalk Park that was saved during restoration.	Education Collection	Use in educational programs		
18						
19	<i>Windsor Boat Club_Judy Stewart</i>					
20	(32) Stickers	Windsor Boat Club stickers with image of woman in bikini and water. (15) Purple (13) blue (4) orange	Accept - (2) each color	Fills a hole in collection/Good Condition		

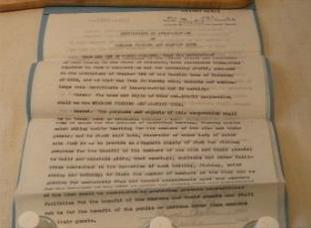
	A	B	C	D	E	F
21	(16) Stickers	Windsor Boat Club stickers with image of water skier (14) gold with black print, (1) white with black print, (1) blue with white print	Accept - (1) each type	Fills a hole in collection/Good Condition		
22	(4) membership card	membership cards for Windsor Boat Club, blank. Blue with black text	Accept - (2)	Fills a hole in collection/Good Condition		
23	(16) membership dues cards	cards filled out by members dating from 1979-1986	Accept	Fills a hole in collection/Good Condition		
24	addressograph plate	Tin plate with short message to members from Dave Kliewer	Accept	Fills a hole in collection/Good Condition		

	A	B	C	D	E	F
25	addressograph plate	Tin plate with short message to members from Dave Kliewer	Accept	Fills a hole in collection/Good Condition		
26	Card	Speed card from "The Fall Splash, Dept. 7&8 1991" from "More than a mile high water ski association" laminated, white paper, pink and blue text	Accept	Fills a hole in collection/Good Condition		
27	Stamp	address stamp for Windsor Fishing and Boating Club. Stamp made by "The Quick-Print Shop" in Loveland.	Accept	Fills a hole in collection/Good Condition		
28	Minute Book	Meeting book with minutes from 1952-2001 for the Windsor Fishing and Boating Club/Windsor Boat Club	Accept	Fills a hole in collection/Good Condition		

	A	B	C	D	E	F
29	(5) papers	(5) bank and insurance papers	Accept	Fills a hole in collection/Good Condition		
30	papers	(4) pages of rules and regulations for Windsor Fishing and Boating Club	Accept	Fills a hole in collection/Good Condition		
31	Flyers	(3) annual meeting flyers and (1) Lake clean up flyer	Accept	Fills a hole in collection/Good Condition		
32	Legal Papers	(12) Agreement papers between Windsor Boat Club and Town of Windsor and The Kern Reservoir and Ditch Company for years 1975, 1980-1985, 1989, 1987, 1991, 1997, and	Accept - (6) showing ex	Fills a hole in collection/Good Condition		

	A	B	C	D	E	F
33	Papers	(9) papers including public service lease agreement, statements, and letters from Kern Reservoir, Town of Windsor, The Colorado and Southern Railway Company	Accept	Fills a hole in collection/Good Condition		
34	Papers	Items related to the slalom tournament - (3) flyers, two maps, (1) letter, (1) rules sheet, (1) card for "handicap slalom tournaments"	Accept	Fills a hole in collection/Good Condition		
35	letters	(4) request for membership letters to Windsor Boat Club from community members	Accept	Fills a hole in collection/Good Condition		
36	Letter	(1) letter to Windsor Boat Club Members about annual dinner/meeting, with attached flyer (1) envelope addressed to Gerald Hinkle	Accept	Fills a hole in collection/Good Condition		

	A	B	C	D	E	F
37	Legal Papers	Termination agreement from 1959 terminating 1958 agreement between Windsor Boat Club and Kern Reservoir	Accept	Fills a hole in collection/Good Condition		
38	Certificate	Certificate of Acceptance as Nonprofit by the State of Colorado for Windsor Fishing and Boating Club, dated 1972	Accept	Fills a hole in collection/Good Condition		
39	papers	By Laws Adopted November 28, 1952 for Windsor Fishing and Boating Club	Accept	Fills a hole in collection/Good Condition		
40	Certificate	Certificate of Organization from the State of Colorado for the Windsor Fishing and Boating Club, dated November 5, 1952	Accept	Fills a hole in collection/Good Condition		

	A	B	C	D	E	F
41	Legal Papers	Certificate of Incorporation for Windsor Fishing and Boating Club, dated November 8, 1952 by the State of Colorado, Weld County	Accept	Fills a hole in collection/Good Condition		
42	Booklet	Colorado Education Association Hospitalization Plan booklet, dated 1964.	Accept for Reference			



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## MEMORANDUM

**Date:** February 9, 2015  
**To:** Mayor and Town Board  
**Via:** Kelly Arnold, Town Manager  
**From:** Wade Willis, CPRP, Manager of Parks and Open Space  
**Re:** Trails Master Plan  
**Item #:** B.4.a.

**Background / Discussion:**

The Trails Master Plan was discussed at the February 2, 2015 Town Board and Parks, Recreation and Culture Advisory Board work session. Adoption of the completed Trails Master Plan document will act as a guide for developing trails and infrastructure. Development of trails and improvement of infrastructure helps to encourage alternative transportation and outdoor recreation.

This document was also reviewed by the Parks, Recreation & Culture Advisory Board on via Resolution PRC 2014-PRC-03 on May 6, 2014.

**Financial Impact:**

None at this time

**Relationship to Strategic Plan:**

Goal 1.C.E.G.H., 2.A., 4.B.

**Recommendation:**

Adopt resolution 2015-10 approving the Trails Master Plan

**Attachments:**

- b. Resolution 2015-10
- c. Trails Master Plan Spreadsheet Cost Breakdown.

TOWN OF WINDSOR

RESOLUTION NO. 2015-10

A RESOLUTION APPROVING THE WINDSOR TRAIL MASTER PLAN AS A TRANSPORTATION AND RECREATION PLANNING TOOL WITHIN THE TOWN OF WINDSOR, COLORADO

WHEREAS, the Town of Windsor (“Town”) is a Colorado home rule municipality with all powers and authority provided by Colorado law; and

WHEREAS, the Town’s citizens consistently place high priority on recreational and transportation infrastructure planning; and

WHEREAS, the Town’s Parks, Recreation and Culture Department is responsible for the orderly development of trails within the community; and

WHEREAS, the Town’s Parks, Recreation and Culture Department has developed its 2015 Trail Master Plan (“Plan”), which represents a significant evaluation of transportation and recreation opportunities within the community; and

WHEREAS, in June, 2014, the Town’s Parks, Recreation and Culture Board reviewed the Plan, a copy of which is attached hereto and incorporated herein by this reference, and has recommended that the Town Board approve it; and

WHEREAS, the Town Board has considered the Plan and the recommendation of the Parks, Recreation and Culture Board, and is prepared to approve the Plan as presented.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

1. The attached Trail Master Plan is hereby approved and adopted as a planning and visioning tool for future transportation and recreation infrastructure.
2. The Director of Parks, Recreation and Culture is authorized to maintain copies of the Trail Master Plan, and to distribute it as needed to members of the community.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 9<sup>th</sup> day of February, 2015.

TOWN OF WINDSOR, COLORADO

By: \_\_\_\_\_  
John S. Vazquez, Mayor

ATTEST:

\_\_\_\_\_  
Patti Garcia, Town Clerk

**Trail Master Planning Committee  
Cost Breakdown and in Order of Priority**

1/28/15

*Top Priority Each  
Category*

\$85 per lineal foot of 10' wide trail based on 2014 7th Street Trail Construction Actual Costs

CLASSIFICATION CHANGE		Who Builds	Dist	Unit Cost	Total	
CL3-Jacoby Rd #2 Ditch to River Bluffs as detached	1	TOW	5106	\$85	\$434,010	
CL-6 392 from CR 13 to 17th Street as detached	2	DEV/TOW	2700	\$85	\$229,500	Some portions may occur through development process, unknown at this time
CL-9 Crossroads Change to Detached	3	DEV			\$0	
CL-12 Fair Grounds Ave, Colonial to Crossrds Detached	4	DEV			\$0	
CL-10 7th, New Liberty to Crossroads to Detached	5	DEV			\$0	
CL1- WCR 15 N Main to Jacoby as detached	6	TOW	2550	\$85	\$216,750	
CL-7 CR 13 from Poudre Trail to Jacoby Road Detached	7	DEV/TOW	4800	\$85	\$408,000	Some portions may occur through development process, unknown at this time
CL-11 1st Street from Walnut to Windsor Lake add as on S	8	TOW	1250	\$85	\$106,250	
CL-4 392 from S. 257 to #2 Ditch as detached	9	DEV	6100	\$85	\$518,500	
CL2-WCR 74 Harmony Rd as detached	10	DEV		\$85	\$0	
CL-5 Intentionally Left Blank				\$85	\$0	
CL-8 Moved to Easement Category					\$0	
<b>CROSSING IMPROVEMENTS</b>						
CR-5 257 @ Grasslands	1	TOW			\$19,000	Budgeted for 2015
CR-7 CR 19 and #2 Ditch	2	TOW			\$19,000	Flashing signal and crosswalk
CR-10 392 at Cemetery	3	TOW			\$7,100	Add to existing infrastructure
CR-6 Cross Roads at 257	4	TOW			\$8,000	Add to future lighted intersection
CR-1 CR21 392 Crossing	5	TOW			\$8,000	Add to future lighted intersection
CR-2 Jacoby Rd #2 Ditch Xing	6	TOW			\$19,000	Flashing signal and crosswalk
CR-3 Harmony Rd & CR15 Xing	7	DEV			\$0	
CR-8 257 and Tacinca	8	TOW			\$0	Necessary once developed
CR-9 Crossroads at Eaton Ditch	9	DEV			\$0	
CR-11 392 at 1st Street	10	TOW			\$19,000	Flashing signal and crosswalk
CR-12 392 Between Law Ditch and #2 Ditch	11				\$0	
CR-4 Grassland Rail Xing		Complete			\$0	
<b>EASEMENT NEEDED</b>		Costs unknown, too many variables based on alignment distance and property val				
EA9- Covenant Park to Poudre Trail	1	TOW			\$0	Working with CPW to acquire CE
EA7- Highland to Poudre Trail	2	TOW			\$0	
EA6- Jacoby Road CR 13 East to 17th Street	3	TOW			\$0	
EA14- Corridor along 257 between Crossroads and Poudre River	4	DEV			\$0	
EA11- Detached along CR 13 south of 392	5	DEV			\$0	
EA12- County Road 5 from 392 to North	6	DEV			\$0	
EA13- Corridor along Great Western Rail Way	7	DEV			\$0	
EA15- Corridor along CR 19 from Ditch to Harmony	8	DEV/TOW			\$0	
EA8- Crossroads to Belmont Ridge Sub.	9	TOW			\$0	
EA1-Law Ditch	10	DEV			\$0	
EA2-North Ventanna	11	TOW			\$0	
EA10- Connection to southern communities	12	DEV			\$0	
EA3-High Pointe Soft Surface	13	TOW			\$0	
EA4-Chalgren Ditch Completion	14	DEV			\$0	
EA5-7th St, Eastman Park to New Liberty		Complete			\$0	
<b>GRADE SEPERATION DESIRED</b>		To be evaluated as part of transportation master plan				
GS 4- Poudre Trail at CR 13	1	TOW			\$0	Anticipated as part of bridge replacement, timing unknown
GS 2- 257 between Broe and Water Valley	2	DEV			\$0	
GS 1- CR 13 and Harmony Road	3	SPLIT			\$0	In DA Timing unknown
GS 3- Poudre Trail at 392 complete		Complete			NA	Timing and cost unknown
<b>BRIDGE WIDTH RIDER CONSTRAINT</b>		To be evaluated as part of transportation master plan				
BW 3- 7th Street at Poudre River	1				\$0	
BW 2- County Road 13 at Poudre River	2				\$0	
BW 1- 392 and Poudre River	3				\$0	
BW 5- Jacoby Road at #2 Ditch	4				\$0	
BW 4- 257 at Poudre River	5				\$0	
<b>EXISTING ON STREET LANE FACILITIES</b>		To be evaluated as part of transportation master plan				
EOSL 1- 7th Street	1				\$0	
EOSL 2- Main Street	2				\$0	
EOSL 4- Eastman Park	3				\$0	
EOSL 3- Garden	4				\$0	
EOSL 6- 11th Street	5				\$0	
EOSL 9- Overall	6				\$0	
EOSL 7- 15th Street	7				\$0	
EOSL 8- Walnut	8				\$0	
EOSL 5- 10th Street	9				\$0	

CL: Reclassification is necessary to update map such as changing from off street to on street or adding a trail in an undeveloped area.  
 CR: Crossing is needed or improvements seem necessary  
 EA: An easement is needed  
 GS: Grade separation desired  
 BW: Bridge Width inadequate for both auto and pedestrian or bike users  
 EOSL: Existing On Street Lane, does it feel adequate as a user?



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## MEMORANDUM

**Date:** February 9, 2015  
**To:** Mayor and Town Board  
**Via:** Kelly Arnold, Town Manager  
**From:** Wade Willis, CPRP, Manager of Parks and Open Space  
**Re:** Poudre Runs Through it - Diversions  
**Item #:** B.5.a.

**Background / Discussion:**

As discussed at the February 2, 2015 Town Board and Parks, Recreation and Culture Advisory Board work session, the Town is working with the "Poudre Runs Through It" to create fish passage in the Poudre River. The Town has an opportunity to apply for grant funding to create fish passage on the BH Eaton and Whitney Ditch diversions structures. The attached resolution authorizes staff to continue working on this project and to pursue funding from various grantors as opportunities arise.

Updates will be provided to Town Board as actions occur.

**Financial Impact:**

NA

**Relationship to Strategic Plan:**

Goal 1.A.E.F.

**Recommendation:**

Adopt resolution 2015-11 approving participation in the Poudre Runs Through it Diversions project.

**Attachments:**

b. Resolution 2015-11

TOWN OF WINDSOR

RESOLUTION NO. 2015-11

A RESOLUTION APPROVING AND ENCOURAGING THE TOWN'S INVOLVEMENT IN THE "POUDRE RUNS THROUGH IT STUDY/ACTION WORK GROUP", AND AUTHORIZING CONTINUED EFFORTS TO EXPLORE FUNDING OPTIONS FOR WORTHY PROJECTS

WHEREAS, the Town of Windsor ("Town") is a Colorado home rule municipality with all powers and authority provided by Colorado law; and

WHEREAS, the Town lies along the banks of the Cache la Poudre River ("Poudre"), a vital and historic source of natural wonder, agricultural capacity and cultural value; and

WHEREAS, with the growth in population within areas drained by the Poudre, the river has been called upon to serve multiple purposes, including irrigation, recreation, drinking water supply and environmental needs; and

WHEREAS, oftentimes the conflicting demands on the Poudre have forced its various stakeholders to compete, rather than cooperate; and

WHEREAS, the Poudre Runs Through It Study/Action Work Group ("Group") has sprung forth, consisting of a wide spectrum of Poudre River stakeholders, including representatives from the irrigation community, conservationists, water supply providers, government and the agricultural sector; and

WHEREAS, the Group has been meeting, conferring and exchanging ideas on how the Poudre may continue its vital role in the region, serving an increasingly-complex spectrum of needs; and

WHEREAS, the Town's representative to the Group is Wade Willis, the Town's Parks and Open Space Manager, who is uniquely qualified to serve as the Town's voice; and

WHEREAS, Mr. Willis has requested Town Board support for his efforts at serving on the Group as a representative of the Town's interests; and

WHEREAS, Mr. Willis has indicated that the Group is in the initial phases of working on projects that will benefit the community, the first of which is an effort to work with two local irrigation companies on improving the diversion structures relied on by these irrigation companies to serve their customers; and

WHEREAS, the Town Board wishes to express its support for the efforts of Mr. Willis in continuing his service in the Group, and to seek funding opportunities where appropriate, subject to future Town Board review.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

1. The Town Board hereby approves of the Town's participation in the Poudre Runs Through It Study/Action Work Group for so long as such participation is deemed beneficial to the community.
2. The Town Board hereby approves of the service of Wade Willis within the Poudre Runs Through It Study/Action Work Group, as the Town's representative.
3. Mr. Willis is encouraged to explore funding options for projects favored by the Poudre Runs Through It Study/Action Work Group.
4. Mr. Willis is authorized to apply for grant funding consistent with the initiatives of the Poudre Runs Through It Study/Action Work Group and duly sign any grant applications.
5. Mr. Willis will provide updates to the Town Board when actions related to the Poudre Runs Through It Study/Action Work Group occur.
6. No Town funds shall be committed or expended without further affirmative action by the Town Board.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 9<sup>th</sup> day of February, 2015.

TOWN OF WINDSOR, COLORADO

By: \_\_\_\_\_  
John S. Vazquez, Mayor

ATTEST:

\_\_\_\_\_  
Patti Garcia, Town Clerk

# Bank

## Board Audit

User: cturner  
Printed: 02/02/2015 - 10:22AM  
Date Range: 01/01/2015 - 01/31/2015  
Systems: 'AP'



Town of Windsor  
301 Walnut Street  
Windsor, CO 80550  
www.windsorgov.com

(970)674-2400  
Mon-Fri 8am to 5pm

Check No.	Vendor/Employee	Transaction Description	Date	Amount
Fund: 01 GENERAL FUND				
Department: 000 NO PROJECT CODE				
71662	AFLAC	EMPLOYEE PAYROLL DEDUCTIONS 2014	01/09/2015	861.68
71813	COLORADO DEPARTMENT OF REVENUE	SALES TAX PAYABLE	01/16/2015	13.00
71628	FAMILY SUPPORT REGISTRY	WAGE ASSIGNMENT	01/02/2015	276.92
71629	FAMILY SUPPORT REGISTRY	WAGE ASSIGNMENT	01/02/2015	296.57
71768	FAMILY SUPPORT REGISTRY	WAGE ASSIGNMENT	01/16/2015	276.92
71769	FAMILY SUPPORT REGISTRY	WAGE ASSIGNMENT	01/16/2015	296.57
71977	FAMILY SUPPORT REGISTRY	WAGE ASSIGNMENT	01/30/2015	296.57
71978	FAMILY SUPPORT REGISTRY	WAGE ASSIGNMENT	01/30/2015	276.92
71667	LARIMER COUNTY SALES AND USE TAX	USE TAX COLLECTIONS NOV 2014	01/09/2015	15,670.80
71631	MILLER & COHEN, P.C. TRUST ACCOUNT	WAGE ASSIGNMENT	01/02/2015	179.32
71819	MILLER & COHEN, P.C. TRUST ACCOUNT	WAGE ASSIGNMENT	01/16/2015	179.32
72021	MILLER & COHEN, P.C. TRUST ACCOUNT	WAGE ASSIGNMENT	01/30/2015	179.32
71701	SAFEBUILT INC.	PERMIT FEES REIMB NOV 2014	01/09/2015	65,774.54
71790	SAFEBUILT INC.	DEC 2014 BLDG PERMITS REIMBURSEMENT	01/16/2015	42,888.62
71720	STANDARD INSURANCE COMPANY	EMPLOYER PD MONTHLY PREMIUM JAN 2015	01/09/2015	3,451.92
71627	UNITED WAY OF WELD COUNTY	EMPLOYEE DONATION	01/02/2015	15.00
71767	UNITED WAY OF WELD COUNTY	EMPLOYEE DONATION	01/16/2015	15.00
71976	UNITED WAY OF WELD COUNTY	EMPLOYEE DONATION	01/30/2015	15.00
71659	VISION SERVICE PLAN	EMPLOYERS SHARE OF VISION DEC 2014	01/09/2015	1,984.69
71654	WELD COUNTY DRUG TASK FORCE	MUNICIPAL COURT COLLECTIONS NOV 2014	01/09/2015	1,113.00
71672	WINDSOR-SEVERANCE FIRE PROTECT	FIRE DEPT BLDG PERMIT FEE-COLLECITONS NOV 2014	01/09/2015	42,500.00
71824	BRESS ZADEH	REFUND-PERMIT OVERCHARGED	01/16/2015	500.00
72027	MELISSA TRUJILLO	REFUND BASKETBALL FEE-MOVING	01/30/2015	120.00
Total for Department: 000 NO PROJECT CODE ASS				177,181.68
Department: 410 TOWN				
71729	ABLAO LAW LLC	4TH QTR LIQUOR LICENSE AUTHORITY	01/09/2015	450.00
71802	CARD SERVICES	TOWN CLERK-PLANNER	01/16/2015	221.06
71779	CENTURY LINK	TELEPHONE SVC	01/16/2015	15.82
71758	CIRSA	2015 PROPERTY/CASUALTY INSURANCE ALLOCATION	01/16/2015	4,234.55
71632	COREN PRINTING, INC.	NAME BADGE	01/09/2015	102.00
71661	LARIMER COUNTY CLERK AND RECORDER	LARIMER CTY 2014 GEN ELECTION EXPENSE-BALLOT QUESTION 2/	01/09/2015	10,883.27

71698	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/09/2015	19.44
71994	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/30/2015	19.44
71791	NCCG-NORTHERN COLORADO COMM GR	LEGAL NOTICE	01/16/2015	46.20
71668	OFFICE DEPOT	OFFICE SUPPLIES	01/09/2015	63.17
71763	OFFICE DEPOT	OFFICE SUPPLIES	01/16/2015	3.15
71971	OFFICE DEPOT	OFFICE SUPPLIES	01/30/2015	159.21
71646	PETTY CASH	PETTY CASH REIMBURSEMENT-JM	01/09/2015	9.60
71785	PITNEY BOWES	POSTAGE METER RENTAL	01/16/2015	68.52
71990	PITNEY BOWES	POSTAGE METER RENTAL	01/30/2015	16.48
71710	JUDY MORRIS	MILEAGE REIMB	01/09/2015	8.06

Total for Department: 410 TOWN CLERK/CUSTOM

16,319.97

Department: 411 MAYOR & TOWN

71802	CARD SERVICES	TOWN CLERK-TOWN BD MEAL/SNACKS	01/16/2015	345.97
72025	CATERING TO YOU BY JAMES	JOHN FREY RETIREMENT PARTY CATERING	01/30/2015	1,914.25
71758	CIRSA	2015 PROPERTY/CASUALTY INSURANCE ALLOCATION	01/16/2015	17,780.89
71745	COLORADO MUNICIPAL LEAGUE	2015 MEMBERSHIP DUES	01/16/2015	6,816.00
71793	NATIONAL LEAGUE OF CITIES	2015 MEMBERSHIP DUES #6950	01/16/2015	1,489.00
71812	NORTHERN CO PRO CHALLENGE	US PRO CYCLING 2015	01/16/2015	10,000.00
71785	PITNEY BOWES	POSTAGE METER RENTAL	01/16/2015	6.23
71990	PITNEY BOWES	POSTAGE METER RENTAL	01/30/2015	2.35
72001	JOHN VAZQUEZ	CML 2014 PER DEIM-REPLACEMENT CHECK	01/30/2015	86.00

Total for Department: 411 MAYOR & TOWN BOAR

38,440.69

Department: 412 MUNICIPAL COURT

71779	CENTURY LINK	TELEPHONE SVC	01/16/2015	4.24
71758	CIRSA	2015 PROPERTY/CASUALTY INSURANCE ALLOCATION	01/16/2015	107.09
71632	COREN PRINTING, INC.	MUNICIPAL COURT STAMP	01/09/2015	18.00
71637	MICHAEL E MANNING	MUNICIPAL COURT JUDGE SVCS DEC 2014	01/09/2015	1,410.00

Total for Department: 412 MUNICIPAL COURT

1,539.33

Department: 413 TOWN MANAGER

71802	CARD SERVICES	END OF YEAR BANQUET/FOOD & ENTERTAINMENT	01/16/2015	970.57
71779	CENTURY LINK	TELEPHONE SVC	01/16/2015	4.23
71758	CIRSA	2015 PROPERTY/CASUALTY INSURANCE ALLOCATION	01/16/2015	1,488.04
71632	COREN PRINTING, INC.	NAME BADGE	01/09/2015	320.00
71821	LARIMER COUNTY BAR ASSOCIATION	CIRCULATING ANNOUNCEMENT	01/16/2015	25.00
71698	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/09/2015	6.48
71994	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/30/2015	6.48
71668	OFFICE DEPOT	OFFICE SUPPLIES	01/09/2015	0.64
71971	OFFICE DEPOT	OFFICE SUPPLIES	01/30/2015	3.03
71785	PITNEY BOWES	POSTAGE METER RENTAL	01/16/2015	12.46
71990	PITNEY BOWES	POSTAGE METER RENTAL	01/30/2015	4.71
71798	ROTARY CLUB OF WINDSOR	MEMBERSHP DUES QTR 1 2015	01/16/2015	165.00
71755	SAMS CLUB DIRECT	END OF YEAR BANQUET SUPPLIES	01/16/2015	237.40

71963	VARTEC TELECOM	TELEPHONE SVC FOR FAX MACHINES	01/30/2015	1.52
71997	ROBERT WINTER	PRIDE TIER I WINNER-REPLACING ORIGINAL CHECK	01/30/2015	25.00

Total for Department: 413 TOWN MANAGER

3,270.56

Department: 415 FINANCE

71779	CENTURY LINK	TELEPHONE SVC	01/16/2015	12.63
71758	CIRSA	2015 PROPERTY/CASUALTY INSURANCE ALLOCATION	01/16/2015	3,509.59
71634	GOV FINANCE OFFICERS ASSOC	ASSOCIATION MEMBERSHIP 2015	01/09/2015	300.00
71804	INTERNAL REVENUE SERVICE	3RD QTR PAYROLL TAX PENALTY	01/16/2015	525.10
71698	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/09/2015	16.20
71994	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/30/2015	16.20
71668	OFFICE DEPOT	OFFICE SUPPLIES	01/09/2015	46.37
71971	OFFICE DEPOT	OFFICE SUPPLIES	01/30/2015	41.08
71643	PETTY CASH	PETTY CASH REIMBURSEMENT-PC	01/09/2015	20.98
71785	PITNEY BOWES	POSTAGE METER RENTAL	01/16/2015	68.52
71990	PITNEY BOWES	POSTAGE METER RENTAL	01/30/2015	35.31
71963	VARTEC TELECOM	TELEPHONE SVC FOR FAX MACHINES	01/30/2015	1.50
71726	STACEY SWANSON	TRIPS TO BANK/P.O/CRC/PD	01/09/2015	20.16

Total for Department: 415 FINANCE

4,613.64

Department: 416 HUMAN RESOURCES

71802	CARD SERVICES	ADMIN-STAFF HOLIDAY TREATS	01/16/2015	661.60
71779	CENTURY LINK	TELEPHONE SVC	01/16/2015	7.17
71758	CIRSA	2015 PROPERTY/CASUALTY INSURANCE ALLOCATION	01/16/2015	2,609.47
71632	COREN PRINTING, INC.	NAME BADGE	01/09/2015	27.00
71814	EMPLOYERS EDGE INC	ANNUAL MAINTENANCE METER FOR PROFILES ASSESSMENT CEN	01/16/2015	450.00
71780	HIRERIGHT SOLUTIONS INC	DEC 2014 BACKGROUND CHECKS	01/16/2015	975.80
71686	KING SOOPERS	TRAYS FOR WELLNESS	01/09/2015	47.48
71698	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/09/2015	6.48
71994	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/30/2015	6.48
71781	MOUNTAIN STATES EMPLOYERS COUNCIL	MSEC-POSTERS	01/16/2015	365.00
71668	OFFICE DEPOT	OFFICE SUPPLIES	01/09/2015	0.95
71971	OFFICE DEPOT	OFFICE SUPPLIES	01/30/2015	4.54
71699	PAYFLEX SYSTEMS USA, INC.	MSA/DEP CARE EMPLOYEE PAYROLL DEDUCTIONS DEC2014	01/09/2015	1,066.00
71785	PITNEY BOWES	POSTAGE METER RENTAL	01/16/2015	31.15
71990	PITNEY BOWES	POSTAGE METER RENTAL	01/30/2015	11.77
71770	PROFESSIONAL MANAGEMENT SOLUTI	MERIT INCREASE CALCULATIONS	01/16/2015	1,200.00
71641	SAFeway, INC.	INTERVIEW REFRESHMENTS	01/09/2015	100.38
71710	JUDY MORRIS	MILEAGE REIMB	01/09/2015	11.86
71792	MARY CARSON-ROBINS	MILEAGE REIMBURSEMENT 2014	01/16/2015	124.88

Total for Department: 416 HUMAN RESOURCES

7,708.01

Department: 418 LEGAL SERVICES

71739	AMERICAN BAR ASSOCIATION	ANNUAL DUES	01/09/2015	305.00
71733	BRANDENBURG AND EMIL PC	COURT PROSECUTOR DEC 2014	01/09/2015	5,205.00

71779	CENTURY LINK	TELEPHONE SVC	01/16/2015	3.14
71758	CIRSA	2015 PROPERTY/CASUALTY INSURANCE ALLOCATION	01/16/2015	1,393.04
71731	CO SUPREME COURT ATTORNEY REGISTRATION	2015 ATTORNEY REGISTRATION	01/09/2015	325.00
71717	LAWRENCE JONES CUSTER GRASMICK	LEGAL FEES-GENERAL MATTERS	01/09/2015	2,597.10
72009	LAWRENCE JONES CUSTER GRASMICK	LEGAL SVCS-KYGER 3074	01/30/2015	3,532.50
72012	LIND AND OTTENHOFF, LLP	LEGAL SVCS-SPECIAL OIL & GAS	01/30/2015	225.25
71698	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/09/2015	3.24
71994	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/30/2015	3.24
71668	OFFICE DEPOT	OFFICE SUPPLIES	01/09/2015	0.32
71971	OFFICE DEPOT	OFFICE SUPPLIES	01/30/2015	1.51
71785	PITNEY BOWES	POSTAGE METER RENTAL	01/16/2015	31.15
71990	PITNEY BOWES	POSTAGE METER RENTAL	01/30/2015	11.77
71809	SPENCER FANE AND GRIMSHAW LLP	BLDG AUTHORITY ATTORNEY	01/16/2015	897.00
72018	WEST PUBLISHING CORPORATION	WESTLAW SUBSCRIP DEC 2014	01/30/2015	679.00

Total for Department: 418 LEGAL SERVICES

15,213.26

Department: 419 PLANNING & ZONING

71802	CARD SERVICES	PLAN-DINNER MTG	01/16/2015	28.88
71779	CENTURY LINK	TELEPHONE SVC	01/16/2015	18.05
71758	CIRSA	2015 PROPERTY/CASUALTY INSURANCE ALLOCATION	01/16/2015	3,521.24
71707	ECONOMIC & PLANNING SYSTEMS, INC	PROFESSIONAL SVCS NOV 2014	01/09/2015	10,440.86
72003	ECONOMIC & PLANNING SYSTEMS, INC	PROF SVCS DEC 2014	01/30/2015	6,021.86
71686	KING SOOPERS	CASE WATER BOARD MEETINGS	01/09/2015	15.96
71966	LARIMER COUNTY CLERK AND RECORDER	RECORD PLAT HIGHLAND MEADOWS 12	01/30/2015	21.00
71698	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/09/2015	16.20
71994	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/30/2015	16.20
71702	NCCG-NORTHERN COLORADO COMM GR	LEGAL NOTICE	01/09/2015	44.00
71791	NCCG-NORTHERN COLORADO COMM GR	LEGAL NOTICE	01/16/2015	17.00
71998	NCCG-NORTHERN COLORADO COMM GR	HEARING HARMONY RIDGE PC	01/30/2015	49.50
71668	OFFICE DEPOT	OFFICE SUPPLIES	01/09/2015	1.59
71971	OFFICE DEPOT	OFFICE SUPPLIES	01/30/2015	7.57
71785	PITNEY BOWES	POSTAGE METER RENTAL	01/16/2015	31.15
71990	PITNEY BOWES	POSTAGE METER RENTAL	01/30/2015	11.77
71963	VARTEC TELECOM	TELEPHONE SVC FOR FAX MACHINES	01/30/2015	1.50
71959	WELD COUNTY CLERK AND RECORDER	RECORDING WVLYSO21PLAT BRUNNER10 PLAT&DA	01/30/2015	158.00

Total for Department: 419 PLANNING & ZONING

20,422.33

Department: 420 ECONOMIC

71742	BIZWEST	1 YR SUBSCRIPTION	01/09/2015	49.97
71802	CARD SERVICES	ECON-PKG/LUNCH MSEC TRAINING	01/16/2015	185.46
71779	CENTURY LINK	TELEPHONE SVC	01/16/2015	11.57
71758	CIRSA	2015 PROPERTY/CASUALTY INSURANCE ALLOCATION	01/16/2015	1,174.49
71721	COLORADO REAL ESTATE JOURNAL	2015 CO REAL ESTATE JOURNAL LISTING	01/09/2015	100.00
71740	GREELEY CHAMBER OF COMMERCE FOUNDATIO	2015 LEADERSHIP N COLO CLASS	01/09/2015	750.00
71698	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/09/2015	3.24
71994	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/30/2015	3.24
71781	MOUNTAIN STATES EMPLOYERS COUNCIL	MSEC TRAINING	01/16/2015	245.00

71718	NCCAR	2015 NCCAR & XCELIGENT SUBSCRIPTION	01/09/2015	984.00
71668	OFFICE DEPOT	OFFICE SUPPLIES	01/09/2015	0.32
71971	OFFICE DEPOT	OFFICE SUPPLIES	01/30/2015	1.51

Total for Department: 420 ECONOMIC DEVELOPM

3,508.80

Department: 421 POLICE DEPARTMENT

72014	A.L.E.R.T./S.A.M.	2015 MEMBERSHIP DUES	01/30/2015	80.00
71665	BUNTING DISPOSAL, INC.	TRASH SERVICE	01/09/2015	32.50
71969	BUNTING DISPOSAL, INC.	TRASH SVC FEB 2015	01/30/2015	32.50
71802	CARD SERVICES	PD-EVIDENCE BOXES	01/16/2015	240.26
71779	CENTURY LINK	TELEPHONE SVC	01/16/2015	32.71
71649	CENTURYLINK	UTILITIES	01/09/2015	289.27
71950	CHEMATOX LABORATORY INC	BLOOD ALCOHOL TEST	01/30/2015	20.00
71653	CIRSA	WORK COMP CLAIM	01/09/2015	818.29
71758	CIRSA	2015 PROPERTY/CASUALTY INSURANCE ALLOCATION	01/16/2015	84,500.66
71632	COREN PRINTING, INC.	BUSINESS CARDS/SHAINLINE	01/09/2015	342.00
71788	EFORCE SOFTWARE	2015 ANNUAL LICENSE/SUPPORT FEE	01/16/2015	6,038.89
71697	GARDEN VALLEY VET HOSPITAL	BOARDING/CASE 14-14289	01/09/2015	90.00
71787	GARDEN VALLEY VET HOSPITAL	CREDIT FOR 3 DAYS PET BOARDING 14-14743	01/16/2015	300.00
71692	LEXISNEXIS MATTHEW BENDER	SEARCH ENGINE USER-NOV 2014	01/09/2015	85.00
71991	LEXISNEXIS MATTHEW BENDER	DEC 2014 USER CHG	01/30/2015	85.00
71674	MAIL N COPY	CERTIFIED MAIL GRANT PROPOSAL	01/09/2015	16.36
71777	MIKES DRIVING ACADEMY	POLICE CERTIFICATES	01/16/2015	864.00
71698	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/09/2015	84.24
71994	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/30/2015	84.24
71796	NORTHERN COLORADO CRIME STOPPE	2015 AGENCY PARTICIPATION DUES	01/16/2015	425.00
71668	OFFICE DEPOT	OFFICE SUPPLIES	01/09/2015	165.77
71644	PETTY CASH	PETTY CASH REIMBURSEMENT-PD	01/09/2015	2.00
71785	PITNEY BOWES	POSTAGE METER RENTAL	01/16/2015	62.30
71990	PITNEY BOWES	POSTAGE METER RENTAL	01/30/2015	23.54
71747	VERIZON WIRELESS SERVICES LLC	CELLULAR TELPEHONE SVC	01/16/2015	1,118.78
71766	WIRELESS ADVANCED COMMUNICATIO	2015 SERVICE AGREEMENT	01/16/2015	5,400.00
71754	XCEL ENERGY	UTILITIES-PD	01/16/2015	2,487.87
71784	YOUTH AND FAMILY CONNECTIONS	2015 ALLOCATED CONTRIBUTION	01/16/2015	9,500.00
71992	THE HUMANE SOCIETY OF WELD COUNTY	ANIMAL HOUSING AND CARE FOR DEC 2014	01/30/2015	505.24

Total for Department: 421 POLICE DEPARTMENT

113,726.42

Department: 428 RECYCLING

71679	HAGEMAN EARTH CYCLE, INC.	GRINDING BRUSH PILE	01/09/2015	26,900.00
71748	WASTE MANAGEMENT OF COLORADO	RECYCLE SITE PULLS	01/16/2015	1,366.97
71647	XCEL ENERGY	UTILITIES-RECYCLING	01/09/2015	50.71

Total for Department: 428 RECYCLING

28,317.68

Department: 429 STREETS & ALLEYS

71782	BAREFOOT FARMS INC.	SNOW REMOVAL @ CRC, PD, TOWN HALL	01/16/2015	1,631.25
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71713	BOMGAARS	UNIFORMS	01/09/2015	210.23
71758	CIRSA	2015 PROPERTY/CASUALTY INSURANCE ALLOCATION	01/16/2015	16,716.52
71794	COLORADO ASPHALT SERVICES, INC	BAG OF ASPHALT	01/16/2015	920.00
71735	FULLER LANDSCAPING, LLC	LOAD AND HAUL TRASH @ I-25 & 392 INTERCHANGE	01/09/2015	940.00
71638	MICHAEL TODD AND COMPANY, INC.	HAZARD MARKERS	01/09/2015	350.91
71752	MICHAEL TODD AND COMPANY, INC.	SIGNS	01/16/2015	100.22
71698	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/09/2015	6.48
71994	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/30/2015	6.48
71660	POUDRE VALLEY RURAL ELECTRIC ASSOCIATION	UTILITIES	01/09/2015	5,480.21
71760	POUDRE VALLEY RURAL ELECTRIC ASSOCIATION	UTILITIES	01/16/2015	337.20
71965	POUDRE VALLEY RURAL ELECTRIC ASSOCIATION	UTILITIES	01/30/2015	9,604.54
71738	SIGN POST SAVERS	SIGN BREAKAWAY POST	01/09/2015	500.00
71795	STEVE SCHMIDT TRUCKING, INC	HAULING ICE SLICER	01/16/2015	658.75
71687	TOOL & ANCHOR SUPPLY	SIGN HARDWARE	01/09/2015	296.66
71633	VERIZON WIRELESS SERVICES LLC	PHONE SERVICE TOWN BILLBOARDS	01/09/2015	22.08
71754	XCEL ENERGY	UTILITIES-STREET LIGHTS	01/16/2015	29,338.78
71954	XCEL ENERGY	UTILITIES-TH	01/30/2015	19.64

Total for Department: 429 STREETS & ALLEYS

67,139.95

Department: 430 PUBLIC WORKS

71789	AT AND T MOBILITY	PHONE SVC PW	01/16/2015	79.50
71655	AWWA	RENEWAL FEE 2015	01/09/2015	310.00
71713	BOMGAARS	UNIFORMS	01/09/2015	116.38
72006	BOMGAARS	UNIFORMS	01/30/2015	108.76
71665	BUNTING DISPOSAL, INC.	TRASH SERVICE	01/09/2015	48.75
71969	BUNTING DISPOSAL, INC.	TRASH SVC FEB 2015	01/30/2015	48.75
71779	CENTURY LINK	TELEPHONE SVC	01/16/2015	11.25
71649	CENTURYLINK	UTILITIES	01/09/2015	46.81
71958	CENTURYLINK	UTILITIES	01/30/2015	55.50
71758	CIRSA	2015 PROPERTY/CASUALTY INSURANCE ALLOCATION	01/16/2015	16,590.63
71635	GENERAL AIR SERVICE AND SUPPLY CO	WELDING SUPPLIES	01/09/2015	74.44
71698	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/09/2015	6.48
71994	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/30/2015	6.48
71785	PITNEY BOWES	POSTAGE METER RENTAL	01/16/2015	31.15
71990	PITNEY BOWES	POSTAGE METER RENTAL	01/30/2015	11.77
71963	VARTEC TELECOM	TELEPHONE SVC FOR FAX MACHINES	01/30/2015	1.50
71747	VERIZON WIRELESS SERVICES LLC	CELLULAR TELPEHONE SVC	01/16/2015	31.99
71647	XCEL ENERGY	UTILITIES-PW	01/09/2015	2,076.15
71652	ZEP SALES AND SERVICE	HAND SOAP	01/09/2015	133.69

Total for Department: 430 PUBLIC WORKS DEPAR

19,789.98

Department: 431 ENGINEERING

71655	AWWA	RENEWAL FEE 2015	01/09/2015	85.00
71779	CENTURY LINK	TELEPHONE SVC	01/16/2015	9.96
71758	CIRSA	2015 PROPERTY/CASUALTY INSURANCE ALLOCATION	01/16/2015	6,124.00
71698	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/09/2015	19.44
71994	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/30/2015	19.44

71702	NCCG-NORTHERN COLORADO COMM GR	LEGAL NOTICE	01/09/2015	26.00
71981	NORTH FRONT RANGE MPO	UNIFIED PLANNING WORK PGM	01/30/2015	7,257.19
71668	OFFICE DEPOT	OFFICE SUPPLIES	01/09/2015	1.59
71971	OFFICE DEPOT	OFFICE SUPPLIES	01/30/2015	7.57
71646	PETTY CASH	PETTY CASH REIMBURSEMENT-JM	01/09/2015	16.00
71785	PITNEY BOWES	POSTAGE METER RENTAL	01/16/2015	31.15
71990	PITNEY BOWES	POSTAGE METER RENTAL	01/30/2015	11.77
71963	VARTEC TELECOM	TELEPHONE SVC FOR FAX MACHINES	01/30/2015	1.50
71747	VERIZON WIRELESS SERVICES LLC	CELLULAR TELPEHONE SVC	01/16/2015	0.38

Total for Department: 431 ENGINEERING DEPART

13,610.99

Department: 432 CEMETERY

71665	BUNTING DISPOSAL, INC.	TRASH SERVICE	01/09/2015	16.25
71969	BUNTING DISPOSAL, INC.	TRASH SVC FEB 2015	01/30/2015	16.25
71802	CARD SERVICES	PARKS-IMPROPERLY CREDITED FROM KLEENE RITE	01/16/2015	-176.83
71758	CIRSA	2015 PROPERTY/CASUALTY INSURANCE ALLOCATION	01/16/2015	4,168.02
71771	COUNTRY JOHNS	LAKEVIEW CEMETERY RESTROOM SERVICE	01/16/2015	85.00
71751	MANWEILER HARDWARE, INC	SHELF BRACKET & COVERALLS	01/16/2015	18.42
71698	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/09/2015	3.24
71994	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/30/2015	3.24
71763	OFFICE DEPOT	OFFICE SUPPLIES	01/16/2015	5.40
71647	XCEL ENERGY	UTILITIES-CEMETERY	01/09/2015	513.35

Total for Department: 432 CEMETERY

4,652.34

Department: 433 COMMUNITY EVENTS

71803	ASCAP	LICENSE FEE FOR SUMMER CONCERT SERIES	01/16/2015	335.00
71779	CENTURY LINK	TELEPHONE SVC	01/16/2015	1.00
71758	CIRSA	2015 WORKERS COMP INSURANCE ALLOCATION	01/16/2015	94.96
72002	FLEXX PRODUCTIONS	ADA CABLE RAMPS	01/30/2015	470.00
71698	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/09/2015	3.24
71994	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/30/2015	3.24
71668	OFFICE DEPOT	OFFICE SUPPLIES	01/09/2015	0.32
71971	OFFICE DEPOT	OFFICE SUPPLIES	01/30/2015	30.45
71810	SESAC	LICENSE FEE FOR SUMMER CONCERT SERIES	01/16/2015	360.00
72016	SLATE COMMUNICATIONS	125TH TOWN ANNIV-STRATEGIC PLAN/LOGO/WEBSITE	01/30/2015	4,725.00

Total for Department: 433 COMMUNITY EVENTS

6,023.21

Department: 450 FORESTRY

71744	BIG R OF GREELEY, INC.	UNIFORMS	01/16/2015	196.95
71802	CARD SERVICES	PARKS-REFERENCE BOOKS	01/16/2015	610.01
71758	CIRSA	2015 PROPERTY/CASUALTY INSURANCE ALLOCATION	01/16/2015	14,408.83
71669	COLORADO TREE COALITION, INC	TREES FOR APRIL TREE SALE	01/09/2015	3,225.00
71698	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/09/2015	6.48
71994	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/30/2015	6.48
71671	WINDSOR HARDWARE, LLC	BULB	01/09/2015	8.99

71764	WINDSOR HARDWARE, LLC	FLASH LIGHTS	01/16/2015	3.50	
					18,466.24
Total for Department: 450 FORESTRY					
Department: 451 RECREATION					
71728	ALSCO INC	RENTAL LINENS - SENIOR NEW YEARS	01/09/2015	132.99	
71802	CARD SERVICES	CRC-SR TIRPS/DRIVER DINNER/PICNIC FOOD	01/16/2015	1,100.35	
71714	CASH-WA DISTRIBUTING CO.	SENIOR NEW YEARS	01/09/2015	419.76	
71779	CENTURY LINK	TELEPHONE SVC	01/16/2015	21.23	
71758	CIRSA	2015 PROPERTY/CASUALTY INSURANCE ALLOCATION	01/16/2015	22,305.24	
71995	CITY OF GREELEY	SENIOR STOCK SHOW TRIP TICKETS	01/30/2015	90.00	
71736	DANNI DANCE CORP	DECEMBER DANCE	01/09/2015	392.00	
72022	DANNI DANCE CORP	JANUARY DANCE CLASSES	01/30/2015	780.50	
72000	HIGHLAND PARK LANES	ADAPTIVE BOWLING FEES-NOV 14	01/30/2015	285.60	
71686	KING SOOPERS	EMPLOYEE SEND-OFF	01/09/2015	251.27	
71698	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/09/2015	16.20	
71994	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/30/2015	16.20	
72023	MOUNTAIN SONG MUSIC STUDIO, INC	MUSIC TOGETHER CLASSES	01/30/2015	1,624.00	
71983	NATIONAL ALLIANCE FOR YOUTH SP	NYS CA COACH CERTIFICATIONS	01/30/2015	180.00	
71971	OFFICE DEPOT	OFFICE SUPPLIES	01/30/2015	70.53	
71645	PETTY CASH	PETTY CASH REIMBURSEMENT-CRC	01/09/2015	3.50	
71785	PITNEY BOWES	POSTAGE METER RENTAL	01/16/2015	62.30	
71990	PITNEY BOWES	POSTAGE METER RENTAL	01/30/2015	23.54	
71755	SAMS CLUB DIRECT	SENIOR NEW YEARS	01/16/2015	135.02	
71761	VICTORY SALES, INC	SALT T-SHIRTS	01/16/2015	194.11	
71999	BRUCE CALVIN DICK	WINTER 2014 BASKETBALL CAMP	01/30/2015	2,610.00	
71820	HUGO FLORES	TEEN NIGHT DJ	01/16/2015	300.00	
71724	KELLY DIANE MOORE	DECEMBER CHEER	01/09/2015	2,170.00	
71730	MARIE C DOTTS	NOV/DEC T'AI CHI	01/09/2015	168.00	
71708	MARK MANICONE	SENIOR NEW YEARS	01/09/2015	448.40	
71985	SEAN GROGAN	ABB OFFICIALS, SUPERVISORS & SCOREKEEPERS	01/30/2015	38,377.00	
71709	STEPHANIE EGBERT	SEPT/NOV FOOT CARE	01/09/2015	60.00	
					72,237.74
Total for Department: 451 RECREATION					
Department: 452 AQUATICS/SWIMMING					
71802	CARD SERVICES	CRC-CPRA/CARA SWIM DUES 2014	01/16/2015	420.00	
71958	CENTURYLINK	UTILITIES	01/30/2015	120.77	
71758	CIRSA	2015 PROPERTY/CASUALTY INSURANCE ALLOCATION	01/16/2015	16,308.93	
71754	XCEL ENERGY	UTILITIES-POOL	01/16/2015	320.75	
					17,170.45
Total for Department: 452 AQUATICS/SWIMMING					
Department: 454 PARKS					
72004	ASSOCIATED LANDSCAPE CONT OF CO, INC	CERTIF TEST FEES-J.M.	01/30/2015	50.00	
71665	BUNTING DISPOSAL, INC.	TRASH SERVICE	01/09/2015	630.50	
71969	BUNTING DISPOSAL, INC.	TRASH SVC FEB 2015	01/30/2015	630.50	
71802	CARD SERVICES	PARKS-PARKING BLOCKS	01/16/2015	719.77	

71779	CENTURY LINK	TELEPHONE SVC	01/16/2015	2.51
71649	CENTURYLINK	UTILITIES	01/09/2015	36.37
71758	CIRSA	2015 PROPERTY/CASUALTY INSURANCE ALLOCATION	01/16/2015	35,275.34
71771	COUNTRY JOHNS	WINDSOR LAKE RESTROOM SERVICE	01/16/2015	598.00
71773	DBC IRRIGATION SUPPLY	6 SNOW PUSHER WOOD HANDLE	01/16/2015	432.51
71805	FASTENAL COMPANY	BOLTS	01/16/2015	3.77
71952	FORT COLLINS-LOVELAND WATER DISTRICT	WATER PURCHASED	01/30/2015	19.53
71716	GREAT WESTERN RAILWAY OF CO	ANNUAL LEASE BDWLK PARK IRRIGATION	01/09/2015	1,005.06
71974	HOME DEPOT USA, INC	ANGLE GRINDER	01/30/2015	255.00
71658	JAX INC.	UNIFORMS	01/09/2015	132.97
71751	MANWEILER HARDWARE, INC	PARKS DECEMBER CHARGES	01/16/2015	152.50
71698	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/09/2015	22.68
71994	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/30/2015	22.68
71948	NORTHERN CO WATER CONSERVANCY DISTRICT	IRRIGATION CLASS-JOHNSON	01/19/2015	75.00
71668	OFFICE DEPOT	OFFICE SUPPLIES	01/09/2015	0.32
71971	OFFICE DEPOT	OFFICE SUPPLIES	01/30/2015	1.51
71778	PIONEER SAND COMPANY	PLAY GROUND MULCH	01/16/2015	359.40
71785	PITNEY BOWES	POSTAGE METER RENTAL	01/16/2015	31.15
71990	PITNEY BOWES	POSTAGE METER RENTAL	01/30/2015	11.77
71684	PROPET DISTRIBUTORS INC	DOGGIE BAGS	01/09/2015	1,242.95
71963	VARTEC TELECOM	TELEPHONE SVC FOR FAX MACHINES	01/30/2015	1.50
71672	WINDSOR-SEVERANCE FIRE PROTECT	TOWN'S PORTION OF MUSEUM UTILITY EXPENSE	01/09/2015	45.48
71647	XCEL ENERGY	UTILITIES-PARKS	01/09/2015	4,417.55
72026	ROBERT ALCARAZ	REIMB FOR UNIFORM PURCH 2014	01/30/2015	124.19

Total for Department: 454 PARKS

46,300.51

Department: 456 ART & HERITAGE

71802	CARD SERVICES	CULTURE-MUSEUM SUPPLIES	01/16/2015	124.96
71779	CENTURY LINK	TELEPHONE SVC	01/16/2015	0.81
71649	CENTURYLINK	UTILITIES	01/09/2015	49.89
71958	CENTURYLINK	UTILITIES	01/30/2015	178.36
71758	CIRSA	2015 PROPERTY/CASUALTY INSURANCE ALLOCATION	01/16/2015	12,259.53
71698	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/09/2015	6.48
71994	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/30/2015	6.48
71668	OFFICE DEPOT	OFFICE SUPPLIES	01/09/2015	0.64
71971	OFFICE DEPOT	OFFICE SUPPLIES	01/30/2015	6.85
71963	VARTEC TELECOM	TELEPHONE SVC FOR FAX MACHINES	01/30/2015	1.50
71754	XCEL ENERGY	UTILITIES-MUSEUM	01/16/2015	940.60
71984	AMERICAN ASSOC FOR STATE & LOCAL HISTORY	2015 ANNUAL MEMBERSHIP	01/30/2015	115.00

Total for Department: 456 ART & HERITAGE

13,691.10

Department: 457 TOWN HALL

71665	BUNTING DISPOSAL, INC.	TRASH SERVICE	01/09/2015	21.50
71969	BUNTING DISPOSAL, INC.	TRASH SVC FEB 2015	01/30/2015	21.50
71779	CENTURY LINK	TELEPHONE SVC	01/16/2015	32.19
71649	CENTURYLINK	UTILITIES	01/09/2015	125.26
71958	CENTURYLINK	UTILITIES-TH	01/30/2015	689.46

71758	CIRSA	2015 PROPERTY/CASUALTY INSURANCE ALLOCATION	01/16/2015	8,793.32	
71754	XCEL ENERGY	UTILITIES-TOWN HALL	01/16/2015	4,039.66	
Total for Department: 457 TOWN HALL					13,722.89
Total for Fund:01 GENERAL FUND					723,067.77
Fund: 02 PARK IMPROVEMENT FUND					
Department: 454 PARKS					
71993	CITY OF GREELEY	2015 FUNDING FOR POUFRE TRAIL	01/30/2015	9,000.00	
71818	THE BIRDSALL GROUP	BELMONT RIDGE/COYOTE GULCH PARK FINAL	01/16/2015	9,208.00	
Total for Department: 454 PARKS					18,208.00
Total for Fund:02 PARK IMPROVEMENT FUND					18,208.00
Fund: 03 CONSERVATION TRUST FUND					
Department: 454 PARKS					
71993	CITY OF GREELEY	2015 FUNDING FOR POUFRE TRAIL	01/30/2015	9,000.00	
Total for Department: 454 PARKS					9,000.00
Total for Fund:03 CONSERVATION TRUST FUND					9,000.00
Fund: 04 CAPITAL IMPROVEMENT					
Department: 000 NO PROJECT CODE					
71823	WILMA ROMERO	REFUND OF 3% USE TAX	01/16/2015	69.00	
Total for Department: 000 NO PROJECT CODE ASS					69.00
Department: 421 POLICE DEPARTMENT					
71964	GALLS, LLC	FOR 2 NEW OFFICERS	01/30/2015	1,041.83	
71691	TASER INTERNATIONAL	TASER W/O HOLSTER	01/09/2015	855.95	
Total for Department: 421 POLICE DEPARTMENT					1,897.78
Department: 429 STREETS & ALLEYS					
71973	ANDERSON CONSULTING ENGINEERS	EATON DITCH FLOOD PROTECTION	01/30/2015	6,740.00	
71822	COPPERLEAF CUSTOM BUILDERS, INC	REPLACE ASPHALT IN ALLEY	01/16/2015	1,175.00	
71980	FELSBURG HOLT AND ULLEVIG, INC	TIGER V-QUIET ZONE PRJCT	01/30/2015	32,710.39	
Total for Department: 429 STREETS & ALLEYS					40,625.39
Department: 454 PARKS					
72015	FRACHETTI ENGINEERING INC	ENGINEER SVCS-UNIVERSAL FOREST	01/30/2015	6,381.08	
71706	G R MAROLT AND ASSOCIATES LLC	ADA COMPLIANCE-BENCHES FOR PARKS	01/09/2015	4,225.00	

71663	GLH CONSTRUCTION, INC.	TRAIL CONSTRUCTION	01/09/2015	7,100.00	
71762	GLH CONSTRUCTION, INC.	UFP AUGMENTATION SYSTEM	01/16/2015	185,049.24	
					202,755.32
Total for Department: 454 PARKS					
Department: 456 ART & HERITAGE					
71799	MCCAULEY CONSTRUCTORS, INC	BOARDWALK PK SHELTER-PAY APP 2 RETAINAGE	01/16/2015	46,602.00	
71725	WORKSPACE INNOVATIONS LTD	4 DRWR LATTERAL FILE/DELIVERY	01/09/2015	250.00	
					46,852.00
Total for Department: 456 ART & HERITAGE					
Total for Fund:04 CAPITAL IMPROVEMENT FUND					
Fund: 05 COMMUNITY & REC CENTER					
Department: 000 NO PROJECT CODE					
71823	WILMA ROMERO	REFUND OF .2% USE TAX	01/16/2015	4.60	
					4.60
Total for Department: 000 NO PROJECT CODE ASS					
Department: 490 COMMUNITY					
71728	ALSCO INC	RENTAL LINENS - OTERO CORP	01/09/2015	468.64	
71665	BUNTING DISPOSAL, INC.	TRASH SERVICE	01/09/2015	113.75	
71969	BUNTING DISPOSAL, INC.	TRASH SVC FEB 2015	01/30/2015	113.75	
71802	CARD SERVICES	CRC-BOOKS/BOOK GUIDE	01/16/2015	411.11	
71703	CARPET CARE DYNAMICS	CHAIR CLEANING	01/09/2015	657.50	
71779	CENTURY LINK	TELEPHONE SVC	01/16/2015	0.66	
71958	CENTURYLINK	UTILITIES-CRC	01/30/2015	1,109.85	
71758	CIRSA	2015 PROPERTY/CASUALTY INSURANCE ALLOCATION	01/16/2015	22,116.99	
71982	COMCAST CABLE COMM. LLC	CABLE/INTERNET - CRC	01/30/2015	257.63	
71686	KING SOOPERS	KITCHEN SUPPLIES	01/09/2015	148.03	
71776	KING SOOPERS	BIRTHDAY CAKE FOR RENTAL	01/16/2015	32.79	
71751	MANWEILER HARDWARE, INC	ZIP TIES	01/16/2015	6.74	
71698	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/09/2015	16.20	
71994	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/30/2015	16.20	
71668	OFFICE DEPOT	OFFICE SUPPLIES	01/09/2015	0.32	
71763	OFFICE DEPOT	OFFICE SUPPLIES	01/16/2015	20.65	
71971	OFFICE DEPOT	OFFICE SUPPLIES	01/30/2015	1.51	
71785	PITNEY BOWES	POSTAGE METER RENTAL	01/16/2015	31.15	
71990	PITNEY BOWES	POSTAGE METER RENTAL	01/30/2015	11.77	
71783	TRIPLE S PARTY RENTAL	DANCE FLOOR RENTAL	01/16/2015	1,011.64	
71747	VERIZON WIRELESS SERVICES LLC	CELLULAR TELPEHONE SVC	01/16/2015	38.39	
71678	VERMONT SYSTEMS, INC.	RECTRAC CAMERA FOR FITNESS PASSES	01/09/2015	106.34	
71967	VICTORY SALES, INC	CRC-FRONT DESK STAFF SHIRTS	01/30/2015	1,559.00	
71754	XCEL ENERGY	UTILITIES-CRC	01/16/2015	6,724.22	
					34,974.83
Total for Department: 490 COMMUNITY RECREAT					
Total for Fund:05 COMMUNITY & REC CENTER F					

## Fund: 06 WATER FUND

Department: 000 NO PROJECT CODE

71888	A-C Homes	Refund Check	01/16/2015	52.62
71827	DR Horton	Refund Check	01/16/2015	21.80
71828	DR Horton	Refund Check	01/16/2015	324.63
71829	DR Horton	Refund Check	01/16/2015	639.65
71830	DR Horton	Refund Check	01/16/2015	374.72
71831	DR Horton	Refund Check	01/16/2015	42.37
71833	DR Horton	Refund Check	01/16/2015	78.28
71834	DR Horton	Refund Check	01/16/2015	0.01
71835	DR Horton	Refund Check	01/16/2015	11.11
71836	DR Horton	Refund Check	01/16/2015	85.20
71837	DR Horton	Refund Check	01/16/2015	75.70
71911	Firehook Properties, LLC	Refund Check	01/16/2015	3.36
71743	Greenspire Metropolitan Districts	Refund Check	01/09/2015	3,534.66
71927	Harbor Walk Patio Homes	Refund Check	01/16/2015	197.62
71901	Henry Walker Homes	Refund Check	01/16/2015	159.96
71902	Henry Walker Homes	Refund Check	01/16/2015	3.89
71860	Lennar Colorado	Refund Check	01/16/2015	78.44
71886	Lennar Colorado LLC	Refund Check	01/16/2015	39.22
71845	Lennar Colorado, LLC	Refund Check	01/16/2015	40.21
71865	Lennar Colorado, LLC	Refund Check	01/16/2015	48.86
71866	Lennar Colorado, LLC	Refund Check	01/16/2015	136.35
71867	Lennar Colorado, LLC	Refund Check	01/16/2015	39.31
71847	Melody Homes, Inc.	Refund Check	01/16/2015	4.96
71849	Melody Homes, Inc.	Refund Check	01/16/2015	10.22
71850	Melody Homes, Inc.	Refund Check	01/16/2015	45.01
71851	Melody Homes, Inc.	Refund Check	01/16/2015	40.41
71852	Melody Homes, Inc.	Refund Check	01/16/2015	39.94
71854	Melody Homes, Inc.	Refund Check	01/16/2015	57.84
71937	P. Cole Randol	Refund Check	01/16/2015	3.69
71917	R & R Homes	Refund Check	01/16/2015	12.05
71900	Andrew & Becky Farago	Refund Check	01/16/2015	1.96
71879	Andrew & Nadeen Klatt	Refund Check	01/16/2015	54.26
71947	Andrew & Tracie Murphy	Refund Check	01/16/2015	0.76
71897	Brooke Wagner	Refund Check	01/16/2015	0.30
71920	Carrie Lynn Spinks	Refund Check	01/16/2015	7.68
71938	Christopher & Kathryn Fair	Refund Check	01/16/2015	90.00
71932	Darin K. & Shari L. Powell	Refund Check	01/16/2015	39.77
71918	David & Natalie Davis	Refund Check	01/16/2015	14.96
71893	David Simmons	Refund Check	01/16/2015	105.87
71907	Diane Arcenia	Refund Check	01/16/2015	0.54
71864	Gary Watterson	Refund Check	01/16/2015	118.71
71922	Glenn & Jean Couch	Refund Check	01/16/2015	172.11
71939	Gloria Koch & Carrie Miller	Refund Check	01/16/2015	0.10
71923	Jack Peninger	Refund Check	01/16/2015	40.08
71858	James & Brenda Johnson	Refund Check	01/16/2015	100.92
71887	James & Jennifer Hanlin	Refund Check	01/16/2015	97.56

71855	James Johnson	Refund Check	01/16/2015	1.26
71914	Jennifer L Stephenson	Refund Check	01/16/2015	69.93
71885	Jeremy & Jamie Gerk	Refund Check	01/16/2015	50.55
71880	Jerome Jr & Sara Hilliard	Refund Check	01/16/2015	5.74
71904	Joel Walter	Refund Check	01/16/2015	37.01
71874	John B. Heddens	Refund Check	01/16/2015	5.03
71936	Jon & Cynthia Connelly	Refund Check	01/16/2015	32.86
71881	Jonathan & Cassandra Johnson	Refund Check	01/16/2015	2.52
71840	Kelly Smith	Refund Check	01/16/2015	6.46
71857	Kevin & Jamie Orth	Refund Check	01/16/2015	0.52
71916	Lennar Colo	Refund Check	01/16/2015	78.44
71929	Lennar Colo	Refund Check	01/16/2015	78.84
71934	Leonard & Lisa Hood	Refund Check	01/16/2015	0.07
72028	Leslie J Carter	Refund Check	01/30/2015	31.61
71925	Linda Johnson	Refund Check	01/16/2015	44.16
71946	Lorene B Thompson	Refund Check	01/16/2015	83.29
71941	Marie Mcnair	Refund Check	01/16/2015	2.39
71878	Mary Jo O'connell	Refund Check	01/16/2015	2.41
71909	Michael Beckage	Refund Check	01/16/2015	56.00
71940	Peter Morgan	Refund Check	01/16/2015	3.60
71905	Regina Wing-Kar Chow	Refund Check	01/16/2015	134.00
71892	Richard & Victoria Waters	Refund Check	01/16/2015	68.17
71869	Robyn Potter	Refund Check	01/16/2015	67.92
71884	Ross & Janell Reichard	Refund Check	01/16/2015	48.39
71841	Ryan Campbell	Refund Check	01/16/2015	19.49
71906	Scott Claghorn	Refund Check	01/16/2015	13.19
71930	Siobhan Mctighe	Refund Check	01/16/2015	4.00
71935	Stephen & Susan Schell	Refund Check	01/16/2015	2.62
71876	Steven & Debra Wiertel	Refund Check	01/16/2015	13.00
71842	Susan Olson	Refund Check	01/16/2015	30.24
71912	Theran & Gary Adamson	Refund Check	01/16/2015	2.43
71868	Theresa & Bradley Fightmaster	Refund Check	01/16/2015	0.11
71926	Thomas & Jennifer Rael	Refund Check	01/16/2015	67.18
71942	Timothy & Beth Stadem	Refund Check	01/16/2015	17.52
71899	Tina Marie Cline	Refund Check	01/16/2015	51.00
71944	Tom Thoen	Refund Check	01/16/2015	4.34
71943	Tristan Shultz	Refund Check	01/16/2015	159.54
71872	Wayne & Kathleen Schmad	Refund Check	01/16/2015	14.96

Total for Department: 000 NO PROJECT CODE ASS

8,358.46

Department: 471 WATER SYSTEM

71722	BATES ENGINEERING INC	3-MG WATER TANK CONSTR PHASE SVCS	01/09/2015	5,138.78
71949	BESTWAY CONCRETE COMPANY	FLOW FILL MIX FOR MAIN STREET REPAIR	01/30/2015	468.00
71779	CENTURY LINK	TELEPHONE SVC	01/16/2015	0.72
71758	CIRSA	2015 PROPERTY/CASUALTY INSURANCE ALLOCATION	01/16/2015	25,198.01
71757	CITY OF GREELEY WATER DEPARTMENT	WATER PURCHASED DEC 2014	01/16/2015	504.87
71960	CITY OF GREELEY WATER DEPARTMENT	WATER PURCHASED	01/30/2015	277.39
71951	DANA KEPNER COMPANY, INC.	METER PIT COVER FOR REPAIR ON 1ST STREET	01/30/2015	422.47

71996	DATAPRINT SERVICES, LLC	JAN 2015 UB STATMENTS/POSTAGE	01/30/2015	4,044.35
71807	FARNSWORTH GROUP, INC.	WATER PUMP STATION REPAIR STUDY	01/16/2015	572.67
71952	FORT COLLINS-LOVELAND WATER DISTRICT	WATER PURCHASED	01/30/2015	28,339.31
71663	GLH CONSTRUCTION, INC.	REPAIR WATER LEAK	01/09/2015	3,493.00
72020	HYDRO CONSTRUCTION COMPANY	3-MG WATER TANK CONSTRUCT-PYMT 10	01/30/2015	572,867.62
71698	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/09/2015	12.96
71994	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/30/2015	12.96
71688	NATIONAL METER AND AUTOMATION	ANNUAL SERVICE AGREEMENT	01/09/2015	840.00
71640	NORTH WELD COUNTY WATER DISTRICT	WATER PURCHASED	01/09/2015	63,343.67
71753	NORTH WELD COUNTY WATER DISTRICT	2013/14 WINTER WATER FEES	01/16/2015	652.35
71642	NORTHERN CO WATER CONSERVANCY DISTRICT	NISP PHASE 3A PERMITTING WORK	01/09/2015	132,000.00
71763	OFFICE DEPOT	OFFICE SUPPLIES	01/16/2015	26.27
71785	PITNEY BOWES	POSTAGE METER RENTAL	01/16/2015	62.30
71990	PITNEY BOWES	POSTAGE METER RENTAL	01/30/2015	23.54
71760	POUDRE VALLEY RURAL ELECTRIC ASSOCIATION	UTILITIES	01/16/2015	31.33
71965	POUDRE VALLEY RURAL ELECTRIC ASSOCIATION	UTILITIES	01/30/2015	2,202.33
71962	USA BLUE BOOK	REPLACEMENT MIRROR	01/30/2015	231.08
71737	USC FCCCHR	MEMBERSHIP RENEWAL	01/09/2015	320.00
71657	UTILITY NOTIFICATION CENTER OF COLORADO	LOCATE TRANSMISSIONS	01/09/2015	361.08
71806	WELD CO DEPT OF PUBLIC HEALTH	TOTAL COLIFORM & E COLI SAMPLES - 2014 QUARTER	01/16/2015	900.00
71671	WINDSOR HARDWARE, LLC	STEP LADDER	01/09/2015	54.99

Total for Department: 471 WATER SYSTEM 842,402.05

Department: 484 NON-POTABLE/KERN

71786	CLEAR WATER SOLUTIONS INC	WINDSOR GENERAL WATER RIGHTS 2014	01/16/2015	11,752.96
71754	XCEL ENERGY	UTILITIES-KERN	01/16/2015	62.98

Total for Department: 484 NON-POTABLE/KERN R 11,815.94

Total for Fund:06 WATER FUND 862,576.45

Fund: 07 SEWER FUND

Department: 000 NO PROJECT CODE

71873	Jim & Colleen Borchardt	Refund Check	01/16/2015	9.20
71894	John & Letha Price	Refund Check	01/16/2015	28.72

Total for Department: 000 NO PROJECT CODE ASS 37.92

Department: 481 SEWER SYSTEM

71649	CENTURYLINK	UTILITIES	01/09/2015	192.63
71958	CENTURYLINK	UTILITIES	01/30/2015	48.66
71758	CIRSA	2015 PROPERTY/CASUALTY INSURANCE ALLOCATION	01/16/2015	18,299.49
71996	DATAPRINT SERVICES, LLC	JAN 2015 UB STATMENTS/POSTAGE	01/30/2015	3,237.47
71698	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/09/2015	6.48
71994	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/30/2015	6.48
71785	PITNEY BOWES	POSTAGE METER RENTAL	01/16/2015	31.15
71990	PITNEY BOWES	POSTAGE METER RENTAL	01/30/2015	11.77

71760	POUDRE VALLEY RURAL ELECTRIC ASSOCIATION	UTILITIES	01/16/2015	51.29
71664	SCOTT'S ELECTRIC AND BUCKET TRUCK SERVICE	INSTALL PUMP @ EASTMAN PARK LIFT STATION	01/09/2015	2,147.42
71968	SCOTT'S ELECTRIC AND BUCKET TRUCK SERVICE	WIRING EASTM PK LIFT STN	01/30/2015	2,967.00
71772	SPORTSMAN'S WAREHOUSE, INC	UNIFORMS	01/16/2015	69.99
71747	VERIZON WIRELESS SERVICES LLC	CELLULAR TELEPHONE SVC	01/16/2015	348.40
71647	XCEL ENERGY	UTILITIES-WATER/SEWER	01/09/2015	705.19

Total for Department: 481 SEWER SYSTEM 28,123.42

Department: 482 DISPOSAL PLANT

71665	BUNTING DISPOSAL, INC.	TRASH SERVICE	01/09/2015	32.34
71969	BUNTING DISPOSAL, INC.	TRASH SVC FEB 2015	01/30/2015	32.34
71649	CENTURYLINK	UTILITIES	01/09/2015	192.10
71958	CENTURYLINK	UTILITIES	01/30/2015	59.19
71758	CIRSA	2015 PROPERTY/CASUALTY INSURANCE ALLOCATION	01/16/2015	13,720.84
71979	CMS MECHANICAL SERVICES, INC.	FURNANCE INSPECTION	01/30/2015	345.75
71759	CO DEPT OF PUBLIC HEALTH/ENVIR	WWTP NUTRIENT REMOVAL	01/16/2015	4,035.00
71676	COLORADO ANALYTICAL LABORATORY	LAB TESTING	01/09/2015	379.00
71975	COLORADO ANALYTICAL LABORATORY	LAB TESTING	01/30/2015	556.00
71955	DXP ENTERPRISES, INC	DISCHARGE HOSE, COUPLER, ADAPTER, CLAMP	01/30/2015	190.93
72013	FARNSWORTH GROUP, INC.	WWTP NUTRIENT STUDY	01/30/2015	11,915.65
71719	FASTENAL COMPANY	CABLE TIES	01/09/2015	3.36
71805	FASTENAL COMPANY	THIMBLE	01/16/2015	24.60
71636	HACH ENVIRONMENTAL	LAB SUPPLIES	01/09/2015	242.10
71674	MAIL N COPY	MAILING	01/09/2015	37.75
71751	MANWEILER HARDWARE, INC	BATTERIES, SCRAPER, RAZOR KNIFE, ETC.	01/16/2015	56.34
71698	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/09/2015	6.48
71994	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/30/2015	6.48
71750	NORTH FRONT RANGE WATER QUALITY PLANNING	2015 MEMBERSHIP DUES	01/16/2015	3,965.00
71760	POUDRE VALLEY RURAL ELECTRIC ASSOCIATION	UTILITIES	01/16/2015	441.55
71965	POUDRE VALLEY RURAL ELECTRIC ASSOCIATION	UTILITIES	01/30/2015	16,370.44
71968	SCOTT'S ELECTRIC AND BUCKET TRUCK SERVICE	SVC CALL DRIVE ON BLOWER #4	01/30/2015	2,703.00
71651	SEACREST GROUP	LAB SAMPLE TEST	01/09/2015	1,525.00
71689	SUBURBAN PROPANE	PROPANE TANK RENTAL	01/09/2015	99.00
71962	USA BLUE BOOK	FLANGE	01/30/2015	640.10
71963	VARTEC TELECOM	TELEPHONE SVC FOR FAX MACHINES	01/30/2015	1.50
71671	WINDSOR HARDWARE, LLC	NUTS, WASHERS, & BROOM	01/09/2015	125.89

Total for Department: 482 DISPOSAL PLANT 57,707.73

Total for Fund:07 SEWER FUND 85,869.07

Fund: 08 STORM DRAIN FUND

Department: 000 NO PROJECT CODE

71875	Cottages at Highland Meadows Lots, LLC	Refund Check	01/16/2015	5.65
71832	DR Horton	Refund Check	01/16/2015	5.18
71838	DR Horton	Refund Check	01/16/2015	51.15
71862	Greenridge Road Land Holding Co LLC	Refund Check	01/16/2015	3.60

71863	Greenridge Road Land Holding Co LLC	Refund Check	01/16/2015	3.53
71924	Greenridge Road Land Holding Co LLC	Refund Check	01/16/2015	7.18
71839	Hartford Homes	Refund Check	01/16/2015	5.15
71856	Haven Builders, Inc.	Refund Check	01/16/2015	8.09
71928	Haven Builders, Inc.	Refund Check	01/16/2015	6.02
71883	Highland Meadows Lots, LLC	Refund Check	01/16/2015	2.20
71848	Melody Homes, Inc.	Refund Check	01/16/2015	4.96
71853	Melody Homes, Inc.	Refund Check	01/16/2015	5.18
71890	Oak Valley Homes	Refund Check	01/16/2015	4.66
71891	Oak Valley Homes	Refund Check	01/16/2015	5.82
71870	Reserve at Highpoint Estates	Refund Check	01/16/2015	12.77
71921	Reserve at Highpoint Estates	Refund Check	01/16/2015	3.03
71861	Reserve at Highpointe Estates	Refund Check	01/16/2015	7.99
71945	Reserve At Highpointe Estates LLC	Refund Check	01/16/2015	5.80
71826	Saint Aubyn Homes LLC	Refund Check	01/16/2015	33.55
71825	Westmark Homes	Refund Check	01/16/2015	3.06
71846	Westmark Homes	Refund Check	01/16/2015	17.42
71910	Allen & SuzAnne Howlett	Refund Check	01/16/2015	7.36
71931	Gary & Tammy Pearcy	Refund Check	01/16/2015	15.60
71895	Georganne Remund	Refund Check	01/16/2015	3.40
71915	Giovanni & Lori Lee Ghisletti	Refund Check	01/16/2015	5.38
71871	Greenridge Road Land Holding	Refund Check	01/16/2015	8.50
71859	Gregory Evans	Refund Check	01/16/2015	20.22
71877	Jay & Marcia Erickson	Refund Check	01/16/2015	7.15
71882	Jennifer Alexander	Refund Check	01/16/2015	10.66
71913	Keith & Andrea Youngers	Refund Check	01/16/2015	1.78
71919	Leonard & Jackie Huskey	Refund Check	01/16/2015	6.50
71889	Martin Homes	Refund Check	01/16/2015	4.29
71903	Richard Bielecki	Refund Check	01/16/2015	3.60
71908	Ridgeway Construction	Refund Check	01/16/2015	3.71
71898	Ridgeway Construction Services	Refund Check	01/16/2015	5.23
71896	Ronald & Nancy Messnick	Refund Check	01/16/2015	14.84
71933	Scott & Gina Anderson	Refund Check	01/16/2015	19.02
71843	Westmark Homes	Refund Check	01/16/2015	12.59
71844	Westmark Homes	Refund Check	01/16/2015	4.27

Total for Department: 000 NO PROJECT CODE ASS

356.09

Department: 483 STORM DRAINAGE

71673	ANDERSON CONSULTING ENGINEERS	JOHN LAW CHANNEL DESIGN SVCS	01/09/2015	17,788.92
71973	ANDERSON CONSULTING ENGINEERS	LAW BASIN W. TRIB FINAL DESIGN	01/30/2015	23,266.42
71713	BOMGAARS	UNIFORMS	01/09/2015	189.95
71758	CIRSA	2015 PROPERTY/CASUALTY INSURANCE ALLOCATION	01/16/2015	12,277.35
71996	DATAPRINT SERVICES, LLC	JAN 2015 UB STATMENTS/POSTAGE	01/30/2015	3,237.48
71663	GLH CONSTRUCTION, INC.	EASTMAN PARK CULVERT WASHOUT	01/09/2015	4,931.75
71698	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/09/2015	3.24
71994	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/30/2015	3.24
71741	OTTERTAIL ENVIRONMENTAL INC	WCRI3 BRIDGE SEDIMENT MITIGATION	01/09/2015	3,000.00
71695	SCHNEIDER'S PAVING, LLC	REPAIR ASPHALT AT HILLTOP SUB	01/09/2015	5,500.00

Total for Department: 483 STORM DRAINAGE SYS 70,198.35

Total for Fund:08 STORM DRAIN FUND 70,554.44

Fund: 10 FLEET MANAGEMENT FUND

Department: 491 FLEET MANAGEMENT

71650	4 RIVERS EQUIPMENT	MOWER BLADES	01/09/2015	1,335.14
71723	AGFINITY, INCORPORATED	FUEL FOR FLEET	01/09/2015	10,664.75
71765	B AND G EQUIPMENT, INC	REPLACE BLOCK HEATER	01/16/2015	354.44
71683	BOBCAT OF THE ROCKIES LLC	FILTERS & OIL	01/09/2015	279.40
71802	CARD SERVICES	PW-LICENSE PLATES UNIT 114/DAY TIMER	01/16/2015	201.44
71705	CERTIFIED LABORATORIES DIVISION	OIL	01/09/2015	593.51
71758	CIRSA	2015 WORKERS COMP INSURANCE ALLOCATION	01/16/2015	3,815.38
71666	FARIS MACHINERY COMPANY	GUTTER BROOMS, HOSES, MAIN BROOM	01/09/2015	1,734.11
71749	GENERAL AIR SERVICE AND SUPPLY CO	BATTERIES FOR WELDING SHIELD	01/16/2015	7.36
71690	HENSLEY BATTERY LLC	BATTERY CORE	01/09/2015	273.04
71670	KENZ AND LESLIE DISTRIBUTING	ADDITIVES FOR FLEET VEHICLES	01/09/2015	248.40
71972	KENZ AND LESLIE DISTRIBUTING	ADDITIVES FOR FLEET VEHICLES	01/30/2015	183.60
71775	KIMBALL MIDWEST	MARKING PAINT, CLAMP TIE, BRAKE TREATMENT, ETC.	01/16/2015	234.99
71656	LAWSON PRODUCTS, INC.	SHOP SUPPLIES	01/09/2015	323.38
71677	MAC EQUIPMENT INC.	AIR CLEANER, OIL AND SPARK PLUGS	01/09/2015	105.02
71698	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/09/2015	6.48
71994	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/30/2015	6.48
71639	MOREY'S GLASS AND METALS INC	SIDE MIRROR	01/09/2015	65.00
71817	MOTION AND FLOW CONTROL PRODUCTS	BRASS FITTINGS	01/16/2015	244.74
71682	NAPA WINDSOR	KEYLESS KEY FLOB	01/09/2015	1,934.90
71693	OREILLY AUTO PARTS	DOOR ACTUATOR	01/09/2015	47.54
71685	RED WINGS SHOES	UNIFORMS	01/09/2015	404.35
71986	REX OIL COMPANY	BULK WINDOW WASHER FLUID	01/30/2015	49.02
71774	ROCKY MOUNTAIN FLEET MANAGEMENT ASSOC	MEMBERSHIP FEE	01/16/2015	310.00
72011	SAFETY AND CONSTRUCTION SUPPLY	STROBE LIGHT & BLUE LENS	01/30/2015	206.12
71681	T AND T TIRE OF WINDSOR, INC.	NEW TIRES FOR UNIT 44	01/09/2015	1,420.22
71956	WELD COUNTY SCHOOL DIST RE-4	JOINT FUEL FACILITY EXPENDITURES 4TH QTR 14	01/30/2015	976.95
71800	WN MILLER COMPANY INC	HEATED WIPER BLADES	01/16/2015	345.89
71811	DEAN A PENDLETON	MINI NEEDLE SCALER	01/16/2015	89.95
71700	THE PAWNEE GROUP	CAR WASH TOKENS DEC 2014	01/09/2015	54.28

Total for Department: 491 FLEET MANAGEMENT 26,515.88

Total for Fund:10 FLEET MANAGEMENT FUND 26,515.88

Fund: 11 INFORMATION TECHNOLOGY

Department: 492 INFORMATION

71802	CARD SERVICES	ADJ-OCT2014 CREDIT CARD PURCHASE OF SOFTWARE POSTED INC	01/16/2015	224.33
71758	CIRSA	2015 WORKERS COMP INSURANCE ALLOCATION	01/16/2015	437.36
71704	CIVICPLUS	2015 ANNUAL FEE FOR WEBSITE HOSTING & SUPPORT	01/09/2015	12,876.95
71680	COMCAST CABLE COMM. LLC	INTERNET PD	01/09/2015	8.14

71982	COMCAST CABLE COMM. LLC	INTERNET	01/30/2015	212.90
71696	EMGOVPOWER LLC	SOFTWARE MAINT CHG	01/09/2015	81.00
71987	ESRI	SMALL GOV ENTERPRISE LICENSE AGREEMENT	01/30/2015	25,500.00
71715	LEWAN AND ASSOCIATES, INC	VEEAM ANNUAL SUPPORT	01/09/2015	3,992.00
71698	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/09/2015	9.72
71994	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/30/2015	9.72
71668	OFFICE DEPOT	OFFICE SUPPLIES	01/09/2015	0.95
71971	OFFICE DEPOT	OFFICE SUPPLIES	01/30/2015	4.54
71727	PEAK MEDIA INC	LABOR-PYMT OF 2013 INVOICE OUTSTANDING	01/09/2015	150.00
71732	SPRINGBROOK SOFTWARE INC	IMPLEMENTATION OF NEW FINANCIAL SOFTWARE	01/09/2015	105,719.64
71816	SPRINGBROOK SOFTWARE INC	NEW FINANCE SOFTWARE IMPLEMENTATION-UTILITY BILLING	01/16/2015	4,200.00
72017	SPRINGBROOK SOFTWARE INC	2015 ANNUAL SOFTWARE MAINT CONTRACT	01/30/2015	43,849.08
71747	VERIZON WIRELESS SERVICES LLC	CELLULAR TELPEHONE SVC	01/16/2015	211.16
71970	XEROX CORPORATION	XEROX LEASE PYMT COPIERS	01/30/2015	2,754.21

Total for Department: 492 INFORMATION TECHNO 200,241.70

Total for Fund:11 INFORMATION TECHNOLOGY 200,241.70

Fund: 14 NON-POTABLE/KERN RES

Department: 484 NON-POTABLE/KERN

71711	INSURANCE ASSOCIATES INC	KERN RESERVOIR/DITCH LIABILITY INSUR	01/09/2015	2,339.00
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Total for Department: 484 NON-POTABLE/KERN R 2,339.00

Total for Fund:14 NON-POTABLE/KERN RES FUN 2,339.00

Fund: 15 HEALTH INSURANCE FUND

Department: 000 NO PROJECT CODE

71630	1ST BANK OF NORTHERN COLORADO	BI-WEEKLY EMPLOYEE PAYROLL DEDUCTIONS	01/02/2015	8,216.03
71801	1ST BANK OF NORTHERN COLORADO	BI-WEEKLY EMPLOYEE PAYROLL DEDUCTIONS	01/16/2015	8,241.94
72007	1ST BANK OF NORTHERN COLORADO	BI-WEEKLY EMPLOYEE PAYROLL DEDUCTIONS	01/30/2015	8,241.94

Total for Department: 000 NO PROJECT CODE ASS 24,699.91

Total for Fund:15 HEALTH INSURANCE FUND 24,699.91

Fund: 17 FACILITY SERVICES FUND

Department: 496 CUSTODIAL SERVICE

71758	CIRSA	2015 WORKERS COMP INSURANCE ALLOCATION	01/16/2015	6,724.39
71989	HILLYARD INC	TISSUE	01/30/2015	265.32
71698	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/09/2015	12.96
71994	MINES AND ASSOCIATES PC	EMPLOYEE ASSISTANCE PGM JAN 2015	01/30/2015	12.96
71961	NORTHERN COLORADO PAPER	GLOVES, CLEANERS, MOP HANDLE, DUSTER REFILLS	01/30/2015	287.39
71668	OFFICE DEPOT	OFFICE SUPPLIES	01/09/2015	0.32
71971	OFFICE DEPOT	OFFICE SUPPLIES	01/30/2015	1.51
71734	UNISOURCE WORLDWIDE INC	CLEANERS, AIR FRESHENERS, ETC.	01/09/2015	269.44



Total for Fund:21 COMMUNITY CENTER EXPANS

52,122.90

Accounts Payable Total

2,425,039.27

Payroll Total (3 pay periods)

537,159.08

Grand Total

2,962,198.35

BR-Board Audit (02/02/2015 - 10:22 AM)



## MEMORANDUM

**Date:** February 9, 2015  
**To:** Mayor and Town Board  
**Via:** Kelly Arnold, Town Manager  
**From:** Joseph P. Plummer, AICP, Director of Planning  
Josh Olhava, Associate Planner  
**Subject:** Ordinance No. 2015-1493 – An Ordinance Designating the Eaton House building, 130 N. 5th Street, as a Local Historic Landmark – Rachel Kline, Chairperson of the Historic Preservation Commission, applicant  
*Super-majority vote required for adoption on second reading*  
**Location:** 130 N. 5<sup>th</sup> Street  
**Item #:** C.1

### **Background:**

The Windsor Historic Preservation Commission has submitted the enclosed application to designate the Eaton House as a local historic landmark. The Eaton House is located at 130 N. 5th Street and was originally built in 1902 by Mr. Benjamin H. Eaton.

The Historic Preservation Commission held a public hearing on January 14, 2015. There were no concerns raised during the meeting. On January 26, 2015, the Town Board held a public hearing. The board asked for clarification on this being a local designation with the Town and what would be the next steps. In the next couple of months, staff will be working on a grant application for funds to analyze the Eaton House with a historical structure assessment. A locally designated structure can be more competitive within the State's grant application process. The Parks Department does have funds allocated to this process, as well as a Master Planning process to take place following the historical structure assessment.

Concurring with the Historic Preservation Commission's recommendation, at the January 26<sup>th</sup> meeting, the Town Board approved Ordinance No. 2015-1493 on first reading for the Eaton House to be designated as a local historic landmark.

**Recommendation:** At their January 14, 2015 regular meeting, the Historic Preservation Commission forwarded a recommendation of approval of Ordinance No. 2015-1493 to the Town Board, and staff concurs with this recommendation.

**Enclosures:** Application for Historic Landmark Designation  
Ordinance No. 2015-1493

pc: Rachel Kline, Chairperson, Historic Preservation Commission



# Application for Designation of a Historic Landmark

## SECTION I

### HISTORIC PROPERTY

Name: Eaton House  
 Address: 130 N. 5<sup>th</sup> Street, Windsor, CO 80550  
 Historic Use: Domestic, Exact use unknown  
 Current or Proposed Use: TBD  
 Legal Description: WIN 22729 L5 & 6, BLK4, Lake View Addition  
SW ¼ of Section 16; Township 06N; Range 67W

### PROPERTY OWNER

Name: Town of Windsor  
 Address: 301 Walnut Street, Windsor, CO 80550  
 Telephone: (970) 674-2400  
 Email Address: karnold@windsorgov.com

I certify that I am the owner of the above described property and I hereby give my written consent and approval for the nomination for designation to be a Windsor Historic Landmark.

[Signature] \_\_\_\_\_ 1-9-2015  
 Signature of Property Owner Date

### PREPARER OF NOMINATION

Name: Rachel D. Kline, Chairperson  
\*on behalf of the Windsor Historic Preservation Commission  
 Address: 301 Walnut Street, Windsor, CO 80550  
 Telephone: (970) 674-2400  
 Email Address: racheld.kline@gmail.com

I nominate the above named property for recognition as a Windsor Historic Landmark. I have:

- Obtained the property owner's approval as verified above.
- Not been able to obtain the property owner's approval (*include documented attempts to secure owner approval*).

[Signature] \_\_\_\_\_ 1/7/2015  
 Signature of Preparer Date

**SECTION II**

Has the property received other historic designation?

- No                       Yes

Date Designated: \_\_\_\_\_

Designated by:         State                       National

Location of the Historic Property

- In Original Location  
 Not in Original Location; Moved on: \_\_\_\_\_  
If Moved, Address of Original Location: \_\_\_\_\_

Information on the Historic Property

Name or Original Owner: Benjamin H. Eaton

*Source of Information:* Publishing staff. "Lakeview Addition." *The Poudre Valley*  
11 Aug. 1938: 1. Print.

Name of Original Architect: unknown

*Source of Information:* \_\_\_\_\_

Name of Original Builder/Contractor: unknown – overseen by Benjamin H. Eaton

*Source of Information:* Publishing staff. "Lakeview Addition." *The Poudre Valley*  
11 Aug. 1938: 1. Print.

Year of Construction: c. 1902-1903

*Source of Information:* Publishing staff. "Lakeview Addition." *The Poudre Valley*  
11 Aug. 1938: 1. Print.

Year(s) of Remodeling: unknown – mid. 1900's

*Source of Information:* Town of Windsor

**SECTION III**

**SUBMITTAL REQUIREMENTS**

- Historical Narrative
- Statement of Significance (*explain the significance of the property based on one or more of the criteria listed in Section IV*)
- Architectural Description (*include the condition of the property and if there are any structures associated with the subject property that are not under the ownership of this applicant*)
- Current Photographs (*in color and of all sides of the structure(s)*)
- Historical Photographs (*if available*)
- Bibliography (*cite all books, articles and other sources used in preparing this form*)

**SECTION IV**

**SIGNIFICANCE OF PROPERTY (check all that apply)**

Architectural

- Exemplifies specific elements of an architectural style or period
- Is an example of the work of an architect or builder who is recognized for expertise nationally, statewide or locally
- Demonstrates superior craftsmanship of high artistic value
- Represents innovation in construction, materials or design
- Represents a built environment of a group of people in an era of history
- Exhibits a pattern or grouping of elements representing at least one of the above criteria
- Is a significant historic model

Social/Cultural

- Is a site of an historic event that has an effect upon society
- Exemplifies the cultural, political, economic or social heritage of the community
- Is associated with a notable person(s) or the work of a notable person(s)

Geographical/Environmental

- Enhances sense of identity in the community
- Is an established and familiar natural setting or visual feature of the community

**SECTION V**

**OPTIONAL INFORMATION**

You may provide other information which might be helpful in determining the eligibility of the property; however such information must be submitted in addition to all the required information on this form. Optional materials may include copies of newspaper clippings, brochures and pamphlets. All materials submitted will become part of the nomination property files and will not be returned.

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Completed nomination forms and supporting materials should be submitted to:

Historic Preservation Commission  
c/o Director of Planning  
Town of Windsor  
301 Walnut Street  
Windsor, CO 80550

If you have any questions or require assistance, please call the Windsor Planning Department at (970) 674-2415.

## **Eaton House Narrative**

The Eaton House located at 130 N. 5th Street in Windsor, CO is most notable for being built in 1902 by one of the earliest settlers and prominent leaders in the Windsor area, Mr. Benjamin H. Eaton (December 15, 1833 – October 29, 1904). A visionary, civic leader, and agriculturalist, Eaton served Northern Colorado as an early irrigation investor and developer who helped to shape the Windsor community and build its identity as an agricultural center. As fourth territorial governor, he instrumentally shaped the Colorado landscape into a viable and bountiful agricultural region, harnessing the power of Colorado's rivers, both physically and politically, to establish modern agricultural farming.

Eaton was born in Coshocton, Ohio, the second of eight children. After living in Ohio and Iowa, Eaton came to Colorado in the 1859 Colorado Gold Rush, prospecting in both Colorado and New Mexico. After serving in the Civil War as part of the New Mexico Volunteers, he returned to Colorado in 1864 with his wife to settle near the border of Weld and Larimer Counties as a founding officer of the Union Colony, a joint-stock colonization company of hopeful farmers led by *New York Tribune* agricultural editor Nathan Cook Meeker. Among his fellow land-owners, Eaton recognized that irrigation is what would make Northeastern Colorado, and specifically Windsor, livable, allowing farmers to settle and reap fruitful crops in contrast to the semi-arid climate unsuitable for the plow. Having learnt ancient irrigation methods from Hispanic farmers in the San Luis Valley, Eaton brought his education to Northeastern Colorado to build numerous irrigation ditches and canals, diverting the Cache la Poudre and the South Platte Rivers to capitalize its resources. Whitney Ditch served as the first Windsor ditch in 1861, followed shortly by Benjamin Eaton's B. H. Eaton Ditch in 1864, diverting water from the Cache la Poudre River to provide water for fields and agricultural stock. As one of the largest land owners in Weld and Larimer Counties, Eaton at one time owned over ninety 160-acre-parcels, all watered from canals and reservoirs of his own construction.

Soon after settling in the Windsor area, Eaton became the fourth territorial governor in the Colorado Territorial Legislature in 1884. Known as the "farmer governor," in office Eaton passed some of Colorado's first water rights laws, making it possible for Colorado farmers to harness the bloodline of the rivers to the plains. He served in office from January 1885 to January 1887.

Upon leaving office, Eaton continued to transform the Colorado landscape by helping to turn the South Platte River Valley into an important agricultural region within the state through various water works projects. He did the same for Weld and Larimer Counties in Northeastern Colorado. Trading in his farming operations, Eaton began an irrigation business he heavily promoted as a means of bringing area growth and wealth by building numerous irrigation canals and reservoirs throughout the region. In association with John C. Abbott, in 1873 Eaton built the Larimer County Canal No. 2, which watered large areas of land west, south, and southwest of Fort Collins. In 1878 he began construction of the Larimer and Weld Canal, once known as the Eaton Ditch, which at the time was the largest and longest irrigation canal in the state. In 1879 he built the High Line Canal in Denver. In May of 1890, Eaton incorporated the Kerns Reservoir and Canal Company and constructed the Kerns Reservoir. Eaton is credited as having invested in several more irrigation projects throughout the area. Because of forward thinking leaders such as Benjamin Eaton, irrigation made life possible in a part of the state once known as "The Great American Desert."

A civic-figure of such prominence, Benjamin Eaton influenced most of Northeastern Colorado through his water works projects and as a leader, being a charter member of the Fort Collins Masonic Lodge, serving as Fort Collins Justice of Peace and a county commissioner, and being the namesake for Eaton in Weld County. Eaton spent his last days in Windsor and passed away on October 29, 1904. The brick

## Eaton House Local Landmark Designation Application

home he built within the Lakeview Addition still remains in present-day Boardwalk Park, on the edge of the lake reservoir which he helped to build.

### **Ownership Timeline:**

1902-1904 – Built by Benjamin H. Eaton for his workers and remained with the Eaton family until Mr. Eaton's passing in 1904.

1905-1906 – C.A. Yancey

1906~1920 – W.W. Kennedy

1920-1923 – Windsor Mercantile Company

1923-1925 – George Hilterman

1925-1949 – Mary H. Simon

1949-1954 – Linda L. Graves

1954-1957 – Conrad & Helen Kerbel

1957~2003 – Daniel & Marie Mueller

2003 – present – Conveyed to the Town of Windsor in 2003. Operated by the Town of Windsor Art & Heritage program. Has sat mostly empty or used for storage since.

### **Statement of Significance**

The Eaton House is eligible for its social/cultural significance within the Windsor community. The building is associated with the construction of the Kerns Reservoir, an influential water works project that provided water for area agricultural irrigation and the town of Windsor. The building served as housing for the reservoir project's laborers.

The Eaton House is also directly associated with Benjamin Eaton, a Windsor resident and influential Coloradoan who worked as a Governor and developer to make Weld and Larimer counties a viable agricultural landscape and Windsor a livable town by harnessing the region's rivers for necessary irrigation.

The Eaton House is also eligible for its geographical/environmental significance as it enhances a sense of identity within the community as a well-known building directly adjacent to and associated with the Kerns Reservoir, a body of water the Eaton House helped serve to construct; directly associated with Windsor's significant water and agricultural history; and directly associated with a prominent Windsor resident, Benjamin Eaton.

### **Architectural Description**

Built between 1902 and 1903, the Eaton House is a two-story, rectangular-shaped, east-facing gable-front national-style structure of brick construction. The brick walls are painted white, the roof is finished with asphalt shakes and the foundation consists of sandstone. The building is situated on the southwest corner of Birch and N. 5<sup>th</sup> Streets amidst residential properties and the Town of Windsor's Boardwalk Park interpretive museum. Windsor Lake sits just to the north/northeast of the property. The site contains non-historic structures, such as a garage and sheds located to the west and southwest of the building. The building is in fair condition with a preponderance of integrity for the main structure that features minor alterations such as materials like roofing, windows, and repointing. In the mid-twentieth century, three single-story, wood construction additions were added to the northern, eastern, and southern elevations. In 2014, re-roofing work included flashing and counter-flashing screwed into the main brick structure from the addition roofs. Removing the three additions and flashing and correctly repointing the original structure according to the Secretary of Interior's Standards will improve the integrity of the building.

## Eaton House Local Landmark Designation Application

The Eaton House has a total of approximately 1,000 square feet, split between the main and second floors. The building features a gable-front roof covered with asphalt shingles, which replaced the original roofing material, and has slight overhanging boxed eaves and rakes with a wide frieze board painted green. A brick chimney flue is centered on the building ridge. The chimney has been capped with metal and is trimmed with metal flashing, both not original. The building is primarily clad with brick painted white and features wood shingle gables painted white. A wood board belt course divides the two stories on the western and southern elevations, which is not original to the building.

The Eaton House has two original entrances, one off-center main entrance on the eastern elevation and a secondary off-center entrance on the southern elevation. The inset doorways are topped with relieving arches with brick voisoirs. The main entrance is a three-light wood door (not original) with wood trim. The southern entrance is an original wood paneled door with original hardware. Current entrances to the building include a modern entrance on the southern elevation of the eastern addition and a modern entrance centered on the southern addition.

The original building has a total of nine windows. The eastern elevation features two windows, one on each floor. The main floor window is a modern fixed, single-paned window with wood trim, while the second floor window is an original double-hung sash with a relieving arch of brick voisoirs over a flat arch. The original wood board sill is covered by the eastern addition roof. The southern elevation contains a modern fixed, single-paned window with two single-hung aluminum flankers over a wood sill. It appears the brick over the window and the window opening have been modified. The western elevation consists of four original windows; two shorter double-hung sashes with relieving arches and downward sloping stone sills on the main floor and two long double-hung sashes with relieving arches and wood board sills. Additional exterior features include gutters.

The southern and northern additions are clad with simple drop siding painted white, while the eastern elevation is clad with clapboard below and plywood above, all painted white. The southern elevation features a gable roof below the principal roof of the original building, while the eastern and northern additions feature shed roofs. All three addition roofs are covered with asphalt shingles. As well as the already aforementioned entrances, the additions feature three single-hung aluminum sashes on the southern addition, two multi-light, single-hung sashes on the eastern addition, and four multi-light, casement windows on the northern addition. The additions appear to have undergone several modifications as siding covers apparent former windows and doors. These additions are in poor condition and continue to place stress on the original brick structure. It is recommended that these additions be removed, as they were constructed after the building's period of significance.

### **Bibliography**

Art & Heritage Center, 116 5<sup>th</sup> Street, Windsor, CO 80550

Kline, Rachel. *Eaton House*. 2014. Photographs

Kline, Rachel and the Windsor-Severance Historical Society. *Windsor*. South Carolina: Arcadia Publishing, 2012.

Publishing staff. "Lakeview Addition." *The Poudre Valley* 11 Aug. 1938: 1. Print.

Ray, Roy. *Highlights in the History of Windsor Colorado*. 1940.

Watrous, Ansel. *History of Larimer County, Colorado*. 1911.

**Current Photographs**



Eaton House, Windsor, CO – Eastern and northern elevations. Rachel Kline, 2014.



Eaton House, Windsor, CO – Southern and eastern elevations. Rachel Kline, 2014.

Eaton House Local Landmark Designation Application



Eaton House, Windsor, CO – Western elevation. Rachel Kline, 2014.



Eaton House, Windsor, CO – Interior showing eastern main entrance. Town Hall, 2014.

Eaton House Local Landmark Designation Application



Eaton House, Windsor, CO – Southern elevation of original building. Town Hall, 2014.

TOWN OF WINDSOR

ORDINANCE NO. 2015-1493

AN ORDINANCE DESIGNATING THE EATON HOUSE BUILDING AS A LOCAL HISTORIC LANDMARK PURSUANT TO THE REQUIREMENTS OF ARTICLE XXVIII OF CHAPTER SIXTEEN OF THE *WINDSOR MUNICIPAL CODE*

WHEREAS, the Town of Windsor (hereinafter, "Town") is a Colorado home rule municipality, with all powers and authority attendant thereto; and

WHEREAS, the Town's citizens have consistently voiced their support for the preservation of historically-significant properties and features within the Town, in order that the Town's heritage remains a source of education, community culture and pride; and

WHEREAS, under Article XXVIII, Chapter 16 of the *Windsor Municipal Code* ("Historic Preservation Code"), the Town has the authority to designate historic landmarks in accordance with the requirements of the Historic Preservation Code; and

WHEREAS, the Town, as owner of the historic Eaton House building, located at 130 N. 5<sup>th</sup> Street, Windsor, Colorado, has requested historic landmark designation pursuant to the Historic Preservation Code; and

WHEREAS, the location and legal description of the Eaton House building is depicted in Exhibit A hereto, incorporated herein by this reference as if set forth fully; and

WHEREAS, the Windsor Historic Preservation Commission has held the required public hearing on the Town's application for historic designation, and has recommended that the Eaton House building be designated as a historic landmark; and

WHEREAS, the Town Board has conducted a public hearing, notice of which was duly posted in accordance with the requirements of the Historic Preservation Code; and

WHEREAS, the Town Board, in accordance with the requirements of the Historic Preservation Code, hereby finds that the characteristics of the Eaton House building justifying its historic landmark designation are as set forth in Exhibit B hereto, the contents of which are incorporated herein by this reference as if set forth fully; and

WHEREAS, the particular features of the Eaton House building that should be preserved are as set forth in Exhibit C hereto, the contents of which are incorporated herein by this reference as if set forth fully.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

**Section 1.** The Town Board does hereby designate the Eaton House building as a historic landmark, as that term is used in the Historic Preservation Code.

**Section 2.** This designation shall subject the Eaton House building to all regulations, controls and standards set forth in the Historic Preservation Code.

Introduced, passed on first reading and ordered published this 26<sup>th</sup> day of January 2015.

TOWN OF WINDSOR, COLORADO

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John S. Vazquez, Mayor

ATTEST:

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Patti Garcia, Town Clerk

Introduced, passed on second reading and ordered published this 9<sup>th</sup> day of February 2015.

TOWN OF WINDSOR, COLORADO

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John S. Vazquez, Mayor

ATTEST:

---

Patti Garcia, Town Clerk

**“EXHIBIT A”**

**Legal Description**  
*(Eaton House)*

**Legal Description:**

Lot 5, Block 4, Lake View Addition  
Section 16; Township 06; Range 67

## "EXHIBIT B"

### Criteria for Designation (Eaton House)

#### 1. Architectural – n/a

#### 2. Social

- b. *Exemplifies cultural, political, economic or social heritage of the community.*

The building is associated with the construction of the Kerns Reservoir, an influential water works project that provided water for area agricultural irrigation and the town of Windsor. The building served as housing for the reservoir project's laborers.

- c. *An association with a notable person or the work of a notable person.*

The Eaton House is directly associated with Benjamin Eaton, a Windsor resident and influential Coloradoan who worked as a Governor and developer to make Weld and Larimer counties a viable agricultural landscape and Windsor a livable town by harnessing the region's rivers for necessary irrigation.

#### 3. Geographic/Environmental

- a. *Enhances the sense of identity of the community.*

The Eaton House enhances a sense of identity within the community as a well-known building directly adjacent to and associated with the Kerns Reservoir, a body of water the Eaton House helped serve to construct; directly associated with Windsor's significant water and agricultural history; and directly associated with a prominent Windsor resident, Benjamin Eaton.

The physical integrity was evaluated using the following criteria:

- a. *Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, State or nation.*

See Criteria for Designation Item #2 'Social', above.

- b. *Retains original design features, materials and/or character.*

The structure has retained many original design features and materials. The removal of the non-contributing additions will reveal the original character of the home.

- c. *Original location or same historic context after having being moved.*

The Eaton House building remains in its' original location.

- d. *Has been accurately reconstructed or restored based on documentation.*

Work is needed to restore the structure back to its' period of significance following the Secretary of Interior's Standards.

## **“EXHIBIT C”**

### **Architectural Features to be Preserved (*Eaton House*)**

Built between 1902 and 1903, the Eaton House is a two-story, rectangular-shaped, east-facing gable-front national-style structure of brick construction. The brick walls are painted white, the roof is finished with asphalt shakes and the foundation consists of sandstone.

The Eaton House has a total of approximately 1,000 square feet, split between the main and second floors. The building features a gable-front roof covered with asphalt shingles, which replaced the original roofing material, and has slight overhanging boxed eaves and rakes with a wide frieze board. A brick chimney flue is centered on the building ridge. The building is primarily clad with brick painted white and features wood shingle gables painted white.

The Eaton House has two original entrances, one off-center main entrance on the eastern elevation and a secondary off-center entrance on the southern elevation. The inset doorways are topped with relieving arches with brick voisoirs. The main entrance is a three-light wood door (not original) with wood trim. The southern entrance is an original wood paneled door with original hardware.

The original building has a total of nine windows. The eastern elevation features two windows, one on each floor. The main floor window is a modern fixed, single-paned window with wood trim, while the second floor window is an original double-hung sash with a relieving arch of brick voisoirs over a flat arch. The original wood board sill is covered by the eastern addition roof. The southern elevation contains a modern fixed, single-paned window with two single-hung aluminum flankers over a wood sill. It appears the brick over the window and the window opening have been modified. The western elevation consists of four original windows; two shorter double-hung sashes with relieving arches and downward sloping stone sills on the main floor and two long double-hung sashes with relieving arches and wood board sills. Additional exterior features include gutters.

It is recommended that the mid-20<sup>th</sup> Century additions be removed, as they were constructed after the building's period of significance.



## MEMORANDUM

**Date:** February 9, 2015  
**To:** Mayor and Town Board  
**Via:** Kelly Arnold, Town Manager  
**From:** Joseph P. Plummer, AICP, Director of Planning  
Josh Olhava, Associate Planner  
**Subject:** Site Plan Presentation – Windsor Commons Subdivision Third Filing, Lot 1,  
Block 1 – Windsor Charter Academy – Kirk Wiebusch, Centennial Lending  
LLC., applicant/ Greg Lockwood, applicant's representative  
**Location:** 810 Automation Drive  
**Item #:** C.2

### **Background:**

The applicants, Kirk Wiebusch, Centennial Lending LLC., and the Windsor Charter Academy, represented by Mr. Greg Lockwood of Roche Constructors are proposing a new building in the Limited Industrial (I-L) zoning district in the Windsor Commons Subdivision, located at 810 Automation Drive. The new building is being built to serve as a Middle and High School for the Windsor Charter Academy.

Site characteristics include:

- an approximately 32,000 square foot building;
- 2 stories;
- an outdoor recreation field;
- a future expansion area for a building and parking; and
- 116 off street parking spaces, including accessible parking space(s).

The current presentation of the site plan is intended for the Town Board's information. Should the Town Board have any comments or concerns pertaining to the site plan, per se, please refer such comments to staff during the presentation so that they may be addressed during staff's review of the project. The site plan will be reviewed and approved administratively by staff, however, if the project review process reveals issues that cannot be resolved between the applicant and staff, the site plan will be brought back to the Town Board for review.

Please note, however, that the applicants are requesting that alternative architectural materials be allowed to be used on the facades of the building as opposed to a wainscot having to be applied to the building elevations that will be seen from the surrounding streets, and the next item on the agenda discusses this request. Likewise, please further note that since this request will be discussed as the next agenda item, the building elevation drawings that are normally included in site plan drawings are not included in the enclosed power point presentation but shall be presented with the next agenda item.

**Conformance with Comprehensive Plan:** The application is consistent with the following Commercial goals and policies of the Comprehensive Plan:

**Goals:**

1. *All commercial and industrial development should provide a safe, aesthetically-appealing and healthy environment which does not have adverse impacts on surrounding areas.*

**Policies:**

6. *All commercial and industrial site plans should provide landscaping plans for the exterior portions of the buildings, walkways, parking lots, and street frontages; develop specific landscaping regulations and requirements to implement this policy.*

**Conformance with Vision 2025:** The proposed application is consistent with various elements of the Vision 2025 document, particularly the chapter on Economic Vitality.

**Notification:** The Municipal Code does not require notification as this item is for presentation purposes

**Recommendation:** No recommendation as this item is for presentation purposes.

**Enclosures:** application materials  
staff PowerPoint

pc: Kirk Wiebusch, Centennial Lending LLC., applicant  
Windsor Charter Academy, applicant  
Greg Lockwood, Roche Constructors, applicant's representative

TOWN OF WINDSOR PLANNING DEPARTMENT  
301 Walnut Street, Windsor, CO 80550  
Phone: 970-674-2415; Fax: 970-674-2456

For office use only:
Project ID No.

## LAND USE APPLICATION FORM

Land use applications shall include all items listed in the application submittal checklist and the Town of Windsor Municipal Code (Code). The Town of Windsor Planning Department reserves the right to refuse to accept incomplete submittals. Please see the Code for submittal requirements.

**APPLICATION TYPE:**

- ANNEXATION
- MASTER PLAN
- REZONING
- MINOR SUBDIVISION
- LOT LINE ADJUSTMENT
- MAJOR SUBDIVISION
- SITE PLAN
- ADMINISTRATIVE SITE PLAN
- SITE PLAN - Qualified Commercial or Industrial (Fast Track)

**STATUS:**

(for MAJOR SUBDIVISIONS and SITE PLANS only)

- Preliminary
- Final

**PROJECT NAME\*:** Windsor Charter Academy

**LEGAL DESCRIPTION\*:** Lot 1, Block 1, Windsor Commons Third Filing

**PROPERTY ADDRESS (if available):** 810 Automation Drive

**PROPERTY OWNER (APPLICANT):**

Owner's Name(s)*: <u>Worran Federal Credit Union</u>	
Company: _____	
Address*: <u>c/o Centennial Lending LLC 4112 Kodrak Ct Unit D</u>	
Primary Phone #: <u>720 494 2747</u>	Secondary Phone #: <u>720 494 2740</u>
Fax #: <u>720 494 2740</u>	E-Mail*: <u>Kirk.wiebusch@centennial-lending.com</u>

**OWNER'S AUTHORIZED REPRESENTATIVE:**

Representative's Name: <u>Kirk Wiebusch</u>	
Company: <u>Centennial Lending LLC</u>	
Address: <u>4112 Kodrak Ct Unit D</u>	
Primary Phone #: <u>720 494 2747</u>	Secondary Phone #: <u>720 494 2740</u>
Fax #: <u>720 494 2740</u>	E-Mail: <u>Kirk.wiebusch@centennial-lending.com</u>

All correspondence will only be sent to the owner's authorized representative. It is the sole responsibility of the representative to distribute correspondence to the owner and other applicable parties, i.e. engineers, architects, surveyors, attorneys, consultants, etc.

I hereby depose and state under the penalties of perjury that all statements, proposals, and/or plans submitted with or contained within the application are true and correct to the best of my knowledge.

→ [Signature] sup centennial lending as Servicing Agent for Worran FCU 12/3/14  
Signature: Owner or Owner's Authorized Representative\*\*      Date

\*\*Proof of owner's authorization is required with submittal if signed by Owner's Authorized Representative.

→ Kirk Wiebusch

**TOWN OF WINDSOR PLANNING DEPARTMENT**

301 Walnut Street, Windsor, CO 80550

Phone: 970-674-2415; Fax: 970-674-2456

For office use only:

Project ID No.

**GENERAL APPLICATION OVERVIEW FORM**

This form is to be completed for each application type and submitted at the same time the  
LAND USE APPLICATION FORM is submitted.

EXISTING ZONING: IL	PROPOSED ZONING: IL
TOTAL ACREAGE: 12.15	
TOTAL # OF PROPOSED LOTS: 1	
AVERAGE LOT SIZE: 12.15 acres	
MINIMUM LOT SIZE: 12.15 acres	
TOTAL # OF PROPOSED PHASES: 1	
ACREAGE PER PHASE: 12.15 acres	
LOTS PER PHASE: 1	
PARKLAND (sq. ft. & acreages): 0	
PARKLAND (public or private): 0	
IRRIGATION WATER (potable or non-potable): potable	

<b>UTILITIES TO BE PROVIDED BY:</b>
WATER: Town of Windsor
SEWER: Town of Windsor
GAS: Xcel Energy
ELECTRIC: Xcel Energy
PHONE: Century Link, Comcast

<b>IF THIS IS A FINAL APPLICATION, SUBMIT TOTALS OF THE FOLLOWING IN LINEAR FEET</b> (use separate sheets if necessary):
PUBLIC STREETS (break down by classification/width): 0
PRIVATE STREETS (break down by classification/width): 0
TOTAL STREETS (break down by classification/width): 0
WATER LINES (break down by line sizes): Services only
SEWER LINES (break down by line sizes): Services only
CURB: On site curb only
GUTTER: On site curb only
SIDEWALK: On site Sidewalks only
OPEN SPACE (not to include detention areas) in sq ft & acres: 0
TRAIL EASEMENTS (break down by width): 0
Developed trail (break down by width, depth & material): 0
Undeveloped trail (break down by width, depth & material): 0

For office use only:		
Applicable Corridor Plan:		
Metropolitan District:		
Application fee: \$	Date received:	By:

## **PROJECT NARRATIVE**

### **WINDSOR COMMONS THIRD FILING LOT 1, BLOCK 1 (WINDSOR CHARTER ACADEMY)**

December 3, 2014

The proposed site is approximately 12.15 acres and is located in Windsor Commons Third Filing in east Windsor, east of Highway 257. The site is located adjacent to and west of the existing Automation Drive and is currently zoned IL (Light Industrial). The intended user is Windsor Charter Academy, for a middle and high school. It is intended that the site be developed in one phase.

The project will provide space for the existing Windsor Charter Academy to offer additional classes at the middle school and high school level. The school hopes to open with approximately 220 students in grades six through ten. In each of the ensuing years eleventh and then twelve grades will be added to the class offering. Aims College has expressed an interest in providing classes as well for the advanced students. The building is approximately 49,400 square feet on two levels and will ultimately house 525 students and approximately 40 staff including teachers, administrative staff, janitorial and food service staff.

The first floor of the building will house the Administrative offices, Kitchen, Lunch room, Media Center, Computer Lab, Instrumental Music, two Art Rooms and two Classrooms. In addition there will be a gymnasium with seating for 350 spectators, Boys and Girls Locker Rooms, a coach's office and a concession stand that open to the Lunch Room for during half time.

The second floor will house twelve Classrooms and two Science Rooms. The second floor will be accessible from an elevator and two stairs. There will be restroom facilities, seminar rooms and teacher work rooms on both floors.

The structure will be a pre-engineered metal building. The exterior walls will be stucco embossed metal panels in two colors. A parapet screen wall will be constructed to minimize the visual effect of the roof top mechanical units. The exterior surface of the parapet will be faced with traditional metal panels that will be in a contrasting color to the wall panels. There will gutters on the gymnasium and internal gutters hidden by the parapet. The downspouts will be exposed.

All of the roof top units will be screened by the parapet with the exception of the two large air handlers serving the gymnasium. They will be located on the west atop of the instrumental music room roof. Approximately 60% of the height of the roof top units will be hidden by the parapet.

All site lighting will be pole mounted, down directional and shielded to prevent light spillage from the site. Refer to the photometric plans for additional information regarding pole height, fixture type and light locations.

Access to the site will be provided at two locations from Automation Drive. The traffic will enter via the north driveway and exit via the south driveway. Student drop offs will occur near the main entrance of the building and cars will stack through the parking lot drives. The parking lot can accommodate approximately 55 vehicles in the stacking queue. A traffic study that will analyze the onsite movements and the surrounding intersections will be submitted to the Town of Windsor within 2 weeks.

A sidewalk is provided from Automation Drive to the main entrance to accommodate pedestrian traffic. There are 116 parking stalls provided in the paved portion of the site and it was calculated that approximately 90 parking stalls would be required when an event is held in the gymnasium.

Water and sewer will be provided by the Town of Windsor. Detention is being provided offsite in the detention pond constructed with the overall subdivision improvements.



**SITE PLAN PRESENTATION**  
**WINDSOR COMMONS SUBDIVISION THIRD**  
**FILING, LOT 1, BLOCK 1**  
**(WINDSOR CHARTER ACADEMY)**  
**810 AUTOMATION DRIVE**

Josh Olhava, Associate Planner  
February 9, 2015

Town Board

Item C.2



# QUALIFIED COMMERCIAL & INDUSTRIAL SITE PLAN

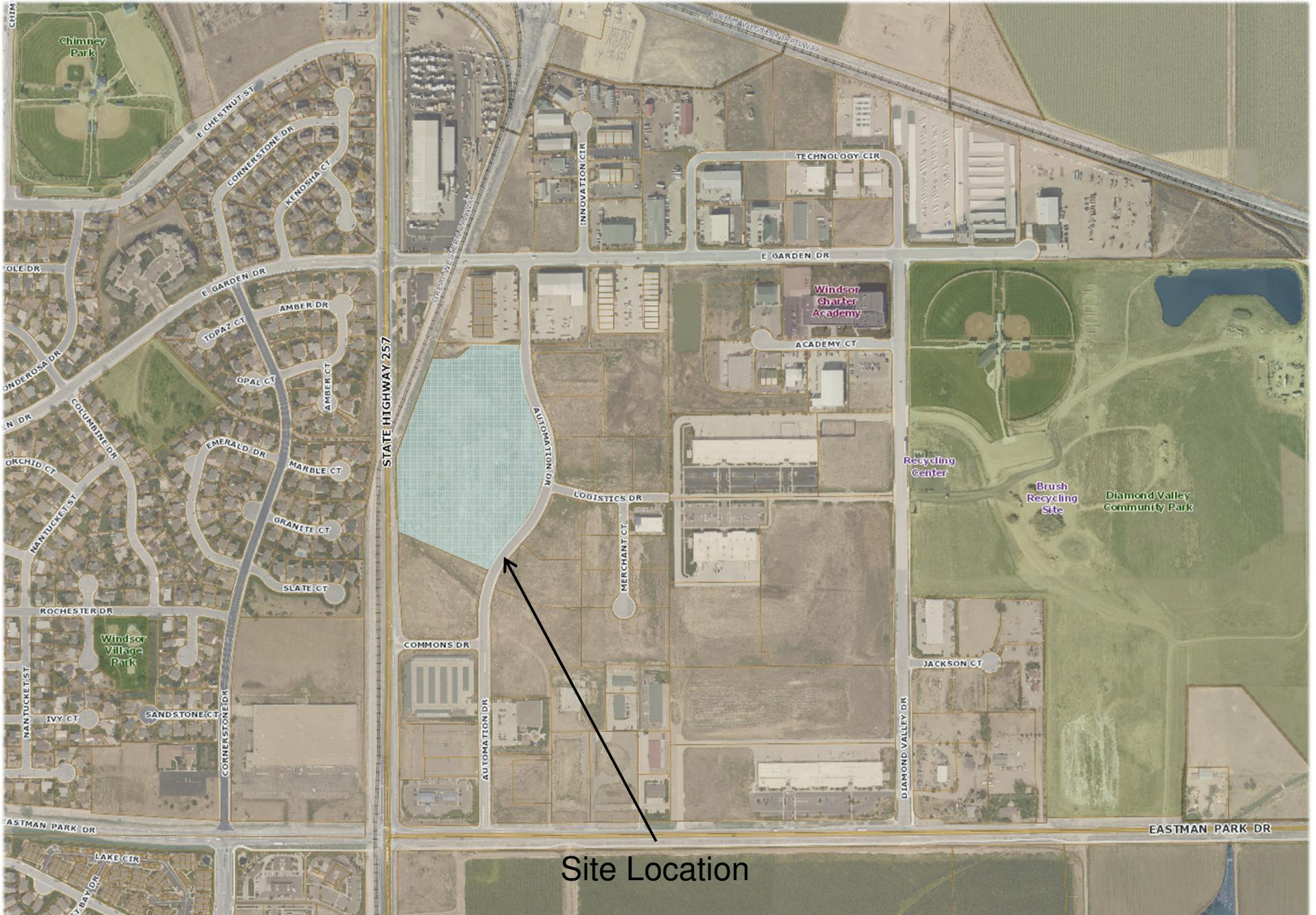
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Article IX of Chapter 17 of the Municipal Code outlines the purposes of the Qualified Commercial & Industrial Site Plan process such that:

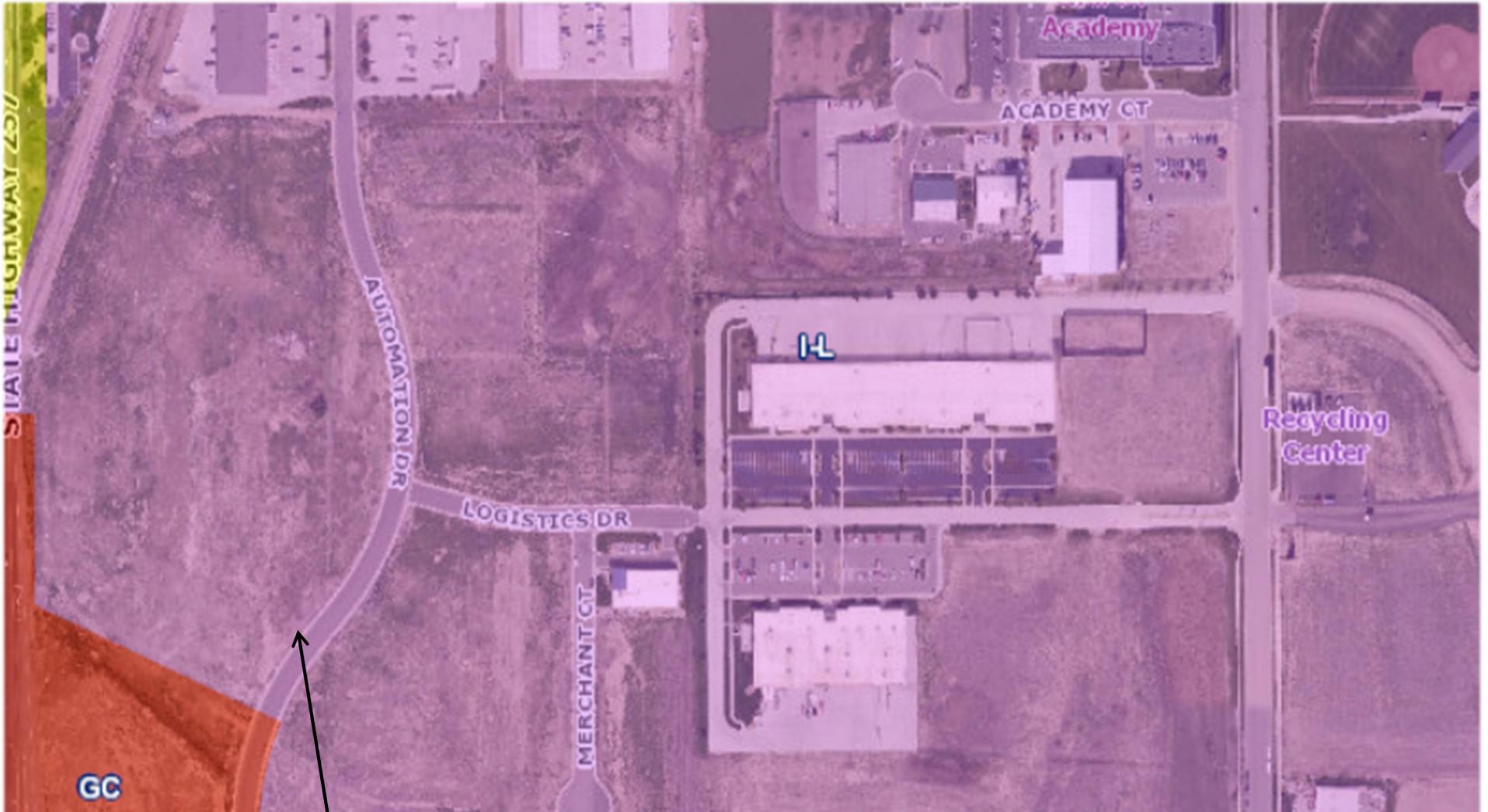
## **Sec. 17-9-10. Intent and Purpose**

“Commercial and industrial site plans proposed to be developed on lots that have either previously been subdivided or are presently being subdivided as part of a minor subdivision shall qualify for administrative site plan review in accordance with the requirements of this Section.”

# SITE VICINITY MAP

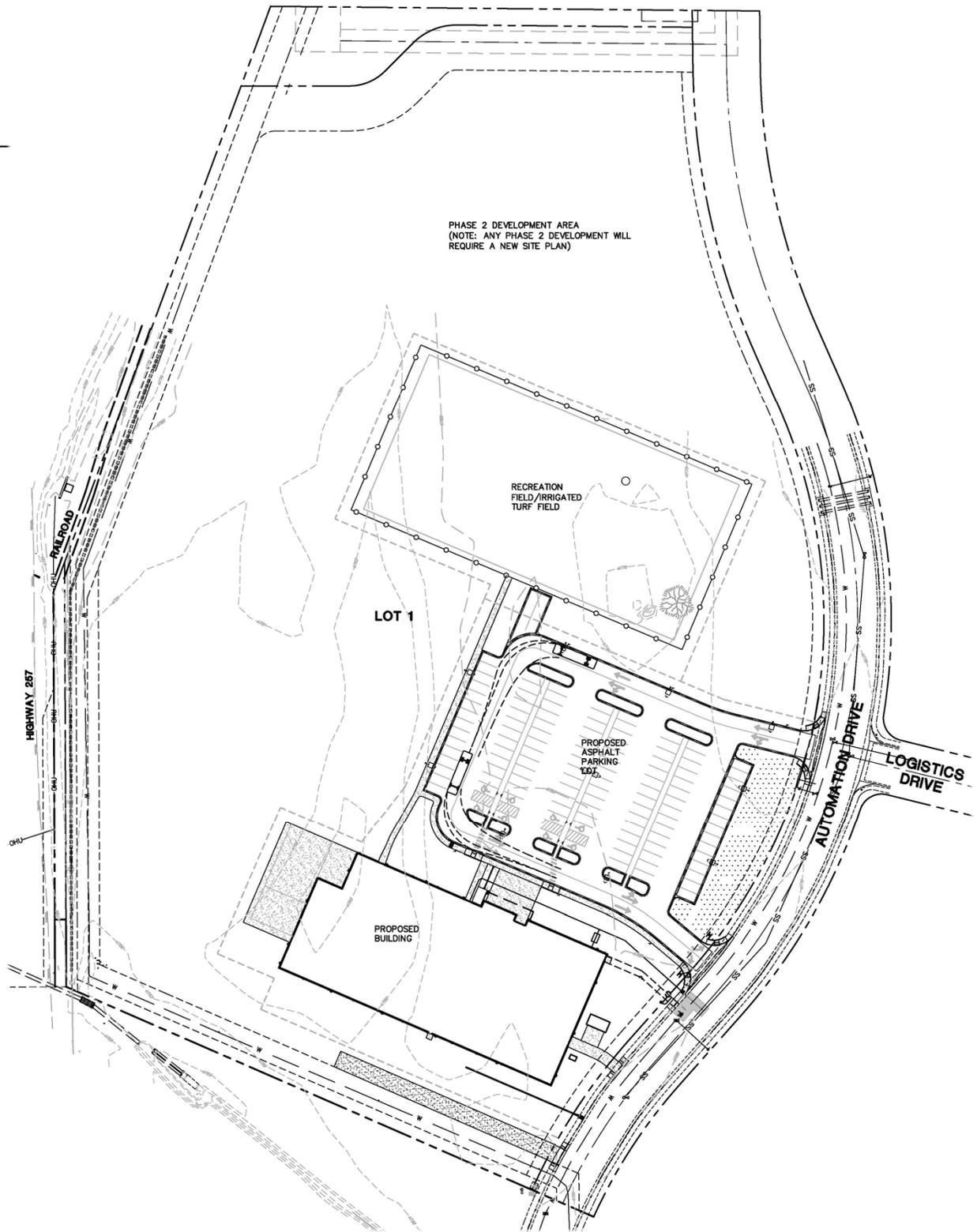


# SITE PROXIMITY ZONING MAP

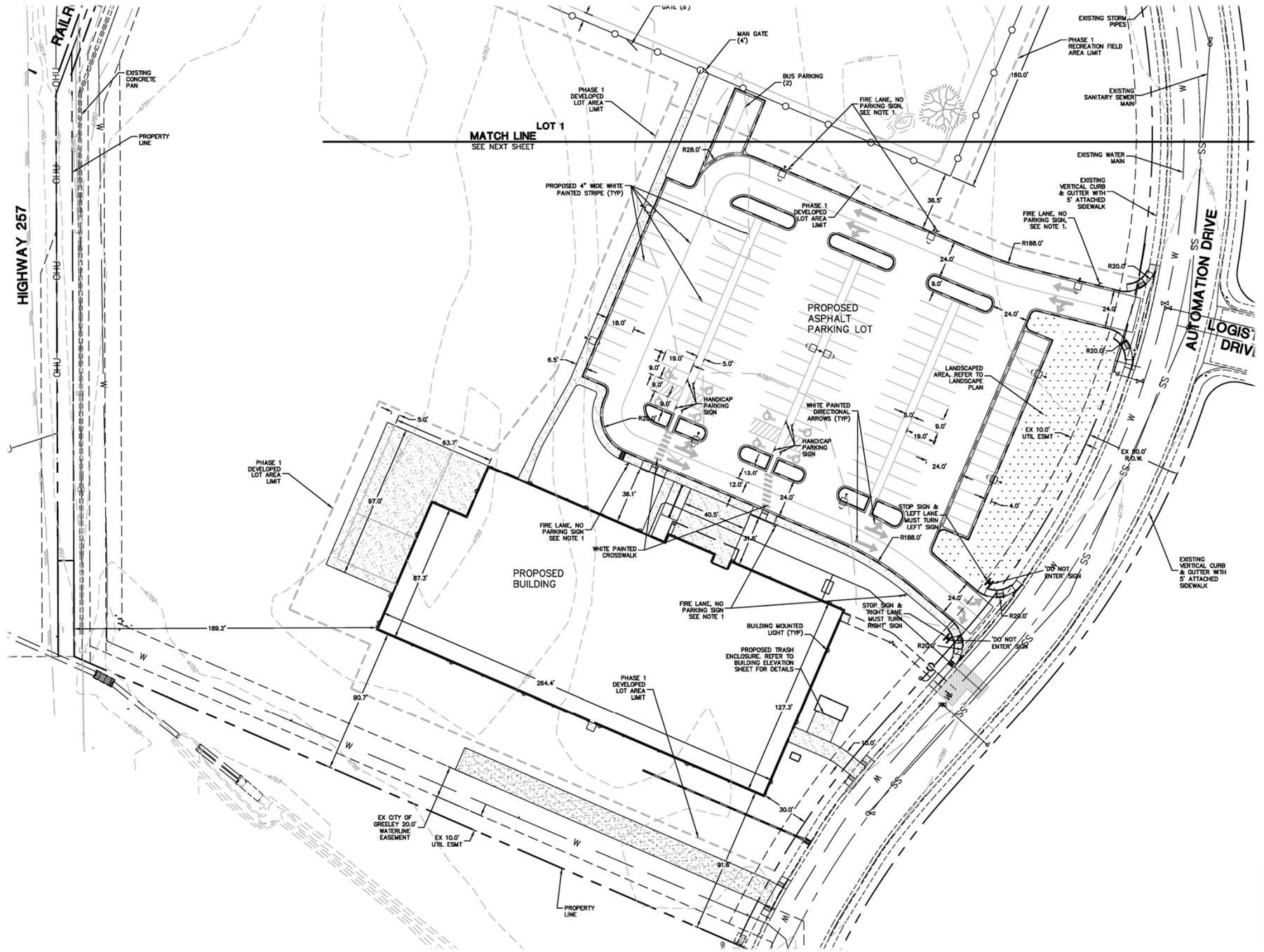


Site Location – Zoned Limited Industrial (I-L)

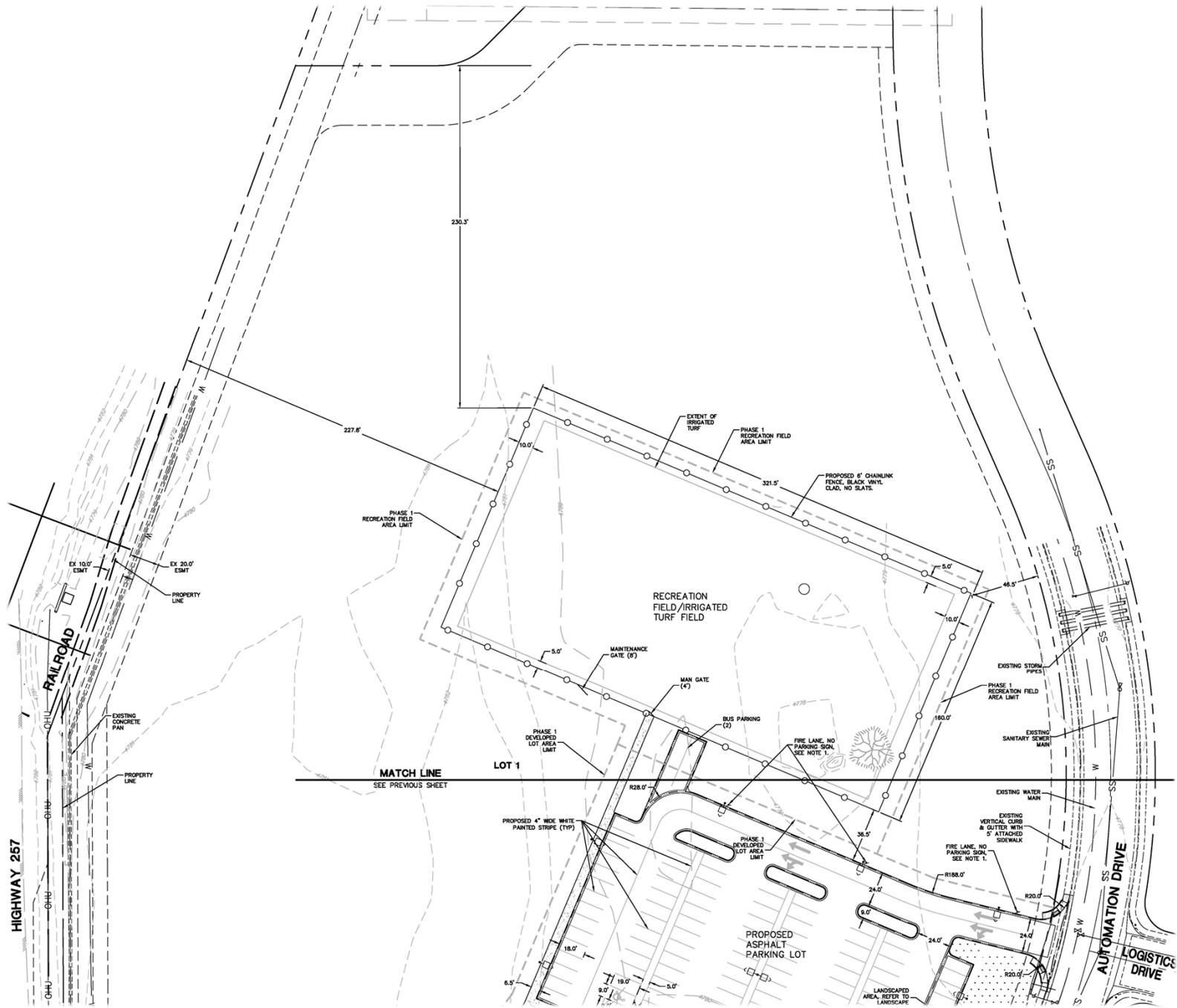
# OVERALL SITE LAYOUT



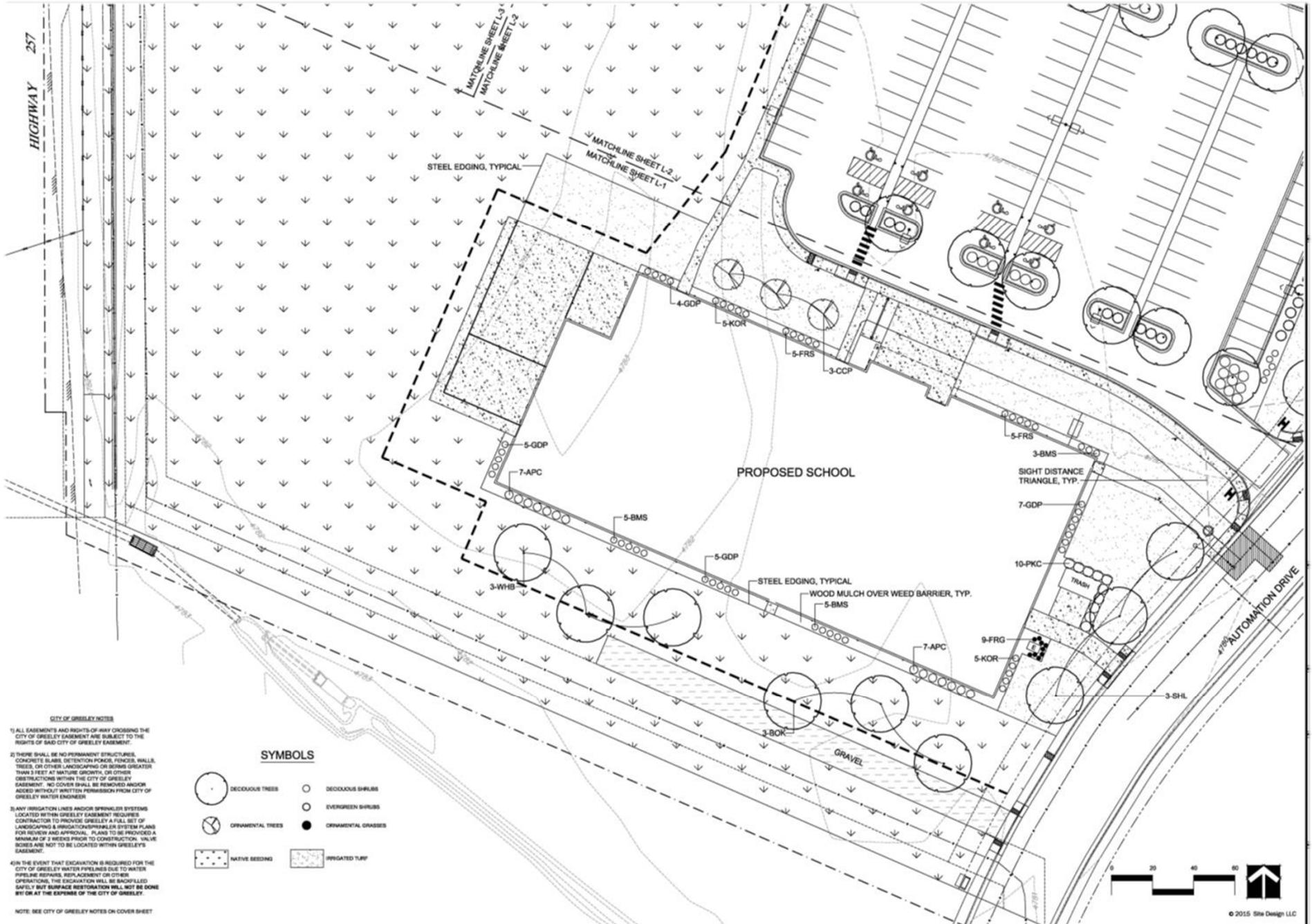
# SITE PLAN (1 OF 2)



# SITE PLAN (2 OF 2)



# LANDSCAPE PLAN (1 OF 2)



**CITY OF GREESEY NOTES**

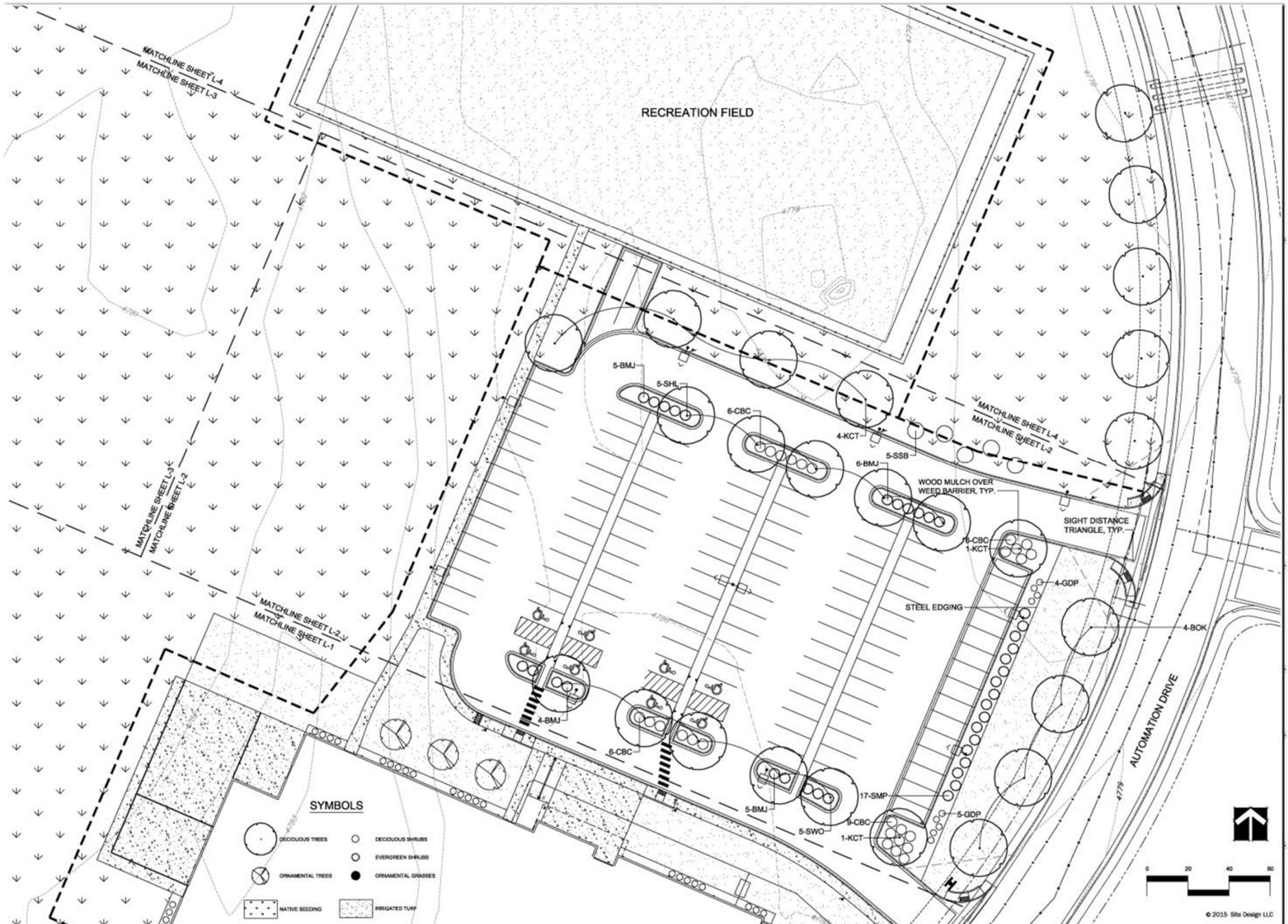
- 1) ALL EASEMENTS AND RIGHTS-OF-WAY CROSSING THE CITY OF GREESEY EASEMENT ARE SUBJECT TO THE RIGHTS OF SAID CITY OF GREESEY EASEMENT.
- 2) THERE SHALL BE NO PERMANENT STRUCTURES, CONCRETE SLABS, DETENTION PONDS, FENCES, WALLS, TREES, OR OTHER LANDSCAPING OR OTHERS GREATER THAN 3 FEET AT MATURE GROWTH, OR OTHER OBSTRUCTIONS WITHIN THE CITY OF GREESEY EASEMENT. NO COVER SHALL BE REMOVED AND/OR ADDED WITHOUT WRITTEN PERMISSION FROM CITY OF GREESEY WATER ENGINEER.
- 3) ANY IRRIGATION LINES AND/OR SPRINKLER SYSTEMS LOCATED WITHIN GREESEY EASEMENT REQUIRES CONTRACTOR TO PROVIDE GREESEY A FULL SET OF LANDSCAPING & IRRIGATION/SPRINKLER SYSTEM PLANS FOR REVIEW AND APPROVAL. PLANS TO BE PROVIDED A MINIMUM OF 3 WEEKS PRIOR TO CONSTRUCTION. VALVE BOXES ARE NOT TO BE LOCATED WITHIN GREESEY'S EASEMENT.
- 4) IN THE EVENT THAT EXCAVATION IS REQUIRED FOR THE CITY OF GREESEY WATER PIPELINES DUE TO WATER PIPELINE REPAIRS, REPLACEMENT OR OTHER OPERATIONS, THE EXCAVATION WILL BE BACKFILLED SAFTELY BUT SURFACE RESTORATION WILL NOT BE DONE BY OR AT THE EXPENSE OF THE CITY OF GREESEY.

**SYMBOLS**

	DECIDUOUS TREES		DECIDUOUS SHRUBS
	ORNAMENTAL TREES		EVERGREEN SHRUBS
	ORNAMENTAL GRASSES		IRRIGATED TURF
	NATIVE SEEDING		



# LANDSCAPE PLAN (2 OF 2)





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## MEMORANDUM

**Date:** February 9, 2015  
**To:** Mayor and Town Board  
**Via:** Kelly Arnold, Town Manager  
**From:** Joseph P. Plummer, AICP, Director of Planning  
**Re:** Consideration of Architectural Materials – Windsor Commons Subdivision Third Filing, Lot 1, Block 1 – Windsor Charter Academy  
**Location:** 810 Automation Drive  
**Item #:** C.3

**Background:**

Relative to the previous agenda item, the Windsor Charter Academy wishes to construct a 49,400 square-foot school building for grades six through ten, with additional space for grades eleven and twelve being added as the need arises.

As part of their development plan, the Windsor Charter Academy is requesting a waiver from the requirement to construct a masonry wainscot around the portions of the building that will be seen from adjoining streets. As part of this waiver request, on January 21, 2015 the Planning Commission reviewed preliminary drawings of the proposed building elevations.

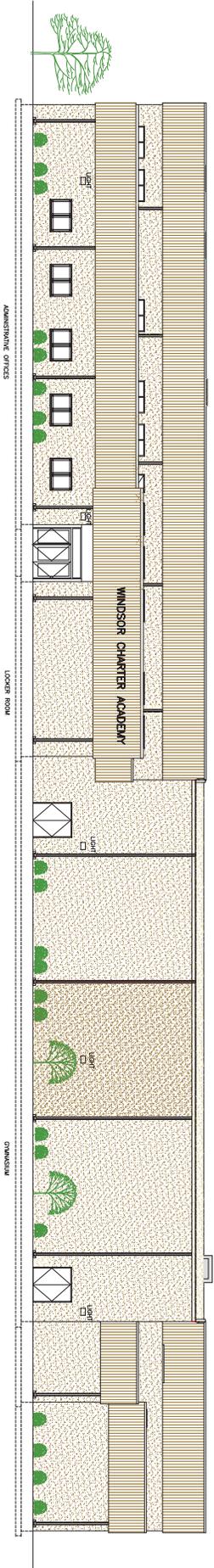
Following the Planning Commission's review of the proposed building elevations and determining that those drawings had not shown sufficient details on the characteristics of the elevations, the Planning Commission requested that additional renderings of the elevations be submitted for review in order to show how, in the absence of a wainscot treatment, the appearance of the metal panels could be mitigated.

Following the Planning Commission's request, the representative for the Windsor Charter Academy, Mr. Greg Lockwood of Roche Constructors, submitted the three enclosed elevation drawings for the Planning Commission's consideration. The Planning Commission reviewed these elevation drawings at the February 4, 2015 planning commission meeting and is recommending that, in the absence of the wainscot element being applied to the building elevations, that the Town Board approve the architectural elements shown on Plan 3.

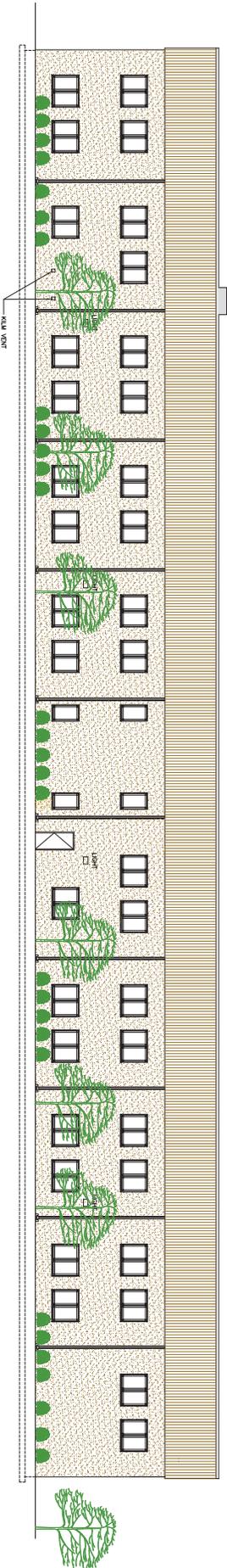
**Recommendation:** Approval of the use of the architectural elements shown on Plan 3 for all respective building elevations.

**Attachments:** Elevation drawings

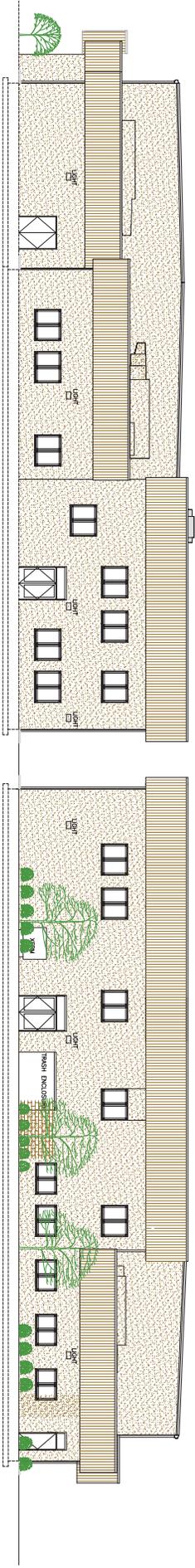
pc: Kirk Wiebusch, Centennial Lending, LLC, applicant  
Greg Lockwood, Roche Construction, applicant's representative



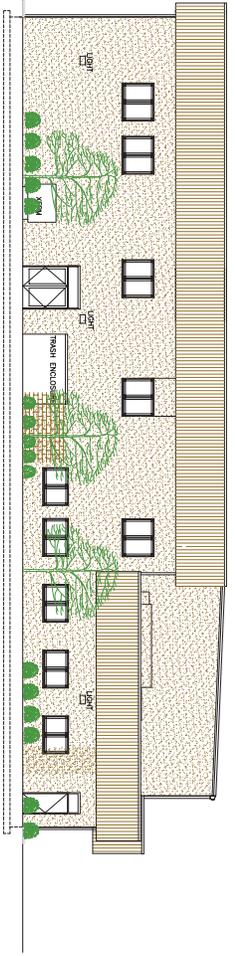
NORTH ELEVATION



SOUTH ELEVATION

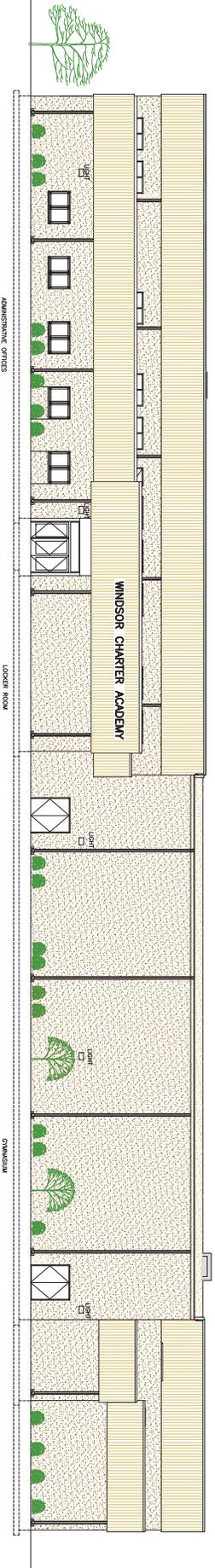


WEST ELEVATION

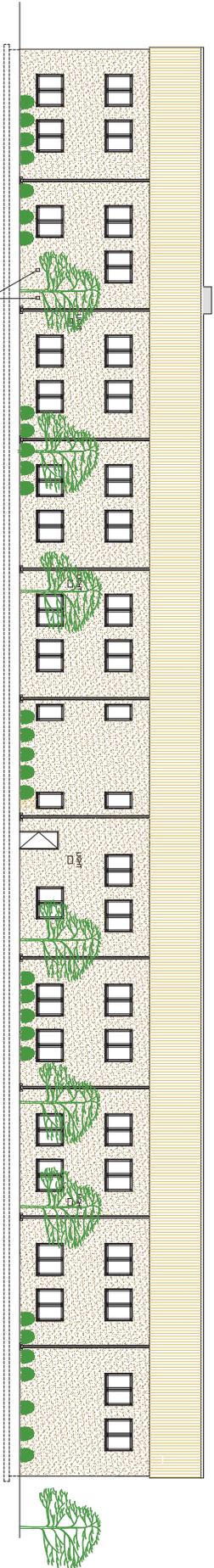


EAST ELEVATION

PLAN 1



NORTH ELEVATION



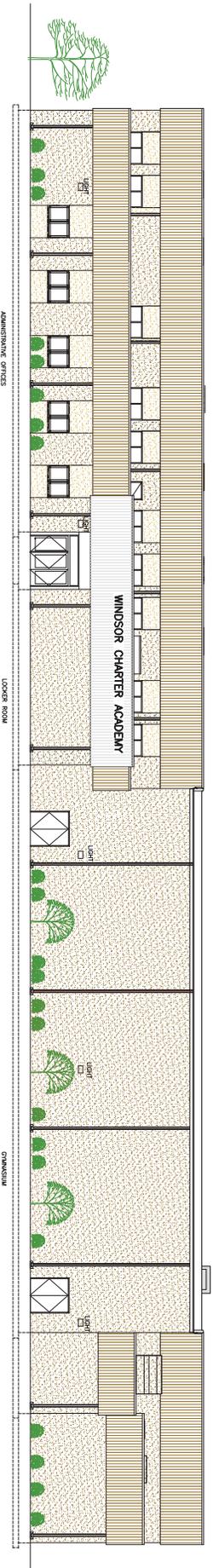
SOUTH ELEVATION



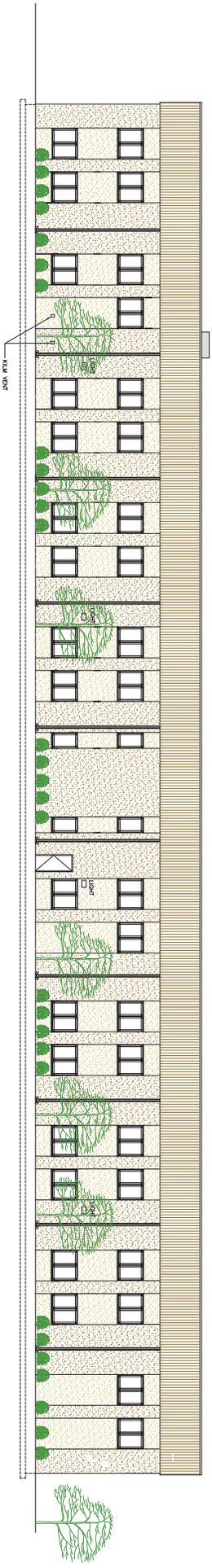
WEST ELEVATION

PLAN 2

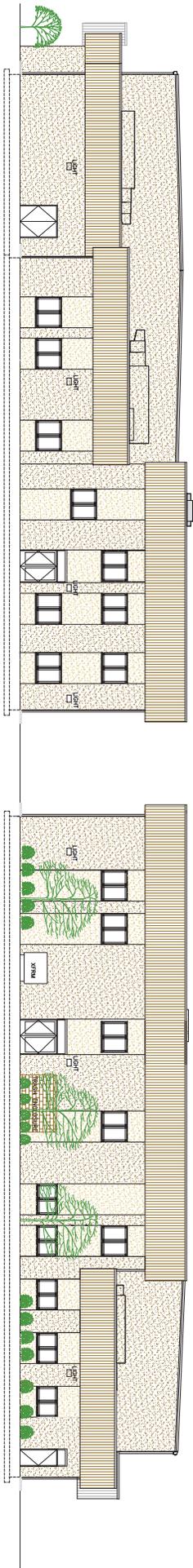
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

EAST ELEVATION



## MEMORANDUM

**Date:** February 9, 2015  
**To:** Mayor and Town Board  
**VIA:** Kelly Arnold, Town Board  
**From:** Stacy Johnson, Economic Development Director  
**Re:** Resolution to approve RTA Application  
**Item #:** C.4.a

**Background / Discussion:**

In July of 2014, the City of Loveland, Town of Windsor and Larimer County began an effort to compete for a State of Colorado Regional Tourism Act (RTA) award. The Town Board has discussed a Go NoCo Regional Tourism Application in previous study sessions.

The purpose of the Regional Tourism Act program of the State of Colorado Economic Development Commission is to assist with the development of destination tourism attractions to bring new out of state visitors to the State of Colorado. The program offers the use of net new state sales tax generated in a regional tourism zone to the development of the projects. On October 13, 2014, Go NoCo submitted a required regional tourism zone (RTZ) designation pre-application. This submission was used by the State to determine a base line natural growth rate of 4.5% which would occur in the RTZ even in the absence of any destination tourism projects. Copies of the RTZ maps are attached.

The purpose of this resolution is to support the overall application which will include 3 projects from Loveland, one project from Windsor and Sylvan Dale Guest Ranch. The submission of an application does not guarantee an award. The State Economic Development Commission is not obligated to award any grants and it is not obligated to award two which is the number of remaining possible award per State Statute.

**Financial Impact:**

none

**Relationship to Strategic Plan:**

Diversify, Grow & Strengthen the Local Retail and Industrial Economy

**Attachments:**

Resolution  
RTZ Maps

TOWN OF WINDSOR, COLORADO

RESOLUTION NO. 2015-11

A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE COLORADO OFFICE OF ECONOMIC DEVELOPMENT FOR THE APPROVAL OF A REGIONAL TOURISM PROJECT WITHIN THE TOWN OF WINDSOR AND THE SURROUNDING VICINITY

WHEREAS, the Town of Windsor (“Town”) is a Colorado home rule municipality with all powers and authority provided by Colorado law; and

WHEREAS, under Title 24, Article 46, Part 3 of the Colorado Revised Statutes (“Colorado Regional Tourism Act” or “Act”), local governments may apply to the Colorado Office of Economic Development for approval of a regional tourism project; and

WHEREAS, representatives of the Town of Windsor, working in conjunction with a collection of local governments, private developers and concerned citizens (“Go NoCo”), has drafted a project application for submission by the Town; and

WHEREAS, the Town’s representatives and other interested parties are seeking Town Board support and authorization to submit the application to the Office of Economic Development on the Town’s behalf; and

WHEREAS, the Town Board hereby finds that, if approved, the application would significantly increase out-of-state and qualifying in-state tourism to the Windsor area, and would allow the development of unique projects not otherwise financially feasible but for the use of the state sales tax increment revenue to be generated by the projects.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

1. The Town of Windsor is hereby authorized to prepare and submit to the Colorado Office of Economic Development an application on the Town’s behalf for approval of a regional tourism project as developed by Go NoCo and as provided in the Regional Tourism Act.
2. The Town Manager, Kelly E. Arnold, is hereby authorized to act on the Town’s behalf with respect to the application and any other matters not specifically reserved to the Town Board under the Act.

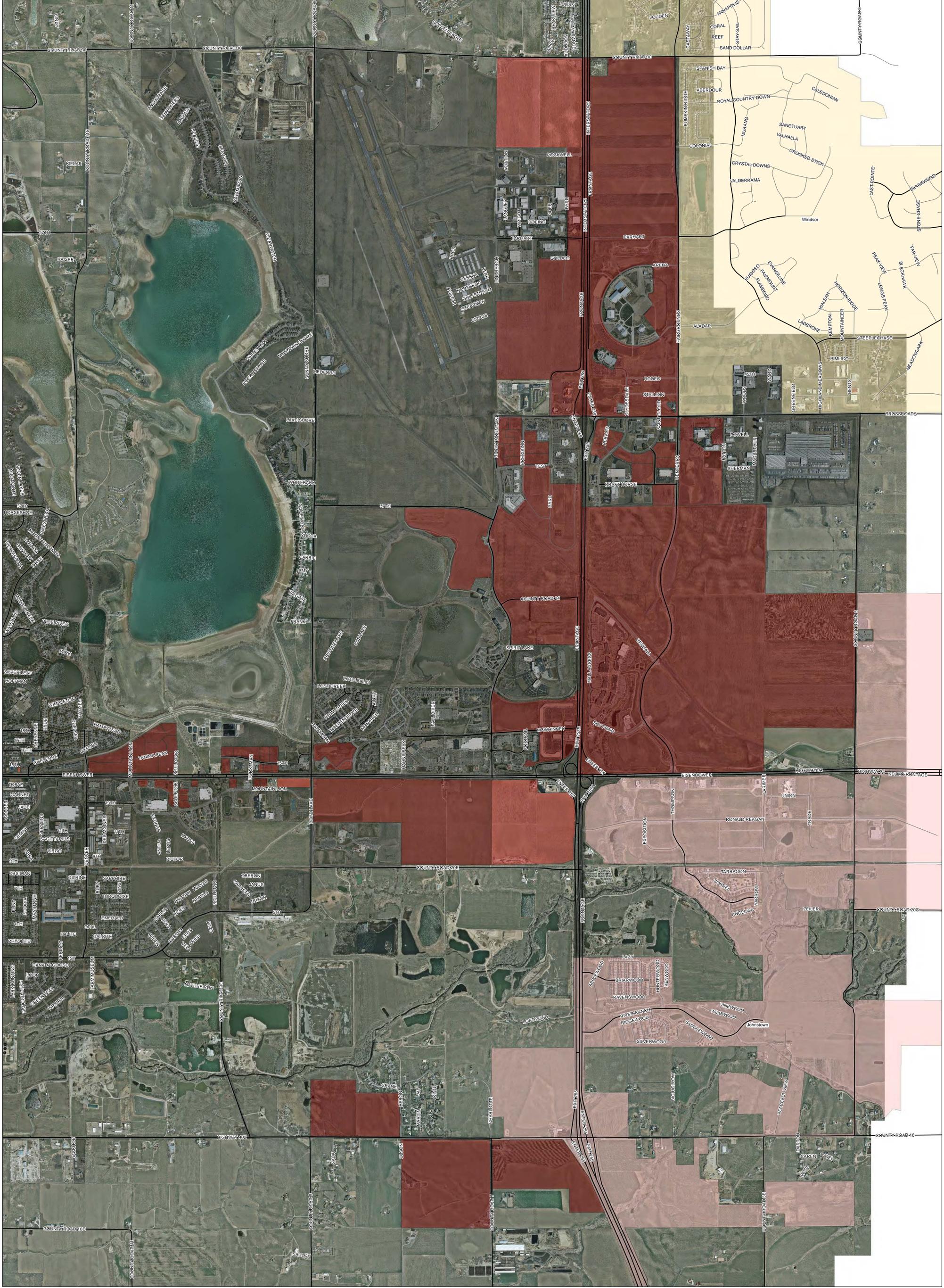
Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 9<sup>th</sup> day of February, 2015.

TOWN OF WINDSOR, COLORADO

By: \_\_\_\_\_  
John S. Vazquez, Mayor

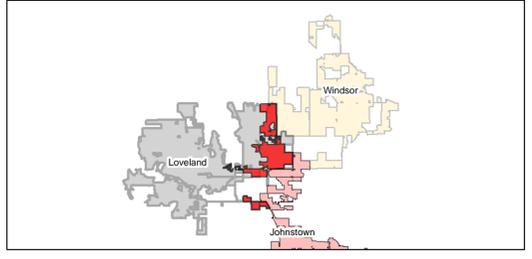
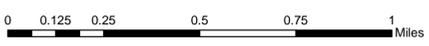
ATTEST:

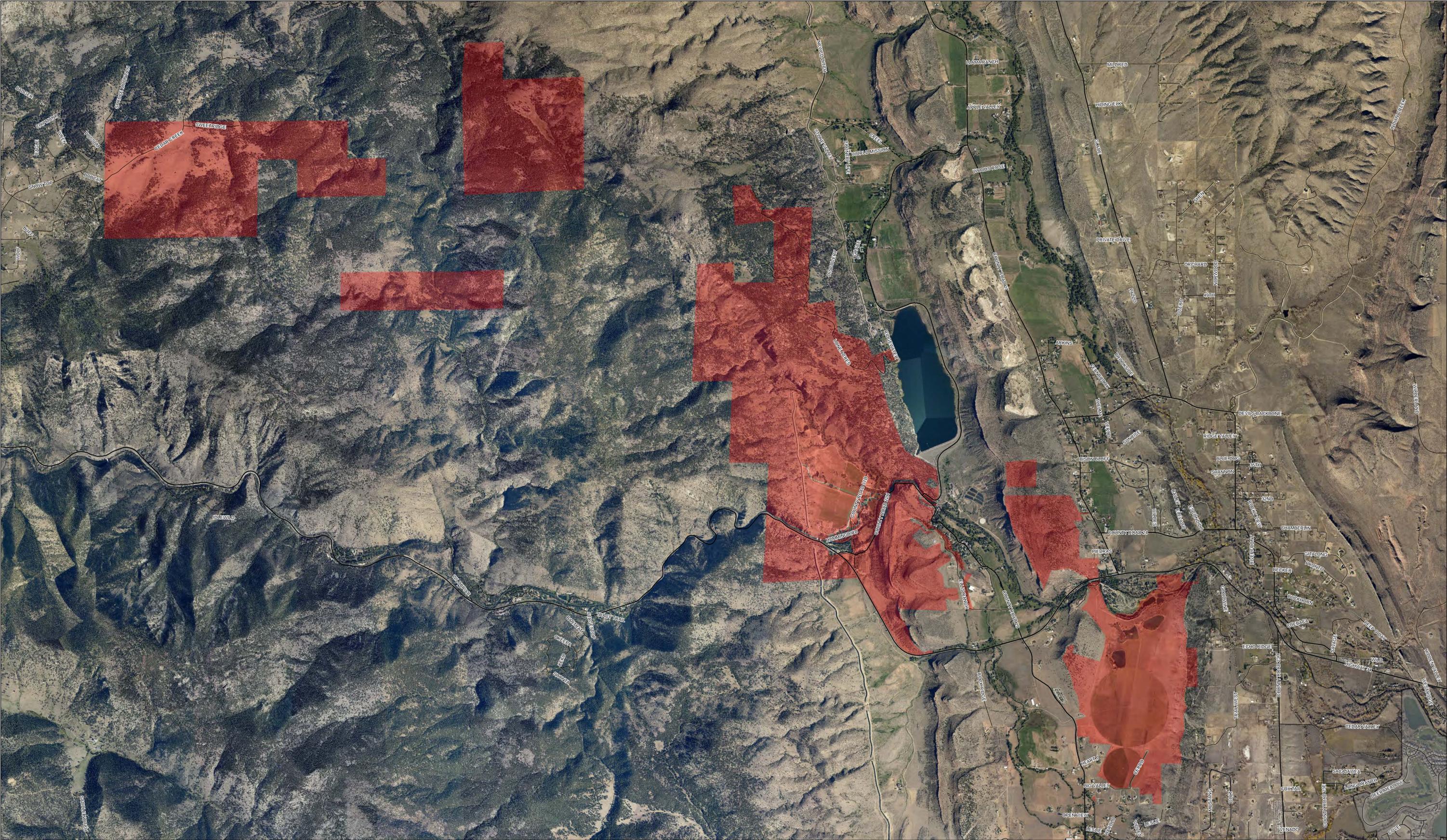
\_\_\_\_\_  
Patti Garcia, Town Clerk



- Loveland City Limits
- Windsor City Limits
- Johnstown City Limits
- Loveland Regional Tourism Zone
- Loveland RTZ Area ~ 3563.4 acres

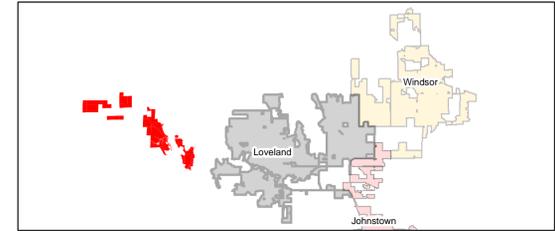
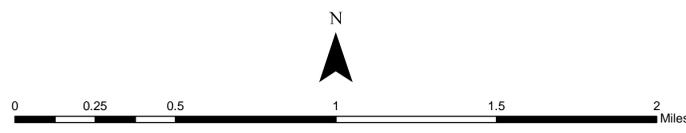
# Loveland RTZ





Loveland City Limits  
 Sylvan Dale Regional Tourism Zone (Unincorporated Larimer County)  
 Sylvan Dale RTZ Area ~ 3370.1 acres

## Sylvan Dale RTZ







## MEMORANDUM

**Date:** February 9, 2015  
**To:** Mayor and Town Board  
**VIA:** Kelly Arnold, Town Board  
**From:** Stacy Johnson, Economic Development Director  
**Re:** Resolution for Conditional Letter of Commitment  
**Item #:** C.5.a

### Background / Discussion:

In July of 2014, the City of Loveland, Town of Windsor and Larimer County began an effort to compete for a State of Colorado Regional Tourism Act (RTA) award. Windsor Town Board has discussed a Go NoCo Regional Tourism Application in a previous study session and held executive sessions on January 12, 2015 and January 26, 2015. A Resolution to support the Go NoCo RTA application will be on the agenda for approval on February 9, 2015.

The purpose of the Regional Tourism Act program of the State of Colorado Economic Development Commission is to assist with the development of destination tourism attractions to bring new out of state visitors to the State of Colorado. The program offers the use of net new state sales tax generated in a regional tourism zone to the development of the projects. On October 13, 2014, Go NoCo submitted a required regional tourism zone (RTZ) designation pre-application. This submission was used by the State to determine a base line natural growth rate of 4.5% which would occur in the RTZ even in the absence of any destination tourism projects.

The submission of an application does not guarantee an award. The State Economic Development Commission is not obligated to award any grants and it is not obligated to award two which is the number of remaining possible awards per State Statute. The State of Colorado has extended two deadlines to assist communities with their project submissions. Local Governments may add area to the regional tourism zone and submit missing information before March 11<sup>th</sup>, 2015. Applicants may reduce the size of the RTZ, add a new project element, subtract project elements from the existing application and change programming within an existing project before August 28<sup>th</sup>, 2015.

One Windsor project will be included in the February 17, 2015 application. This project is a 300 room full-service resort hotel & convention center with restaurants and a spa. The project operator has submitted to the Go NoCo Board Chairman a letter of request for a business incentive package from the Town of Windsor. Mr. Raesz has submitted a cover letter requesting Town Board consider support for the request as presented but recognizes that this is a starting point for negotiations. Support for any incentive agreement is subject to a future Town Board approval and is contingent on the successful award of the RTA Grant from the State of Colorado Economic Development Commission.

**Relationship to Strategic Plan:**

Diversify, Grow & Strengthen the Local Retail and Industrial Economy

**Attachments:**

Resolution  
Letter of request from Senate Hospitality  
Letter of request from Go NoCo  
Conditional Letter of Commitment

TOWN OF WINDSOR

RESOLUTION NO. 2015-12

A RESOLUTION AUTHORIZING CONDITIONAL LETTER OF COMMITMENT FOR FUTURE CERTAIN ECONOMIC INDUCEMENTS BETWEEN THE TOWN OF WINDSOR AND ONE REGIONAL TOURISM PROJECT KNOWN AS THE RESORT HOTEL & CONFERENCE CENTER WITHIN THE TOWN OF WINDSOR

WHEREAS, the Town of Windsor (“Town”) is a Colorado home rule municipality with all the powers and authority provided by Colorado law; and

WHEREAS, under Title 24, Article 46, Part 3 of the Colorado Revised Statutes (“Colorado Regional Tourism Act” or “Act”), local governments may apply to the Colorado Office of Economic Development for approval of one or more regional tourism projects; and

WHEREAS, representatives of the Town, working in conjunction with a collection of local governments, private developers, and concerned citizens, including Go NoCo, a Colorado nonprofit corporation (“Go NoCo”), drafted an application for submission on behalf of the Town for one or more regional tourism projects under the Act (the “Application”); and

WHEREAS, the Windsor Town Board (“Town Board”) by adopting Resolution No. 2015-11 on February 9, 2015, authorized Go NoCo to prepare, in cooperation with Town staff, and submit the Application to the Colorado Office of Economic Development on the Town’s behalf for approval of tourism projects as provided in the Act, including one regional tourism project to be located within the Town of Windsor (the “Project”); and

WHEREAS, Go NoCo has requested that the Town Board provide a conditional letter of commitment reflecting its intent to support an economic incentive package for the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

1. The Conditional Letter of Commitment for the Project attached hereto (the “Conditional Commitment Letter”) are hereby approved.
2. The Town Manager is hereby authorized, following consultation with the Town Attorney to modify the Conditional Commitment Letter in form or substance as deemed necessary to effectuate the purposes of this resolution or to protect the interests of the Town.
3. The Town Manager is hereby authorized and directed to execute the Conditional Commitment Letter on behalf of the Town of Windsor for submission with the Application.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 9<sup>th</sup> day of February, 2015.

TOWN OF WINDSOR, COLORADO

By: \_\_\_\_\_  
John S. Vazquez, Mayor

ATTEST:

\_\_\_\_\_  
Patti Garcia, Town Clerk



SENATE  
HOSPITALITY

January 12, 2015

Mr. Rick Raesz  
Chairman  
Go NoCO Board of Directors  
1625 Pelican Lakes Point, Suite 201  
Windsor, Colorado 80550

Dear Chairman Raesz,

Senate Hospitality intends to develop and operate a 4-Star Resort hotel and conference center known as Peligrande Resort and Windsor Conference Center on the shores of Lake Water Valley in The Water Valley Subdivision of the town of Windsor, Colorado. We have analyzed the market and we believe that a resort of this caliber will be successful in this region of NoCO. The scope of the proposed Peligrande Resort and Windsor Conference Center is as follows:

- 300 Rooms
- 4,000 square foot luxury Spa with massage, yoga, stress management & other services
- 70,000 square foot state-of-the-art Conference Center
- 7,000 square foot Upscale Restaurant & Lounge
- Resort Boutique Retail
- Wedding Event Island with support facilities on lake
- Luxurious bungalow Casitas providing unique private lodging experiences

Senate Hospitality has the experience and track record necessary to build and operate a resort of this caliber, the principals of which having developed and operated some of the largest upscale hotel and resort properties in the US. With the adjoining lakes and existing, quality golf experiences, along with the addition of the Fred Funk designed Raindance National 18 hole golf course, the resort will create partnering relationships with other local/regional destinations for guests to enjoy activities such as canoeing, horseback riding, hiking, and biking.

As is typical with a resort of this quality level, incentives will be required to realize economic feasibility. Senate Hospitality requests the following business assistance programs be approved for this Go NoCO project:

- Pro Rata State RTA Sales Tax TIF award
- Town of Windsor TIF
- 1% Retail Food & Beverage PIF
- 5% Lodging PIF

9005 Overlook Blvd. | Brentwood, TN 37027

SENATEHOSPITALITY.COM



SENATE  
HOSPITALITY

In addition to these incentives the development of the resort will be contingent upon a real estate contract with TROLLCO, INC for ten (10) acres at a mutually agreeable site in Water Valley. Senate Hospitality will also require that an entity acceptable to developer be formed to issue the bonds. The real estate contract will be a part of our application.

Senate Hospitality assumes this Letter of Intent is also conditioned upon:

1. A feasibility study completed by HVS consistent with the developer's projections
2. The completion of an impact analysis by Anderson Analytics consistent with the developer's projections
3. The formation of a Regional Tourism Authority and a developer agreement with the same to properly allocate business assistance funds adequate to monetize that portion of the financing
4. A Master Financing Agreement with the Town of Windsor acceptable to developer
5. That all off-site infrastructure is fully capable to service this project
6. Also assumes all entitlements are completed through the Town of Windsor planning process

The developer also requests the co-tenancy requirement of the Raindance National Golf Course.

In addition, we are asking the Town of Windsor to provide the following:

Water rights for the selected site  
No Impact Fees  
Building Permit Fees waived  
Expedited Plan Review and Fast Track permitting

We look forward to meeting with you soon to work through this process.

Kindest regards,

Dave Jones  
President

Senate Hospitality Group, LLC

cc: Mayor John Vazquez, Go NoCO Board Member  
Martin Lind, Water Valley Land Company  
Gary Kerr, Water Valley Land Company  
Patrick McMeekin, Water Valley Land Company  
David Cushman, Cushman Properties, LLC  
Steve Graham, Stellar Development, LLC



January 19, 2015

Mr. Kelly Arnold  
Town Manager  
Town of Windsor  
301 Walnut St.  
Windsor, CO 80550

Dear Mr. Arnold,

Thank you for your continued support of the Go NoCo application for a Regional Tourism Act award. As part of the application Go NoCo will need to provide the State of Colorado Economic Development Commission evidence that the Town of Windsor will consider offering a business incentive agreement for the purpose of a future RTA project. This agreement would be with a yet to be formed Regional Tourism Authority for the purpose of a specific project. The Authority will be formed should the State of Colorado approve the Go NoCo application and award a state sales tax agreement.

The request which the project operator is making of the Town of Windsor is included as an attachment to this letter. The agreement will relate to any possible considerations of the following types of assistance:

1. Planning and use tax fee waivers or deferrals
2. Impact fee waivers or deferrals
3. Town sales tax rebates
4. Town business personal property tax rebates
5. Expedited development review process

At this time there have been no commitments made or implied on behalf of the Town. The Go NoCo Board recognizes that any agreements will be subject to numerous conditions yet to be negotiated. Those requirements include but are not limited to:

1. A pro forma and feasibility study completed by HVS Consulting
2. An economic impact and performance analysis completed by Anderson Analytics/Summit Analytics
3. The successful award of a state sales tax agreement via the RTA program
4. The formation of a regional tourism authority
5. The approval of a future Town Board of any final agreements
6. The formation of an entity that will issue debt to finance the projects.
7. Others as required by the location of a project already in a URA or other special district

There will be one project submitted to the State on behalf of Windsor. This is not the only project being considered for submission. The Town Board should expect future requests prior to August 28, 2015. The one project being submitted in phase one is:

**Resort Spa hotel:** This project includes 300 rooms with a 4,000 sq. ft. luxury spa with massage, yoga, stress management & other services. It also includes a 70,000 sq. ft. conference center, a 7,000 sq. ft. upscale restaurant & lounge and resort boutique retail. The project will include a wedding event island with support facilities on the lake and luxurious bungalow casitas to provide unique private lodging experience.

The total construction cost for this project is expected to be \$110,000,000.

Thank you for consideration of the requests as submitted. The Go NoCo Board expects this to serve as a starting place for negotiations and we appreciate the Town's willingness to participate in these important destination attraction projects.

Sincerely;

A handwritten signature in black ink, appearing to read 'Rick Raesz', with a large, stylized flourish at the end.

Rick Raesz, Chairman  
Go NoCo Board of Directors

Cc: Stacy L. Johnson, Economic Development Director



February 9, 2015

Mr. Rick Raesz, Chair  
Go NoCo Board  
1625 Pelican Lakes Point, Suite 201  
Windsor, Colorado 80550

**RE: Resort Hotel & Conference Center RTA Project**

Dear Mr. Raesz:

You have requested that the Town of Windsor consider a business assistance package for a Resort Hotel & Conference Center Hotel in the area New Liberty Road and Marina Drive as part of the GO NoCo Regional Tourism Act application. This conditional commitment letter, valid through December 31, 2015, contains terms and conditions to serve as a starting point for negotiations of the project and is not a commitment to enter into any agreement and is not a commitment to appropriate any funds by the Town of Windsor, Colorado or its Town Board (hereinafter referred to as the "Town Board").

Parties: Town of Windsor, Colorado (hereinafter referred to as the "Town")  
The Northern Colorado Regional Tourism Authority (NCRTA), an entity not yet existent but which is to be formed pursuant to the Regional Tourism Act (CRS 24-46-301 et. seq.) by Go NoCo, acting on behalf of the City of Loveland, Larimer County, Colorado, and Town of Windsor, Colorado. A development entity to be formed for the subject Project, subject to Town approval as to development and financial qualifications and capabilities, referred to as the Developer

Project: This conditional commitment is based upon our understanding of the Project as described below:

- 300-room full-service Resort Hotel including a conference center, restaurants and spa
- Project will be located within the Windsor Town Limits
- Project land and construction budget is \$114,500,500
- Annual Project Visitors is 145,854
- 334 on site jobs
- 862 one-time construction jobs

Should any material condition of this description change, then the terms and conditions of this conditional commitment are also subject to change.

Project Site: The Project Site is located in the area of New Liberty Road and Marina Drive. The general area described is in parcels 080733266048, 080733258001, 080733258003, 080733256001 and 080733256002 as designated by the Weld County Assessor (Assessor's Parcels).

Agreement: The Town and the NCRTA shall negotiate and may enter into an agreement to carry out the Project, pursuant to which the NCRTA will receive the revenues from the Town set forth in this

commitment letter for the purpose of the Project subject to final approval of any agreement by the Town and subject to the appropriation of funds for the purpose by the Town Board.

Expedited reviews: The Town will work with the applicant's design team to set clear deadlines and reasonable assumptions for submittals and review periods for building permits and/or any other planning and building reviews. The Town shall designate a coordinator to work directly with the applicant's design team to ensure timely review.

Financial participation: The Town may enter into agreements with the yet to be established NCRTA, for the benefit of the Project, to rebate Town sales and property taxes in an amount sufficient to attract necessary private equity capital and debt financing of the Project, and to support issuance of debt financing by the NCRTA for the Project subject to final approval of any agreement by the Town and subject to the appropriation of funds for the purpose by the Town Board. The amounts shall be determined after review of the Project proforma.

Other Terms and Conditions: The agreements necessary to carry out this Project may contain other terms and conditions, whether or not described in this conditional commitment, subject to the Town's approval.

Required Studies and Data: The conditional commitment of the Town as set forth in this letter is subject to receipt by the Town of the following studies and data, which the Town has the right to review in order to determine its final commitment to the Project:

1. The completion of a final feasibility study by HVS
2. The completion of a final revenue and economic impact analysis completed by Anderson Analytics

Entity Formations and Additional Agreements: The conditional commitment of the Town as set forth in this letter is subject to the formation of the required new entities and the following Agreements, yet to be negotiated and developed, which must be satisfactory to the Town and are subject to the approval of the Town Board:

1. The formation of the Northern Colorado Regional Tourism Authority (NCRTA).
2. The formation of any necessary metropolitan districts or public improvement districts.
3. The completion of one or more Inter-governmental Agreements with the NCRTA.
4. The completion of any necessary agreements between NCRTA and the Developer for the subject Project.

Contingencies: The conditional commitment of the Town as set forth in this letter is also subject to:

1. The successful award of a Regional Tourism Act Grant from the State of Colorado Economic Development Commission to be determined by December 31, 2015.
2. The approval of the Windsor Town Board and inclusion of such conditions and requirements as may be deemed acceptable by Town Board.
3. All funds to be provided by the Town shall be subject to appropriation, initially and on an annual basis, for such purposes by Town Board.

4. The conditional commitments set forth in this letter shall not create any legally binding obligations on the part of the Town unless or until the Parties enter into one or more agreements with respect to the Project, which agreements are subject to the Town's rules, regulations and policies and the final approval of the Town Board.

Thank you for the opportunity to work with you on this Project.

Sincerely,

Kelly Arnold, Town Manager  
Town of Windsor

## 2014 MONTHLY FINANCIAL REPORT

### Special points of interest:

- Highest December sales tax collection on record at \$572,262.
- Single Family Residential (SFR) building permits total 242 through December. This is down from the December 2013 number of 365.
- 31 business licenses were issued in December, of which 17 were sales tax vendors.

### Inside this issue:

Sales, Use and Property Tax	2
Year-to-Date Sales Tax	4
All Fund Expenditures	5
General Fund Expenditures	6
Capital Project Status	7

### Highlights and Comments

- \* We recorded our highest gross sales tax collection for the single month of December.
- \* December 2014 year-to-date gross sales tax increased 20.67% over December 2013.
- \* Construction use tax through December is at 79.15% of the annual budget at \$1,384,949.

#### Engineering 2015 Capital Projects

- Great Western Railroad Quiet Zone project (\$3,158,305 TIGER V grant 100%)
- Street Maintenance – overlay, crack seal, chip seal, and concrete replacement (\$2,100,000)
- SH 257 & Walnut Street left turn lane (\$190,000)
- Eaton Ditch flood control (\$185,000)
- I-25 / SH 392 Interchange balance (\$117,000)
- Eastman Pk / 7th Street Roundabout design (\$70,000)
- Windsor sign at I-25 and SH 392 (\$64,276)
- Three million gallon water tank final (\$317,100 + \$900,000 DOLA grant)
- Northern Integrated Supply Project (NISP) (\$288,750)
- Poudre River maintenance (\$50,000)
- Kyger Reservoir Pump Station and water supply (\$2,812,325)
- Storm Drainage – Law Basin Master Plan Channel, 2013-2015 (\$1,096,897 + \$1,031,172 FEMA PDM grant)
- Storm Drainage – Law Basin West Tributary Channel, 2013-2015 (\$1,740,075)

#### Parks, Recreation & Culture 2015 Capital Projects

- Community Recreation Center Expansion through bond issue (\$9,485,594; balance in 2016)
- Coyote Gulch Park development (\$1,222,000)
- Main Park shelters replacement (\$113,190)
- Chimney Park - north shelter replacement (\$57,310)
- Eastman Pk Development, Eastman south Master Plan (\$25,000)
- Parks & Recreation Master Plan (\$50,000)
- Boardwalk Park - 6th St/Cedar landscape, irrigation & design (\$23,602)
- Cemetery - Streetscape, Sidewalks, Gate & Archway, and Engineering for 2016 projects (\$373,414)
- Construction of Non-Potable Water Pipe Encasement through Universal Forest Products (\$329,409)
- Windsor Lake Shoreline Rip Rap (\$250,000)
- Covenant Park - install pump (\$49,000)
- Windsor Trail – Windsor West Connection engineering (\$250,000); CR21 & 392 underpass (related to John Law) (\$147,292); 257 Road Crossing at Grasslands / Windsor Lake (\$17,100); BROE easement acquisition (\$5,000)
- Poudre Trail – extension in Three Bells I conservation easement share with Larimer County (\$25,000)

#### Public Works 2015 Capital Projects

- Public Works and Parks Maintenance Facility design (\$330,000)
- Sewer - Sewer Nutrient Program (\$837,000 Colo. Dept of Pub Health & Education 100% grant)
- Sewer Line – Rehab (\$78,130)
- Manhole Rehab (\$32,000)
- Waterline – Replacement study (\$180,000)
- Fleet Vehicles, New, Replacement, Lease Exchange (\$860,500)

### Items of Interest

- 2015 Budget was adopted at the public hearing held in the regular Town Board meeting on November 24, 2014.
- Voters approved a sales tax increase to fund the expansion of the Community Recreation Center beginning in 2015.
- Visit us at [www.windsorgov.com](http://www.windsorgov.com) and look for live streaming of Town Board and Planning Commission meetings.

**Sales, Use and Property Tax Update****December 2014**

Benchmark = 100%	Sales Tax	Construction Use	Property Tax	Combined
Budget 2014	\$5,944,547	\$1,749,737	\$4,146,285	\$11,840,569
Actual 2014	\$7,964,302	\$1,384,949	\$4,031,417	\$13,380,668
% of Budget	133.98%	79.15%	97.23%	113.01%
Actual Through December 2013	\$6,600,164	\$2,021,558	\$4,049,110	\$12,670,832
Change From Prior Year	20.67%	-31.49%	-0.44%	5.60%

Ideally through the twelfth month of the year you would like to see 100% collection rate on your annual budget number. We have reached that benchmark in one of the three tax categories.

At this point last year we had collected \$4.0M in property taxes, or 98.7% of the annual budget.

**Building Permit Chart****December 2014**

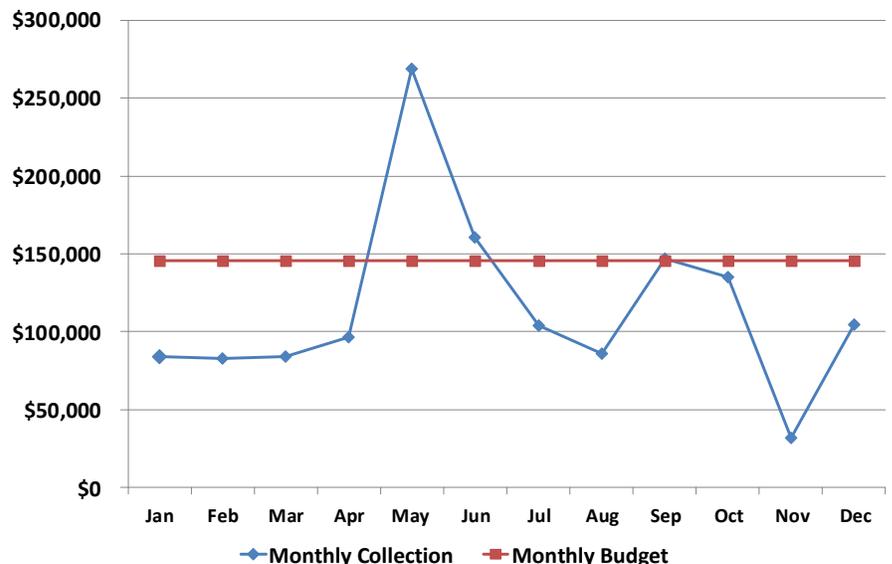
	SFR	Commercial	Industrial	Total
Through December 2014	242	3	4	249
Through December 2013	365	5	13	383
% change from prior year				-34.99%
2014 Budget Permit Total				373
% of 2014 Budget				66.76%

**Building Permits and Construction Use Tax**

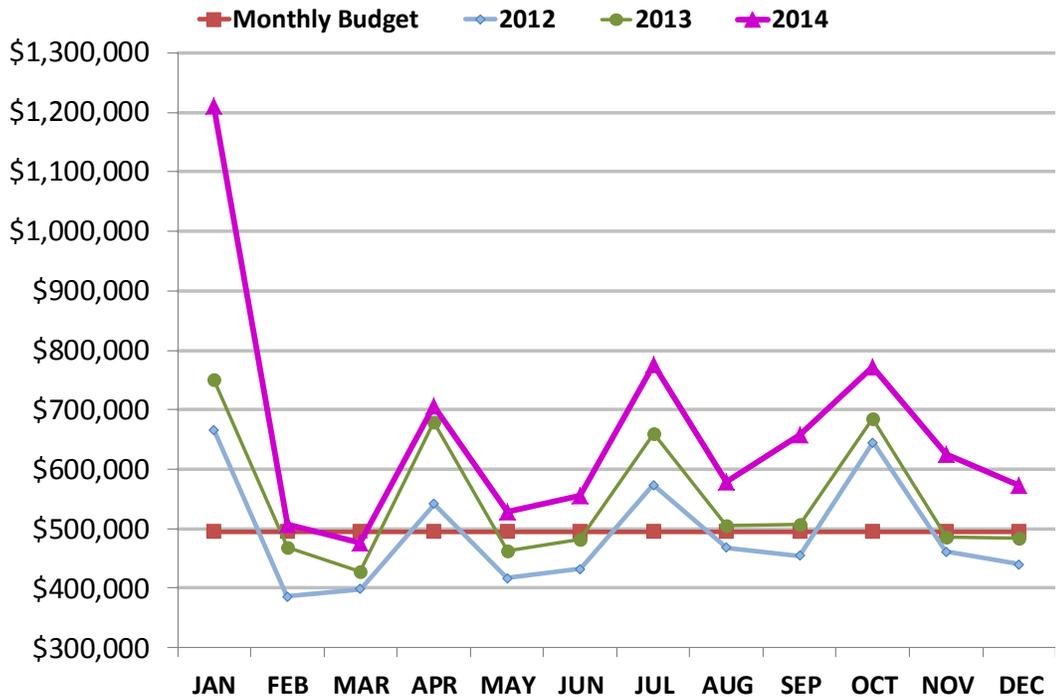
We are showing a 34.99% decrease in number of permits as compared to December 2013. We issued 242 SFR permits through December 2014 as compared to 365 through December of 2013.

Construction use tax is slightly below our required monthly collection.

We issued 16 SFR permits in the month of December. Through twelve months in 2014 we are averaging 20 SFR permits per month. Through December 2013 we averaged 30 SFR permits per month.

**Construction Use Tax Collections**

### Sales Tax Collections in Dollars



Gross Sales tax collections for December 2014 were approximately \$87,500 higher than 2013.

December 2014 collections increased 18% over December 2013.

### November Highlights

December is a “single collection” month, meaning that the collections are for sales made in November. December remained a strong collection month, surpassing the two previous years in collections as well as our monthly budget collections requirement.

We did not receive any voluntary compliance or audit payments in November, adding strength to the positive indicator of higher collections than last year.

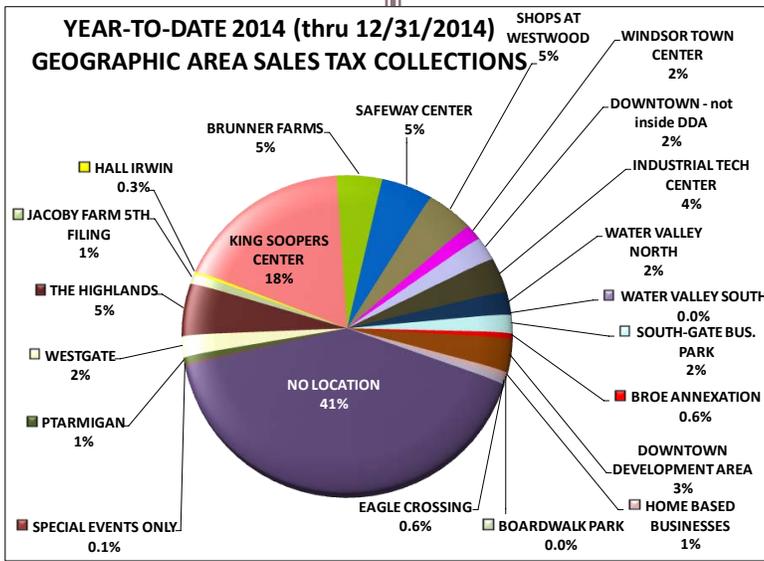
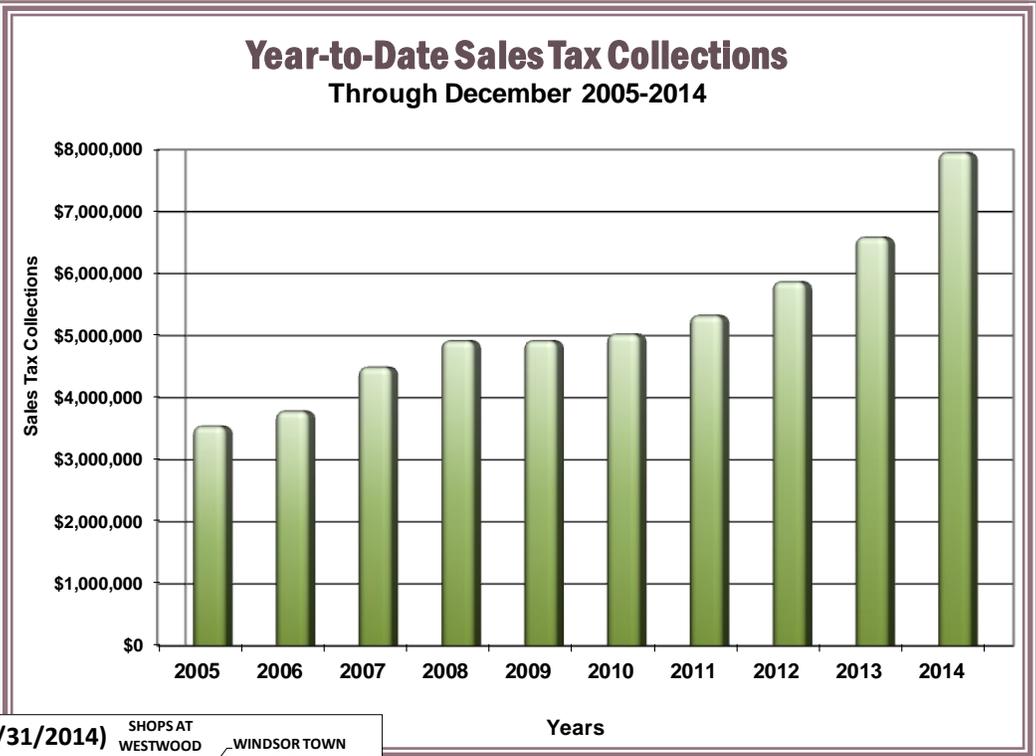
Despite the opening of Costco in Timnath in October, the grocery sector had a stronger month of sales than in 2013 again for December

### Looking Forward

We budgeted \$6M in sales tax for 2014, making our average monthly collection requirement \$500,000. We were above that mark for the eleventh month out of twelve for this year. In January we received a large “outlier” payment from a local manufacturer of \$319,175. Reducing January’s collection by this amount down to \$891,348, through the first ten months of 2014 we are averaging \$637,094 in collections per month. It appears we fell just short of \$8.0 million in sales tax collections for 2014 with collections at \$7,964,302..

Through December we have collected just short of \$8.0M in sales tax.

This is roughly \$1.4M higher than through December 2013.



*The King Soopers Center remains the largest local driving force in sales tax collections.*

## Year-to-Date Sales Tax

Our sales tax base has not changed a great deal over the past decade, with groceries and utilities leading our industry sectors in sales tax collection. Some of this increase can be attributed to an overall increase in prices and cost of living, estimated at 3% for the first half of 2014 in the Denver/Boulder/Greeley area.

- Restaurants, groceries, general merchandise, utilities, entertainment and auto parts all increased collections over December 2013.
- The Highlands sales tax area slightly surpassed the Safeway Center for the year 2014 sales tax collections. This area encompasses the Highland Meadows Golf Course, Wagner Equipment and other businesses along Crossroads Boulevard.

### All Funds Expense Chart

December 2014

Benchmark = 100%

<u>General Government</u>	<u>Current Month</u>	<u>YTD Actual</u>	<u>2014 Budget</u>	<u>% of Budget</u>
General Fund	\$1,124,804	\$12,742,592	\$12,716,127	100%
Special Revenue	\$721,579	\$1,994,968	\$2,439,201	82%
Internal Service	\$291,303	\$2,826,791	\$3,104,165	91%
Other Entities(WBA)	\$12,090	\$145,085	\$145,080	100%
<b>Sub Total Gen Govt Operations</b>	<b>\$2,149,776</b>	<b>\$17,709,436</b>	<b>\$18,404,573</b>	<b>96%</b>
<b><u>Enterprise Funds</u></b>				
Water-Operations	\$324,517	\$4,294,068	\$3,467,536	124%
Sewer-Operations	\$113,689	\$1,478,754	\$1,591,886	93%
Drainage-Operations	\$37,058	\$412,956	\$402,276	103%
<b>Sub Total Enterprise Operations</b>	<b>\$475,264</b>	<b>\$6,185,778</b>	<b>\$5,461,698</b>	<b>113%</b>
<b>Operations Total</b>	<b>\$2,625,040</b>	<b>\$23,895,214</b>	<b>\$23,866,271</b>	<b>100%</b>

plus transfers to CIF and Non-Potable for loan

*Operations expenditures are on track as a whole, expending 100% of the annual budget compared to the benchmark of 100%.*

<u>General Govt Capital</u>	<u>Current Month</u>	<u>YTD Actual</u>	<u>2014 Budget</u>	<u>% of Budget</u>
Capital Improvement Fund	\$1,566,964	\$6,087,491	\$5,339,148	114%
<b><u>Enterprise Fund Capital</u></b>				
Water	\$930,784	\$7,339,722	\$7,134,081	103%
Sewer	\$252,672	\$263,096	\$512,875	51%
Drainage	\$27,993	\$291,110	\$1,894,231	15%
<b>Sub Total Enterprise Capital</b>	<b>\$1,211,449</b>	<b>\$7,893,928</b>	<b>\$9,541,187</b>	<b>83%</b>
<b>Capital Total</b>	<b>\$2,778,413</b>	<b>\$13,981,419</b>	<b>\$14,880,335</b>	<b>94%</b>
<b>Total Budget</b>	<b>\$5,403,453</b>	<b>\$37,876,633</b>	<b>\$38,746,606</b>	<b>98%</b>

*Through December, operating and capital expenditures combined to equal 98% of the 2014 Budget.*

### All Funds Expenditures

Two of the Enterprise Funds are over budget for the year. The Water Fund Non-Potable division saw unexpected contract services related to the Kyger Reservoir in operations and the 3-million gallon water tank came in over \$1 million above what was first budgeted for capital. The Capital Improvement Fund paid over \$755,000 in hail damage repairs that were not budgeted. Insurance reimbursed the Town all but the \$25,000 deductible for the hail damage. In the Storm Drainage Fund, most of the work on the two large Law Basin channel projects will occur in 2015 rather than 2014

## General Fund Expenditures

The general fund operations are right at the budget benchmark.

The flow of operations evened out as the year progressed. While some functions went slightly over budget, others remained under budget.

Finance had some additional sales tax audits.

Legal fees for special counsel for water, metropolitan districts and oil and gas have caused the annual budget to be at 112.1%.

Economic Development is over due to the \$50,000 payments for participation in the RTA.

Recycling had more than expected expenses for brush pile grinding.

Some street projects came in higher than anticipated.

Town Hall reflects unexpected hail damage repairs.

It is yet to be determined if a supplemental budget is in order as there are additional year end adjustments.

### General Fund Expense Chart - pending final review

	Department	Current Month	YTD Actual	2014 Budget	% of Budget
410	Town Clerk/Customer Service	\$52,887	\$594,064	\$612,550	97.0%
411	Mayor & Board	\$26,422	\$400,681	\$477,796	83.9%
412	Municipal Court	\$2,845	\$18,537	\$19,930	93.0%
413	Town Manager	\$29,288	\$314,400	\$322,910	97.4%
415	Finance	\$43,526	\$614,776	\$606,852	101.3%
416	Human Resources	\$22,904	\$348,683	\$409,870	85.1%
418	Legal Services	\$38,721	\$369,930	\$329,869	112.1%
419	Planning & Zoning	\$66,220	\$599,104	\$610,990	98.1%
420	Economic Development	\$11,357	\$237,335	\$193,297	122.8%
421	Police	\$228,998	\$2,788,115	\$2,853,407	97.7%
428	Recycling	\$30,243	\$61,877	\$42,770	144.7%
429	Streets	\$126,429	\$1,132,190	\$1,009,692	112.1%
430	Public Works	\$41,206	\$422,725	\$430,818	98.1%
431	Engineering	\$54,894	\$636,541	\$618,026	103.0%
432	Cemetery	\$6,803	\$112,192	\$118,590	94.6%
433	Community Events	\$11,778	\$135,565	\$113,566	119.4%
450	Forestry	\$32,403	\$296,181	\$324,531	91.3%
451	Recreation Programs	\$149,724	\$1,809,512	\$1,708,136	105.9%
452	Pool/Aquatics	\$4,003	\$173,035	\$186,568	92.7%
454	Parks	\$102,343	\$1,179,750	\$1,206,005	97.8%
455	Safety/Loss Control	\$544	\$3,535	\$16,760	21.1%
456	Art & Heritage	\$17,490	\$252,013	\$264,560	95.3%
457	Town Hall	\$23,775	\$241,862	\$238,634	101.4%
<b>Total General Fund Operations</b>		<b>\$1,124,804</b>	<b>\$12,742,602</b>	<b>\$12,716,127</b>	<b>100.2%</b>

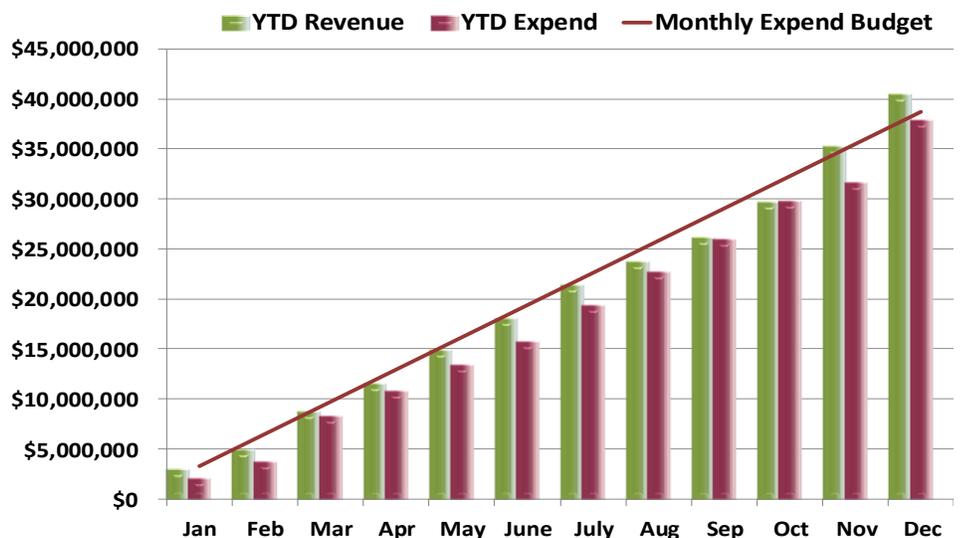
## Revenue and Expenditure

The chart on the right shows monthly revenue compared to monthly expenditure as well as a trend line showing the total 2014 budget expended equally over twelve months.

Our monthly budgeted total expenditures equal \$3,228,884. In December we collected \$40,511,420 in total revenue. The chart on the right reflects our actual results through December.

December YTD total revenues exceeded total expenditures by roughly \$2,541,554.

### Combined Revenue and Expenditures





**TOWN OF WINDSOR** 2014 MAJOR CAPITAL PROJECT STATUS  
*As of DECEMBER 31, 2014*  
*arranged by reporting department*

2014 Projects	2014 Budget	Spent YTD	Dept.	Multi-Yr	Est. Start Process	Actual Start	% Complete	Est. Complete	Actual Complete
<i>IT Financial Mgmt Software Upgrade</i>	\$280,000	\$199,063	Fin CG	2014	Jan	Jan	98%	Nov	
<i>IT Unified Communications upgrade</i>	\$91,000	\$91,493	Fin CU	2014	Feb	Feb	100%	end May	June
<i>GIS Development Management Software</i>	\$210,000	\$161,142	Fin ST	2014	begin Mar	Mar	99%	Nov	
<i>Kyger Pit Non-Potable Reservoir w/CWCB loan</i>	\$5,700,000	\$3,553,356	Fin/Eng	2014-2015	Mar 4	4-Mar	80%	EOY	
<i>Street Maintenance (overlay, crack seal, chip seal)</i>	\$1,407,000	\$1,460,536	Eng CT	2014	Apr 1	Apr 1	99%	Sept 15	
<i>WCR 19/ Hwy 392 Turn Lane</i>	\$150,000	\$321,997	Eng	2014	Jun 1	Jun 1	100%	Oct 1	Oct
<i>WCR21 Bridge Replacement w/grant</i>	\$584,270	\$467,807	Eng JE	2013-2014	Feb 1	Feb 1	50%	May 15	
<i>Eastman Pk/Cornerstone Roundabout Construct</i>	\$621,500	\$742,507	Eng JE	2013-2014	Jun 15	Jun 30	100%	Oct 1	Dec
<i>County Line Road ditch erosion mitigation design</i>	\$50,000	\$6,843	Eng	2014-2015	May 1		0%	Sep 1 design	
<i>Replace Railing on 7th St/Poudre Riv Bridge</i>	\$33,000	\$16,344	Eng	2014	Oct 1	June	100%	Dec 1	1-Jul
<i>Poudre River dredging at WCR 13</i>	\$50,000	\$0	Eng	2014	mid Sep		0%	mid Oct	
<i>3 M gal. Water Tank w/grant</i>	\$1,150,000	\$2,772,075	Eng	2012-2015	Mar 15	Mar 15	93%	Mar 2015	
<i>Replace Force Main to Gravity Sewer w/grant</i>	\$380,000	\$10,500	Eng CT	2013-2014	Oct 1		35%	EOY	
<i>Law Basin Master Plan Channel - design/acquisition w/ 69% PDM Grant - 2012-2015</i>	\$904,959	\$172,600	Eng DR	2012-2015	Feb 15	Feb 15	0%	Oct 1 design	
<i>Law Basin West Tributary Channel - 2013-2015</i>	\$989,272	\$100,722	Eng DR	2013-2015	Oct 1		25%	Apr 2015	
<i>Coyote Gulch Park Dvpm Design</i>	\$40,000	\$26,529	Pks/Rec	2014-2015	Apr 1	Apr 1	100%	mid Jul	Dec
<i>Windsor Trail Windsor West Connection planning</i>	50,000	\$0	Pks/Rec	2014	Mar 1	Mar 1	100%	EOY	1-Dec
<i>Poudre Trail Concrete at 3 Bells</i>	\$25,000	\$0	Pks/Rec	2014	Jun 15		0%	Nov 1	2015
<i>Poudre Trail from Westwood Village</i>	\$250,000	\$2,760	Pks/Rec	2014	Aug 15		10%	end Nov	2015
<i>Windsor Trail South 7th St w/grant</i>	\$219,796	\$241,909	Pks/Rec	2013-2014	end Mar	end Mar	100%	Aug 15	1-Oct
<i>Chimney Park Pool - Deck Resurfacing</i>	\$232,350	\$297,948	Pks/Rec	2014	Aug 15	7-Jul	20%	Dec 1	1-Nov
<i>Cemetery irrigation, design &amp; engineering</i>	\$329,547	\$267,823	Pks/Rec	2014	end Feb	end Feb	100%	Sep 1	1-Jun
<i>Non-Potable Water- Construction of pipe encasement through Universal Forest Products</i>	\$195,000	\$10,548	Pks/Rec	2013-2014	mid Nov		100%	Dec 1	Dec
<i>Museums - Interpretive Landscape</i>	\$58,138	\$1,300	Pks/Rec	2014	mid Aug	1-Sep	100%	mid Nov	Dec
<i>Windsor West Park replace irrigation system</i>	\$120,000	\$97,724	Pks/Rec	2014	early Sept	1-Sep	90%	Nov 15	1-Dec
<i>ADA Compliance Projects</i>	\$70,955	\$60,845	Pks/Rec	2012-2014	Jan	Jan	100%	mid Dec	Dec
<i>Install pump at Covenant Park</i>	\$49,000	\$2,981	Pks/Rec	2014	Jun 1		30%	Oct 1	2015
<i>Poudre Plan corrections &amp; Town Hall connection to Main Park</i>	\$30,000	\$0	Pks/Rec	2014	Jun 1		20%	EOY	2015
<i>RR xing Improvements/ Repairs-15th &amp; CR72</i>	\$30,000	\$28,500	P Wks	2014	Jun 30	30-Jun	100%	Jul 5	1-Aug
<i>Facilities - cooling tower for Town Hall</i>	\$80,000	\$76,545	P Wks	2014	Jan 1	Jan	100%	Mar 3	March
<i>Facilities - sand &amp; restripe floor at CRC</i>	\$30,000	\$19,897	P Wks	2014	Jun 1	30-Jun	100%	Aug 1	1-Aug
<i>Water Line Replacement</i>	\$400,000	\$589,122	P Wks	2014	Jul 1	1-Jul	90%	Nov 1	1-Nov
<i>Sewer Line Rehab</i>	\$82,875	\$0	P Wks	2014	Jul 15		0%	Sep 1	
<i>Sewer Nutrient Study w/grant</i>	\$72,000	\$62,586	P Wks	2014	end Jan	Jan	100%	Jun 1	1-Jun
<i>Repl. #2,5,11,18,23,25,31,75,108,109,112,113,123 &amp; lease 35, 94, 52, 19, and 22,</i>	\$620,050	\$477,869	P Wks	2014	Jan 1	Jan	99%	Oct	
<i>New Utility &amp; PD Vehicle/equipped</i>	\$70,000	\$74,850	P Wks	2014	Jan 1		100%	Oct	
<i>Color key for funds =</i>	PIF	CTF	CIF	WF	NPWF	SF	FF	ITF	

As requested at the budget retreat, this monthly report contains our monthly capital improvement plan update. Comments on future presentations of this information are welcome.

## Our Vision:

WINDSOR'S hometown feel fosters an energetic COMMUNITY SPIRIT AND PRIDE that makes our town a special place in Northern Colorado.

WINDSOR has a STRONG LOCAL ECONOMY with diverse business sectors that provide jobs and services for residents.

WINDSOR promotes QUALITY DEVELOPMENT.

WINDSOR residents enjoy a friendly community with a VIBRANT DOWNTOWN, HOUSING OPPORTUNITIES, CHOICES for LEISURE, CULTURAL ACTIVITIES, RECREATION, and MOBILITY for all.

WINDSOR is a GOOD ENVIRONMENTAL STEWARD.



### *2014 Monthly Financial Report*

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Town of Windsor  
301 Walnut Street  
Windsor, CO 80550

Phone: 970-674-2400  
Fax: 970-674-2456

*The Town of WINDSOR strengthens community through the fiscally responsible and equitable delivery of services, support of hometown pride, and encourages resident involvement.*

*The 2014 Budget continues to focus on fiscal responsibility while building a long-term sustainable community through strategic investments and emphasizing the maintenance of existing infrastructure. In order to achieve these goals, the 2014 Budget emphasizes the importance of funding the key day-to-day tools that lead to success. These tools are employees, technology, and providing services most highly rated by citizens.*

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**We're on the Web**

[www.windsorgov.com](http://www.windsorgov.com)

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## MEMORANDUM

**Date:** February 9, 2015  
**To:** Mayor and Town Board  
**Via:** Kelly Arnold, Town Manager  
**From:** Joseph P. Plummer, AICP, Director of Planning  
**Subject:** Development Review Newsletter

**Item #:** Communications

Town Board.

As a follow-up to the recent work session on the Town's development review process, enclosed please find a new publication entitled "Development Review Monthly Newsletter."

As it may be seen from the introduction, this newsletter will provide monthly updates on the development review process as well as a list of current development projects and a summary of the recent building permit activity.

The newsletter will be updated monthly and shared with both the Town Board and the Planning Commission and will be included in your regular meeting packets.

Additionally, staff will establish a location on the Planning web page that, similar to the inclusion in your packets, will be updated monthly and previous newsletters will also be archived for public accessibility.

We hope that you will find this new means of communication helpful, insightful and user-friendly.

## DEVELOPMENT REVIEW MONTHLY NEWSLETTER

Welcome to the Windsor Planning Department's Development Review Newsletter.

As seen below, this monthly newsletter provides updates on the following elements of the Town's Development review process as well as a list of current development projects and a summary of recent building permit activity.

### CRW software implementation

- Approved budget: \$210,000; actual cost: \$195,950, which includes \$19,700 annual maintenance fee
- System went live for staff to begin reviews: December 2014
- System went live for Safebuilt and fire district reviews: January 2015
- Developer training and system to go live on website: March 2015

### Comprehensive Plan (Planning Department)

- Approved budget: \$125,000; actual cost: \$119,950
- Housel Livigne Associates selected to prepare the plan
- Plan commencement: February 2014
- Plan Advisory Committee to be formed: February 2014
- Initial community engagement and stakeholder interviews: Q1, 2015 (also ongoing throughout 2015)
- Existing conditions analyses and visioning: Q2, 2015
- Plans, policies and implementation strategies: Q3, 2015
- Draft plan documents: Q4, 2015;
- Plan adoption: Q1, 2016

### Policies, Procedures and Standards:

#### For Landscaping (Parks, Recreation & Culture Department)

- A review of current landscape standards for industrial areas: February 2014
- Windsor's industrial landscape standards will be compared to those of other jurisdictions
- Evaluation of drought-tolerant plants (xeriscape) in industrial areas will be reviewed

#### For Streets (Engineering Department)

- Staff met with a local consulting engineer in January 2015 to discuss the Town's street design criteria that are most out-of-line with those of surrounding municipalities, a list will be shared with Town staff in the near future.
- Revised manual is posted at: <http://www.windsorgov.com/DocumentCenter/Home/View/3287> on the Town's website

Major Development Projects currently being reviewed and a summary of building permit activities are shown on page 2.

## Major Development Projects Currently Under Review

<b>Falcon Point Subdivision</b> (South of HWY 392 & East of Hwy 257)		
Preliminary/Final Plat	7 industrial lot on 40 acres	Town Board approved 1/26/15
Cutters Wireline Site Plan	14,000 s.f. building on 4 acre lot	3 <sup>rd</sup> round of review
<b>Great Western Industrial Park</b>		
Schlumberger Site Plan	14,440 s.f. building on 18 lot	Awaiting documents to record
<b>Harmony Ridge Annexation</b> (Northeast of the intersection of CR 74 & CR 13)		
Annexation	Annexation of 181 acres to be zoned Residential Mixed Use (RMU)	Town Board approved 1/26/15.
Master Plan	Up to 1650 residential units and 11 acres of commercial on 426 acres	Town Board approved 1/26/15.
<b>Highlands Industrial Park</b> (North of the intersection of Crossroads Blvd & Highland Meadows Pkwy)		
Timberline Oil Tools	7,800 s.f. building on 1 acre lot	Awaiting resubmittal from applicant.
<b>Highland Meadows Golf Course Subdivision 11<sup>th</sup> &amp; 12<sup>th</sup></b> (Colonial Dr at Fairgrounds Ave & Highland Meadows Pkwy)		
11 <sup>th</sup> Filing Final Plat & Site Plan	68 Townhomes on 7 acres	Awaiting 2 <sup>nd</sup> submittal from applicant
12 <sup>th</sup> Filing Preliminary Plat & Site Plan	84 multifamily units in 7 buildings on 6.2 acres	Awaiting 2 <sup>nd</sup> submittal from applicant
<b>Labue Farm Annexation</b> (Northeast of Crossroads Blvd & CR 15)		
Annexation	Annexation of 155 Acres	Awaiting 2 <sup>nd</sup> submittal from applicant
<b>Raindance Subdivision</b> (North of Crossroads Blvd between County Line Rd & CR 15)		
Master Plan & Planned Unit Development	1,100 acres including 2,800 residential units, golf course, and up to 42 acres of mixed use neighborhood commercial	Awaiting 2 <sup>nd</sup> submittal from applicant
<b>Southgate Subdivision</b> (Northwest of HWY 34 & CR 17)		
AIMS Community College Site Plan	53,000 s.f. Public Safety Institute	Reviewing 2 <sup>nd</sup> Submittal
<b>South Hill Subdivision</b> (Northwest of Crossroads Blvd & 7 <sup>th</sup> St)		
Subdivision	210 lots on 124 acres	In final round of review
<b>Tacinalca Annexation</b> (Between HWY 257 and CR 15, south of CR 72)		
Tacinalca Subdivision	193 residential lots on 292 acres	Awaiting 2 <sup>nd</sup> submittal from applicant
T-well Oil & Gas CUG	13 well oil & gas pad	Awaiting 2 <sup>nd</sup> submittal from applicant
<b>Village East Subdivision</b> (Northwest of the intersection of HWY 392 & CR 21)		
Final Plat	191 residential lots on 65 acres.	Public Hearings to be scheduled
<b>Westwood Village Subdivision</b> (Southeast of the intersection of Main St & 14 <sup>th</sup> St)		
6 <sup>th</sup> Filing Replat & Site Plan	34 senior housing units in 2 and 3 unit buildings	Reviewing 1 <sup>st</sup> Submittal
<b>Windsor Commons Subdivision</b> (Automation Drive)		
Windsor Charter Academy Site Plan	49,000 s.f. building on 12 acre lot, capacity for 525 students	Reviewing 2 <sup>nd</sup> Submittal
Tru Balance / Design Logic Site Plan	10,000 s.f. building on 1 acre	Awaiting 2 <sup>nd</sup> submittal from applicant
<b>Winter Farm Subdivision</b> (Southeast of the intersection CR 70 & CR 19)		
3 <sup>rd</sup> Filing Final Plat	241 residential lots on 102 acres.	Awaiting documents to record

### Building Permit Summary

December 2014	Monthly Total	Monthly Valuation	Year-to-Date (2014)	YTD Valuation (2014)
New Single Family Permits	15	\$4,695,384	241	\$78,380,242
New Multi-Family Permits	4	\$799,974	12	\$2,399,922
New Commercial/Industrial Permits	0	--	7	\$13,699,71

**PROJECT UPDATE REPORT**

**DATE:** February, 2015

**PROJECT: Northern Integrated Supply Project-  
NEPA Phase**

**CONTACT: Carl Brouwer**

**PURPOSE:** Complete the National Environmental Policy Act (NEPA) phase of the project and obtain a Record of Decision that will allow the project to be implemented.

**PROJECT STATUS:**

- Participation for the 15 participants is 40,000 acre-ft of permitted yield.
- A Supplemental DEIS will be prepared for the Project.
- **ERO is writing the SDEIS. June, 2015 for SDEIS.**

**BUDGET ACTIVITY:**

Category	ERO	NW	TRMWF	Ciruli&Sigler	Other	Total
Budget	\$1,034,000	\$ 220,000	\$ 60,000	\$ 40,000	\$ 30,000	\$1,384,000
January	\$ 80,678	\$ 20,721	\$ 8,103	\$ 175	\$ -	\$ 109,678
February	\$ 137,687	\$ 20,877	\$ 5,050	\$ 7,848	\$ -	\$ 171,462
March	\$ 140,328	\$ 25,589	\$ 4,144	\$ 919	\$ -	\$ 170,979
April	\$ 81,213	\$ 19,939	\$ 2,475	\$ -	\$ 468	\$ 104,094
May	\$ 83,013	\$ 16,620	\$ 1,813	\$ 7,921	\$ -	\$ 109,367
June	\$ 82,683	\$ 11,161	\$ 6,332	\$ -	\$ 370	\$ 100,546
July	\$ 129,386	\$ 28,076	\$ 7,299	\$ -	\$ 480	\$ 165,241
August	\$ 55,024	\$ 12,831	\$ 2,093	\$ 4,909	\$ -	\$ 74,856
September	\$ 93,577	\$ 23,744	\$ 5,528	\$ 3,427	\$ -	\$ 126,277
October	\$ 113,288	\$ 21,338	\$ 5,001	\$ -	\$ -	\$ 139,627
November	\$ 37,124	\$ 21,058	\$ 3,237	\$ -	\$ 835	\$ 62,253
December	\$ 275,469	\$ 22,696	\$ 1,887	\$ 6,161	\$ -	\$ 306,212
Expenditure to Date	\$1,309,469	\$ 244,650	\$ 52,961	\$ 31,361	\$ 2,152	\$1,640,593
Budget Remaining	\$ (275,469)	\$ (24,650)	\$ 7,039	\$ 8,639	\$ 27,848	\$ (256,593)
% Spent	127%	111%	88%	78%	7%	119%

**ACTIVITY:**

- *Chapters 1, 2 and 3 are complete and have been reviewed by cooperating agencies. Chapters 4 (effects) will go out to cooperating agencies on February 17. Chapter 5 (cumulative effects) is being written by ERO and subcontractors and will be out in mid-March.*
- *Additional Water Quality work by Hydros and GEI have been reviewed by cooperating agencies and comments have incorporated.*
- *Northern Water reviewing chapters and working on Mitigation Plan.*
- *Working on alternative ditch company Proposal concept including conveyance approaches to satisfy concerns, additional water, additional facilities, and other compensation.*
- Meetings with various interest groups, newspapers, and other media.

**OUTSTANDING ISSUES:**

- Time in bringing the permitting phase to a conclusion.
- Continuing effort is being made by opponents to stop NISP.

**FUTURE ACTION:**

- *Determine appropriate mitigation plan to meet the needs of the Corps and the State.*
- *Send out Preliminary Design RFP in February/March.*
- Work out agreements with New Cache and Larimer and Weld Ditch Companies.