



TOWN BOARD REGULAR MEETING
July 11, 2016 - 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.

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. Optimist Club Presentation
5. Proclamation - National Parks & Recreation Month
6. Board Liaison Reports
 - Mayor Pro Tem Baker – Parks, Recreation & Culture Advisory Board; North Front Range/MPO alternate
 - Town Board Member Morgan – Water & Sewer Board; Clearview Library Board
 - Town Board Member Bennett – Planning Commission; Windsor Housing Authority
 - Town Board Member Rennemeyer – Historic Preservation Commission; Great Western Trail Authority
 - Town Board Member Boudreau – Chamber of Commerce; Planning Commission alternate
 - Town Board Member Adams – Tree Board; Poudre River Trail Corridor Board
 - Mayor Melendez – Downtown Development Authority; North Front Range/MPO

7. 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 Deputy Town Clerk prior to the start of the meeting.

B. CONSENT CALENDAR

1. Minutes of the June 27, 2016 Town Board Meeting – K. Eucker
2. Advisory Board Appointments – P. Garcia
3. Resolution No. 2016-50 – A Resolution Approving and Accepting a Deed of Slope Easement for Widening Harmony Road at Weld County Road 13 – D. Wagner

4. Resolution No. 2016-51 – A Resolution Approving and Accepting a Deed of Dedication for Right of Way from Raindance Aquatic Investments, LLC for Street, Road and Utility Purposes for the Extension of New Liberty Road – I. McCargar
5. Report of Bills for June 2016 – D. Moyer

C. BOARD ACTION

1. Ordinance No. 2016-1521 - An Ordinance Approving the Disconnection of a One-Half Mile Stretch of Northbound Weld County Road 15 South of Weld County Road 60, Being a Remnant of the Zeiler Farms Second Annexation Pursuant to the Colorado Municipal Annexation Act of 1965
Super-majority vote required for adoption on second reading
 - Second reading
 - Legislative action
 - Staff presentation: Kimberly Emil, Assistant Town Attorney
2. Public Hearing – An Ordinance Annexing and Zoning Certain Territory known as the Labue Farm Annexation to the Town of Windsor, Colorado – TROLLCO Inc., VIMA Partners LLC., and Weld RE-4 School District, applicants/ Patrick McMeekin, applicant’s representative
 - Legislative action
 - Staff presentation: Josh Olhava, Senior Planner
3. Resolution No. 2016-52 – A Resolution Making Certain Findings and Conclusions Pursuant to Section 31-12-110 C.R.S., Concerning the Labue Farm Annexation to the Town of Windsor, Colorado – TROLLCO Inc., VIMA Partners LLC., and Weld RE-4 School District, applicants/ Patrick McMeekin, applicant’s representative
 - Legislative action
 - Staff presentation: Josh Olhava, Senior Planner
4. Ordinance No. 2016-1522 - An Ordinance Annexing and Zoning Certain Territory known as the Labue Farm Annexation to the Town of Windsor, Colorado – TROLLCO Inc., VIMA Partners LLC, and Weld RE-4 School District, applicants/ Patrick McMeekin, applicant’s representative
 - First reading
 - Legislative action
 - Staff presentation: Josh Olhava, Senior Planner
5. Site Plan Presentation – Highlands Industrial Park Subdivision 4th Filing, Lot 1 – Greenfield at Crossroads, 4265 Greenfield Drive – Greenfield at Crossroads LLC, applicant/ John Baker, Baker Western Group LLC., applicant’s representative
 - Staff Presentation: Josh Olhava, Senior Planner
6. Resolution No. 2016-53 – Ratifying, Approving and Confirming the Terms and Conditions of a Portion of the Windsor Highlands Master Plan – Fossil Ridge Subdivision – Tract W – TC56 LLC, applicant/ Mike Walker, The Birdsall Group, applicant’s representative
 - Legislative action
 - Staff presentation: Paul Hornbeck, Senior Planner

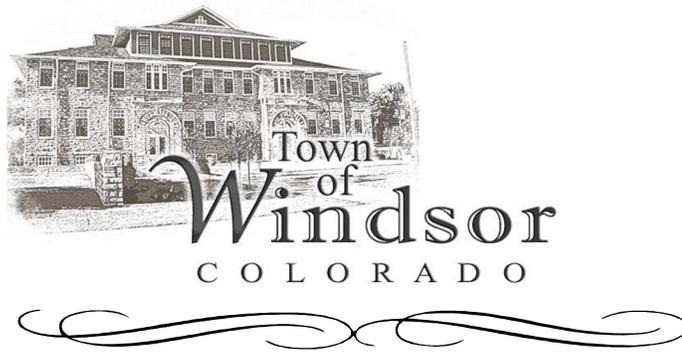
7. Financial Report May 2016

- Staff Presentation: Dean Moyer, Director of Finance

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



Proclamation

WHEREAS parks and recreation programs are an integral part of communities throughout this country, including Windsor, Colorado; and

WHEREAS our parks and recreation are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region; and

WHEREAS parks and recreation programs build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally or physically disabled, and also improve the mental and emotional health of all citizens; and

WHEREAS parks and recreation programs increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS parks and recreation areas are fundamental to the environmental well-being of our community; and

WHEREAS parks and natural recreation areas improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, and produce habitat for wildlife; and

WHEREAS our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS the Town of Windsor recognizes the benefits derived from parks and recreation resources.

NOW THEREFORE, BE IT RESOLVED BY the Windsor Town Board that July is recognized as Park and Recreation Month in the Town of Windsor, Colorado.

Dated this 11th day of July 2016.

Kristie Melendez, Mayor





TOWN BOARD REGULAR MEETING
June 27, 2016 - 7:00 P.M.
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301 Walnut Street, Windsor, CO 80550

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AGENDA

A. CALL TO ORDER

Mayor Melendez called the meeting to order at 7:06 p.m.

1. Roll Call

Mayor
Mayor Pro Tem

Kristie Melendez
Myles Baker
Christian Morgan
Ken Bennett
Paul Rennemeyer
Brenden Boudreau
Ivan Adams

Also Present:

Town Manager
Town Attorney
Communications/Assistant to Town Manager
Town Clerk/Assistant to Town Manager
Chief of Police
Administrative Lieutenant
Director of Parks, Recreation and Culture
Director of Economic Development
Director of Finance
Budget Analyst
Accounting Manager
Town Prosecutor
Parks & Open Space Manager
Chief Planner
Deputy Town Clerk

Kelly Arnold
Ian McCargar
Kelly Unger
Patti Garcia
John Michaels
Rick Klimek
Eric Lucas
Stacy Johnson
Dean Moyer
Vicki Miller
Cheryl Turner
Kim Emil
Wade Willis
Carlin Barkeen
Krystal Eucker

2. Pledge of Allegiance

Town Board Member Boudreau 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

Mayor Pro Tem Baker motioned to approve the agenda as presented; Town Board Member Bennett seconded the motion. Roll call on the vote resulted as follows: Yeas –Baker, Morgan, Bennett, Rennemeyer, Boudreau, Adams, Melendez; Nays- None; Motion passed.

4. SAFEbuilt Scholarship Presentation – Carlin Barkeen, Planning Dept/Russ Weber, SAFEbuilt

Per Ms. Barkeen the Director of Planning serves as the Town's Building Official and works closely with SAFEbuilt and the Windsor-Severance Fire Rescue.

Russ Weber, Building Official for SAFEbuilt's stated SAFEbuilt has contracted with Windsor since 1992 to perform building plan reviews and inspections for compliance with the Town's adopted building codes.

SAFEbuilt offers an annual \$2,000 scholarship for continuing education for graduating Windsor High School seniors. Mr. Weber stated the recipient of the 2016 scholarship, Natalie Zimmerman was forth in her class with a 4.26 GPA and has been accepted to the Colorado School of Mines to pursue a biochemical and chemical engineering degree.

5. Board Liaison Reports

- Mayor Pro Tem Baker – Parks, Recreation & Culture Advisory Board; North Front Range/MPO alternate
Mayor Pro Tem Baker had no update.
- Town Board Member Morgan – Water & Sewer Board; Clearview Library Board
Town Board Member Morgan stated the Clearview Library Board discussed the pros and cons of the two proposed library sites.
- Town Board Member Bennett – Planning Commission; Windsor Housing Authority
Town Board Member Bennett had no report.
Mayor Melendez reported John Moore with the Windsor Housing Authority has submitted his resignation after many years of service.
- Town Board Member Rennemeyer – Historic Preservation Commission; Great Western Trail Authority
Town Board Member Rennemeyer reported the Great Western Trail Authority hosted interviews for the trail manager position to oversee the trail. The Board is reviewing the interviewees but two additional interviews will be conducted in the near future.
- Town Board Member Boudreau – Chamber of Commerce; Planning Commission alternate
Town Board Member Boudreau had no report.
- Town Board Member Adams – Tree Board; Poudre River Trail Corridor Board
Town Board Adams reported the Sick Tree event is scheduled for June 28, 2016.
- Mayor Melendez – Downtown Development Authority; North Front Range/MPO
Mayor Melendez reported the NFRMPO will be meeting next Thursday in Severance.
Ms. Melendez reported the Downtown Development Authority attended the final summary review for the Library Feasibility Study and has also sent out a Downtown Future Summit RFP to four firms however it has been decided to hold off on the summit until later in the fall. The Strategic Plan summary has been completed and that information has been turned into a printed brochure that will be sent to business and property owners within the downtown area. A rack card has also been completed with all the downtown events through the end of the year. The Colorado Main Street application for candidate status has been drafted.

6. Invited to be Heard

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

Kelly Arnold reported the current Chief of Police John Michaels will be retiring July 22, 2016. A consultant, KRW works with small to mid-sized communities on police matters including police chief recruitment. KRW started their recruitment process approximately two months ago. After taking 46 applications, five finalists were chosen and one of the finalists was current Windsor

Police Lieutenant Rick Klimek. Mr. Arnold introduced the new Police Chief effective July 23, 2016, Rick Klimek.

Mr. Klimek stated John Michaels will be impossible to replace but will work hard and is honored to move forward in the position.

B. CONSENT CALENDAR

1. Minutes of the June 13, 2016 Town Board Meeting – K. Eucker
2. Resolution No. 2016-39 - A Resolution Vacating a Portion of the 10 foot Utility and Drainage Easement Located Along the Easterly Portion of Lot 23, Block 4 of Highland Meadows Subdivision, 4th Filing, 8318 Annapolis Drive – P. Hornbeck
3. Resolution No. 2016-40 - A Resolution Approving and Adopting the Intergovernmental Agreement Dated June 15, 2016, Between the Town of Windsor and the East Fossil Creek Ranch Metropolitan Districts Nos. 1-2 – I. McCargar

Town Board Member Adams motioned to approve the consent calendar as presented; Town Board Member Morgan seconded the motion. Roll call on the vote resulted as follows: Yeas – Baker, Morgan, Bennett, Rennemeyer, Boudreau, Adams, Melendez; Nays- None; Motion passed.

C. BOARD ACTION

1. Ordinance No. 2016-1520 - An Ordinance Approving an Amendment to the Consolidated Service Plan for Highpointe Vista Metropolitan Districts Nos. 1 & 2 and Approving an Extension of Debt Maturity

Super-majority vote required for adoption on second reading

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

Town Board Member Baker motioned to approve Ordinance No. 2016-1520 - An Ordinance Approving an Amendment to the Consolidated Service Plan for Highpointe Vista Metropolitan Districts Nos. 1 & 2 and Approving an Extension of Debt Maturity; Town Board Member Morgan seconded the motion.

Mr. McCargar stated before the Board is an ordinance on second reading. There were two items that the districts have requested be approved; increase in the amount of debt limit and an extension of the maturity date of the debt from 2032 to 2047. The refinancing of a package of debt that arose in 2007 and 2009 will reduce the total amount of debt through the developer by forgiving \$2.3 million.

Since the first reading, the finance lawyers have reviewed the amendment and have asked the Board to consider a modified ordinance on second reading. The modifications include weather the earlier approval by implication approved the compounding of interest on the debt and clarifying language on the service plan.

Alan Pogue, general counsel to Highpointe Vista Metropolitan Districts 1 and 2 stated there are three sentences in the service plan that haven't given bond counsel some pause. The transaction that was originally presented to the Board contemplates a 22.5 mill levy for debt service for the maturity of the two series of bonds that are being proposed. That mill levy was intended and shown in the financing model to remain in place until those bonds are paid off at maturity. There is a provision in the service plan that states in part that the districts shall be required to impose a debt service mill levy on all properties so long as there are bonds or other debt instruments outstanding. However, the next sentence provides the mill levy shall terminate at such time as the assessed valuation of all property within the districts is at least 200% of the aggregate outstanding principal indebtedness of the districts or upon discharge of all such bonds or debt instruments. The two statements are counterintuitive in municipal finance to terminate the mill levy at any point prior to repayment of the bonds but certainly not based on an increase of assessed value as compared to debt.

The modification to the ordinance after first reading essentially eliminates the 200% portion of the sentence and will now read the mill levy that is imposed for debt service shall remain in place until such time as the debt has been discharged.

Mr. Morgan inquired as to what the original intent was to include the 200%.

Mr. Pogue stated he cannot find any reasoning why that would have been included. The first draft of the service plan for these districts looked different than what was ultimately approved by the Town and this service plan was based on a service plan that had recently been approved for another district so there may have been something in the other district that precipitated that language and carried forward to the current service plan.

Mr. Morgan inquired if there is another district that has the 200% language included in their service plan.

Mr. McCargar stated that is unknown.

Mr. Morgan inquired as to when the service plan was signed.

Mr. Pogue stated it was signed in 2005.

Ms. Melendez inquired if the property owners were given notice of the changes since first reading.

Mr. Pogue stated there was no additional notice but the transaction perspective will have no change.

Ms. Melendez inquired if the changes are cleaning up the document.

Mr. McCargar stated it does clean up the document and makes it clear that when the debt is paid off the mill levy ends. What cannot be explained is why the other language was in the document originally and what it might possibly mean in this context other than to effectively render it impossible to carry out the refinancing.

Mr. Rennemeyer inquired as to what originally brought up the refinancing.

Mr. Pogue stated interest rates are at historic lows which will benefit the property owners and taxpayers and the developer is willing to forgive \$2.3 million of the existing obligation.

Mr. Adams inquired about the efforts to come up with a model service plan that will work with developers.

Mr. McCargar stated a model service plan was developed to bring consistency to the language. Unfortunately this service plan was developed prior to the model service plan was developed.

Mr. Pogue stated the service plan provides the compounding interest is not allowed without the prior written approval of the Town Board. The structure of this financing includes two series of bonds; senior bonds and subordinate bonds. The senior bonds are sized based on the current assessed value in the district and the anticipated interest rate so that all interest is paid current through the life of the bond and there is no expectation of compound interest on the senior bonds.

The subordinate bonds are cash flow bonds and compound interest is forecast in a financial model to 2025 so for the first nine years there is interest only being paid. The interest that is not paid current in those years does compound and accrue and the principle begins to be paid down and is paid off with the accrued and unpaid interest at maturity in 2045.

Roll call on the vote resulted as follows: Yeas –Baker, Morgan, Bennett, Rennemeyer, Boudreau, Adams, Melendez; Nays- None; Motion passed.

2. Ordinance No. 2016-1521 - An Ordinance Approving the Disconnection of a One-Half Mile Stretch of Northbound Weld County Road 15 South of Weld County Road 60, Being a Remnant of the Zeiler Farms Second Annexation Pursuant to the Colorado Municipal Annexation Act of 1965
 - First reading
 - Legislative action
 - Staff presentation: Kimberly Emil, Assistant Town Attorney

Per Ms. Emil in order to facilitate increased sanitary sewer capacity to the RainDance development, the Town disconnected the northerly portion of the Zeiler Farms Second Annexation by Ordinance. It was later discovered that the disconnection inadvertently failed to include a half-mile stretch of the east half (northbound) of Weld County Road 15 south of WCR 60. The Ordinance before the Board corrects this oversight, disconnects that portion of the road and returns it to Weld County.

Mr. Morgan inquired if land will connect to parcels south of the area.

Ms. Emil stated the western portion of CR 15 was the Zeiler disconnection and the majority of the eastern portion is in the Town.

Ms. Melendez inquired if all the property to the west of the road is in Weld County.

Mr. McCargar stated that is correct.

Town Board Member Adams motioned to approve Ordinance No. 2016-1521 - An Ordinance Approving the Disconnection of a One-Half Mile Stretch of Northbound Weld County Road 15 South of Weld County Road 60, Being a Remnant of the Zeiler Farms Second Annexation Pursuant to the Colorado Municipal Annexation Act of 1965; Town Board Member Boudreau seconded the motion. Roll call on the vote resulted as follows: Yeas –Baker, Morgan, Bennett, Rennemeyer, Boudreau, Adams, Melendez; Nays- None; Motion passed.

3. Presentation of 2015 Audit – Tyra Litzau, Anton, Collins, Mitchell LLP, Certified Public Accountants

Per Mr. Moyer Colorado law requires an independent audit to be completed each year by an independent auditor. The Town utilized the firm Anton, Collins, Mitchell LLP with Tyra Litzau being the lead auditor.

Ms. Litzau provided a review of the Audit Wrap Document as well as the Management’s Discussion and Analysis. The document states all audit procedures have been completed and work is being completed on the last phase regarding quality review of financial statements.

The objective of the audit is to attain reasonable assurance using the risk based audit approach that includes discussions with management on significant transactions and reviews of the Town Board minutes.

A review of internal controls revealed one material weakness regarding journal entries that were prepared as part of the audit.

Mr. Morgan inquired if \$6.2 million is common between the original and revised budget.
Ms. Litzau stated it is not uncommon to have budget revisions.

4. Resolution No. 2016-41 - A Resolution Accepting the Audit Report for 2015 Prepared by Anton Collins Mitchell LLP, Certified Public Accountants.

- Legislative Action
- Staff Presentation: Dean Moyer, Director of Finance

Mr. Moyer stated approval of the resolution will accept the audit which will be sent to required reporting agencies.

Town Board Member Morgan motioned to approve Resolution No. 2016-41; Town Board Member Bennett seconded the motion. Roll call on the vote resulted as follows: Yeas –Baker, Morgan, Bennett, Rennemeyer, Boudreau, Adams, Melendez; Nays- None; Motion passed.

5. Resolution No. 2016-42 - A Resolution Accepting the Recommendation of the Town Attorney and Appointing Carolyn R. Steffl to Serve as Special District Counsel in Accordance with Section 9.1.G of the Town of Windsor Home Rule Charter

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

Per Mr. McCargar a resignation letter was received from special district counsel James R. Mock. Mr. Mock served with distinction for many years as the Town's specialist on the formation, approval and amendment of metropolitan district service plans.

Section 9.1.G of the Home Rule Charter authorizes the appointment of special counsel upon the recommendation of the Town Attorney or the Town Manager. In this case the qualifications of Ms. Steffl have been reviewed and summarized in a Professional Resume. Ms. Steffl comes highly recommended and is experienced in both municipal government law and the specialty area of special district law. Mr. McCargar is recommending the appointment of Carolyn R. Steffl, partner at the Boulder firm of Moses, Wittemyer, Harrison and Woodruff, P.C. The appointment of Ms. Steffl assumes the terms of the engagement letter that is within the Town Board materials.

Ms. Steffl introduced herself to the Town Board and gave a brief background on her qualifications and experience in government and special districts.

Mr. McCargar stated when a metropolitan district presents a service plan for approval; special counsel reviews the service plan since that area of law is very specialized.

Mr. Arnold inquired about the expenses of the metropolitan district.

Mr. McCargar stated each year the budget includes funding for metropolitan districts although all expenses incurred by the Town for metropolitan districts is backfilled by the developers who composes the districts. Expenses incurred by the Town regarding ordinances or developing a model service plan would be at the expense of the Town.

Ms. Melendez inquired as to the fee difference between Mr. Mock and Ms. Steffl.

Mr. McCargar stated they are very similar.

Town Board Member Morgan motioned to approve Resolution No. 2016-42; Mayor Pro Tem Baker seconded the motion. Roll call on the vote resulted as follows: Yeas –Baker, Morgan, Bennett, Rennemeyer, Boudreau, Adams, Melendez; Nays- None; Motion passed.

6. Resolution No. 2016-43 - A Resolution Supporting for the Windsor Downtown Development Authority to Apply for Candidate Status in the Colorado Main Street Program

- Legislative action
- Staff presentation: Patti Garcia, Town Clerk/Assistant to the Town Manager

Per Ms. Garcia the Downtown Development Authority (DDA) is requesting support from the Town Board to file for Candidate status with the Colorado Main Street Program. The Main Street Program is a national program and the Colorado Program is run by the Department of Local Affairs (DOLA). Currently there are 19 Colorado towns or cities that are participating in the Colorado Main Street Program. The Program provides technical support to downtowns throughout the state. There are no additional costs associated with the Candidate status

although there are required trainings the Downtown Development Authority will be required to participate in.

Mr. Morgan inquired if it is the DDA that is applying for the program.

Ms. Garcia stated the DDA is the applicant but the application does require a resolution from the local governing authority.

Ms. Melendez commented that three letters of support were also submitted.

Ms. Garcia stated the DDA participated in the Main Street 101 training conducted by DOLA.

Ms. Melendez stated the Candidate status moves the DDA into a category to be able to apply for financial funding.

Mr. Morgan inquired if this could include portions of Main Street that are outside the DDA.

Ms. Garcia stated it would not as the Main Street Program endorses the DDA area.

Town Board Member Boudreau motioned to approve Resolution No. 2016-43; Town Board Member Bennett seconded the motion. Roll call on the vote resulted as follows: Yeas –Baker, Morgan, Bennett, Rennemeyer, Boudreau, Adams, Melendez; Nays- None; Motion passed.

7. Resolution No. 2016-44 - A Resolution Making Certain Findings of Fact Concerning the Weakland Annexation to the Town of Windsor, Colorado; Determining Substantial Compliance with Section 31-12-101, ET SEQ., C.R.S., "The Municipal Annexation Act of 1965"; and Establishing Dates for Public Hearings Before the Planning Commission and the Town Board of the Town of Windsor, Colorado, with Regard to the Weakland Annexation

- Legislative action
- Staff presentation: Carlin Barkeen, Senior Planner

Per Ms. Barkeen the applicant and property owners, Dr. Pat Weakland and Mrs. Amanda Weakland, are requesting to annex approximately 9.87 acres to the Town of Windsor. The purpose of this resolution is to make certain findings of fact concerning the annexation, determining substantial compliance with the Colorado Municipal Annexation Act (Act).

The Act requires that after a conforming annexation petition has been submitted; Town Board shall set a hearing date to determine if the allegations made in the petition are supportable and if the property is eligible for annexation. Said hearings will be held on August 3, 2016 by the Planning Commission and August 8, 2016 by the Town Board.

Staff finds the petition is in substantial compliance with state requirement and recommends approval of the resolution as presented.

Ms. Morgan inquired as to how close the current sewer capacity is to the property.

Ms. Barkeen stated it is currently on the east side of 17th Street and Highway 392.

Mr. Morgan inquired as to how many feet that would be.

Ms. Barkeen stated it would be close to 200 feet but the location to where the tie in would be is further.

Mr. Morgan inquired if the sewer will run to the current structures on the property or will it run to new buildings on the property.

Ms. Barkeen stated the buildings are currently utilizing a septic system so they would need to tie into Windsor's sewer line.

Mr. Morgan inquired if the septic will remain.

Ms. Barkeen stated it will be terminated.

Mr. McCargar stated the public hearing dates are scheduled under Resolution 2016-44 for the presentation of evidence that supports the annexation. Infrastructure requirements are set forth in an annexation agreement.

Town Board Member Adams motioned to approve Resolution No. 2016-44; Mayor Pro Tem Baker seconded the motion. Roll call on the vote resulted as follows: Yeas –Baker, Morgan, Bennett, Rennemeyer, Boudreau, Adams, Melendez; Nays- None; Motion passed.

8. Resolution No. 2016-45 - A Resolution Approving an Agreement for Certain Economic Inducements and Development Incentives Between the Town of Windsor, Colorado, and High Hops/Windsor Garden Center, with Respect to the Annexation and Development of Property for Commercial Purposes Within Windsor

- Legislative action
- Staff presentation: Stacy Johnson, Director of Economic Development

Per Ms. Johnson the location of the High Hops Brewery and Windsor Gardner is 6461 Highway 392 in Windsor, CO. The annexation of High Hops and the Windsor Gardner will annex over 20,000 square feet of commercial space as well as a residential structure. The location will also include construction of a 10,000 square foot commercial building at a cost of \$2.4 million and create five new full time positions for brewery expansion.

High Hops and the Windsor Gardner have been in discussions with the Town since 2011 regarding an annexation but the Weakland's did not want to lose the content and the ability to utilize their site to grow hops and maintain the agricultural component. The cost to bring the property up to code was also a concern. In 2015 a formal letter of request came forth asking for an annexation and assistance with some of the annexation costs that the Town would require for the annexation. Discussions were always based on the premise that if Dr. Weakland did annex and bring both companies into the Town, Windsor would try to get as close to zero cost as possible. The Town would also allow them to annex into Town and grandfather in their current land uses and infrastructure where applicable. Through discussions there were options for assistance that included reimbursement with some of the company's tax generation in the form of sales tax and property tax and fee waivers. The waivers that are eligible according to standard protocol are the administration fees, water plant investment fee, sewer plant investment fee, drainage fee and the Windsor Use Tax totaling \$49,440.27. A maximum amount of \$350,000 will reimburse the company's cost of annexation.

The building permit estimate totals \$73,767.69 and it is requested \$49,440.27 of those fees be waived; \$44,000 would come from enterprise funds which would need to be backfilled from another source.

Revenue generated from High Hops and the Windsor Gardner is estimated at \$33,800 per year. The estimate does not include forecasts for the future expansion.

Dr. Pat Weakland addressed the Board and thanked town staff for the work put into the project. Dr. Weakland appreciates any assistance the Town can offer.

Mr. Boudreau inquired as to what the \$610,000 will include.

Dr. Weakland stated it would include the parking lot, infrastructure, water treatment facility and paving of the parking lot.

Mr. Boudreau inquired as to the costs to expand if the property stayed in Weld County.

Dr. Weakland stated it would be approximately \$1.8 million.

Mr. Boudreau inquired about the \$350,000 reimbursement.

Ms. Johnson stated annual appropriations are giving back the three forms of sales tax not to exceed \$350,000.

Mr. Morgan inquired as to where the effluent is being disposed of.

Dr. Weakland stated it is being hauled to a City of Fort Collins waste facility.

Mr. Morgan inquired if there is regular BOD testing.

Dr. Weakland stated there is regular testing by state certified testers.

Mr. Morgan inquired about providing proof of the testing

Mr. McCargar stated the annexation agreement will contain requirements for the effluent.

Dr. Weakland stated the effluent is not hazardous material.

Mr. Baker inquired if the Town is reimbursing sales and property tax annually until the \$350,000 is reached.

Ms. Johnson stated that is corrected except the .95% Community Recreation Center sale tax.

Mr. Baker inquired if there is a requirement for the construction of a new facility.

Mr. McCargar stated the language in the agreement states if the new building is not constructed then the incentives are not necessarily triggered either. The agreement assumes that the facility will be expanded which is not built specifically into the agreement. It does assume that in order to construct the facility the existing septic system needs to be shut down by the time a certificate of occupancy is issued for that property. In order to get to the incentives the facility has to be expanded to the point where they need to sanitary sewer lines and the parking lot repairs and the other stuff that is built into the estimated \$610,000.

Mr. Boudreau inquired as to part of the annexation will not be required to upgrade or connect to the Town's sewer system but will need to when they start the construction of the expansion.

Mr. McCargar stated that is correct.

Mr. Boudreau inquired if as a condition of annexation will there be any infrastructural improvements that are required in order to be annexed into Windsor.

Mr. McCargar stated they are requirements prior to annexation including the parking lot, curb, gutter and sidewalks in certain areas, the sanitary sewer connection lift station and industrial pretreatment.

Mr. Boudreau inquired if the economic incentive kicks in at the point of annexation or with the expansion.

Mr. McCargar stated the mechanics of the incentive agreement are that Dr. Weakland has to submit an application for reimbursement, show what he has paid that is eligible for reimbursement and then the Town will see what has been collected in terms of those categories of taxes that the Town will reimburse under the agreement. If Dr. Weakland asks for \$100,000 and his tax generation is only \$60,000 in the first year, the Town will reimburse the \$60,000 and carry forward the \$40,000. In future years the Town will continue to pay what the tax generation is until the balance of the \$350,000 is paid off.

Mr. Adams inquired as to the brewery being open on Sundays.

Ms. Johnson stated the business has the ability to set their own hours.

Mr. Adams inquired as to a study for the parking area.

Mr. McCargar stated as part of the expansion of the brewery, the Town will require site plan approval. During the site plan process the adequacy of the parking will be evaluated.

Mr. Boudreau inquired if the use of the land is being grandfathered in.

Dr. Weakland stated that is correct.

Ms. Johnson stated the agricultural use is maintained without the typical commercial zoning.

Mr. Rennemeyer inquired about the increase in production with a 10,000 square foot expansion.

Dr. Weakland stated the brewery will be much more competitive with more product output and purchasing materials in bulk will be a cost saving.

Town Board Member Morgan motioned to approve Resolution 2016-45; Town Board Member Bennett seconded the motion. Roll call on the vote resulted as follows: Yeas –Baker, Morgan, Bennett, Rennemeyer, Adams, Melendez; Nays- Boudreau; Motion passed.

9. Resolution No. 2016-46 - A Resolution Accepting Deed of Conservation Easement for Cottonwood Bend

- Legislative Action
- Staff presentation: Wade Willis, Parks & Open Space Manager

Per Mr. Willis the Poudre River Initiative project started in 2013 with partnerships between Greeley, Windsor, Fort Collins and Larimer County. The purpose of the initiative was to focus on the Poudre River corridor; conserve corridor land, create critical trail linkages and construct trail and other recreational amenities. That initiative applied for a grant through Great Outdoors Colorado which was awarded in the amount of \$5.1 million. Land that is acquired through Great Colorado Outdoor funding must have a conservation easement. A Conservation easement is a legal document that contains permanent restrictions so that the owner of the land cannot develop the property.

The conservation easements must be held by a qualifying agency. Great Outdoors Colorado requires that the easement holder is certified by the Department of Regulatory Affairs, Real Estate Division. Windsor received conditional approval to hold conservation easements in 2015. Windsor is required to co-hold the conservation easements under the experience of a certified entity, such as Larimer County Open Lands. Through an existing IGA with Larimer County, Windsor and Larimer County will jointly hold the Cottonwood Bend conservation easements which include Tennyson Meadows, Bauer Grove, Brown Oxbow and Steven's Pasture.

The ability to hold conservation easements is an important option to preserve lands in and around Windsor. In 2014 the Town Board adopted the Conservation Easement Stewardship Level of Service Standards that outlines Windsor's process for consideration, evaluation and acquisition of any conservation easement.

Town Board Member Adams motioned to approve Resolution No. 2016-46; Mayor Pro Tem Baker seconded the motion. Roll call on the vote resulted as follows: Yeas –Baker, Morgan, Bennett, Rennemeyer, Boudreau, Adams, Melendez; Nays- None; Motion passed.

10. Resolution No. 2016-47 - A Resolution Approving the Accessioning of Items to the Town of Windsor Museum Collection

- Legislative Action
- Staff presentation: Eric Lucas. Director of Parks, Recreation & Culture

Per Mr. Lucas 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. Museum collection items are only accessioned into the collection when they fit certain criteria. After the Parks, Recreation, and Culture Advisory Board has reviewed the items a recommendation is then made to the Town Board.

Mr. Morgan inquired as to how items being accessioned are valued and reported to the insurance company.

Mr. Lucas stated the museum curator would have more information on the specific items and the value but each time items are taken into the museum collection the insurance company is notified.

Mr. Bennett inquired as to what the current status of storage capacity.

Mr. Lucas stated capacity is pretty full however there are few items displayed for public view which should be changing soon.

Town Board Member Boudreau motioned to approve Resolution No. 2016-47; Town Board Member Bennett seconded the motion. Roll call on the vote resulted as follows: Yeas –Baker, Morgan, Bennett, Rennemeyer, Boudreau, Adams, Melendez; Nays- None; Motion passed.

11. Resolution No. 2016-48 - A Resolution Approving a Lease Purchase Agreement Between the Town of Windsor and KS Bank for the Acquisition of Fitness Equipment Intended for the use in the Windsor Community Recreation Center, and Authorizing the Town's Parks, Recreation and Culture Director to Execute Documents.

- Legislative Action
- Staff presentation: Eric Lucas, Director of Parks, Recreation & Culture

Per Mr. Lucas the completion of the recreation center expansion is quickly approaching and it is to the point of purchasing and leasing fitness equipment. The wellness center will include two different types of equipment including free weights and weight machines which the Town intends to purchase and cardio equipment that the Town intends to lease. The Town intends to purchase the free weights and weight machines because the life span of that type of equipment is significantly longer (10-15 years) than cardio equipment (2-5 years). The leasing of the fitness equipment includes 43 pieces of cardio equipment, wireless audio receivers and warranties on all of the equipment. The equipment will be leased for 3 years. At the end of the 3 year lease the Town will have the option to buy out the equipment for \$1 per piece or renew the lease. The advantages and benefits of lease end agreement are the possible off balance sheet financing, eliminates "down time", vendor forced to provide quality service, keeps equipment state of the art, easy trade-in process, refreshes equipment on a 3 year basis, no capital expenditures, the lease includes a preventative maintenance contract valued at \$6,500 per year plus up to \$450 for additional visits.

Mr. Baker inquired as to how often the leased equipment can be mixed and matched based off the needs of the facility.

Mr. Lucas stated it would be at the end of the three year contract.

Mr. Baker inquired as to what fund the payment of leasing equipment will not come from.

Mr. Lucas stated it will come from the operating budget of the recreation center.

Mr. Bennett inquired if a piece of equipment malfunctions and someone is injured, who would be the responsible party.

Mr. Arnold stated the Town has limited liability insurance and it depends on the circumstances of the incident.

Mr. Boudreau inquired as to if there was a study completed to get to the number of the pieces of equipment.

Mr. Lucas stated it was based off what will fit in the wellness room.

Mr. Boudreau inquired if there is an option in the lease plan to decrease the number of machines.

Mr. Lucas stated that choice could be made at the end of the 3 year lease.

Mr. Rennemeyer inquired if the need for specific cardio equipment is known.

Mr. Lucas stated the need is based on industry standards; 7-10 treadmills, 4-5 recumbent bikes, 1-2 stair steppers and 20 spin bikes.

Ms. Melendez inquired as to the lease fees.

Mr. Lucas stated it would be 3 annual payments of \$57,528.95.

Ms. Melendez inquired if there are other companies that the Town could work with as well.

Mr. Lucas stated other equipment could be looked at in 3 years but in staff's opinion the Cybex equipment is top of the line but if there are pieces that other manufactures produce that are of interest to the community those could be considered. It is preferred not to mix and match equipment but it could be done.

Mr. Rennemeyer inquired if there is a maintenance contract with the lease.

Mr. Lucas stated there is a maintenance contract built into the lease that provides quarterly maintenance and a repair response time within 48 hours.

Town Board Member motioned to approve Resolution No. 2016-48; Town Board Member seconded the motion. Roll call on the vote resulted as follows: Yeas –Baker, Morgan, Bennett, Rennemeyer, Boudreau, Adams, Melendez; Nays- None; Motion passed.

12. Resolution No. 2016-49 - A Resolution Adopting the Eaton House Master Plan

- Legislative Action
- Staff Presentation: Eric Lucas, Director of Parks, Recreation & Culture

Per Mr. Lucas in March 2016, the Parks, Recreation & Culture Department entered into a contract with Robert Peccia & Associates to complete a master plan associated with the Town's museum property known as the Eaton House. The contract was for an amount not to exceed \$20,000 and was approved in the 2016 budget. This property is located at Boardwalk Park just south of Windsor Lake.

The master plan sets the course for the historic home and its place amongst other buildings within the Boardwalk Museum by providing plans for restoration of the home to its original historic context. The historic representation is being verified by a concurrent Historical Structure Assessment (HSA). Additionally, the master plan provides interpretive plans for use of the property which integrate with the current museum landscaping plan. When completed, the entire Boardwalk Park Museum will provide a cultural gathering place for residents and visitors of Windsor to engage in educational interactive cultural learning.

The Parks, Recreation & Culture Advisory Board reviewed the proposed master plan at their June meeting and recommended approval by the Town Board.

Ms. Melendez inquired as to locking in costs or compensating for inflation of the plans since they are years away.

Mr. Lucas stated there is no way to lock in the costs. The projects are reviewed annually. Since the Eaton House is a historical landmark grants will be sought out for the project.

Mr. Bennett inquired as to the difference between option A and B.

Mr. Lucas stated option A did not have as much interpretive area on the outside.

Ms. Melendez inquired as to the project being presented to the Board before any work commences.

Mr. Lucas stated at this point it is just a plan and there will be opportunities for the Board to have input on the project in the future.

Town Board Member Morgan motioned to approve Resolution No. 2016-49; Mayor Pro Tem Baker seconded the motion. Roll call on the vote resulted as follows: Yeas –Baker, Morgan, Bennett, Rennemeyer, Boudreau, Adams, Melendez; Nays- None; Motion passed.

13. Economic Development Report

- Staff presentation: Stacy Johnson, Director of Economic Development

Per Ms. Johnson the Windsor Chamber of Commerce is in attendance to provide a short presentation to the Board. Windsor invests approximately \$25,000 annually to the Chamber of Commerce.

Chamber of Commerce Director Michal Connors and Chairman of the Board of Directors Jim Bowman introduced themselves to the Town Board. Mr. Bowman stated a brochure was developed and depicts what the Chamber of Commerce's current vision is. Mr. Bowman stated the Chamber of Commerce is appreciative of the support it receives from the Town of Windsor that assists with many events being held in town.

Ms. Connors stated communication was an item that was discussed during strategic planning and there will be efforts placed on achieving better communication with the town. A weekly email will begin in July on what is happening in Windsor and an update of existing social media and communication tools will take place. The new teachers' breakfast is scheduled for August 9, 2016.

Ms. Johnson provided an overview of current economic development projects. Solix was interested in locating to Diamond Valley and was in the process of developing an algae that would have been produced on the 12 acres but unfortunately the Chinese have overtaken the market quicker than anticipated.

All Phase Restoration was nominated and a winner of Colorado Companies to Watch for 2016. All Phase Restoration is located in Highlands Industrial Park on Greenridge Road.

A delay has taken place on the retail report as the gentleman working on the report has health concerns but a draft report has been received.

The GO NoCO Board is in the dissolution phase so they are closing the non-profit and transitioning into a local authority. A letter was received from the Go NoCO Chair regarding filling the Board vacancies with Windsor's share of seats.

Mr. Arnold informed the Board that the Weld County Commissioners declined incentives for the Peligrande Resort as it does not fit their criteria.

Mr. Baker inquired if Windsor will have any input on the design or traffic for the projects happening in Loveland since they will affect Windsor.

Mr. Arnold stated Windsor would be able to do so during the referral process.

D. COMMUNICATIONS

1. Communications from the Town Attorney

Mr. McCargar thanked the citizens for allowing him to attend CML.

2. Communications from Town Staff

Mr. Lucas reminded of the Town of the July 4th festivities including the band Burroughs starting at 7 :30 p.m. and the fireworks will follow beginning at 9:30 p.m. The 4-Legged race will begin at 8:00 a.m. around the lake.

3. Communications from the Town Manager

Mr. Arnold stated 2:00 p.m. on June 29, 2016 at Embassy Suites dialog will continue on the Strategic Plan. Also the Windsor Municipal Judge will not be renewing his contract which expires December 31, 2016 so discussion on how to fill that position will need to take place.

4. Communications from Town Board Members

Ms. Melendez also thanked the citizen of Windsor for allowing the Board to attend the CML conference.

E. ADJOURN

Town Board Member Boudreau motioned to adjourn; Town Board Member Rennemeyer seconded the motion. Roll call on the vote resulted as follows: Yeas –Baker, Morgan, Bennett, Rennemeyer, Boudreau, Adams, Melendez; Nays- None; Motion passed.



MEMORANDUM

Date: July 11, 2016
To: Mayor and Town Board
Via: Kelly Arnold, Town Manager
From: Patti Garcia, Town Clerk/Assistant to Town Manager
Re: Advisory Board Appointments
Item #: B.3.

Background / Discussion:

On June 30, 2016, Town Board Member Rennemeyer and Town Clerk Garcia conducted advisory board interviews. Pursuant to those interviews, the following individuals are being recommended for appointment:

Historic Preservation Commission

Ron Steinbach; term expiring March 2020

Board of Adjustment

David White; alternate term expiring March 2018

Relationship to Strategic Plan:

1.B. Provide opportunities for residents to be involved and informed in town governance and in community service.

Recommendation:

Staff recommends the appointments as noted.

Attachments:

Applications of individuals recommended for appointment.



Rec'd 5/16/18
5:30

Historic Preservation Commission Application

To be considered a candidate for the Historic Preservation Commission, please complete this application and return it to the Town Clerk's Office, 301 Walnut Street, Windsor, CO 80550, fax to (970) 686-7180 or email to pgarcia@windsorgov.com. Application deadlines vary. Late applications will be kept on file for one year for future vacancies.

The Historic Preservation Commission meets on a monthly basis. Commission members may be asked to attend training and educational workshops throughout the year which may require travel to Denver and nearby communities.

Qualifications:

1. Applicant must be a resident of the Town of Windsor.
2. Applicant shall have demonstrated interest, knowledge or training in fields closely related to historic preservation. Preservation disciplines include, but are not limited to, history, architecture, planning and archaeology.

Additional information can be found on the Town's website under Boards and Commissions or contact the Town Clerk's office at (970) 674-2400.

Candidates will be invited to an interview with the Town Board and appointments are made by the Town Board as a whole.

Name of Board or Commission: Historic Preservation Commission

Name: Ron Steinbach

Address: 7008 Ruidoso Drive Windsor CO 80550

Day Phone: 970-290-1980 Night Phone: 970-290-1980

E-Mail Address: ronstein20@msn.com

How long have you been a resident in Windsor? 8 years

Current Occupation: Retired Employer: Self employed part time

Do you currently serve, or have you served previously, on a board or commission, including in the Town of Windsor? If so, please list below:

No. I am President of the Highland Ridge HOA. Previously I was President of the Fort Collins City Park Neighborhood Association

Why do you want to become a member of this particular board or commission? With a town experiencing growth like Windsor, it is important to recognize the value of historic properties.

List any abilities, skills, licenses, certificates, specialized training, or interests you have which are applicable to this board or commission:

My experience with the City Park association gave me the opportunity to engage with City government of the
historic attributes of our part of the city.

Please specify any activities which might create a conflict of interest that would prevent you from official action if you should be appointed to this board or commission:

No.

Have you attended a meeting of the board or commission you are applying to or talked to anyone currently on the board? Yes No

Comments:

Are you available and committed to attending meetings? Yes No

If not appointed at this time, would you be interested in serving on any other advisory boards or commissions at the Town of Windsor? If so, please list any preferences: none at this time

All applicants are strongly encouraged to attend a regularly scheduled meeting of the board or commission for which they are applying.

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 for assistance.

I certify that all statements on this form are true and complete. I further understand that false statements shall be sufficient cause for rejection of this application or for grounds to apply the penalty provisions of the Code of Ethics.

Signature: /s/ Ron Steinbach

Date: May 13, 2016



Rec'd 5/17/16
6:06

Advisory Board/Commission Application

To be considered a candidate for a board or commission, please complete this application and return it to the Town Clerk's Office, 301 Walnut Street, Windsor, CO 80550, fax to (970) 686-7180 or email to pgarcia@windsorgov.com. Application deadlines vary. Late applications will be kept on file for one year for future vacancies.

Qualifications: All positions require residency within the Town of Windsor and some positions require a particular area of experience or vocation.

Additional information can be found on the Town's website under Boards and Commissions or contact the Town Clerk's office at (970) 674-2400.

Candidates will be invited to an interview with the Town Board and appointments are made by the Town Board as a whole.

Name of Board or Commission: Board of Adjustment

Name: David White

Address: 6550 Spanish Bay Dr, Windsor, CO 80550

Day Phone: 970-581-0938 Night Phone: 970-689-3143

E-Mail Address: email2david@comcast.net

How long have you been a resident in Windsor? 11 years

Current Occupation: Mbr. Relations Mgr. Employer: Poudre Valley REA

Do you currently serve, or have you served previously, on a board or commission? If so, which one(s)?
Currently serve on Board of Directors, Vineyard Church of the Rockies

Why do you want to become a member of this particular board or commission?
Windsor is a great place to live and I want to serve my community in a way I am able.

Briefly explain what you believe are the two most important issues facing this board or commission, and how do you believe this board or commission should address each issue?

1) _____
This Board is in place to assist the Town Board and planning staff to fairly and impartially determine when a variance to the Municipal Code is warranted.

2) _____
When a member of the community believes the Municipal Code is in someway overly burdensome, they may file for a variance and, if warranted, the matter could come before this Board.

List any abilities, skills, licenses, certificates, specialized training, or interests you have which are applicable to this board or commission:

I am a good listener and believe I am able to take many things into consideration to make reasonable decisions.

I like to work toward consensus within a team.

Please specify any activities which might create a conflict of interest that would prevent you from official action if you should be appointed to this board or commission:

If an action came before the Board that pertained to my place of work it would create a conflict.

Have you attended a meeting of the board or commission you are applying to or talked to anyone currently on the board? Yes No

Comments:

If not appointed at this time, would you be interested in serving on any other advisory boards or commissions at the Town of Windsor? If so, please list any preferences: I would be interested, but have no specific preference.

All applicants are strongly encouraged to attend a regularly scheduled meeting of the board or commission for which they are applying.

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 for assistance.

I certify that all statements on this form are true and complete. I further understand that false statements shall be sufficient cause for rejection of this application or for grounds to apply the penalty provisions of the Code of Ethics.

Signature: 

Date: 05/17/2016



MEMORANDUM

Date: July 11, 2016
To: Mayor and Town Board
Via: Kelly Arnold, Town Manager
From: Dennis Wagner, Director of Engineering
Re: Resolution accepting slope easement at intersection of WCR 74 and 13
Item #: B.3.

Background / Discussion:

Phase 1 public improvements for The Ridge at Harmony Road Subdivision will include widening of Harmony Road (WCR 74) at WCR 13 so that east and westbound left turn lanes can be added to Harmony Road. Earthwork associated with widening on the south side of Harmony Road will encroach onto the adjacent private property, thus necessitating what is called a "Slope Easement". The Ridge at Harmony Road developer negotiated the attached signed slope easement with the owner south of the road through which the easement will be granted to the Town of Windsor because that section of Harmony Road is under Windsor's jurisdiction.

Financial Impact:

None to the town.

Recommendation:

Approve Resolution No. 2016-50 – A Resolution Approving and Accepting a Deed of Slope Easement for Widening Harmony Road at Weld County Road 13

Attachments:

Slope Easement
Resolution

TOWN OF WINDSOR

RESOLUTION NO. 2016-50

A RESOLUTION APPROVING AND ACCEPTING A DEED OF SLOPE EASEMENT FOR WIDENING HARMONY ROAD AT WELD COUNTY ROAD 13

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

WHEREAS, the Town is responsible for a system of transportation within its corporate limits; and

WHEREAS, the Town has approved development near the intersection of Weld County Road 13 and Harmony Road (“Intersection”), which development approval requires certain improvements to the Intersection; and

WHEREAS, in order to complete the improvements to the Intersection, the topography at the southeast corner must be preserved by means of a slope easement over adjoining property; and

WHEREAS, the adjoining property owner has presented the attached Permanent Slope Easement dated June 21, 2016 (“Slope Easement”); and

WHEREAS, the dedication of the Slope Easement is needed to facilitate the Intersection improvements and preserve the topography adjacent to the Intersection; and

WHEREAS, the Town Board has reviewed the Slope Easement and has concluded that its approval and acceptance is in the public interest.

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

Section 1. The attached Permanent Slope Easement dated June 21, 2016, is hereby approved and accepted.

Section 2. The Mayor is hereby authorized to execute the Acceptance section of the attached Slope Easement on behalf of the Town.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 11th day of July, 2016.

TOWN OF WINDSOR, COLORADO

By: _____
Kristie Melendez, Mayor

ATTEST:

Patti Garcia, Town Clerk

PERMANENT SLOPE EASEMENT

THIS PERMANENT SLOPE EASEMENT is dated this 21 day of June, 2016, by and between CHRIS SERBOUSEK ("Owner") and the TOWN OF WINDSOR, COLORADO, a Colorado home rule Municipal Corporation ("Town")

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and adequacy of which is hereby acknowledged, Owner has this day bargained and sold, and by these presents does bargain, sell, convey, transfer and deliver unto the Town, its successors and assigns, a slope easement in, over and across the following described real property situated in Weld County, Colorado:

Description 3 and Exhibit 3 attached hereto, and by this reference made a part hereof.

1. Said slope easement is for the purpose of providing and maintaining lateral support and proper drainage grade for public improvements adjacent to the intersection of Weld County Road 74 and Weld County Road 13. Town, its successors, contractors or assigns, and its agents and employees, shall have full right to enter upon said premises to survey, construct, repair, remove, replace, reconstruct, inspect, improve and maintain a suitable slope or grade which will provide the above-mentioned lateral support and proper drainage grade.
2. Subject to appropriation and legal availability of funds, Town shall restore said easement to its original condition, or as close thereto as possible, except as necessarily modified to accommodate the new slope and grade installed by Town, and shall repair damages caused on said slope easement or adjoining lands arising out of the construction or reconstruction, maintenance and repair of said slope and grade when caused by the exercise of the rights hereby provided to Town. In the event damages are not restored by Town, subject to appropriation and legal availability of funds, Town shall pay the Owner for such damages. Any such damages payable hereunder shall be paid at the time such damages occur and are agreed to between the parties, or, in case the parties do not agree, at such time as such damages are finally adjudicated or otherwise determined.
3. The parties hereto agree that neither has made or authorized any agreement with respect to the subject matter of this instrument other than expressly set forth herein, and no oral representation, promise, or consideration different from the terms herein contained shall be binding on either party, or its agents or employees, hereto.
4. Owner does hereby covenant with Town that it is lawfully seized and possessed of the real property above described, that it has full and lawful authority to make the grant hereinabove contained, and Owner promises and agrees to defend Town in

the exercise of its rights hereunder against any defect in Owner's title to the land involved or Owner's rights to make the grant hereinabove contained.

IN WITNESS WHEREOF, the Owner has executed this Permanent Slope Easement the day and year first above written.

OWNER:

Chris Serbousek

NOTARY ACKNOWLEDGEMENT

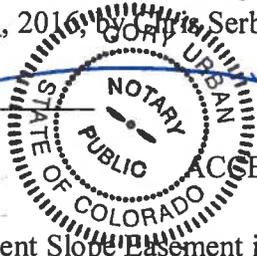
STATE OF COLORADO)

: ss

COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 21 day of JUNE, 2016, by Chris Serbousek, as Grantor. My commission expires: 8-12-2016

[Signature]
Notary Public



[Seal]

ACCEPTANCE

The foregoing Permanent Slope Easement is hereby accepted by the Town of Windsor, a Colorado home rule municipal corporation, on this ____ day of June, 2016.

Kristie Melendez, Mayor

ATTEST:

Patti Garcia, Town Clerk

[Seal]

APPROVED AS TO FORM:

Ian D. McCargar, Town Attorney



DESCRIPTION 3:

A slope easement located in the Northwest Quarter of Section 6, Township 6 North, Range 67 West of the 6th P.M., Town of Windsor, County of Weld, State of Colorado, and being more particularly described as follows:

Considering the West line of the Northwest Quarter of said Section 6 as bearing South 00° 31' 02" East and with all bearings contained herein relative thereto:

COMMENCING at the Northwest Corner of said Section 6; thence, along the West line of the Northwest Quarter of said Section 6, South 00° 31' 02" East, 29.83 feet; thence, North 88° 44' 25" East, 69.58 feet to the south right-of-way line of Weld County Road 74, said point being the **POINT OF BEGINNING**; thence continuing along the South right-of-way line of Weld County Road 74, North 88° 44' 25" East, 174.19 feet; thence South 51° 55' 25" West, 75.09 feet; thence, South 88° 44' 25" West, 114.88 feet; thence, North 00° 13' 55" West, 45.01 feet to the **POINT OF BEGINNING**.

The above described easement contains 6,504 square feet, more or less and is subject to all easements and rights-of-way now on record or existing.

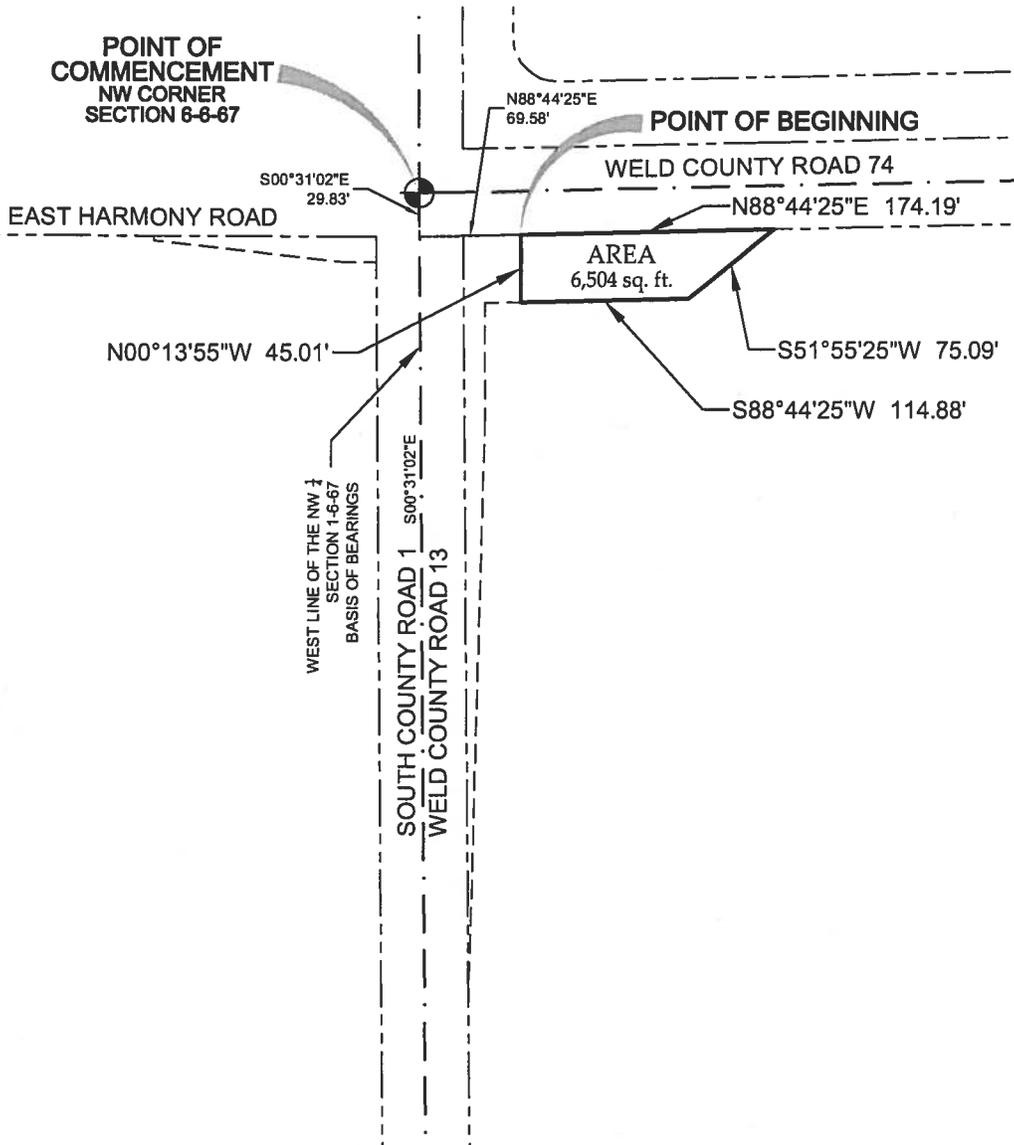
LMS

May 24, 2016

S:\Survey Jobs\911-001\Dwg\Exhibits\911-001 Harmony Ridge Slope Easement Exhibit 3 5-25-16.docx

EXHIBIT 3

A SLOPE EASEMENT LOCATED IN THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6th P.M., TOWN OF WINDSOR,
COUNTY OF WELD, STATE OF COLORADO



100 0 100 Feet



(IN U.S. SURVEY FEET)
1 inch = 100 ft.



**NORTHERN
ENGINEERING**

301 North Hovos Street, Suite 100
Fort Collins, Colorado 80521

PHONE 970.221.4158
www.northerneng.com



MEMORANDUM

Date: July 11, 2016
To: Mayor and Town Board
Via: Regular meeting materials, July 11, 2016
From: Ian D. McCargar, Town Attorney
Re: Acceptance of right-of-way dedication, New Liberty Road Extension
Item #: B.4.

Background / Discussion:

In order to complete the extension of New Liberty Road from its current terminus to Weld County Road 13, the Town requires the dedication of right-of-way within which the improvements will be built. The Town and the RainDance Metropolitan District have entered into an intergovernmental agreement allocating the costs of the improvements. The Town has identified a contractor for the project. The remaining piece is acceptance of the right-of-way dedication from the RainDance developer group. The attached Resolution Approving and Accepting a Deed of Dedication for Right of Way from Raindance Aquatic Investments, LLC for Street, Road and Utility Purposes for the Extension of New Liberty Road accomplishes this important legal step.

The current target for substantial completion of the road and related improvements is November 1, 2016.

Financial Impact: None - - previously budgeted

Relationship to Strategic Plan: Effective infrastructure

Recommendation: Approve by motion the attached Resolution Approving and Accepting a Deed of Dedication for Right of Way from Raindance Aquatic Investments, LLC for Street, Road and Utility Purposes for the Extension of New Liberty Road. Simple majority required.

Attachments:

Resolution No. 2016-51 – A Resolution Approving and Accepting a Deed of Dedication for Right of Way from Raindance Aquatic Investments, LLC for Street, Road and Utility Purposes for the Extension of New Liberty Road

Deed of Dedication for Right of Way (signed by landowners)

TOWN OF WINDSOR

RESOLUTION NO. 2016-51

A RESOLUTION APPROVING AND ACCEPTING A DEED OF DEDICATION FOR RIGHT OF WAY FROM RAINDANCE AQUATIC INVESTMENTS, LLC FOR STREET, ROAD AND UTILITY PURPOSES FOR THE EXTENSION OF NEW LIBERTY ROAD

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

WHEREAS, the Town is responsible for a system of transportation within its corporate limits; and

WHEREAS, the Town has appropriated funds for the extension of New Liberty Road from its current terminus to its proposed intersection with Weld County Road 13 (“New Liberty Road Extension”); and

WHEREAS, the dedication of the right of way is needed to facilitate the construction of necessary roadway, pedestrian, water, sewer and storm drainage improvements; and

WHEREAS, the owner of the property through which the New Liberty Road Extension is proposed has tendered a Deed of Dedication for Right-of-Way dated June 24, 2016 (“Deed of Dedication”), a copy of which is attached hereto and incorporated by this reference as if set forth fully; and

WHEREAS, the Town Board has reviewed the Deed of Dedication and has concluded that its approval and acceptance is in the public interest.

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

Section 1. The attached Deed of Dedication for Right-of-Way dated June 24, 2016, is hereby approved and accepted.

Section 2. The Mayor is hereby authorized to execute the Acceptance section of the attached Deed of Dedication on behalf of the Town.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 11th day of July, 2016.

TOWN OF WINDSOR, COLORADO

By: _____
Kristie Melendez, Mayor

ATTEST:

Patti Garcia, Town Clerk

DEED OF DEDICATION FOR RIGHT OF WAY

KNOW ALL MEN BY THESE PRESENTS:

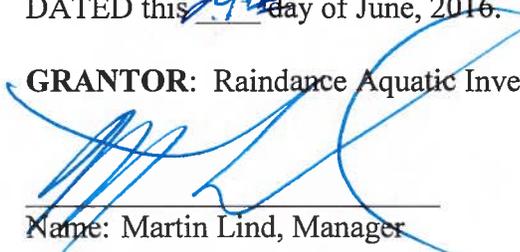
RAINANCE AQUATIC INVESTMENTS, LLC, a Colorado limited liability company, and LARRICK WINDSOR, LLC., a Colorado limited liability company (collectively, "Grantor") for valuable consideration the receipt and sufficiency of which is hereby acknowledged, does hereby dedicate, grant, transfer and convey to the TOWN OF WINDSOR, COLORADO, a home rule municipal corporation ("Town"), for public use as a perpetual right-of-way for street, road and utility purposes on, over, across, under, along and within the real property in Weld County, Colorado ("County") as described in the legal description and graphic depiction attached hereto as Exhibit A, which is incorporated herein by this reference as if set forth fully, with all appurtenances. Grantor warrants title to the same, free and clear of all liens and encumbrances, subject to reservations and exceptions of record.

****EXCEPTING THEREFROM, ANY WATER RIGHTS, DITCH AND DITCH RIGHTS, NON-TRIBUTARY WATER RIGHTS, MINERALS, MINERAL RIGHTS, GRAVEL OR GRAVEL RIGHTS, ALL OIL AND GAS, AND OIL AND GAS RIGHTS OWNED, IF ANY ARE, BY GRANTOR.**

Acceptance of this conveyance by the Town shall not impose upon the Town any obligation for opening, widening, installation, improvement or maintenance of the Property, which obligation shall arise, if at all, by separate action of the Town Board of the Town.

DATED this 24th day of June, 2016.

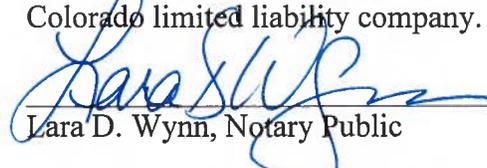
GRANTOR: Raindance Aquatic Investments, LLC, a Colorado limited liability company

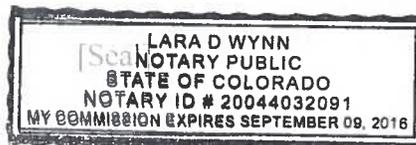


Name: Martin Lind, Manager

STATE OF COLORADO)
) ss
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 24th day of June, 2016, by Martin Lind, in his capacity as Manager of RAINANCE AQUATIC INVESTMENTS, LLC, a Colorado limited liability company. Witness my hand and official seal.


Lara D. Wynn, Notary Public



My commission expires: September 9, 2016

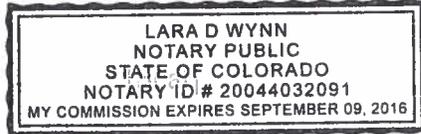
GRANTOR: Larrick Windsor, LLC, a Colorado limited liability company

Donald R. Larrick
Donald R. Larrick, Member/Manager

STATE OF COLORADO)
)) SS
~~CITY & COUNTY OF~~ WELD)

The foregoing instrument was acknowledged before me this 21st day of June, 2016, by Donald R. Larrick in his capacity as Member/Manager of Larrick Windsor, LLC, a Colorado limited liability company. Witness my hand and official seal.

Lara D Wynn
Notary Public



My commission expires:

ACCEPTANCE

The Town of Windsor hereby accepts the above Deed of Dedication for Right-of-Way for municipal purposes as defined herein.

Dated this ____ day of _____, 2016.

TOWN OF WINDSOR, COLORADO
a Colorado municipality

Kristie Melendez, Mayor

ATTEST:

Patti Garcia, Town Clerk

APPROVED AS TO FORM:

Ian D. McCargar, Town Attorney

EXHIBIT A

A TRACT OF LAND SITUATE IN SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30 AND THE NORTH HALF OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS - THE EAST LINE OF SECTION 31 AS BEARING S04°36'35"E A DISTANCE OF 2697.56 FEET AND CONSIDERING ALL BEARINGS HEREIN RELATIVE THERETO;

BEGINNING AT THE NORTHEAST CORNER OF SECTION 31;

THENCE ON THE EAST LINE OF SAID SECTION S04°36'35"E A DISTANCE OF 56.78 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1022.50 FEET, A CENTRAL ANGLE OF 42°18'35", AN AN ARC LENGTH OF 755.06 FEET, AND A CHORD THAT BEARS S64°12'37"W A DISTANCE OF 738.02 FEET;

THENCE S43°03'20"W A DISTANCE OF 244.91 FEET;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1252.50 FEET, A CENTRAL ANGLE OF 39°41'24", AN AN ARC LENGTH OF 867.64 FEET, AND A CHORD THAT BEARS S62°54'02"W A DISTANCE OF 850.39 FEET;

THENCE S82°44'44"W A DISTANCE OF 344.60 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1047.50 FEET, A CENTRAL ANGLE OF 18°01'02", AN AN ARC LENGTH OF 329.40 FEET, AND A CHORD THAT BEARS S73°44'13"W A DISTANCE OF 328.04 FEET;

THENCE S64°43'42"W A DISTANCE OF 1663.97 FEET;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1350.00 FEET, A CENTRAL ANGLE OF 25°07'50", AN AN ARC LENGTH OF 592.13 FEET, AND A CHORD THAT BEARS S77°17'37"W A DISTANCE OF 587.39 FEET;

THENCE S89°51'33"W A DISTANCE OF 565.97 FEET;

THENCE ON THE EAST LINE OF WELD COUNTY ROAD 13 RIGHT-OF-WAY N00°10'37"W A DISTANCE OF 110.00 FEET;

THENCE N89°51'33"E A DISTANCE OF 566.04 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1240.00 FEET, A CENTRAL ANGLE OF 25°07'50", AN AN ARC LENGTH OF 543.88 FEET, AND A CHORD THAT BEARS N77°17'37"E A DISTANCE OF 539.53 FEET

THENCE N64°43'42"E A DISTANCE OF 1663.97 FEET;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1157.50 FEET, A CENTRAL ANGLE OF 18°01'02", AN AN ARC LENGTH OF 363.99 FEET, AND A CHORD THAT BEARS N73°44'13"E A DISTANCE OF 362.49 FEET;

THENCE N82°44'44"E A DISTANCE OF 344.60 FEET;

NEW LIBERTY ROAD ROW
DATE: MAY 05, 2016
JOB NO. 1202.0001.00
SHEET 1 OF 3

TST TST, INC. CONSULTING ENGINEERS

760 Whalers Way, Bldg C, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557
Fax: 970.226.0204

EXHIBIT A

THENCE ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1142.50 FEET, A CENTRAL ANGLE OF 39°41'24", AN AN ARC LENGTH OF 791.44 FEET, AND A CHORD THAT BEARS N62°54'02"E A DISTANCE OF 775.71 FEET;

THENCE N43°03'20"E A DISTANCE OF 244.90 FEET;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1052.15 FEET, A CENTRAL ANGLE OF 45°38'04", AN AN ARC LENGTH OF 838.01 FEET, AND A CHORD THAT BEARS N65°06'03"E A DISTANCE OF 816.03 FEET;

THENCE S00°12'16"E A DISTANCE OF 40.98 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 13.492 ACRES (587,707 SQUARE FEET) MORE OR LESS AND IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS NOW IN USE OR OF RECORD.

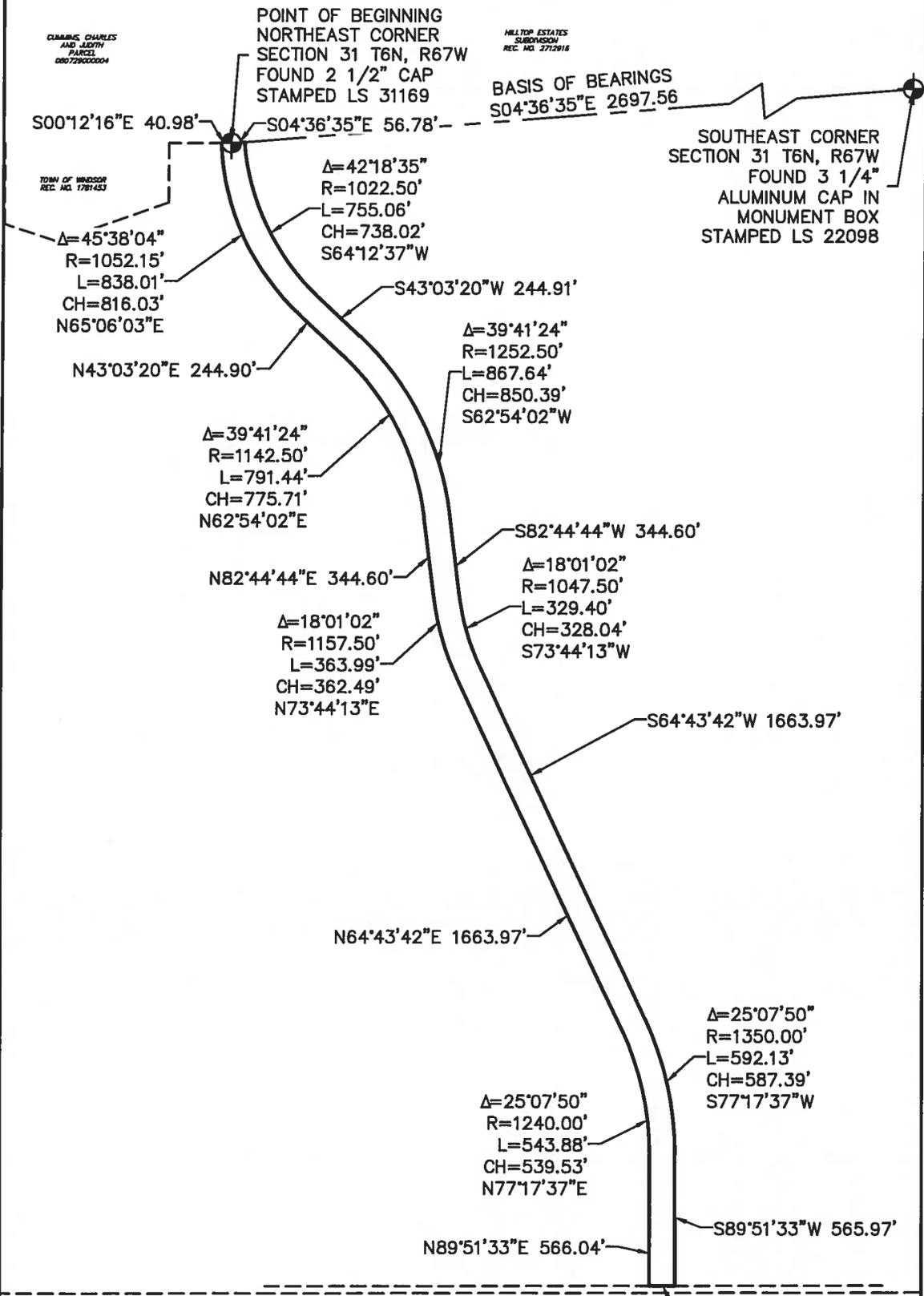
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NEW LIBERTY ROAD ROW
DATE: MAY 05, 2016
JOB NO. 1202.0001.00
SHEET 2 OF 3

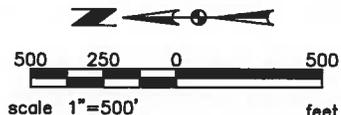
TST TST, INC. CONSULTING ENGINEERS

760 Whalers Way, Bldg C, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557
Fax: 970.226.0204

EXHIBIT A



NEW LIBERTY ROAD ROW
 DATE: MAY 05, 2015
 JOB NO. 732.0160.00
 SHEET 3 OF 3



TST TST, INC. CONSULTING ENGINEERS
 780 Whalers Way, Bldg C, Suite 200
 Fort Collins, Colorado
 Phone: 970.228.0557
 Fax: 970.228.0204

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Bank Reconciliation

Board Audit

User: cturner
 Printed: 07/05/2016 - 9:48AM
 Date Rang 06/01/2016 - 06/30/2016
 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 ASSIGNED				
77082	AFLAC	EMPLOYEE BENEFITS	06/17/2016	1,018.04
77270	AFLAC	EMPLOYEE PAYROLL DEDUCTION - JUNE	06/27/2016	998.44
77152	CHRISTINE FRIES	REFUND/RECREATION ACTIVITY	06/17/2016	75.00
77129	COLORADO DEPARTMENT OF REVENUE	RECREATION SALES TAX COLLECTIONS	06/17/2016	402.00
77151	ELIZABETH ATWELL	REFUND/RECREATION ACTIVITY	06/17/2016	135.00
77031	FAMILY SUPPORT REGISTRY	WAGE ASSIGNMENT	06/03/2016	276.92
77032	FAMILY SUPPORT REGISTRY	WAGE ASSIGNMENT	06/03/2016	296.57
77090	FAMILY SUPPORT REGISTRY	WAGE ASSIGNMENT	06/17/2016	276.92
77091	FAMILY SUPPORT REGISTRY	WAGE ASSIGNMENT	06/17/2016	296.57
77224	JASON NINO	REFUND - CLASS CANCELLED	06/24/2016	35.00
77220	LEANNE SCHOLAND	UNENROLL FROM CLASS	06/24/2016	65.00
77060	OKLAHOMA CENTRALIZED SUPPORT REGISTRY	WAGE ASSIGNMENT	06/03/2016	156.85
77148	OKLAHOMA CENTRALIZED SUPPORT REGISTRY	WAGE ASSIGNMENT	06/17/2016	156.85
77192	SAFEBUILT INC.	MAY 2016 REIMBURSEMENT	06/24/2016	126,038.19
77062	SNOW'S CONCRETE FORMING, INC.	SALES TAX REFUND	06/03/2016	3,974.69
77063	SNOW'S CONCRETE FORMING, INC.	SALES TAX REFUND	06/03/2016	2,632.74
77205	STANDARD INSURANCE COMPANY	SHORT/LONG TERM DISABILITY	06/24/2016	6,145.59
77030	UNITED WAY OF WELD COUNTY	EMPLOYEE DONATION	06/03/2016	15.00
77214	WOODWARD, INC	50% PERSONAL PROPERTY TAX REBATE INCENTIVE	06/24/2016	933.47
Total for Department: 000 NO PROJECT CODE ASS				143,928.84

Department: 410 TOWN CLERK/CUSTOMER SERVI

77119	CARD SERVICES	GREEN RIDE/ADMIN ASSISTANT DAY/OFFICE SUPPLIES	06/17/2016	1,115.22
77183	CENTURY LINK	PHONE SERVICE	06/24/2016	5.00
77136	DISCOVERY BENEFITS, INC	MSA ADMINISTRATION	06/17/2016	14.70
77170	OFFICE DEPOT	OFFICE SUPPLIES	06/24/2016	16.27
77069	PATTI GARCIA	P. GARCIA 2016 CML PER DIEM	06/13/2016	74.00
77016	PETTY CASH	MISCELLANEOUS EXPENSE	06/03/2016	37.00
77177	PITNEY BOWES RESERVE ACCOUNT	POSTAGE	06/24/2016	150.00
Total for Department: 410 TOWN CLERK/CUSTOM				1,412.19

Department: 411 MAYOR & TOWN BOARD

77119	CARD SERVICES	STRATEGIC PLAN RETREAT	06/17/2016	3,560.32
77071	CHRISTIAN MORGAN	C. MORGAN 2016 CML PER DIEM	06/13/2016	74.00
77012	COREN PRINTING, INC.	OFFICE SUPPLIES	06/03/2016	137.00
77068	KEN BENNETT	K. BENNETT,2016 CML PER DIEM	06/13/2016	74.00
77046	KRISTIE MELENDEZ	MILEAGE REIMB-BERTHOUD HILL PRJCT MTG	06/03/2016	11.02
77070	KRISTIE MELENDEZ	K. MELENDEZ 2016 CML PER DIEM	06/13/2016	74.00
77067	MYLES BAKER	M. BAKER 2016 CML PER DIEM	06/13/2016	74.00
77170	OFFICE DEPOT	OFFICE SUPPLIES	06/24/2016	29.14
77072	PAUL RENNEMEYER	P. RENNEMEYER 2016 CML PER DIEM	06/13/2016	74.00
77123	WINDSOR HARVEST FESTIVAL PLANN	TEAR DOWN/SET UP BOARDWALK & EASTMAN AND CONCEP	06/17/2016	12,300.00
Total for Department: 411 MAYOR & TOWN BOAR				16,407.48

Department: 412 MUNICIPAL COURT

77183	CENTURY LINK	PHONE SERVICE	06/24/2016	1.20
77158	MICHAEL E MANNING	MUNICIPAL COURT JUDGE SERVICES	06/24/2016	1,410.00
77177	PITNEY BOWES RESERVE ACCOUNT	POSTAGE	06/24/2016	100.00
Total for Department: 412 MUNICIPAL COURT				1,511.20

Department: 413 TOWN MANAGER

77119	CARD SERVICES	FLIGHT FOR ICMA	06/17/2016	411.15
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77183	CENTURY LINK	PHONE SERVICE	06/24/2016	7.51
77150	CHRISTOPHER DARCY	TIER 1 WINNER/PRIDE	06/17/2016	25.00
77136	DISCOVERY BENEFITS, INC	MSA ADMINISTRATION	06/17/2016	4.90
77170	OFFICE DEPOT	OFFICE SUPPLIES	06/24/2016	1.57
77177	PITNEY BOWES RESERVE ACCOUNT	POSTAGE	06/24/2016	50.00
77166	VARTEC TELECOM	PHONE SERVICE - FAX MACHINES	06/24/2016	1.23

Total for Department: 413 TOWN MANAGER 501.36

Department: 415 FINANCE

77119	CARD SERVICES	STAFF LUNCH SUPPLIES	06/17/2016	69.16
77183	CENTURY LINK	PHONE SERVICE	06/24/2016	18.16
77157	DEBBIE DRESSEL	MILEAGE REIMBURSEMENT/TRAINING	06/24/2016	90.56
77136	DISCOVERY BENEFITS, INC	MSA ADMINISTRATION	06/17/2016	24.50
77170	OFFICE DEPOT	OFFICE SUPPLIES	06/24/2016	2.62
77177	PITNEY BOWES RESERVE ACCOUNT	POSTAGE	06/24/2016	1,000.00
77019	SAMS CLUB DIRECT	ANNUAL ADMIN FEE	06/03/2016	6.25
77051	STACEY SWANSON	MILEAGE REIMB 2ND QTR BANK RUNS	06/03/2016	15.39
77166	VARTEC TELECOM	PHONE SERVICE - FAX MACHINES	06/24/2016	1.26

Total for Department: 415 FINANCE 1,227.90

Department: 416 HUMAN RESOURCES

77119	CARD SERVICES	RECRUITMENT/ADVERTISING	06/17/2016	1,854.97
77183	CENTURY LINK	PHONE SERVICE	06/24/2016	26.23
77136	DISCOVERY BENEFITS, INC	MSA ADMINISTRATION	06/17/2016	4.90
77142	HIRERIGHT, LLC	BACKGROUND CHECKS	06/17/2016	3,054.88
77225	LUIS SOLER	RECRUITMENT - CHIEF OF POLICE INTERVIEWS	06/24/2016	1,266.83
77107	MINES AND ASSOCIATES PC	FIT FOR DUTY, POLICE DEPARTMENT	06/17/2016	3,500.00
77189	MINES AND ASSOCIATES PC	FIT FOR DUTY RF	06/24/2016	3,500.00
77204	OCCUPATIONAL HEALTH CENTERS OF THE SOUTHWEST	WORKER COMP VISIT	06/24/2016	37.00
77170	OFFICE DEPOT	OFFICE SUPPLIES	06/24/2016	1.57
77226	RANDY REPOLA	RECRUITMENT - CHIEF OF POLICE INTERVIEWS	06/24/2016	206.95
77019	SAMS CLUB DIRECT	ANNUAL ADMIN FEE	06/03/2016	6.25
77156	VERIZON WIRELESS SERVICES LLC	CELL PHONE SERVICE	06/24/2016	36.22

Total for Department: 416 HUMAN RESOURCES 13,495.80

Department: 418 LEGAL SERVICES

77119	CARD SERVICES	COLORADO BAR ASSOC REGISTRATION	06/17/2016	883.98
77183	CENTURY LINK	PHONE SERVICE	06/24/2016	5.20
77136	DISCOVERY BENEFITS, INC	MSA ADMINISTRATION	06/17/2016	9.80
77132	IAN MCCARGAR	MILEAGE REIMBURSEMENT/GLENWOOD SPRINGS	06/17/2016	228.42
77139	KIM EMIL	PER DIEM CML 2016	06/17/2016	110.00
77203	LAWRENCE JONES CUSTER GRASMICK	LEGAL SERVICES - 02CW276	06/24/2016	3,110.73
77170	OFFICE DEPOT	OFFICE SUPPLIES	06/24/2016	1.05
77177	PITNEY BOWES RESERVE ACCOUNT	POSTAGE	06/24/2016	50.00
77207	WEST PUBLISHING CORPORATION	WESTLAW SUBSCRIPTION	06/24/2016	720.35

Total for Department: 418 LEGAL SERVICES 5,119.53

Department: 419 PLANNING & ZONING

77119	CARD SERVICES	NEW EMPLOYEE WELCOME	06/17/2016	60.18
77183	CENTURY LINK	PHONE SERVICE	06/24/2016	30.69
77012	COREN PRINTING, INC.	PRINT COMP PLAN	06/03/2016	1,372.00
77136	DISCOVERY BENEFITS, INC	MSA ADMINISTRATION	06/17/2016	14.70
77058	JEAN ZUCKWEILER	MILEAGE REIMB HPC TRAINING	06/03/2016	22.14
77170	OFFICE DEPOT	OFFICE SUPPLIES	06/24/2016	69.74
77016	PETTY CASH	COE STUDENT	06/03/2016	12.99
77177	PITNEY BOWES RESERVE ACCOUNT	POSTAGE	06/24/2016	100.00
77166	VARTEC TELECOM	PHONE SERVICE - FAX MACHINES	06/24/2016	1.26
77164	WELD COUNTY CLERK AND RECORDER	RECORD VILLAGE EAST 5TH	06/24/2016	54.00

Total for Department: 419 PLANNING & ZONING 1,737.70

Department: 420 ECONOMIC DEVELOPMENT

77119	CARD SERVICES	ICSC CONFERENCE	06/17/2016	1,332.83
77183	CENTURY LINK	PHONE SERVICE	06/24/2016	9.73
77234	COMMERCIAL REAL ESTATE WOMEN OF NORTHERN COLORADO	CREW MEMBERSHIP	06/24/2016	320.00
77046	KRISTIE MELENDEZ	MILEAGE REIMB-ICSC CONF	06/03/2016	11.02
77057	LORIE PASTORE	PER DIEM-ECON DEV COURSE DENVER	06/03/2016	217.00

77217	LORIE PASTORE	BEDC MILEAGE REIMBURSEMENT	06/24/2016	383.04
77170	OFFICE DEPOT	OFFICE SUPPLIES	06/24/2016	80.71
77177	PITNEY BOWES RESERVE ACCOUNT	POSTAGE	06/24/2016	50.00
77221	RICKER-CUNNINGHAM	WINDSOR RETAIL MARKET ANALYSIS - PARTIAL PMT	06/24/2016	9,000.00

Total for Department: 420 ECONOMIC DEVELOPM 11,404.33

Department: 421 POLICE DEPARTMENT

77119	CARD SERVICES	NATIONAL PUB WORKS WEEK	06/17/2016	362.73
77183	CENTURY LINK	PHONE SERVICE	06/24/2016	51.06
77163	CENTURYLINK	PHONE SERVICE	06/24/2016	304.67
77155	CHEMATOX LABORATORY INC	BLOOD ALCOHOL TEST/16-06178	06/24/2016	270.00
77012	COREN PRINTING, INC.	BUSINESS CARDS/T OLSON	06/03/2016	284.00
77196	CREATIVE CULTURE INSIGNIA, LLC	BADGE/T OLSON	06/24/2016	96.75
77136	DISCOVERY BENEFITS, INC	MSA ADMINISTRATION	06/17/2016	44.10
77206	EVIDENT, INC	POUCHES/BOXES/TAPES/SYRINGE TUBES	06/24/2016	338.95
77188	GARDEN VALLEY VET HOSPITAL	PET RECOVERY BOARDING X 2/16-07094	06/24/2016	40.00
77231	KARRI LYA HARNESS	TOW VEHICLE	06/24/2016	150.00
77108	KINSCO, LLC	UNIFORMS ETC/T. OLSON	06/17/2016	641.90
77173	MAIL N COPY	CERTIFIED LETTERS/16-02890,05393,05435	06/24/2016	15.22
77170	OFFICE DEPOT	OFFICE SUPPLIES	06/24/2016	162.06
77078	PETTY CASH	CHIEF'S LUNCHEON, LUNCHESES DURING TRAINING	06/17/2016	29.07
77177	PITNEY BOWES RESERVE ACCOUNT	POSTAGE	06/24/2016	800.00
77193	POUDRE VALLEY HEALTH SYSTEM	BLOOD ALCOHOL TESTS/16-06178, 5515, 5248	06/24/2016	835.00
77019	SAMS CLUB DIRECT	ANNUAL ADMIN FEE	06/03/2016	6.25
77198	STALKER RADAR	RADAR GUNS SENT FOR REPAIR	06/24/2016	80.00
77156	VERIZON WIRELESS SERVICES LLC	CELL PHONE SERVICE	06/24/2016	1,459.10
77017	XCEL ENERGY	UTILITIES-PD	06/03/2016	1,945.11

Total for Department: 421 POLICE DEPARTMENT 7,915.97

Department: 428 RECYCLING

77017	XCEL ENERGY	UTILITIES-RECYCLING	06/03/2016	36.73
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Total for Department: 428 RECYCLING 36.73

Department: 429 STREETS & ALLEYS

77201	BOMGAARS	RAIN SUITS AND BOOTS FOR SPRAYING WEEDS	06/24/2016	113.94
77119	CARD SERVICES	LAP TRAINING	06/17/2016	70.00
77012	COREN PRINTING, INC.	OFFICE SUPPLIES	06/03/2016	42.00
77136	DISCOVERY BENEFITS, INC	MSA ADMINISTRATION	06/17/2016	4.90
77182	DON KEHNS CONSTRUCTION, INC.	ASPHALT FOR PATCH ON WCR13	06/24/2016	1,356.00
77124	HELENA CHEMICAL COMPANY	HERBICIDE	06/17/2016	272.50
77118	LARIMER COUNTY SOLID WASTE	RUBBLE COMMERCIAL #05-00771374	06/17/2016	1,157.97
77033	MAC EQUIPMENT INC.	FORESTRY HELMET	06/03/2016	49.99
77077	MANWEILER HARDWARE, INC	PAINT	06/17/2016	250.52
77023	POUDRE VALLEY RURAL ELECTRIC ASSOCIATION	UTILITIES	06/03/2016	2,707.31
77168	POUDRE VALLEY RURAL ELECTRIC ASSOCIATION	STREET LIGHTS	06/24/2016	6,309.31
77105	SCHNEIDER'S PAVING, LLC	ASPHALT PAVING	06/17/2016	24,880.00
77120	TRAFFIC MASTER, INC.	TRAFFICE CONTROL-ASPHALT PATCHING	06/17/2016	3,935.20
77022	TRAFFIC SIGNAL CONTROLS	CONTROLLER	06/03/2016	70.00
77014	VERIZON WIRELESS SERVICES LLC	PHONE SVCS-TOWN BILLBOARDS	06/03/2016	50.29
77161	XCEL ENERGY	STREET LIGHTS	06/24/2016	23,493.05
Total for Department: 429 STREETS & ALLEYS				64,762.98

Department: 430 PUBLIC WORKS DEPARTMENT

77190	AT AND T MOBILITY	PHONE SERVICE AT PUBLIC WORKS	06/24/2016	84.50
77119	CARD SERVICES	NATIONAL PUB WORKS WEEK	06/17/2016	357.02
77183	CENTURY LINK	PHONE SERVICE	06/24/2016	9.73
77163	CENTURYLINK	PHONE SERVICE	06/24/2016	59.46
77136	DISCOVERY BENEFITS, INC	MSA ADMINISTRATION	06/17/2016	4.90
77074	GENERAL AIR SERVICE AND SUPPLY CO	WELDING SUPPLIES	06/17/2016	88.12
77177	PITNEY BOWES RESERVE ACCOUNT	POSTAGE	06/24/2016	150.00
77019	SAMS CLUB DIRECT	ANNUAL ADMIN FEE	06/03/2016	211.52
77166	VARTEC TELECOM	PHONE SERVICE - FAX MACHINES	06/24/2016	1.26
77156	VERIZON WIRELESS SERVICES LLC	CELL PHONE SERVICE	06/24/2016	32.14
77017	XCEL ENERGY	UTILITIES-PW	06/03/2016	945.04
Total for Department: 430 PUBLIC WORKS DEPAR				1,943.69

Department: 431 ENGINEERING DEPARTMENT

77183	CENTURY LINK	PHONE SERVICE	06/24/2016	18.27
77136	DISCOVERY BENEFITS, INC	MSA ADMINISTRATION	06/17/2016	19.60
77170	OFFICE DEPOT	OFFICE SUPPLIES	06/24/2016	3.67
77177	PITNEY BOWES RESERVE ACCOUNT	POSTAGE	06/24/2016	150.00
77166	VARTEC TELECOM	PHONE SERVICE - FAX MACHINES	06/24/2016	1.26

Total for Department: 431 ENGINEERING DEPART 192.80

Department: 432 CEMETERY

77119	CARD SERVICES	MEMORIAL DAY FLAG PROGRAM	06/17/2016	617.10
77136	DISCOVERY BENEFITS, INC	MSA ADMINISTRATION	06/17/2016	4.90
77077	MANWEILER HARDWARE, INC	SCREWS, PIPE, TAPE AND SPRAY	06/17/2016	198.05
77098	PIONEER SAND COMPANY	COMPOST	06/17/2016	813.40
77017	XCEL ENERGY	UTILITIES-CEMETERY	06/03/2016	720.22

Total for Department: 432 CEMETERY 2,353.67

Department: 433 COMMUNITY EVENTS

77229	CHARLES WESLEY TUCKER	SUMMER CONCERT SERIES - AUG 4, 2016	06/24/2016	500.00
77187	CHRIS DANIELS & THE KINGS, LLC	SUMMER CONCERT SERIES - JULY 14, 2016	06/24/2016	1,600.00
77043	DIGI PIX SIGNS	SUMMER CONCERT SERIES AD MATERIALS	06/03/2016	1,066.00
77227	FINDERS & YOUNGSBERG BAND	SUMMER CONCERT SERIES - JULY 21, 2016	06/24/2016	2,500.00
77232	JAMES R. BREAU	SUMMER CONCERT SERIES - JULY 28, 2016	06/24/2016	3,000.00
77228	MARY CLAXTON	SUMMER CONCERT SERIES - JULY 4, 2016	06/24/2016	4,000.00
77202	ROY OSBORN	SUMMER CONCERT SERIES - SOUND 2ND PAYMENT	06/24/2016	4,250.00

Total for Department: 433 COMMUNITY EVENTS 16,916.00

Department: 450 FORESTRY

77210	BEDROCK LLC	POLICE DEPARTMENT MULCH	06/24/2016	3,840.00
77119	CARD SERVICES	FLOWER POT COMPOST	06/17/2016	27.75
77159	FORT COLLINS WHOLESALE NURSERY	BOULDER BLUE STARTER TREES	06/24/2016	270.00
77174	HOME DEPOT	TREE STAKES FOR TREASURE ISLAND	06/24/2016	190.20
77077	MANWEILER HARDWARE, INC	ROPE CLIPS, NOZZLES, FLOWERS, WATER CAN	06/17/2016	62.58

77098	PIONEER SAND COMPANY	ROCK AND SAND MIX FOR TREASURE ISLAND	06/17/2016	509.63
77113	PSI DIGITAL IMAGING SOLUTIONS	ARBOR DAY POSTER PAPER (IT)	06/17/2016	68.40
77024	VICTORY SALES, INC	POSTER/POETRY CONTEST SHIRTS	06/03/2016	2,455.37
77086	WINDSOR ACE HARDWARE, LLC	FLOWERS FOR CEMETARY	06/17/2016	96.98

Total for Department: 450 FORESTRY 7,520.91

Department: 451 RECREATION

77052	ALSCO INC	RENTAL LINENS - MOTHER/SON DATE NIGHT	06/03/2016	46.88
77025	ARAPAHOE RENTAL	REFILL PROPANE TANKS	06/03/2016	193.08
77119	CARD SERVICES	FIELDDAY SUPPLIES	06/17/2016	1,165.22
77183	CENTURY LINK	PHONE SERVICE	06/24/2016	26.84
77194	COCA-COLA	CONCESSIONS SUPPLIES	06/24/2016	2,157.84
77208	DANNI DANCE CORP	DANNI DOLLZ - MAY	06/24/2016	84.00
77136	DISCOVERY BENEFITS, INC	MSA ADMINISTRATION	06/17/2016	14.70
77088	ENVIROPEST	PEST CONTROL AT DV CONCESSIONS	06/17/2016	90.00
77211	FRONT RANGE RESPONSE	ULTIMATE BABYSITTER CLASS 6/20/16	06/24/2016	578.20
77018	GARRETSON'S SPORT CENTER	BASEBALL EQUIPMENT	06/03/2016	1,582.08
77045	GOLF AND SPORT SOLUTIONS, LLC	HILLTOPPER	06/03/2016	199.50
77027	LL JOHNSON DISTRIBUTING CO.	MARKING PAINT	06/03/2016	2,047.20
77213	MURRAY KULA	CARA TRACK MEET STARTER	06/24/2016	225.00
77040	NORTHERN CO SPORTS OFFICIALS	ASB CONTRACT STAFF	06/03/2016	18,256.00
77170	OFFICE DEPOT	OFFICE SUPPLIES	06/24/2016	283.99
77098	PIONEER SAND COMPANY	ADAPTIVE GARDEN SOIL	06/17/2016	52.37
77177	PITNEY BOWES RESERVE ACCOUNT	POSTAGE	06/24/2016	750.00
77019	SAMS CLUB DIRECT	ANNUAL ADMIN FEE	06/03/2016	1,478.14
77101	SENIOR JALEPENOS	CONCESSIONS SUPPLIES	06/17/2016	260.00
77186	SENIOR JALEPENOS	BREAKFAST BURRITOS FOR CONCESSIONS	06/24/2016	490.00
77199	SWANK MOTION PICTURES, INC.	THE GOOD DINOSAUR - SUMMER MOVIE IN THE PARK	06/24/2016	403.00
77066	TEAM SIDELINE.COM	SCHEDULING PROGRAM	06/03/2016	599.00
77086	WINDSOR ACE HARDWARE, LLC	STEP STOOL FOR CONCESSIONS	06/17/2016	57.95
77149	WINDSOR YOUTH CHEER	JUNE 2016 CHEER CAMP SESSIONS	06/17/2016	3,202.50

Total for Department: 451 RECREATION 34,244.19

Department: 452 AQUATICS/SWIMMING POOL

77175	C.E.M. SALES AND SERVICE	CAL HYPO, PALIN TEST TABLETS, MOSS	06/24/2016	2,400.08
77119	CARD SERVICES	EMPLOYEE WELCOME LUNCH	06/17/2016	288.70
77163	CENTURYLINK	PHONE SERVICE	06/24/2016	126.02
77195	COLORADO STATE UNIVERSITY FUND #2-21790	WATER TESTING - LAKE	06/24/2016	90.00
77197	ROBERT FRIES	KEYS FOR LAKE GARAGE	06/24/2016	15.00
77041	SPORT ABOUT	LIFEGUARD AND SWIM LESSON SUITS	06/03/2016	955.00
77161	XCEL ENERGY	STREET LIGHTS	06/24/2016	818.19

Total for Department: 452 AQUATICS/SWIMMING 4,692.99

Department: 454 PARKS

77096	AAA AUTO PARTS NAPA WINDSOR	GREASE GUN	06/17/2016	29.99
77230	ABCREATIVE, INC	GRASS MATS, PINS, TIES	06/24/2016	793.00
77025	ARAPAHOE RENTAL	WEED EATER AND HEDGE TRIMMER	06/03/2016	60.80
77119	CARD SERVICES	NATIONAL PUB WORKS/POLICE WEEK	06/17/2016	822.20
77183	CENTURY LINK	PHONE SERVICE	06/24/2016	3.60
77163	CENTURYLINK	PHONE SERVICE	06/24/2016	36.45
77034	DBC IRRIGATION SUPPLY	SPRINKLER PARTS	06/03/2016	300.76
77136	DISCOVERY BENEFITS, INC	MSA ADMINISTRATION	06/17/2016	19.60
77130	ELIOT SCHMIDT	GENERAL TRANSPORTATION/JOB DUTIES	06/17/2016	92.88
77110	G R MAROLT AND ASSOCIATES LLC	MEMORIAL BENCHES	06/17/2016	2,195.00
77215	HELTON & WILLIAMSEN, P.C.	WELL METER VERIFICATION TESTING	06/24/2016	823.60
77174	HOME DEPOT	PLASTIC WING NUT TEST PLUG	06/24/2016	15.96
77127	L AND M ENTERPRISES INC	MONTHLY LANDSCAPE MAINTENANCE - I-25	06/17/2016	3,143.60
77173	MAIL N COPY	POSTAGE	06/24/2016	18.41
77077	MANWEILER HARDWARE, INC	MAY CHARGES	06/17/2016	962.50
77111	NEW WINDSOR METROPOLITAN DISTRICT	WATERING SCHEDULE	06/17/2016	126.00
77170	OFFICE DEPOT	OFFICE SUPPLIES	06/24/2016	19.99
77098	PIONEER SAND COMPANY	BREEZE	06/17/2016	511.90
77177	PITNEY BOWES RESERVE ACCOUNT	POSTAGE	06/24/2016	200.00
77168	POUDRE VALLEY RURAL ELECTRIC ASSOCIATION	STREET LIGHTS	06/24/2016	36.11
77191	QUALITY WELL AND PUMP	METER REPLACEMENTS FOR WV AND WW	06/24/2016	4,136.49
77109	SPOKES, INC	TUNE UP RIDE	06/17/2016	59.00
77166	VARTEC TELECOM	PHONE SERVICE - FAX MACHINES	06/24/2016	1.26
77024	VICTORY SALES, INC	UNIFORMS	06/03/2016	280.00
77154	WHITNEY IRRIGATION COMPANY	DITCH MANAGEMENT SERVICE - MAY	06/24/2016	2,085.00
77086	WINDSOR ACE HARDWARE, LLC	ROPE FOR SHOW STAGE	06/17/2016	452.41

77172	WINDSOR-SEVERANCE FIRE PROTECT	TOWN PORTION OF MUSEUM UTILITY EXPENSE	06/24/2016	31.13
77161	XCEL ENERGY	STREET LIGHTS	06/24/2016	1,470.20

Total for Department: 454 PARKS 18,727.84

Department: 456 ART & HERITAGE

77128	BETH SUSANNE HAY	PRESCHOOL ART WORKSHOPS	06/17/2016	461.30
77119	CARD SERVICES	ART & HERITAGE CONFERENCE	06/17/2016	480.94
77183	CENTURY LINK	PHONE SERVICE	06/24/2016	3.53
77163	CENTURYLINK	PHONE SERVICE	06/24/2016	236.43
77100	DIGI PIX SIGNS	LARGE EXTENSION SIGN FOR EXHIBIT	06/17/2016	175.38
77185	DIGI PIX SIGNS	PATHS WE TAKE - REPRINT EXTERIOR SIGNS	06/24/2016	129.50
77136	DISCOVERY BENEFITS, INC	MSA ADMINISTRATION	06/17/2016	4.90
77077	MANWEILER HARDWARE, INC	SPRAY ADHESIVE FOR EXHIBIT	06/17/2016	10.79
77177	PITNEY BOWES RESERVE ACCOUNT	POSTAGE	06/24/2016	50.00
77131	SECURITY AND SOUND DESIGN	QUARTERLY SECURITY MONITORING	06/17/2016	100.00
77166	VARTEC TELECOM	PHONE SERVICE - FAX MACHINES	06/24/2016	1.26
77161	XCEL ENERGY	STREET LIGHTS	06/24/2016	492.08

Total for Department: 456 ART & HERITAGE 2,146.11

Department: 457 TOWN HALL

77183	CENTURY LINK	PHONE SERVICE	06/24/2016	53.19
77163	CENTURYLINK	PHONE SERVICE	06/24/2016	829.89
77161	XCEL ENERGY	STREET LIGHTS	06/24/2016	2,259.90

Total for Department: 457 TOWN HALL 3,142.98

Total for Fund:01 GENERAL FUND 361,343.19

Fund: 03 CONSERVATION TRUST FUND

Department: 454 PARKS

77209	INTERMOUNTAIN TRAFFIC, LLC	TRAIL IMPROVEMENT - CR 19 TRAIL CROSSING @ #2 DITCH	06/24/2016	24,153.75
77233	LYLE SIGNS, INC	TRAIL IMPROVEMENT PROJ - CR 19 TRAIL CROSSING @ #2	06/24/2016	47.40

77049	MOUNTAIN CONSTRUCTORS, INC	TRAIL IMPROVEMENT PJCT	06/03/2016	11,497.28
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			Total for Department: 454 PARKS	35,698.43
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			Total for Fund:03 CONSERVATION TRUST FUND	35,698.43
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Fund: 04 CAPITAL IMPROVEMENT FUND

Department: 000 NO PROJECT CODE ASSIGNED

77062	SNOW'S CONCRETE FORMING, INC.	SALES TAX REFUND	06/03/2016	2,649.80
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77063	SNOW'S CONCRETE FORMING, INC.	SALES TAX REFUND	06/03/2016	1,755.16
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			Total for Department: 000 NO PROJECT CODE ASS	4,404.96
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Department: 429 STREETS & ALLEYS

77065	ALL PRO PAVEMENT	CONCRETE REPLACEMENT	06/03/2016	61,497.30
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77147	COLORADO CIVIL GROUP, INC	COUNTY LINE DITCH EROSION DESIGN	06/17/2016	5,666.50
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77218	CTC, INC.	QUIET ZONE CONSTRUCTION	06/24/2016	565,157.06
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77178	CTL/THOMPSON, INC.	EASTMAN PARK / 7TH ROUNDABOUT DESIGN	06/24/2016	400.00
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77200	EARTH ENGINEERING CONSULTANTS, LLC	NEW LIBERTY ROAD EXTENSION PAVEMENT EVALUATION	06/24/2016	4,950.00
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77112	INTERWEST CONSULTING GROUP INC	HARMONY/WCR 15 TRAFFIC SIGNAL DESIGN	06/17/2016	8,539.00
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77048	POUDRE VALLEY REA	WCR 13/CROSSRDS SIGNAL DESIGN	06/03/2016	1,925.52
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77061	VALMONT INDUSTRIES	PEDESTRIAN SIGNAL POLES/MAIN & 9TH ST	06/03/2016	3,199.00
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			Total for Department: 429 STREETS & ALLEYS	651,334.38
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Department: 430 PUBLIC WORKS DEPARTMENT

77119	CARD SERVICES	CUG APPLICATION FEE, SITE PLAN FEE	06/17/2016	897.50
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77056	INFUSION ARCHITECTS	ARCHITECTURAL SERVICES/PW FACILITY	06/03/2016	37,734.00
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77212	WILLIAM T. WELCH COMPANY, LLC	PW MAINTENANCE FACILITY	06/24/2016	1,882.50
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			Total for Department: 430 PUBLIC WORKS DEPAR	40,514.00
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Department: 432 CEMETERY

77141	SCHLOSSER SIGNS, INC	LAKEVIEW CEMETERY SIGN PROJECT	06/17/2016	17,502.52
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			Total for Department: 432 CEMETERY	17,502.52
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Department: 454 PARKS

77036	CTL/THOMPSON, INC.	BOARDWALK PARK BAND SHELL	06/03/2016	585.00
77095	CTL/THOMPSON, INC.	BOARDWALK PARK BAND SHELL	06/17/2016	585.00
77146	ONEFISH ENGINEERING, LLC	POUDRE RIVER IMPROVEMENT FISH PASSAGE	06/17/2016	7,800.00
77103	TRIPLE S PARTY RENTAL	CANOPY RENTAL/MAIN PARK SHELTER CONSTRUCTION	06/17/2016	821.08
77086	WINDSOR ACE HARDWARE, LLC	HARDWARE, DRILL BITS AND SNAP RINGS	06/17/2016	56.53

			Total for Department: 454 PARKS	9,847.61
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			Total for Fund:04 CAPITAL IMPROVEMENT FUND	723,603.47
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Fund: 05 COMMUNITY & REC CENTER FUND

Department: 000 NO PROJECT CODE ASSIGNED

77062	SNOW'S CONCRETE FORMING, INC.	SALES TAX REFUND	06/03/2016	441.63
77063	SNOW'S CONCRETE FORMING, INC.	SALES TAX REFUND	06/03/2016	292.52

			Total for Department: 000 NO PROJECT CODE ASS	734.15
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Department: 490 COMMUNITY RECREATION CENT

77055	4 IMPRINT, INC	POPCORN BAGS	06/03/2016	1,765.91
77052	ALSCO INC	RENTAL LINENS - GRAD PARTY	06/03/2016	177.72
77119	CARD SERVICES	PAINT	06/17/2016	535.25
77183	CENTURY LINK	PHONE SERVICE	06/24/2016	4.71
77163	CENTURYLINK	PHONE SERVICE	06/24/2016	1,127.36
77037	COMCAST CABLE COMM. LLC	CABLE/INTERNET	06/03/2016	511.54
77136	DISCOVERY BENEFITS, INC	MSA ADMINISTRATION	06/17/2016	4.90
77145	ECO-COUNTER, INC.	PYRO COUNTER/CRC	06/17/2016	4,580.00
77177	PITNEY BOWES RESERVE ACCOUNT	POSTAGE	06/24/2016	600.00
77125	SECURITAS SECURITY SERVICES US	RENTAL SECURITY - WEDDING	06/17/2016	134.69
77103	TRIPLE S PARTY RENTAL	CANOPY RENTAL DUE TO MAIN PARK SHELTER CONSTRUCT	06/17/2016	445.00

77156	VERIZON WIRELESS SERVICES LLC	CELL PHONE SERVICE	06/24/2016	29.22
77086	WINDSOR ACE HARDWARE, LLC	WIRE BRUSHES	06/17/2016	100.85
77161	XCEL ENERGY	STREET LIGHTS	06/24/2016	6,015.27

Total for Department: 490 COMMUNITY RECREAT 16,032.42

Total for Fund:05 COMMUNITY & REC CENTER F 16,766.57

Fund: 06 WATER FUND

Department: 000 NO PROJECT CODE ASSIGNED

77064	AC EXCAVATING, INC	REIMB METER RENTAL DEPOSIT	06/03/2016	2,100.00
77246	Adam & Jessica Wickam	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	82.03
77269	Alex Knecht	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	32.71
77053	ALPINE GARDENS	REIMB METER RENTAL DEPOSIT	06/03/2016	2,100.00
77252	Corey Quesada	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	67.00
77237	DR Horton	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	55.71
77238	Eric & Lori Warmbrod	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	55.10
77266	James Trost	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	1.04
77268	Jonathan & Brenda Foose	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	76.69
77264	Judith Renken	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	62.31
77258	Kevin & Lorna Cherry	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	30.10
77255	Meritage Homes	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	56.26
77257	Raymundo E. & Damaris Zayasbazan	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	45.38
77267	Renee Wilson	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	26.26
77261	Richmond American Homes	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	23.96
77262	Richmond American Homes	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	39.33
77254	Scott Moore	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	56.11
77253	Tyler & Donna James	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	93.97
77256	West & Associates	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	105.75

Total for Department: 000 NO PROJECT CODE ASS 5,109.71

Department: 471 WATER

77119	CARD SERVICES	CUG APPLICATION FEE, SITE PLAN FEE	06/17/2016	448.75
77183	CENTURY LINK	PHONE SERVICE	06/24/2016	0.80

77165	CITY OF GREELEY WATER DEPARTMENT	WATER PURCHASE	06/24/2016	76,571.12
77106	CLEAR WATER SOLUTIONS INC	POTABLE WATER GENERAL SERVICES	06/17/2016	46.25
77013	DANA KEPNER COMPANY, INC.	COUPLING	06/03/2016	104.00
77073	DANA KEPNER COMPANY, INC.	COUPLING & RISER	06/17/2016	450.04
77122	FARNSWORTH GROUP, INC.	WATER PUMP STATION REPAIR STUDY	06/17/2016	673.25
77039	HARBOR FREIGHT TOOLS	STETHOSCOPE & DRIVER SETS	06/03/2016	44.95
77056	INFUSION ARCHITECTS	ARCHITECTURAL SERVICES/PW FACILITY	06/03/2016	18,867.00
77077	MANWEILER HARDWARE, INC	KNIFE, BALL VALVE, NIPPLE, AIR HOSE, ETC.	06/17/2016	88.80
77042	NATIONAL METER AND AUTOMATION	METER BODIES & TRANSMITTERS	06/03/2016	27,492.36
77184	NATIONAL METER AND AUTOMATION	METER BODIES, TRANSMITTERS & PAINT	06/24/2016	17,273.76
77015	NORTH WELD COUNTY WATER DISTRICT	WATER PURCHASED	06/03/2016	29,140.25
77170	OFFICE DEPOT	OFFICE SUPPLIES	06/24/2016	35.24
77177	PITNEY BOWES RESERVE ACCOUNT	POSTAGE	06/24/2016	600.00
77023	POUDRE VALLEY RURAL ELECTRIC ASSOCIATION	UTILITIES	06/03/2016	1,036.43
77168	POUDRE VALLEY RURAL ELECTRIC ASSOCIATION	STREET LIGHTS	06/24/2016	64.71
77105	SCHNEIDER'S PAVING, LLC	ASPHALT PAVING	06/17/2016	6,970.00
77044	SGS ACCUTEST, INC.	WATER SAMPLES	06/03/2016	901.50
77081	UTILITY NOTIFICATION CENTER OF COLORADO	LOCATE TRANSMISSIONS	06/17/2016	1,003.86
77212	WILLIAM T. WELCH COMPANY, LLC	PW MAINTENANCE FACILITY	06/24/2016	941.25

Total for Department: 471 WATER 182,754.32

Department: 484 NON-POTABLE

77119	CARD SERVICES	SCADA REMOTE ACCESS	06/17/2016	149.00
77106	CLEAR WATER SOLUTIONS INC	WINDSOR NEW CACHE/CHANGE OF USE	06/17/2016	22,142.65
77015	NORTH WELD COUNTY WATER DISTRICT	WATER TRANSFER	06/03/2016	18.30
77023	POUDRE VALLEY RURAL ELECTRIC ASSOCIATION	UTILITIES	06/03/2016	112.50
77219	WENCK ASSOCIATES, INC	KYGER RESERVOIR PUMP STATION DESIGN	06/24/2016	36,489.50
77161	XCEL ENERGY	STREET LIGHTS	06/24/2016	59.95

Total for Department: 484 NON-POTABLE 58,971.90

Total for Fund:06 WATER FUND 246,835.93

Fund: 07 SEWER FUND

Department: 000 NO PROJECT CODE ASSIGNED

77251	Chelsea Evans	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	27.47
Total for Department: 000 NO PROJECT CODE ASS				27.47

Department: 481 SEWER SYSTEM

77096	AAA AUTO PARTS NAPA WINDSOR	PIPE SEIZE	06/17/2016	14.66
77119	CARD SERVICES	CUG APPLICATION FEE, SITE PLAN FEE	06/17/2016	448.75
77163	CENTURYLINK	PHONE SERVICE	06/24/2016	246.15
77122	FARNSWORTH GROUP, INC.	PELICAN LAKE LIFT STATION REPLACEMENT	06/17/2016	13,444.89
77169	GLH CONSTRUCTION, INC.	MANHOLE REPAIR	06/24/2016	4,583.00
77056	INFUSION ARCHITECTS	ARCHITECTURAL SERVICES/PW FACILITY	06/03/2016	18,867.00
77177	PITNEY BOWES RESERVE ACCOUNT	POSTAGE	06/24/2016	150.00
77168	POUDRE VALLEY RURAL ELECTRIC ASSOCIATION	STREET LIGHTS	06/24/2016	36.09
77105	SCHNEIDER'S PAVING, LLC	ASPHALT PAVING	06/17/2016	21,680.00
77094	SPORTSMAN'S WAREHOUSE, INC	CLEANING TIPS & CLEANER	06/17/2016	29.95
77156	VERIZON WIRELESS SERVICES LLC	CELL PHONE SERVICE	06/24/2016	240.25
77212	WILLIAM T. WELCH COMPANY, LLC	PW MAINTENANCE FACILITY	06/24/2016	941.25
77020	WILLIAMS EQUIPMENT COMPANY	SEWER JET NOZZ;E	06/03/2016	3,240.00
77161	XCEL ENERGY	STREET LIGHTS	06/24/2016	580.57
Total for Department: 481 SEWER SYSTEM				64,502.56

Department: 482 DISPOSAL PLANT

77096	AAA AUTO PARTS NAPA WINDSOR	V-BELTS	06/17/2016	104.68
77163	CENTURYLINK	PHONE SERVICE	06/24/2016	272.48
77029	COLORADO ANALYTICAL LABORATORY	LAB TEST	06/03/2016	24.00
77089	COLORADO ANALYTICAL LABORATORY	LAB TEST	06/17/2016	239.00
77136	DISCOVERY BENEFITS, INC	MSA ADMINISTRATION	06/17/2016	4.90
77182	DON KEHNS CONSTRUCTION, INC.	ROCK SHIPS FOR WATER LINE BREAT @ WWTP	06/24/2016	234.56
77122	FARNSWORTH GROUP, INC.	WWTP IMPROVMENTS	06/17/2016	6,332.97
77075	HACH ENVIRONMENTAL	LAB SUPPLIES	06/17/2016	428.07
77144	INTEGRATED WATER SERVICES, INC.	WWTP NUTRIENT UPGRADES	06/17/2016	38,639.78
77093	IRONBROOK PARTNERS	WWTP UV SYSTEM EXPANSION	06/17/2016	37,860.00
77035	OPERATOR CERTIFICATION PROGRAM	OPERATOR CERTIFICATION RENEWAL	06/03/2016	85.00
77168	POUDRE VALLEY RURAL ELECTRIC ASSOCIATION	STREET LIGHTS	06/24/2016	19,824.16

77026	SCOTT'S ELECTRIC AND BUCKET TRUCK SERVICE INC	INSTALL CONDUIT FOR UV SYSTEM	06/03/2016	1,616.33
77080	SEACREST GROUP	LAB TEST	06/17/2016	1,650.00
77166	VARTEC TELECOM	PHONE SERVICE - FAX MACHINES	06/24/2016	1.26
77086	WINDSOR ACE HARDWARE, LLC	CUTTING BLADE & HARDWARE	06/17/2016	55.08

Total for Department: 482 DISPOSAL PLANT 107,372.27

Total for Fund:07 SEWER FUND 171,902.30

Fund: 08 STORM DRAIN FUND

Department: 000 NO PROJECT CODE ASSIGNED

77239	Haven Builders, Inc.	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	5.73
77249	Highland Meadows Lots, LLC	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	7.49
77263	Laser Engraving Designs, LLC	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	3.48
77235	Marilyn McCathy	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	94.56
77240	Reserve at Highpointe Estates LLC	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	3.87
77241	Reserve at Highpointe Estates LLC	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	5.84
77242	Reserve at Highpointe Estates LLC	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	5.82
77243	Reserve at Highpointe Estates LLC	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	10.18
77244	Reserve at Highpointe Estates LLC	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	6.69
77245	Reserve at Highpointe Estates LLC	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	5.42
77247	Reserve at Highpointe Estates LLC	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	1.53
77248	Reserve at Highpointe Estates LLC	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	3.27
77250	Reserve at Highpointe Estates LLC	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	36.28
77260	Reserve at Highpointe Estates LLC	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	1.47
77265	Wayne Posegate	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	3.37
77236	Westmark Homes	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	4.93
77259	Westmark Homes LLC	UTILITY ACCOUNT CLOSED REFUND	06/24/2016	5.05

Total for Department: 000 NO PROJECT CODE ASS 204.98

Department: 483 STORM DRAINAGE SYSTEM

77087	ANDERSON CONSULTING ENGINEERS	LAW BASIN ENGINEER CONSULT	06/17/2016	2,951.08
77097	COLORADO MOSQUITO CONTROL INC	2016 MOSQUITO CONTROL SERVICES	06/17/2016	14,083.55
77083	GLH CONSTRUCTION, INC.	LAW BASIN WEST TRIBUTARY CHANNEL	06/17/2016	415,746.18

77076	KING SURVEYORS, INC.	SURVEY WORK/POUDRE HEIGHTS LOMA	06/17/2016	1,554.50
77077	MANWEILER HARDWARE, INC	WATER NOZZLE & HOSE ADAPTER	06/17/2016	24.27
77170	OFFICE DEPOT	PROTECTOR SHEETS	06/24/2016	8.49
77105	SCHNEIDER'S PAVING, LLC	ASPHALT PAVING	06/17/2016	20,380.00
77140	WALSH CONSTRUCTION, INC	JOHN LAW PDM CONSTRUCTION	06/17/2016	153,143.80

Total for Department: 483 STORM DRAINAGE SYS 607,891.87

Total for Fund:08 STORM DRAIN FUND 608,096.85

Fund: 10 FLEET MANAGEMENT FUND

Department: 491 FLEET MANAGEMENT

77079	4 RIVERS EQUIPMENT	CAP	06/17/2016	10.34
77050	AGFINITY, INCORPORATED	FUEL FOR FLEET	06/03/2016	7,767.61
77025	ARAPAHOE RENTAL	PROPANE	06/03/2016	28.05
77028	B AND G EQUIPMENT, INC	BLADES & HARDWEAR	06/03/2016	64.24
77180	BOBCAT OF THE ROCKIES LLC	FILTERS	06/24/2016	154.98
77143	BOB'S CAR WASH	CAR WASH TOKENS	06/17/2016	110.07
77119	CARD SERVICES	WRENCH SET	06/17/2016	160.43
77054	COMPLETE WIRELESS TECHNOLOGIES	ANTENNA	06/03/2016	33.51
77134	COMPLETE WIRELESS TECHNOLOGIES	NEW CITY RADIO FOR UNIT 25	06/17/2016	1,798.50
77126	DEAN A PENDLETON	IMPACT WRENCH & USED SOCKETS	06/17/2016	349.99
77136	DISCOVERY BENEFITS, INC	MSA ADMINISTRATION	06/17/2016	4.90
77102	HENSLEY BATTERY LLC	BATTERIES	06/17/2016	1,186.70
77167	JAX INC.	AMMO BOX FOR TOOLS-UNIT 22	06/24/2016	39.99
77171	KENZ AND LESLIE DISTRIBUTING	ADDITIVES FOR FLEET	06/24/2016	87.00
77059	KNOX FLEET & DISPLAY, LLC	INSTALL POLICE DECALS	06/03/2016	896.28
77027	LL JOHNSON DISTRIBUTING CO.	BALL JOINT	06/03/2016	56.88
77084	LL JOHNSON DISTRIBUTING CO.	SPRING TINES	06/17/2016	476.71
77033	MAC EQUIPMENT INC.	PULLEY'S	06/03/2016	79.79
77160	MOREY'S GLASS AND METALS INC	WINDSHIELD-UNIT 12	06/24/2016	279.00
77170	OFFICE DEPOT	GLOVE BOX HOLDER	06/24/2016	36.76
77098	PIONEER SAND COMPANY	WEIGHT TICKET	06/17/2016	10.00
77019	SAMS CLUB DIRECT	SIMPLE GREEN, RAGS IN A BOX, TOWELS, ETC.	06/03/2016	349.74
77099	SPRADLEY BARR FORD, INC - FT COLLINS	SWITCH	06/17/2016	150.61
77153	SPRADLEY BARR FORD, INC - FT COLLINS	UNIT 112 REPLACING UNIT 1	06/21/2016	24,920.00

77038	T AND T TIRE OF WINDSOR, INC.	ALIGNMENT	06/03/2016	57.50
77096	AAA AUTO PARTS NAPA WINDSOR	BLUE DEF, FILTER AND HITCH PINS	06/17/2016	484.46
Total for Department: 491 FLEET MANAGEMENT				39,594.04
Total for Fund:10 FLEET MANAGEMENT FUND				39,594.04

Fund: 11 INFORMATION TECHNOLOGY FUND

Department: 492 INFORMATION TECHNOLOGY

77119	CARD SERVICES	WEBEX ACCOUNT	06/17/2016	50.28
77223	CARRIE KAISER	IT SUPPORT MILEAGE REIMBURSEMENT	06/24/2016	19.93
77092	CDW GOVERNMENT	PD PATROL VEHICLE CRADLEPOINT DEVICE	06/17/2016	2,505.24
77037	COMCAST CABLE COMM. LLC	INTERNET-PD	06/03/2016	15.05
77179	COMCAST CABLE COMM. LLC	INTERNET SERVICES	06/24/2016	475.42
77176	DELL MARKETING L.P.	3 REPLACEMENT MDT LAPTOPS	06/24/2016	6,571.26
77136	DISCOVERY BENEFITS, INC	MSA ADMINISTRATION	06/17/2016	9.80
77121	JCG TECHNOLOGIES, INC	LIBERTY COURT & MEETING RECORDER	06/17/2016	950.00
77114	NEWEGG BUSINESS, INC	CREDIT FOR DUPLICATE PAYMENT	06/17/2016	261.27
77170	OFFICE DEPOT	OFFICE SUPPLIES	06/24/2016	3.14
77181	STATE OF COLORADO/OIT	INTERNET SERVICE	06/24/2016	3,749.37
77156	VERIZON WIRELESS SERVICES LLC	CELL PHONE SERVICE	06/24/2016	212.60
77085	XEROX CORPORATION	XEROX LEASE PAYMENT	06/17/2016	2,996.48
Total for Department: 492 INFORMATION TECHNO				17,819.84
Total for Fund:11 INFORMATION TECHNOLOGY				17,819.84

Fund: 15 HEALTH INSURANCE FUND

Department: 000 NO PROJECT CODE ASSIGNED

77047	1ST BANK OF NORTHERN COLORADO	BI-WEEKLY EMPLOYEE PAYROLL DEDUCTIONS	06/03/2016	10,415.83
77116	1ST BANK OF NORTHERN COLORADO	EMPLOYEE BENEFIT FUNDING	06/17/2016	10,190.38
Total for Department: 000 NO PROJECT CODE ASS				20,606.21

Total for Fund:15 HEALTH INSURANCE FUND 20,606.21

Fund: 17 FACILITY SERVICES

Department: 496 CUSTODIAL SERVICE

77104	HILLYARD INC	CAN LINERS	06/17/2016	2,273.37
77170	OFFICE DEPOT	OFFICE SUPPLIES	06/24/2016	4.19
77021	SUPPLYWORKS	TOWELS, TISSUE, SAOP, E-Z GLIDE	06/03/2016	462.60

Total for Department: 496 CUSTODIAL SERVICE 2,740.16

Department: 497 FACILITY MAINTENANCE

77135	BITZERS' POOL SERVICES	CAULK REPAIR @ POOL	06/17/2016	170.00
77119	CARD SERVICES	POOL OPERATOR'S CLASS	06/17/2016	250.00
77163	CENTURYLINK	PHONE SERVICE	06/24/2016	50.19
77185	DIGI PIX SIGNS	SIGNS	06/24/2016	342.00
77088	ENVIROPEST	PEST CONTROL-PD	06/17/2016	307.00
77133	FACILITYDUDE.COM	MAINTENANCE	06/17/2016	1,792.00
77074	GENERAL AIR SERVICE AND SUPPLY CO	LOQ.CO2.POOL	06/17/2016	359.63
77011	JOHN BRUNNER AND COMPANY	REPAIR BOILER AT POOL	06/03/2016	3,212.75
77077	MANWEILER HARDWARE, INC	TAPE	06/17/2016	69.80
77170	OFFICE DEPOT	OFFICE SUPPLIES	06/24/2016	1.05
77026	SCOTT'S ELECTRIC AND BUCKET TRUCK SERVICE INC	ADD OUTLET @ FIRE MUSEUM GARAGE	06/03/2016	224.66
77131	SECURITY AND SOUND DESIGN	MONITORING CHARGES	06/17/2016	330.00
77086	WINDSOR ACE HARDWARE, LLC	GLAT BAR, CLOTH, AND HARDWEAR	06/17/2016	35.31

Total for Department: 497 FACILITY MAINTENAN 7,144.39

Total for Fund:17 FACILITY SERVICES 9,884.55

Fund: 19 DOWNTOWN DEVELOPMENT AUTHORI

Department: 486 DOWNTOWN DEVELOPMENT AU

77119	CARD SERVICES	DDA PARKS CLEAN UP	06/17/2016	114.96
77216	LILEY LAW OFFICES, LLC	MAY 2016 DDA LEGAL SERVICES	06/24/2016	566.00

77173	MAIL N COPY	PRINTING DDA BROCHURES	06/24/2016	39.50
77137	MICHELLE GARRETT	11 X 17 DDA BROCHURES	06/17/2016	715.25
77177	PITNEY BOWES RESERVE ACCOUNT	POSTAGE	06/24/2016	50.00

Total for Department: 486 DOWNTOWN DEVELOP 1,485.71

Total for Fund:19 DOWNTOWN DEVELOPMENT A 1,485.71

Fund: 21 COMMUNITY CENTER EXPANSION

Department: 000 NO PROJECT CODE ASSIGNED

77062	SNOW'S CONCRETE FORMING, INC.	SALES TAX REFUND	06/03/2016	1,657.49
77063	SNOW'S CONCRETE FORMING, INC.	SALES TAX REFUND	06/03/2016	1,097.88

Total for Department: 000 NO PROJECT CODE ASS 2,755.37

Department: 493

77115	ACADEMIC SPECIALTIES, INC	MOVE BBALL HOOPS IN GYM	06/17/2016	720.00
77095	CTL/THOMPSON, INC.	CRC EXPANSION TESTING	06/17/2016	1,725.00
77138	PINKARD CONSTRUCTION COMPANY	CRC EXPANSION	06/17/2016	1,232,871.83
77222	PLAYTIME LLC	PLAY STRUCTURE - 50% DEPOSIT	06/24/2016	4,846.00

Total for Department: 493 1,240,162.83

Total for Fund:21 COMMUNITY CENTER EXPANS 1,242,918.20

Total 3,496,555.29
Payroll 2 Pay Periods 443,206.10

Grand Total 3,939,761.39



MEMORANDUM

Date: July 11, 2016
To: Mayor and Town Board
Via: Regular meeting materials, June 27, 2016
From: Ian D. McCargar, Town Attorney/Kim Emil, Assistant Town Attorney
Re: Disconnection of roadway adjacent to Zeiler Farms property
Item #: C.1.

Background / Discussion:

In order to facilitate increased sanitary sewer capacity to the RainDance development, the Town disconnected the northerly portion of the Zeiler Farms Second Annexation by Ordinance No. 2015-1513. It was later discovered that the disconnection inadvertently failed to include a half-mile stretch of the east half (northbound) of Weld County Road 15 south of WCR 60. The Ordinance before you this evening corrects this oversight, disconnects that portion of the road and returns it to Weld County.

The Statutes allow for disconnection by ordinance upon landowner petition, if after “due consideration”, the Town Board concludes that the “best interests of the ... town will not be prejudiced by the disconnection of such tract”. The Town provided Weld County with the attached Application for Disconnection, with no objections received. As the owner of the property, the Town is the petitioning party.

Recommendation:

Adopt the attached Ordinance Approving the Disconnection of a One-Half Mile Stretch of Northbound Weld County Road 15 South of Weld County Road 60, Being a Remnant of the Zeiler Farms Second Annexation Pursuant to the Colorado Municipal Annexation Act of 1965. Super majority required on second reading.

Relationship to Strategic Plan: Quality development; fiscal responsibility

Financial Impact: Reduces maintenance expenses for this segment of roadway; amount negligible.

Attachments:

Ordinance No. 2016-1521 – An Ordinance Approving the Disconnection of a One-Half Mile Stretch of Northbound Weld County Road 15 South of Weld County Road 60, Being a Remnant of the Zeiler Farms Second Annexation Pursuant to the Colorado Municipal Annexation Act of 1965.

Application for Disconnection, May 10, 2016

TOWN OF WINDSOR

ORDINANCE NO. 2016-1521

AN ORDINANCE APPROVING THE DISCONNECTION OF A ONE-HALF MILE STRETCH OF NORTHBOUND WELD COUNTY ROAD 15 SOUTH OF WELD COUNTY ROAD 60, BEING A REMNANT OF THE ZEILER FARMS SECOND ANNEXATION PURSUANT TO THE COLORADO MUNICIPAL ANNEXATION ACT OF 1965.

WHEREAS, the Town of Windsor (“Town”) is a Colorado home rule municipality, with all powers of self-governance reserved in accordance with state law; and

WHEREAS, the Town has in place a comprehensive set of land use regulations, the purpose of which is to protect the public health, safety and welfare; and

WHEREAS, included within the Town’s land use regulations are requirements for the annexation and disconnection of land (“Annexation Code”), which are codified within Chapter 15 the *Windsor Municipal Code*; and

WHEREAS, the Annexation Code specifically requires that the Town comply with the Colorado Municipal Annexation Act of 1965, codified at Title 31, Article 12 of the *Colorado Revised Statutes (“CRS”)*, when annexing property to the Town, and when disconnecting property from the Town; and

WHEREAS, by Ordinance No. 2009-1348, the Town Board approved the annexation known as the Zeiler Farms Second Annexation (“Property”); and

WHEREAS, by Ordinance No. 2015-1513, the Town Board approved the disconnection of a portion of the Zeiler Farms Second Annexation and rescinded a prior approval of statutory vested property rights (“First Disconnection”); and

WHEREAS, it was discovered that the legal description for the First Disconnection inadvertently left the Town of Windsor as the owner of a half-mile stretch of the north half of Weld County Road (“WCR”) 15 south of WCR 60; and

WHEREAS, the Town has submitted an Application for Disconnection of this remaining portion of the Property (“Affected Property”), the Application and legal description set forth in Exhibit A are attached and incorporated by reference as if set forth fully; and

WHEREAS, approval of the Petition for Disconnection will cause the Affected Property to return to its former status as Weld County real property, not subject to land use regulation or taxation by the Town; and

WHEREAS, the Town has complied with the requirements of CRS §31-12-501(2)(a) by providing notice to the Weld County Commissioners of its intent to disconnect this portion of the roadway and return it to Weld County; and

WHEREAS, the Town Board has given due consideration to the Application for Disconnection, and is of the opinion that it is in the best interests of the Town to approve this Disconnection so the entire road lies within the Weld County; and

WHEREAS, it is the intent of the Town Board, by its approval of this Ordinance, to disconnect the Affected Property from the Town’s corporate limits, and return it to Weld County.

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

- 1. The Affected Property, described in Exhibit A hereto, is hereby DISCONNECTED from the Town’s corporate limits.
- 2. Upon the within Ordinance taking effect as provided in the Home Rule Charter, the Town Clerk is directed to file two (2) certified copies of this Ordinance, together with two (2) copies of the Disconnection Map, with the Weld County Clerk and Recorder to accomplish the disconnection.

Introduced, passed on first reading, and ordered published this 27th day of June, 2016.

TOWN OF WINDSOR, COLORADO

Kristie Melendez
Kristie Melendez, Mayor



ATTEST:

Patti Garcia

Patti Garcia, Town Clerk

Introduced, passed on second reading, and ordered published this 11th day of July, 2016.

TOWN OF WINDSOR, COLORADO

By _____
Kristie Melendez, Mayor

ATTEST:

Patti Garcia, Town Clerk

APPLICATION FOR DISCONNECTION

TOWN OF WINDSOR, being the owner of the real property described in the attached Exhibit A ("Property"), incorporated herein by this reference as if set forth fully, and pursuant to *C.R.S. § 31-12-501, et. seq.*, hereby applies to the Town of Windsor for the adoption of an ordinance disconnecting the Property from the Town's corporate limits.

I hereby assert that disconnection of the Property as requested will not prejudice the best interests of the Town.

DATED THIS 10th day of May, 2016.

TOWN OF WINDSOR,
COLORADO


BY: Kelly Arnold, Town Manager

EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7 FROM WHENCE THE EAST QUARTER CORNER OF SECTION 7 BEARS S02°33'48"W A DISTANCE OF 2654.01 FEET AND CONSIDERING ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 7 S02°33'48"W A DISTANCE OF 30.04 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY FOR COUNTY ROAD 60 AND THE NORTHERLY BOUNDARY OF ZEILER FARMS SECOND ANNEXATION AND THE **POINT OF BEGINNING**;

THENCE ON THE NORTH LINE OF SAID ANNEXATION N89°42'36"E A DISTANCE OF 30.04 FEET TO A POINT ON THE EAST LINE OF THE RIGHT OF WAY FOR WELD COUNTY ROAD 15;

THENCE ON SAID LINE S02°33'48"W A DISTANCE OF 2623.93 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 8;

THENCE ON SAID SOUTH LINE S89°37'23"W 30.04 FEET TO THE EAST QUARTER CORNER OF SECTION 7;

THENCE ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 N02°33'48"E A DISTANCE OF 2623.97 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 1.8 ACRES (78,719 SQUARE FEET) MORE OR LESS AND IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS NOW IN USE OR OF RECORD .

EXHIBIT A
DATE: MAY 3, 2016
JOB NO. 732.0111.00
SHEET 1 OF 2

TST TST, INC. CONSULTING ENGINEERS

748 Whalers Way, Suite 200
Fort Collins, Colorado
Phone: 970.228.0557
Fax: 970.228.0204

EXHIBIT A

NORTHEAST CORNER OF
SECTION 7, T5N, R67W
OF THE 6TH PM

30.04'
N89°42'36"E 30.04'

N02°33'48"E 2654.01'
BASIS OF BEARINGS

2623.97'

S02°33'48"W 2623.93'

60.00' WCR 15 ROW

30.00'

30.00'

EAST QUARTER CORNER
OF SECTION 7, T5N,
R67W OF THE 6TH PM

S89°37'23"W 30.04'

EXHIBIT A
DATE: MAY 5, 2016
JOB NO. 732.0111.00
SHEET 2 OF 2

TST TST, INC. CONSULTING ENGINEERS

200 100 0 200
scale 1"=200' feet

748 Wheeler Way, Suite 200
Fort Collins, Colorado
Phone: 970.228.0557
Fax: 970.228.0204

K:\732.0111\Drawings\Zeller ROW.dwg



MEMORANDUM

Date: July 11, 2016
To: Mayor and Town Board
Via: Kelly Arnold, Town Manager
Scott Ballstadt, AICP, Director of Planning
From: Josh Olhava, AICP, Senior Planner
Subject: Public Hearing and Ordinance No. 2016-1522 – An Ordinance Annexing and Zoning Certain Territory known as the Labue Farm Annexation to the Town of Windsor, Colorado – TROLLCO Inc., VIMA Partners LLC., and Weld RE-4 School District, applicants/ Patrick McMeekin, applicant's representative

Resolution No. 2016-52 – A Resolution Making Certain Findings and Conclusions Pursuant to Section 31-12-110 C.R.S., Concerning the Labue Farm Annexation to the Town of Windsor, Colorado – TROLLCO Inc., VIMA Partners LLC., and Weld RE-4 School District, applicants/ Patrick McMeekin, applicant's representative

Location: North of and adjacent to Crossroads Boulevard; east of the Raindance property; west of the South Hill 2nd Filing Subdivision; and south of the Hilltop Estates Subdivision

Item #: C.2.C.3.C.4

Background:

Public Hearing - Ordinance No. 2016-1522:

The applicants, represented by Mr. Patrick McMeekin, are requesting to annex approximately 155.4 acres to the Town of Windsor. The property is divided amongst three separate property owners: VIMA Partners, LLC; TROLLCO, Inc.; and the Weld RE-4 School District. As depicted on the enclosed Annexation Plat, the applicants are requesting Recreation and Open Space (O) zoning for the entire property.

The Town Board previously approved the applicant's request to reallocate the majority of the sewer capacity from this property to the adjacent RainDance property to the west. This will allow for increased density of residential and commercial development on the RainDance Property and will limit development of the subject property. Future plans for the subject site include, exploring the potential for a regional park to serve the community, and a future school site on the 50-acre parcel owned by the school district. The northwestern portion of the site includes a large oil and gas pad that has been active for the past few years and may include at least one additional future well.

The applicant's representative held a neighborhood meeting on November 17, 2015, in the Banquet Room at the Pelican Lakes Golf & Country Club. There were approximately four neighbors from the Hilltop Estates Subdivision present. The few questions and comments by the neighbors pertained to future development plans for the site and the timing of any new development. As no development is currently planned for the site, there were no concerns or additional questions specific to the Labue Farm Annexation from the neighbors. On May 23, 2016, the Town Board adopted Resolution No. 2016-35 Making Certain Findings of Fact and Setting the Public Hearing Dates for the Labue Farm Annexation (Planning Commission on July 6, 2016 and Town Board on July 11, 2016). On July 6, 2016, the Planning Commission held a

Public Hearing and made a recommendation to the Town Board on the Labue Farm Annexation. There was no public in attendance and the Planning Commission did not have any questions or comments.

Resolution No. 2016-52:

Section 31-12-110 of the Colorado Revised Statutes requires that upon completion of the Public Hearing and prior to the Town Board making any action on the Annexation Ordinance for Labue Farm, that the Town Board approves a Resolution Making Certain Findings and Conclusions concerning the Labue Farm Annexation to the Town of Windsor, Colorado. Please find enclosed Resolution No. 2016-52.

Conformance with Comprehensive Plan: The application is consistent with the following goals and objectives of the 2016 Comprehensive Plan:

Chapter 5a – Land Use Plan

- The proposed zoning designation is consistent with the land use plan which identifies this property as Parks/Open Space.

Chapter 5b - Growth Framework

Goal:

Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

- Approval of the Labue Farm Annexation with the Recreation and Open Space zoning designation meets the intent of this goal and is consistent with the Growth Strategy Map as this property is designated as a 'Primary Growth Area'.

Conformance with Vision 2025: The application is consistent with Growth and Land Use Management elements of the Vision 2025 document.

Recommendation: At their July 6, 2016 regular meeting, the Planning Commission forwarded a recommendation of approval of the Labue Farm Annexation and Zoning designation to the Town Board, as presented, and staff concurs with this recommendation.

Notification: The following notifications were completed in accordance with the Municipal Code:

Public Hearing notifications for Planning Commission and Town Board public hearings were as follows:

- May 27, 2016 – public hearing notice published on the Town website
- May 27, 2016 – staff submitted legal ad to the Paper to run for 4 consecutive weeks
 - June 3, 2016 – first week legal ad
 - June 10, 2016 – second week legal ad
 - June 17, 2016 – third week legal ad
 - June 24, 2016 – fourth week legal ad

July 11, 2016

Town Board – memo – Labue Farm Annexation and Zoning – Public Hearing and 1st Reading

- May 27, 2016 – large annexation sign posted on the property
- May 27, 2016 – staff mailed Certified Packets to relevant taxing districts
- June 22, 2016 – applicant mailed letters to surrounding property owners

Enclosures: Ordinance No. 2016-1522
Resolution No. 2016-52
Annexation Petition
Labue Farm Annexation Plat
Staff PowerPoint

pc: Patrick McMeekin, applicant's representative
Dan Seegmiller, Superintendent of Weld RE-4 Schools

TOWN OF WINDSOR

ORDINANCE NO. 2016-1522

AN ORDINANCE ANNEXING AND ZONING CERTAIN TERRITORY KNOWN AS THE
“LABUE FARM ANNEXATION” TO THE TOWN OF WINDSOR, COLORADO

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

WHEREAS, pursuant to the Municipal Annexation Act of 1965 and the *Windsor Municipal Code*, an annexation petition has been filed with the Town Clerk requesting the annexation of certain territory more particularly described herein; and

WHEREAS, the Town Board has found and concluded that the aforementioned annexation petition meets the requirements set forth in § 31-12-104 and § 31-12-105, C.R.S.; and

WHEREAS, pursuant to the requirements of law, public hearings on the aforementioned annexation petition were held before the Windsor Planning Commission on July 6, 2016, and before the Windsor Town Board on July 11, 2016; and

WHEREAS, a community of interest exists between the territory to be annexed and the Town; and

WHEREAS, not less than one-sixth of the perimeter of the area to be annexed is contiguous to the Town’s existing corporate limits; and

WHEREAS, the territory to be annexed is urban or will be urbanized in the near-future, and has been integrated or is capable of being integrated within the Town; and

WHEREAS, the Town Board finds that all requirements of the Municipal Annexation Act of 1965 have been complied with; and

WHEREAS, the petitioner has agreed to comply with all of the ordinances of the Town and to pay all fees set out in those ordinances in connection with this annexation.

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

Section 1. The territory to be annexed is located in the County of Weld, State of Colorado, and is precisely described in “Exhibit A” attached hereto and incorporated herein by this reference as if set forth fully.

Section 2. The property described in Exhibit A is hereby annexed to the Town of Windsor, and shall henceforth be referred to as the “Labue Farm Annexation to the Town of Windsor, Colorado”.

Section 3. The annexation of the aforesaid territory shall be deemed complete on the effective date of this Ordinance, except for the purposes of general property taxes pursuant to § 31-12-113, C.R.S.

Section 4. The territory to be annexed shall be zoned with a Recreation and Open Space - ‘O’ zoning district classification, with such zoning classification thereafter being shown on the Official Annexation Map on file in the office of the Director of Planning for the Town.

Section 5. The Town’s Official Zoning District Map shall be changed in accordance with this Ordinance and in accordance with the zoning classification assigned to the subject property following the effective date of this annexation on said Official Annexation Map, and entries shall be made thereon noting the annexation of the aforementioned territory. Such entries, together with a brief description of the nature of the change, shall be signed by the Mayor, attested to by the Town Clerk, and properly filed with the Weld County Clerk and Recorder.

Section 6. The Annexor is directed to comply with the requirements of *Windsor Municipal Code* Section 15-1-60 within 30 days of the effective date of this Ordinance.

Introduced, passed on first reading, and ordered published this 11th day of July, 2016.

TOWN OF WINDSOR, COLORADO

By _____
Kristie Melendez, Mayor

ATTEST:

Patti Garcia, Town Clerk

Introduced, passed on second reading, and ordered published this 25th day of July, 2016.

TOWN OF WINDSOR, COLORADO

By _____
Kristie Melendez, Mayor

ATTEST:

Patti Garcia, Town Clerk

“EXHIBIT A”
Labue Farm Annexation
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN WELD COUNTY, COLORADO; BEING LOT B, RECORDED EXEMPTION RE 1415, A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND A STRIP OF LAND ALONG THE NORTH LINE OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 32 AS RECORDED ON THE PLAT OF SOUTH HILL SUBDIVISION AS RECORDED AT THE WELD COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER 3563934, FROM WHENCE THE CENTER QUARTER (1/4) CORNER OF SECTION 32 BEARS N06°07'29"W A DISTANCE OF 2692.30 FEET ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32; BEING MONUMENTED ON THE SOUTH BY A 3 1/4" ALUMINUM CAP STAMPED LS 23520 AND ON THE NORTH END BY 3 1/4" ALUMINUM CAP STAMPED LS 33642; AND CONSIDERING ALL OTHER BEARINGS RELATIVE THERETO;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32 S89°23'40"W A DISTANCE OF 114.39 FEET TO THE **POINT OF BEGINNING**;

THENCE S00°36'34"E A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF CROSSROADS BOULEVARD AS DEDICATED IN BOOK 48, PAGE 349;

THENCE ON SAID RIGHT OF WAY LINE S89°23'40"W A DISTANCE OF 2627.17' FEET TO A POINT ON THE WEST LINE OF SECTION 5;

THENCE ON SAID WEST LINE N01°54'17"E A DISTANCE OF 30.03 FEET TO THE SOUTHWEST CORNER OF SECTION 32; THENCE OF THE WEST LINE OF SAID SECTION 32 N04°36'32"W A DISTANCE OF 49.53 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF CROSSROADS BOULEVARD AS DEDICATED IN A DOCUMENT RECORDED AT RECEPTION NUMBER 2856039;

THENCE ON SAID RIGHT OF WAY N88°47'54"E A DISTANCE OF 30.07 FEET;

THENCE CONTINUING ON SAID RIGHT OF WAY S89°38'44"E A DISTANCE OF 1171.99 FEET;

THENCE CONTINUING ON SAID RIGHT OF WAY N89°23'53"E A DISTANCE OF 225.45 FEET TO A POINT ON THE EAST LINE OF LOT A, RECORDED EXEMPTION 3758;

THENCE ON SAID EAST LINE N05°14'32"E A DISTANCE OF 341.44 FEET TO THE NORTHEAST CORNER OF SAID LOT A;

THENCE ON THE NORTH LINE OF SAID LOT A N88°09'44"W A DISTANCE OF 390.76 FEET TO THE NORTHEAST CORNER OF LOT B, RECORDED EXEMPTION 3758;

THENCE ON THE NORTH LINE OF SAID LOT B S89°03'04"W A DISTANCE OF 1074.62 FEET TO THE NORTHWEST CORNER OF SAID LOT;

THENCE ON THE WEST LINE OF SAID LOT S01°33'34"E A DISTANCE OF 330.56 FEET;

THENCE S88°47'54"W A DISTANCE OF 2.63 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 32;

THENCE ON SAID WEST LINE N04°36'31"W A DISTANCE OF 2648.15 FEET TO THE WEST QUARTER CORNER OF SECTION 32;

THENCE ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32 N89°38'11"E A DISTANCE OF 2669.67 FEET TO THE CENTER QUARTER CORNER OF SECTION 32;

THENCE ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32 N89°38'11"E A DISTANCE OF 155.98 FEET TO THE NORTHWEST CORNER OF TRACT A, OF SAID SOUTH HILL SUBDIVISION;

THENCE ON THE WEST LINE OF SAID TRACT S00°21'39"E A DISTANCE OF 2679.19 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 158.423 ACRES (6,900,923 SQUARE FEET) MORE OR LESS AND IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS NOW IN USE OR OF RECORD.

EXHIBIT A
DATE: MAY 17, 2016
JOB NO. 732.0160.00
SHEET 1 OF 1



748 Whalers Way, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557
Fax: 970.226.0204

TOWN OF WINDSOR

RESOLUTION NO. 2016-52

A RESOLUTION MAKING CERTAIN FINDINGS AND CONCLUSIONS PURSUANT TO SECTION 31-12-110 C.R.S., CONCERNING THE LABUE FARM ANNEXATION TO THE TOWN OF WINDSOR, COLORADO

WHEREAS, the Town Clerk has received a petition seeking annexation of certain real property proposed as the “Labue Farm Annexation”; and

WHEREAS, pursuant to The Municipal Annexation Act of 1965, the Town Board has previously made certain findings of fact as to whether or not the aforesaid petition is in substantial compliance with the requirements of said Act; and

WHEREAS, on July 11, 2016, the Town Board conducted a public hearing in compliance with Section 13-12-109, C.R.S.; and

WHEREAS, having concluded the public hearing required by Section 13-12-109, C.R.S., the Town Board is prepared to make findings of fact and conclusions with respect to the matters set forth in Section 31-12-110 (1) and (2), C.R.S.

NOW, THEREFORE, IT IS FOUND AND RESOLVED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

1. The filing of the petition satisfies Section 30 of Article II of the Colorado Constitution is not required.
2. The eligibility requirements for annexation set forth in Section 31-12-104, C.R.S., have been satisfied.
3. The limitations set forth in Section 13-12-105, C.R.S., have been satisfied.
4. The filing of the petition renders unnecessary an election pursuant to the requirements of Section 30(1)(a) of Article II of the Colorado Constitution.
5. No elector petition pursuant to Section 31-12-107 (2), C.R.S., is required.
6. To the extent that additional conditions are necessary or advisable, such conditions shall be set forth in an annexation agreement between the Town and the petition signatories.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 11th day of July, 2016.

TOWN OF WINDSOR, COLORADO

Kristie Melendez, Mayor

ATTEST:

Patti Garcia, Town Clerk

ANNEXATION PETITION
C.R.S. 31-12-107(1)

We the landowners of more than 50% of the territory, excluding public streets and alleys, in the south half of Section 32 , Township 6 North, Range 67 West of the Sixth Principal Meridian; in Weld County, Colorado; said parcel being more particularly described as follows:

Lot B, Recorded Exemption number 1415, and the remaining portion of the southwest quarter of said section, except Lot A of Recorded Exemption number 1415; and except that portion of said quarter section conveyed by bargain and sale deed recorded at reception number 3067075, and including that portion of the southeast quarter of said section conveyed by bargain and sale deed recorded at reception number 3067076;
said territory containing 155.4 acres more or less; allege the following to be true and correct:

The perimeter of the proposed annexation has a distance of 11,624.7 feet, of which 8,127.3 feet are contiguous to the existing TOWN limits of the TOWN OF WINDSOR. A minimum of 1/6 of the perimeter of the proposed annexation is contiguous to the TOWN OF WINDSOR.

We further allege:

1. It is desirable and necessary that said territory be annexed to the TOWN OF WINDSOR.
2. A community of interest exists between the said territory and the TOWN OF WINDSOR.
3. Said territory is urban or will be urbanized in the near future.
4. Said territory is integrated or capable of being integrated with the TOWN OF WINDSOR.
5. No land held in identical ownership is divided into separate parcels unless the owner of said tract has consented in writing or joins in this Petition.
6. No land held in identical ownership comprises 20 acres and together with improvements had an assessed valuation in excess of \$200,000.00 in the year preceding the filing of this Petition.
7. No proceedings for annexation of the territory have been commenced for annexation to another municipality.
8. The signers hereof comprise the landowners of more than 50% of the territory proposed to be annexed exclusive of streets and alleys, and are in fact owners of 100% of the hereinafter described property.

Therefore, the undersigned hereby request that the TOWN OF WINDSOR approve the annexation of the area described above and do herewith pay the required fees.

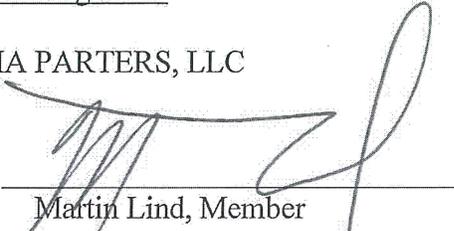
In addition to the annexation, the undersigned request the zoning of O for the above described property.

Date

January 8, 2016

Owners Signature

VIMA PARTERS, LLC

By: 

Martin Lind, Member

Mailing Address

1625 Pelican Lakes Point, Suite 201
Windsor, CO 80550

TROLLCO, INC.

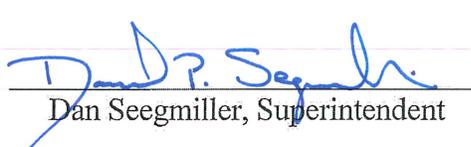
By: 

Martin Lind, President

Mailing Address

1625 Pelican Lakes Point, Suite 201
Windsor, CO 80550

WELD COUNTY SCHOOL DISTRICT RE-4

By: 

Dan Seegmiller, Superintendent

Mailing Address

1020 Main Street
Windsor, CO 80550

SEE SHEET 2

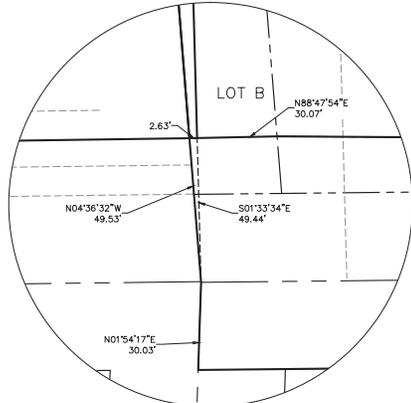
LOT B
RECORDED EXEMPTION # 1415

SEE SHEET 2

WELD COUNTY SCHOOL DISTRICT RE-4
REC. NO. 4135018

LABUE FARM ANNEXATION

EXISTING ZONING: AG (WELD COUNTY)
PROPOSED ZONING: O (RECREATION AND OPEN SPACE)
6,900,415.5 SF. 158.412 ACRES



DETAIL A

50' NON-EXCLUSIVE
PIPELINE EASEMENT
REC. NO. 4085474

20' PUBLIC SERVICE
EASEMENT
REC. NO. 3816205

30' ROW
B48, P373

N04°36'32\"/>

S01°33'34\"/>

50' ACCESS AND
UTILITY EASEMENT
TO LOT B
REC. EXMP. 1415

LOT B RECORDED EXEMPTION 3758
DENNIS KESSLER
(WELD COUNTY - AG)
EXCLUDED

RIGHT OF WAY
(WIDTH VARIES)
REC. NO. 2856039

SEE DETAIL A ABOVE

GARY & ROBIN ERBES
PARCEL NO. 095706100030
(WELD COUNTY - AG)

SOUTHWEST CORNER
SECTION 32, T.6N., R.67W.
FOUND 3 1/4\"/>

LOT A
RECORDED EXEMPTION
3758
DENNIS KESSLER
(WELD COUNTY - AG)
EXCLUDED

ACCESS EASEMENT
TO SCHOOL PARCEL
REC. NO. 4135019

PORTION OF SOUTHWEST QUARTER OF SECTION
32 EXCLUDED FROM SUBJECT PROPERTY BY
BARGAIN AND SALE DEED REC. NO. 3067075

RESERVED FOR
FUTURE ROW

50' NON-EXCLUSIVE
PIPELINE EASEMENT
REC. NO. 4085474

RIGHT OF WAY
(WIDTH VARIES)
REC. NO. 3940588

N85°14'32\"/>

60.00'

30' ROW
B48, P349

30' ROW
B48, P349

POINT OF BEGINNING

S89°23'40\"/>

114.39'

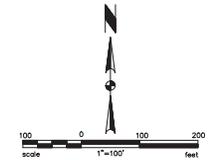
CROSSROADS BLVD

UNPLATTED
FRANK FAMILY, LLC
(WELD COUNTY - AG)

SOUTH 1/4 CORNER SEC 32, T6N,
R67W, 3/4\"/>

LEGEND

- FOUND ALIQUOT CORNER AS DESCRIBED
- CALCULATED POSITION
- RECOVERED #4 REBAR WITH RED PLASTIC CAP STAMPED KSI, LS 34995
- FOUND #4 REBAR WITH RED PLASTIC CAP, LS 20885
- FOUND #4 REBAR WITH ORANGE PLASTIC CAP, LS 33642
- SCHOOL PARCEL
- ANNEXATION BOUNDARY
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EXISTING EASEMENT
- CONTIGUOUS BOUNDARY



REVISIONS	DESCRIPTION	DATE	BY

DRAWN	JMJ
CHECKED	CRW
DESIGNED	JMJ
FILENAME	0160_Annex

LABUE FARM ANNEXATION

TST
TST, INC.
CONSULTING ENGINEERS
760 Whalers Way
Building C, Suite 200
Fort Collins, Colorado
Phone: 970.228.0257
Fax: 970.228.0204

JOB NO. 732.0160.00
SCALE 1"=100'
DATE JANUARY 5, 2016
SHEET

3 of 3

Labue Farm Annexation

Josh Olhava, AICP, Senior Planner

July 11, 2016

Town Board



Annexation

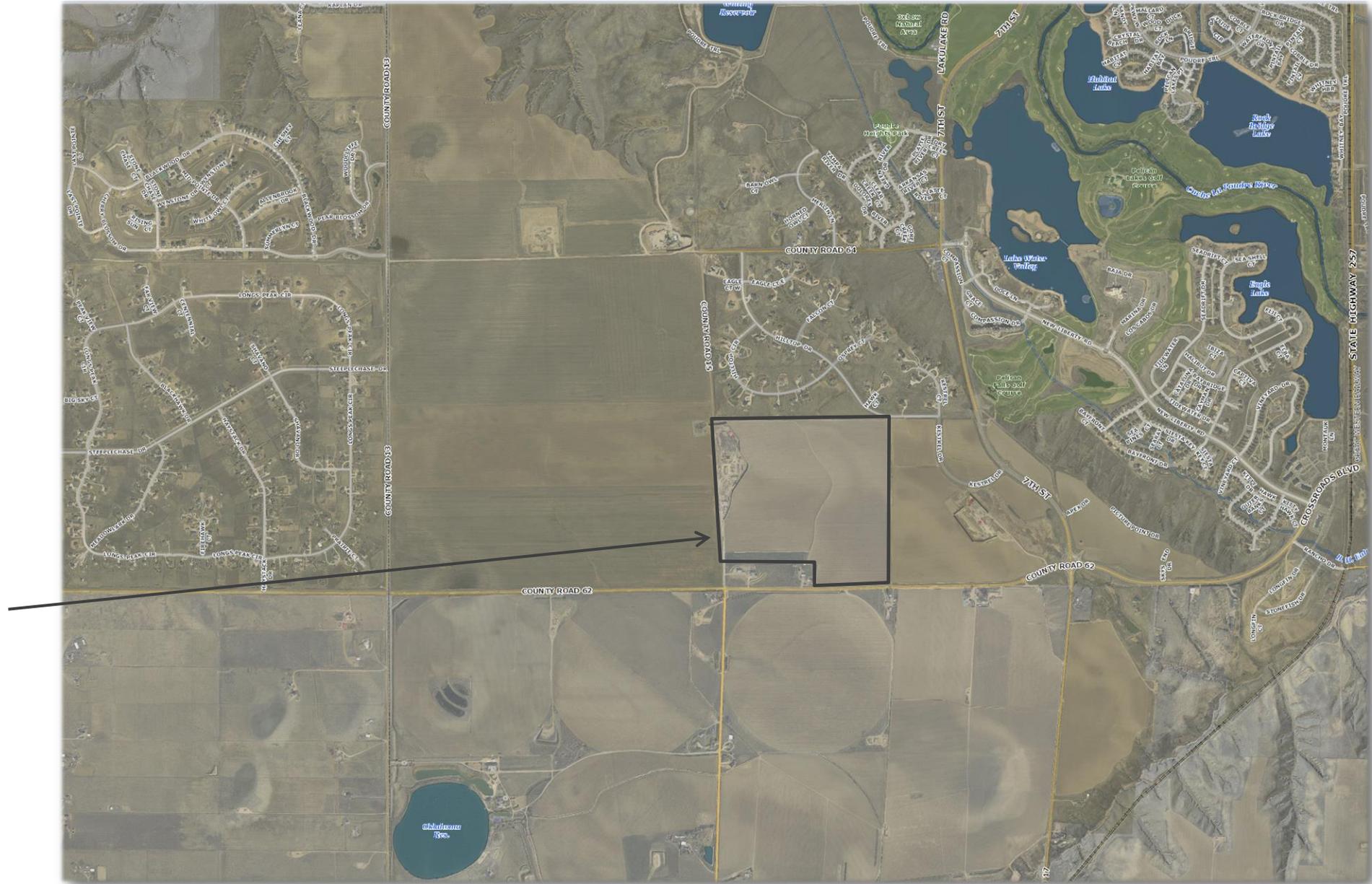
Article I of Chapter 15 of the Municipal Code outlines the purpose and procedures of the Annexation process, including:

Sec. 15-1-10. Purpose.

The purpose of this Article is to establish a procedure to bring land under the jurisdiction of the Town in compliance with the Colorado Municipal Annexation Act of 1965, as amended.

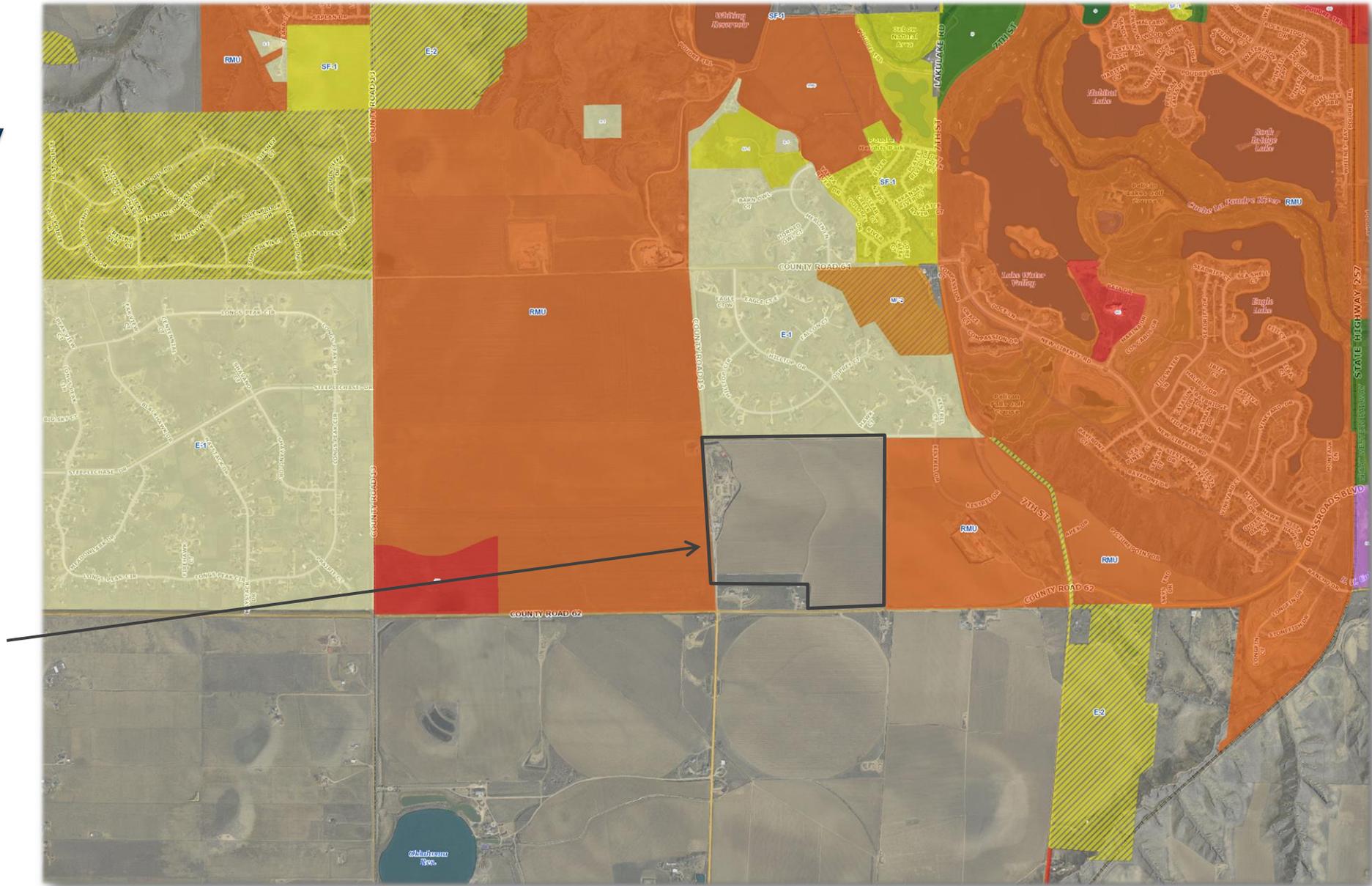
Site Vicinity Map

Site Location



Site Proximity Zoning Map

Proposed Zoning -
Open Space (O)



Annexation Plat (1 of 3)

LABUE FARM ANNEXATION

A PARCEL OF LAND BEING LOT B, RECORDED EXEMPTION RE 1415, A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 67 WEST, OF THE 6TH P.M AND A PORTION OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 67 WEST, OF THE 6TH P.M.; COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE

SURVEYOR CERTIFICATE

I, CHAD R. WASHBURN, CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

DATED THIS _____ DAY OF _____, 20____.

CHAD R. WASHBURN
COLORADO PROFESSIONAL LAND SURVEYOR PLS#37963

NOTES:

- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED IN THE SURVEYOR'S CERTIFICATE IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED.
- FOR ALL INFORMATION REGARDING TITLE, EASEMENTS, RIGHTS-OF-WAY OF RECORD, AND TERMS OF CONDITIONS AFFECTING THIS PROPERTY, TST, INC. CONSULTING ENGINEERS, AND THE SURVEYOR OF RECORD RELIED UPON TITLE COMMITMENT NO. FC22511484-1 PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY EFFECTIVE FEBRUARY 20, 2014 AT 6:00 PM. THIS DOES NOT CONSTITUTE A TITLE SEARCH BY TST, INC. OR THE SURVEYOR OF RECORD.

BASIS OF BEARING STATEMENT

CONSIDERING THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 32 AS BEARING N06°07'29"W A DISTANCE OF 2692.30 FEET, BEING MONUMENTED ON THE NORTH BY A 3" ALUMINUM CAP, PLS NO. 33842, ON THE SOUTH BY A 3" ALUMINUM CAP WITH ILLISIBLE MARKINGS, AND CONSIDERING ALL BEARINGS HEREIN RELATIVE THERETO.

ANNEXATION CONTIGUITY

THE PERIMETER OF THE PROPOSED ANNEXATION HAS A DISTANCE OF 14,451.9 FEET, OF WHICH 6,262 FEET (57.2%) ARE CONTIGUOUS TO THE EXISTING TOWN LIMITS OF THE TOWN OF WINDSOR. MINIMUM REQUIRED 1/8 (12.5%).

OWNER WELD COUNTY RE-4 SCHOOL DISTRICT

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS AND SEAL THIS _____ DAY OF _____, 20____.

DAN SEEGRILLER, SUPERINTENDENT

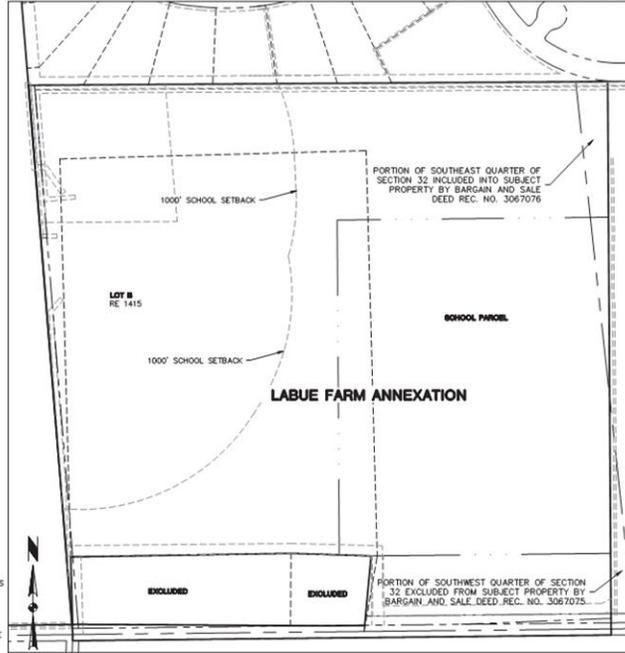
NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF WELD)st

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____



OVERALL ANNEXATION MAP
NOT TO SCALE

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, LIENHOLDERS, AND HOLDERS OF ANY OWNERSHIP INTEREST AS DEFINED BY THE TOWN OF WINDSOR, OF THE LAND DESCRIBED HEREON, HAVE CAUSED SUCH LAND TO BE ANNEXED AS INDICATED ON THIS PLAT UNDER THE NAME OF LABUE FARM ANNEXATION. IN COMPLIANCE WITH THE TOWN OF WINDSOR REGULATIONS AND BY CONTRACTUAL AGREEMENT, THE LANDOWNERS SHALL BEAR ALL EXPENSES INVOLVED IN IMPROVEMENTS.

OWNER VIMA PARTNERS, LLC

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS AND SEAL THIS _____ DAY OF _____, 20____.

MARTIN LIND, MANAGER

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF WELD)st

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

OWNER:

TROLLOCO, INC.
1625 PELICAN LAKES POINT
WINDSOR, COLORADO 80550
(970) 686-5828

ENGINEERING & SURVEYING:

TST, INC. CONSULTING ENGINEERS
760 WHALERS WAY, BUILDING C, SUITE #200
FORT COLLINS, CO 80525
(970) 226-0557

LEGAL DESCRIPTION - LABUE FARM ANNEXATION

A PARCEL OF LAND LOCATED IN WELD COUNTY, COLORADO, BEING LOT B, RECORDED EXEMPTION RE 1415, A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 32 AS RECORDED ON THE PLAT OF SOUTH HILL SUBDIVISION AS RECORDED AT THE WELD COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER 35659A FROM WHENCE THE CENTER QUARTER (1/4) CORNER OF SECTION 32 BEARS N06°07'29"W A DISTANCE OF 2692.30 FEET ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32 BEING MONUMENTED ON THE SOUTH BY A 3" ALUMINUM CAP STAMPED IS 23520 AND ON THE NORTH END BY 3" X 3" ALUMINUM CAP STAMPED IS 33842; AND CONSIDERING ALL OTHER BEARINGS RELATIVE THERETO:

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32 S89°23'40"W A DISTANCE OF 114.39 FEET TO THE POINT OF BEGINNING;

THENCE S00°56'34"E A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF CROSSROADS BOULEVARD AS DEDICATED IN BOOK 48, PAGE 349;

THENCE ON SAID RIGHT OF WAY LINE S89°23'40"W A DISTANCE OF 2627.17 FEET TO A POINT ON THE WEST LINE OF SECTION 5;

THENCE ON SAID WEST LINE N07°54'17"E A DISTANCE OF 30.03 FEET TO THE SOUTHWEST CORNER OF SECTION 32;

THENCE ON THE WEST LINE OF SAID SECTION 32 N04°02'30"W A DISTANCE OF 48.63 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF CROSSROADS BOULEVARD AS DEDICATED IN A DOCUMENT RECORDED AT RECEPTION NUMBER 285639;

THENCE ON SAID RIGHT OF WAY N88°47'54"E A DISTANCE OF 30.00 FEET;

THENCE CONTINUING ON SAID RIGHT OF WAY S89°28'44"E A DISTANCE OF 1171.99 FEET;

THENCE CONTINUING ON SAID RIGHT OF WAY N89°23'53"E A DISTANCE OF 224.49 FEET TO A POINT ON THE EAST LINE OF LOT A, RECORDED EXEMPTION 3758;

THENCE ON SAID EAST LINE N05°14'32"E A DISTANCE OF 341.44 FEET TO THE NORTHEAST CORNER OF SAID LOT A;

THENCE ON THE NORTH LINE OF SAID LOT A S09°04'44"W A DISTANCE OF 390.76 FEET TO THE NORTHEAST CORNER OF LOT B, RECORDED EXEMPTION 3758;

THENCE ON THE NORTH LINE OF SAID LOT B S89°03'04"W A DISTANCE OF 1074.62 FEET TO THE NORTHWEST CORNER OF SAID LOT;

THENCE ON THE WEST LINE OF SAID LOT S01°33'24"E A DISTANCE OF 130.66 FEET;

THENCE S88°47'54"E A DISTANCE OF 2.63 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 32;

THENCE ON SAID WEST LINE N04°36'31"W A DISTANCE OF 2643.15 FEET TO THE WEST QUARTER CORNER OF SECTION 32;

THENCE ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 32 N89°38'11"E A DISTANCE OF 2668.67 FEET TO THE CENTER QUARTER CORNER OF SECTION 32;

THENCE ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32 N89°38'11"E A DISTANCE OF 155.98 FEET TO THE NORTHWEST CORNER OF TRACT A, OF SAID SOUTH HILL SUBDIVISION;

THENCE ON THE WEST LINE OF SAID TRACT S00°27'38"E A DISTANCE OF 2679.19 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 158,423 ACRES (6,900,923 SQUARE FEET) MORE OR LESS AND IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS NOW IN USE OR OF RECORD.

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AN ANNEXATION MAP OF THE PROPERTY DESCRIBED HEREIN WAS APPROVED BY ORDINANCE NO. _____ OF THE TOWN OF WINDSOR PASSED AND ADOPTED ON THIS _____ DAY OF _____, 20____, A.D. AND THAT THE MAYOR OF THE TOWN OF WINDSOR, AS AUTHORIZED BY SAID RESOLUTION ON BEHALF OF THE TOWN OF WINDSOR, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION MAP UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR ATTEST: _____ TOWN CLERK

ENGINEERING DEPARTMENT APPROVAL APPROVED THIS THE _____ DAY OF _____, 20____.

PLANNING DEPARTMENT APPROVAL APPROVED THIS THE _____ DAY OF _____, 20____.

DIRECTOR OF ENGINEERING DIRECTOR OF PLANNING

PLANNING COMMISSION APPROVAL APPROVED THIS THE _____ DAY OF _____, 20____.

PUBLIC WORKS DEPARTMENT APPROVAL APPROVED THIS THE _____ DAY OF _____, 20____.

CHAIRMAN WINDSOR PLANNING COMMISSION DIRECTOR OF PUBLIC WORKS

TOWN MANAGER'S APPROVAL APPROVED THIS THE _____ DAY OF _____, 20____.

NOTICE OF OTHER DOCUMENTS

ALL PERSONS TAKE NOTICE THAT CERTAIN DOCUMENTS HAVE BEEN EXECUTED PERTAINING TO THIS DEVELOPMENT, WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT, THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE. MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS THAT RUN WITH THE LAND. THESE DOCUMENTS ARE ON FILE WITH THE DIRECTOR OF PLANNING OF THE TOWN OF WINDSOR AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

OWNER TROLLOCO, INC.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS AND SEAL THIS _____ DAY OF _____, 20____.

MARTIN LIND, MANAGER

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF WELD)st

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

REVISION	DESCRIPTION	DATE

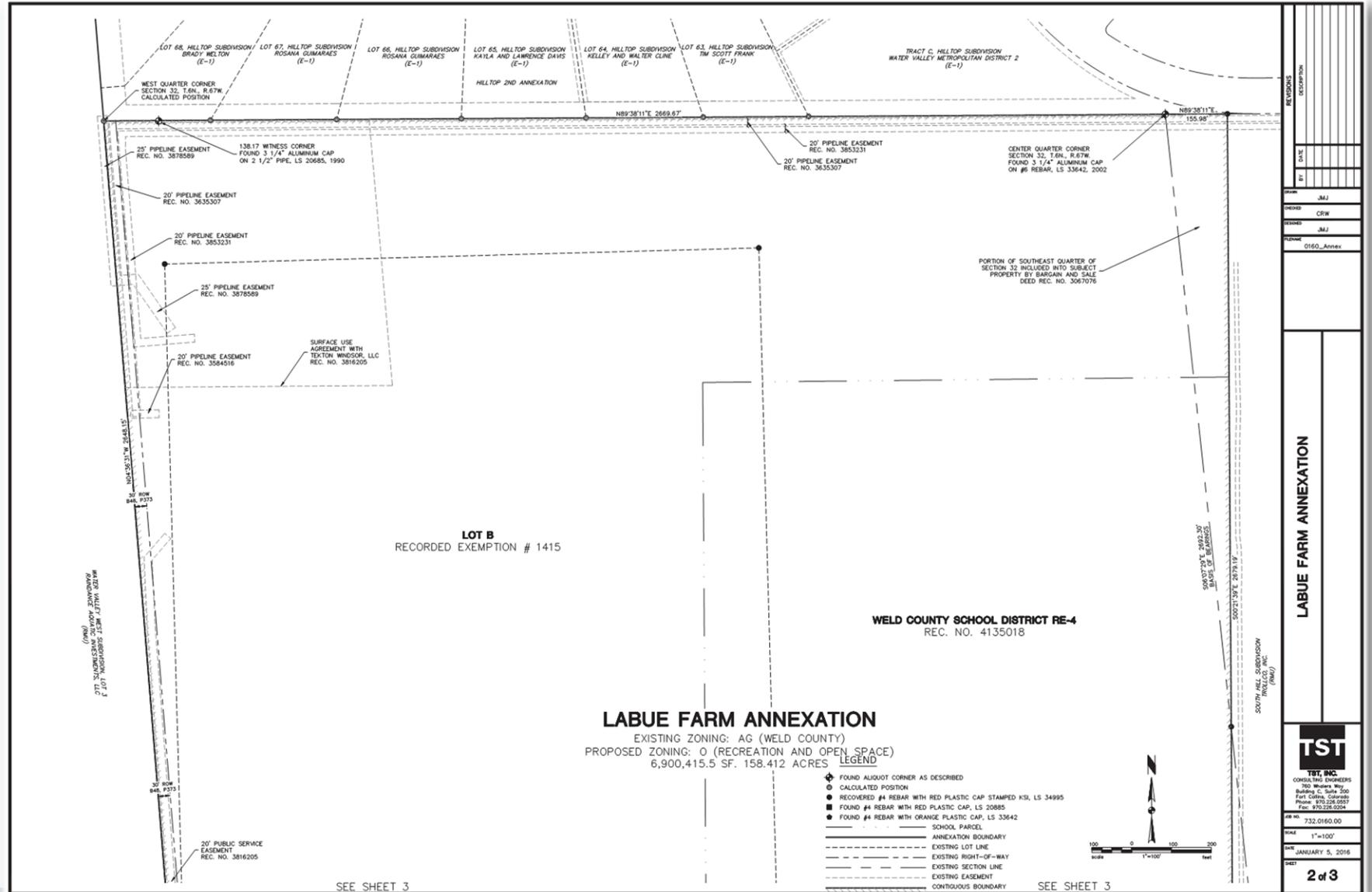
DATE: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE: _____
PROJECT: 0160_Annexation

LABUE FARM ANNEXATION

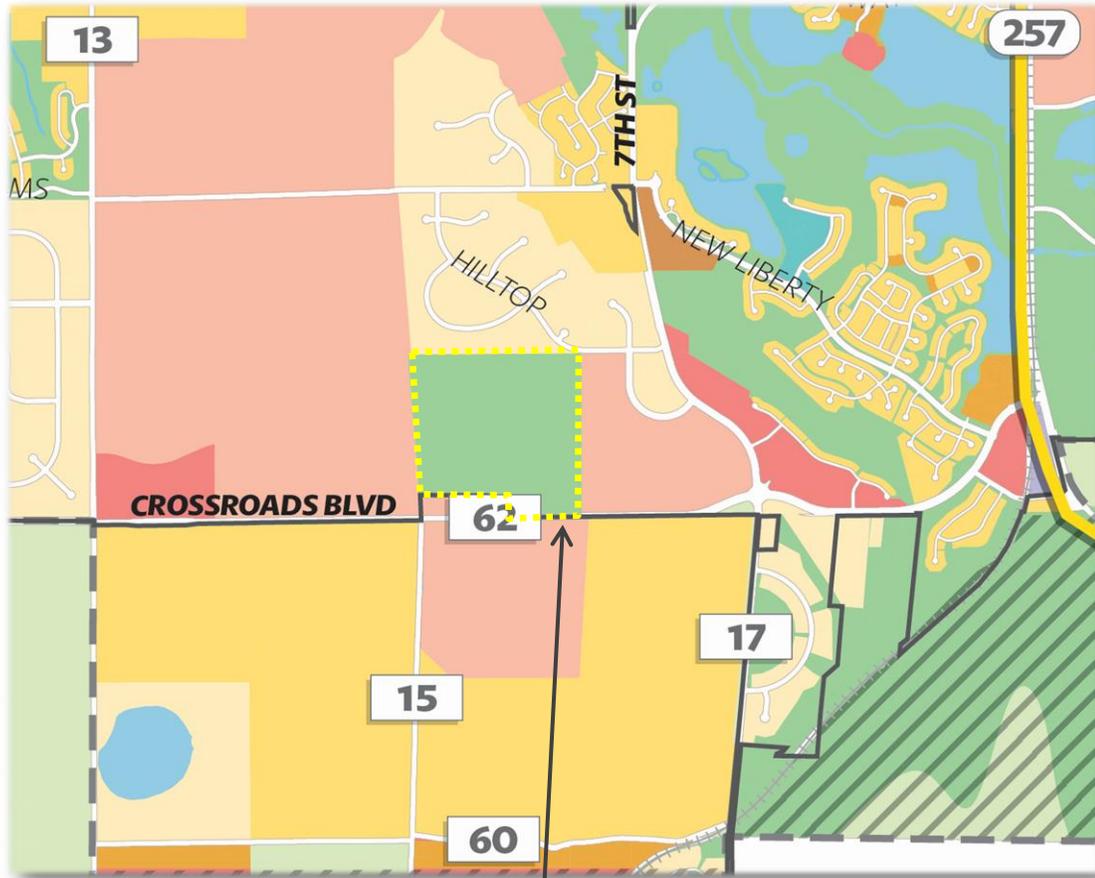
TST, INC.
CONSULTING ENGINEERS
760 Whalers Way
Suite C, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557
Fax: 970.226.0204

DATE: N.A.
DATE: JANUARY 5, 2016

Annexation Plat (2 of 3)

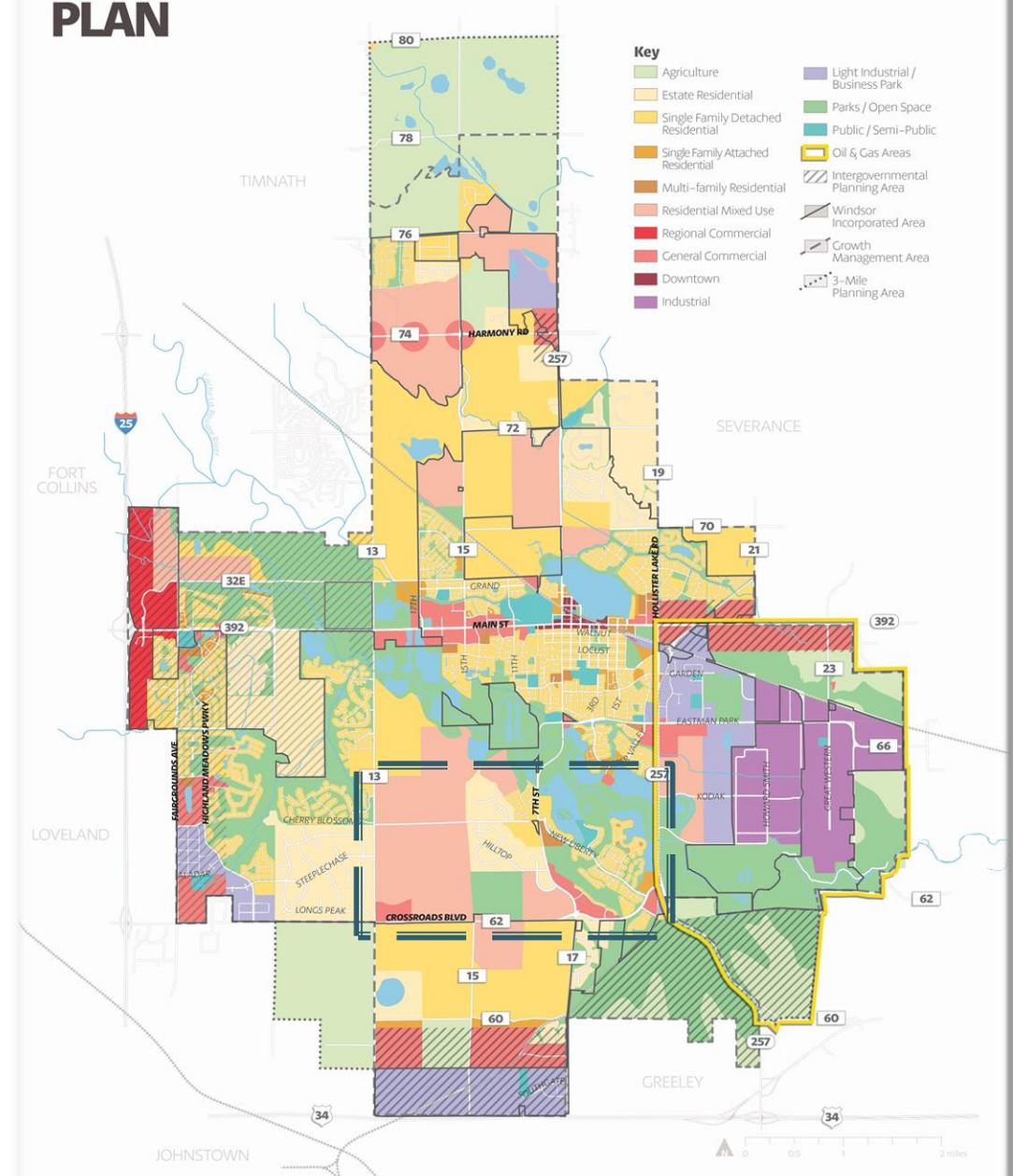


Land Use Plan



Subject Property

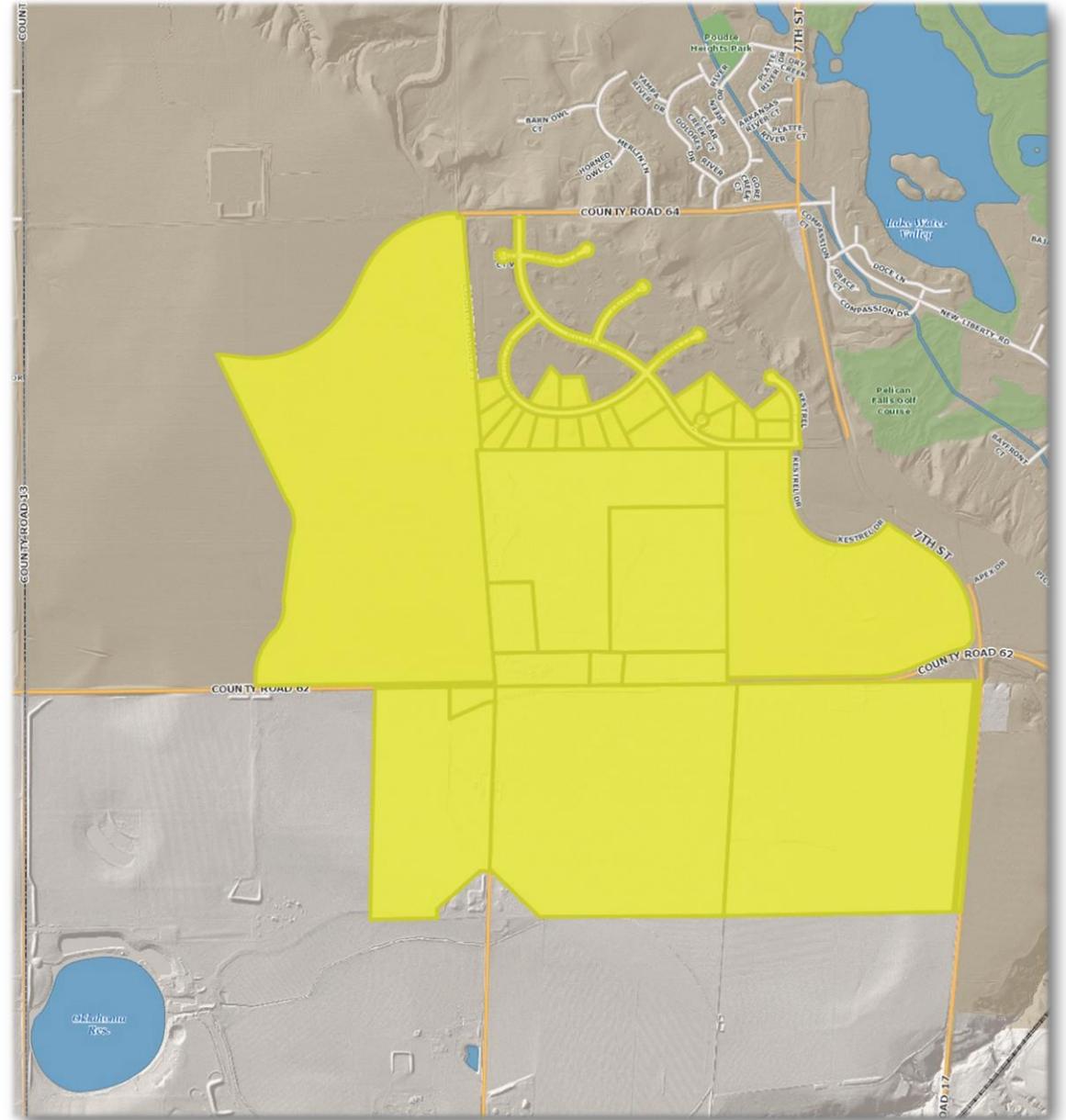
LAND USE PLAN



Notification Area

Public Hearing notifications for Planning Commission and Town Board public hearings were as follows:

- ▶ May 27, 2016 – public hearing notice published on the Town website
- ▶ May 27, 2016 – staff submitted legal ad to the Paper to run for 4 consecutive weeks
 - June 3, 2016 – first week legal ad
 - June 10, 2016 – second week legal ad
 - June 17, 2016 – third week legal ad
 - June 24, 2016 – fourth week legal ad
- ▶ May 27, 2016 – large annexation sign posted on the property
- ▶ May 27, 2016 – staff mailed Certified Packets to relevant taxing districts
- ▶ June 22, 2016 – applicant mailed letters to surrounding property owners

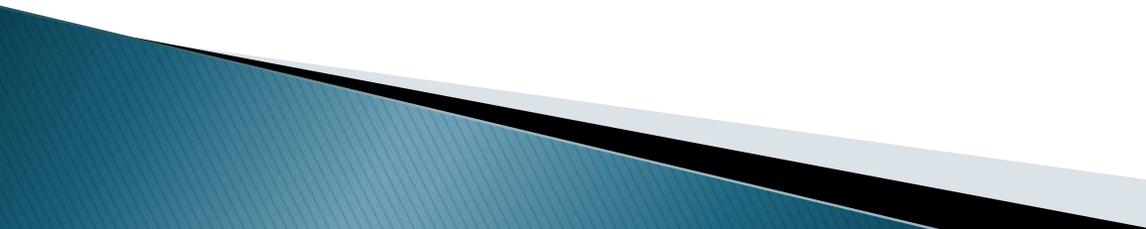


Annexation Recommendation

At their July 6, 2016 regular meeting, the Planning Commission forwarded a recommendation of approval of the Labue Farm Annexation to the Town Board, as presented, and staff concurs with this recommendation.

Annexation

Staff requests that the following be entered into the record:

- ▶ Application and supplemental materials
 - ▶ Staff memorandum and supporting documents
 - ▶ All testimony presented during the Public Hearing
 - ▶ Recommendation
- 



MEMORANDUM

Date: July 11, 2016
To: Mayor and Town Board
Via: Kelly Arnold, Town Manager
Scott Ballstadt, AICP, Director of Planning
From: Josh Olhava, AICP, Senior Planner
Subject: Site Plan Presentation – Highlands Industrial Park Subdivision 4th Filing, Lot 1
– Greenfield at Crossroads, 4265 Greenfield Drive – Greenfield at Crossroads
LLC, applicant/ John Baker, Baker Western Group LLC, applicant's
representative
Location: 4265 Greenfield Drive
Item #: C.5

Background:

The applicant, represented by Mr. John Baker, is proposing a new site development in the Highlands Industrial Park Subdivision. The site is zoned Limited Industrial (I-L) and surrounded by other industrial users and industrial zoned property on all sides.

Site characteristics include:

- 1 new 14,776-square foot building, with approximately 30% office and 70% warehouse space;
- no outdoor storage;
- 27 dedicated, off-street parking spaces, including accessible parking spaces; and
- approximately 26% of the site to be landscaped.

Building and structural details include:

- varying rooflines on the office portion of the structure (abutting Crossroads Boulevard);
- the use of split-faced CMU block, synthetic stucco and vertical board and batt siding to dress up the façades facing or visible from Crossroads Boulevard;
- vertical metal panels on the warehouse portion of the structure; and
- 5 overhead garage doors facing Greenfield Drive with one serving as an elevated loading dock.

Additional site details can be seen in the enclosed staff PowerPoint.

The current presentation is intended for the Town Board's information. Should the Board have any comments or concerns pertaining to this project, 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 Planning Commission and Town Board for review.

Conformance with Comprehensive Plan: The application is consistent with the following goals and objectives of the 2016 Comprehensive Plan:

Chapter 5d - Commercial & Industrial Areas Framework Plan

Goal:

Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Objective:

1. *Prioritize new growth in areas currently served by town infrastructure and services.*

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

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

Notification: The Municipal Code does not require notifications for as this item is for presentation purposes only.

Enclosures: Application materials
Staff PowerPoint

pc: Greenfield at Crossroads LLC, applicant
John Baker, Baker Western Group LLC, applicant's representative



LAND USE APPLICATION

1 Land use applications shall include all items listed in the application submittal checklist and the Town of Windsor Municipal Code. The Town of Windsor Planning Department reserves the right to reject incomplete submittals. The application fee and all associated materials are to be provided with this form. Staff will review the submittal and advise you of its completeness for processing.

2

APPLICATION TYPE:

Annexation
 Master Plan
 Rezoning
 Minor Subdivision
 Lot Line Adjustment
 Major Subdivision
 Site Plan
 Administrative Site Plan

SUBTYPE:
 (for Major Subdivisions and Site Plans only)
 Preliminary
 Final
 Qualified Commercial/Industrial

Project Name*: GREENFIELD AT CROSSROADS
Legal Description*: Lot 1, Highlands Industrial Park Sub, Fourth Filing
Address/Location*: 4265 Greenfield Dr. Windsor, CO 80550
Existing Zoning: Industrial **Proposed Zoning:** Industrial

3

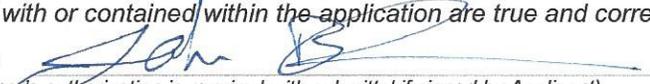
OWNER:
 Name(s)*: John William Frame Trust (50%) and Janet Catherine Frame Trust (50%)
 Company: _____
 Address*: 3805 Valley Oak Drive Loveland, CO 80538
 Phone #*: 970.219.1931 Email*: billframe1@gmail.com

APPLICANT (Owner or Owner's Representative):
 Name*: Greenfield at Crossroads LLC
 Company: _____
 Address*: 5015 St. Andrews Dr. Loveland, CO 80537
 Phone #*: 90.689.0084 Email*: gmbaker55@aol.com

AUTHORIZED REPRESENTATIVE:
 Name: John Baker
 Company: Baker Western Group LLC
 Address: 2105 West CR 14 Loveland, CO 80537
 Phone #: 970.290.8485 Email: john@bakerwestern.com

4 All correspondence will only be sent to those listed above. It is the sole responsibility of those listed to distribute correspondence to other applicable parties.

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:  Date: 5.16.16
 (Proof of owner's authorization is required with submittal if signed by Applicant)
 Print Name: John Baker

*Required fields

May 13, 2016



PROJECT NARRATIVE

PROJECT:

CROSSROADS BUILDING

LOCATION:

4265 GRRENFIELD DR. WINDSOR, COLORADO
LOT 1, HIGHLAND INDUSTRIAL PARK 4th

DESCRIPTION:

The proposed 1.04 acre project will ultimately be a development consisting of a single building built in a single phase.

Architecturally, the building will have similar construction type, color and style to match the surrounding subdivision. All landscaping will be seamless throughout project. The structure will consist of approximately 14,776 SqFt (32.6 % land area) of building that will operate as one single or several smaller tenant uses. The building is initially being built as a speculation build so no tenants/users are in place at this time.

The primary entrance to the three lot subdivision will be a shared entrance (however will be built entirely on this subject property). It will be built in conjunction with the neighboring developing lots that are currently under construction.

Overall we feel the buildings will compliment the existing architectural precedent set by surrounding properties and will contribute to the improvement of the area.

SUBMITTED:

John Baker
Agent for the developer

2105 West CR 14 LOVELAND, CO 80537 office/fax 970.613.8485 mobile 970.290.8485

architecture • real estate services • general contracting

Site Plan Presentation

Highlands Industrial Park 4th Filing, Lot 1

(Greenfield at Crossroads - 4265 Greenfield Drive)

Josh Olhava, AICP, Senior Planner
July 11, 2016
Town Board



Qualified Commercial & Industrial Site Plan

Article IX of Chapter 17 of the Municipal Code outlines the purpose and procedures of the Qualified Commercial & Industrial Site Plan process, including:

Sec. 17-9-10. 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.”

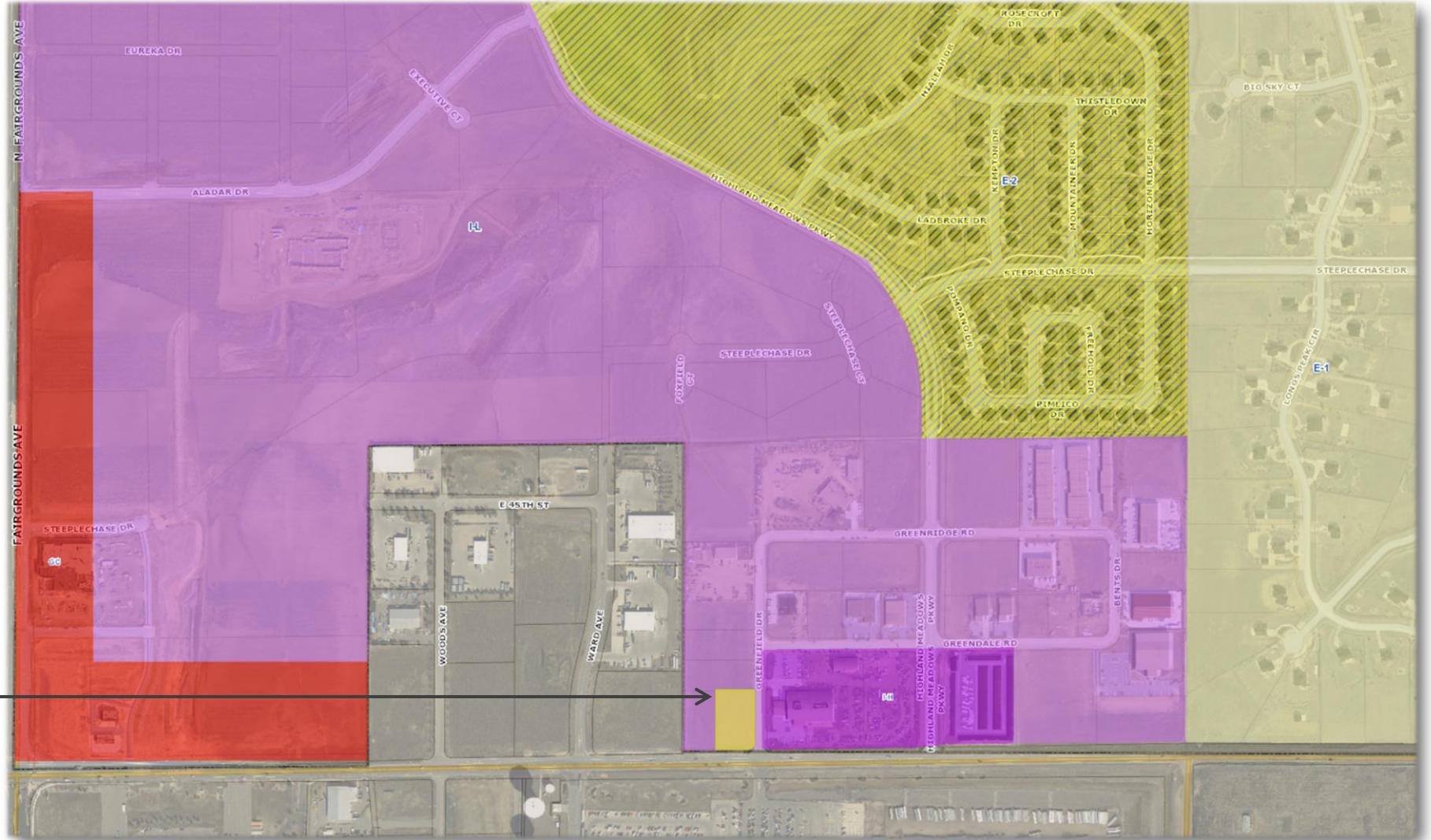
Site Vicinity Map

Site Location

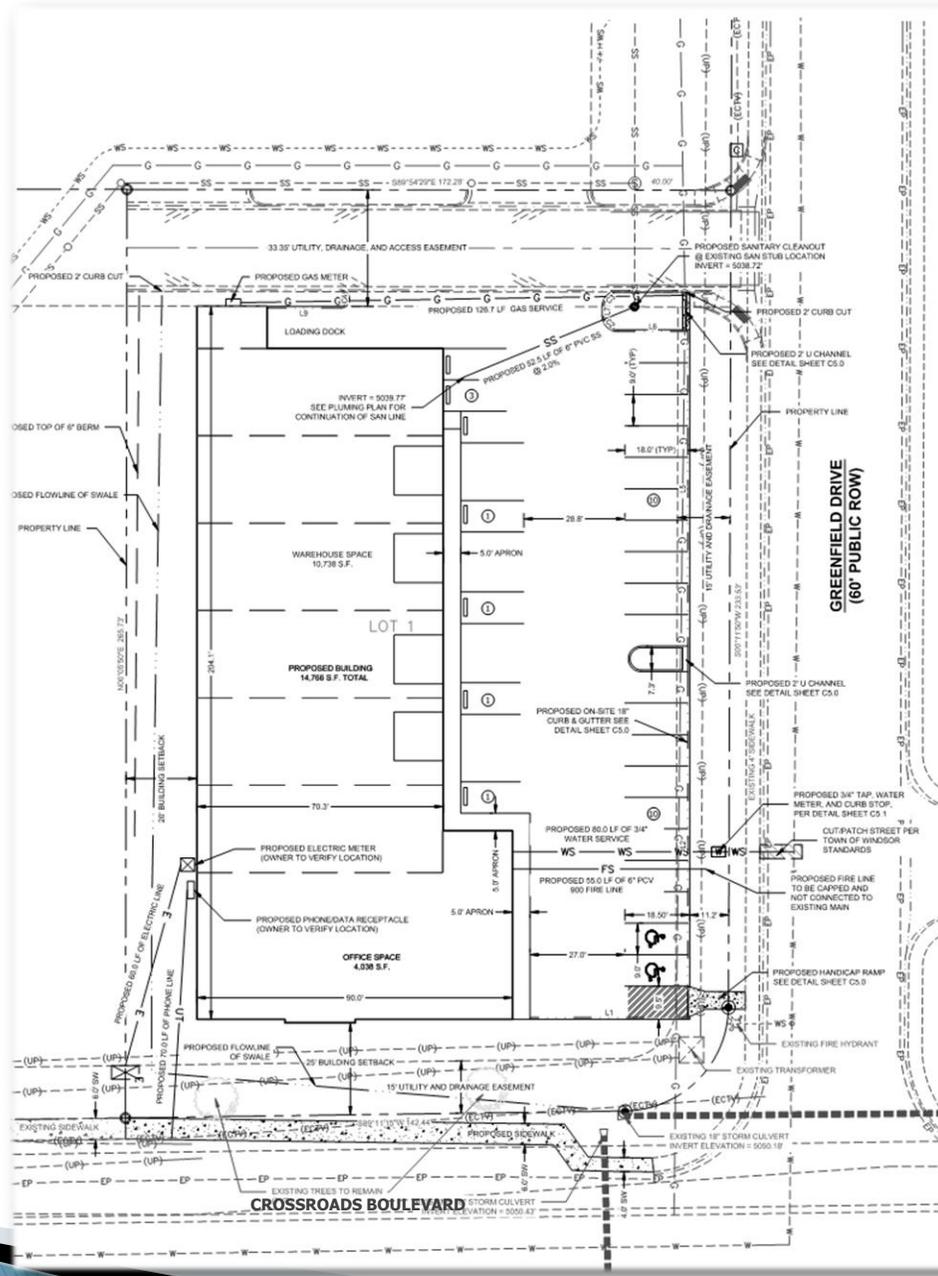


Regional Zoning Map

Site Location –
Zoned Limited
Industrial (I-L)



Site Plan



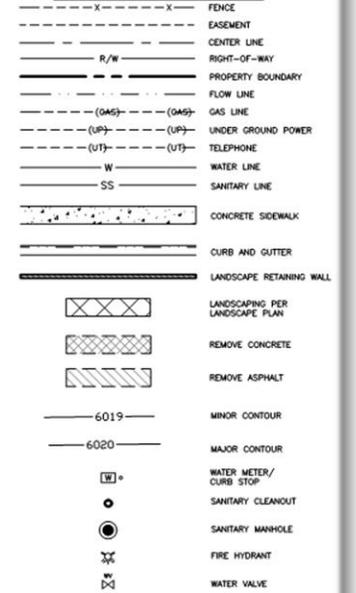
UTILITY NOTES

- 1) THE UTILITIES SHOWN HEREON ARE FROM VISIBLE SURFACE EVIDENCE. THERE MAY BE BURIED UTILITIES ON OR ADJACENT TO THIS PROPERTY THAT ARE NOT SHOWN DUE TO INSUFFICIENT SURFACE EVIDENCE. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS OR THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES WHICH MAY AFFECT THE DEVELOPMENT OF THIS TRACT.
- 2) PRIOR TO START OF ANY WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MATERIAL TYPE FOR ALL EXISTING UNDERGROUND UTILITIES THROUGHOUT THE SITE AND AT THE POINT OF CONNECTION. THE CONTRACTOR SHALL VERIFY THAT THE PROPOSED UTILITY SERVICE WILL MEET THE INDICATED PIPE SIZES AND IMMEDIATELY NOTIFY THE CLIENT REPRESENTATIVE OF ANY CONDITIONS THAT WILL PREVENT CONSTRUCTION OF NEW UTILITY SERVICES AS INDICATED ON THE PLANS.
- 3) SITE PLUMBING SHALL CONFORM TO THE INTERNATIONAL PLUMBING CODE AND MANUFACTURER'S SPECIFICATIONS.
- 4) MAINTAIN MINIMUM 10' SEPARATION BETWEEN ALL WATER AND SANITARY SEWER SERVICES AND MAINS.
- 5) GAS AND ELECTRIC LAYOUTS ARE SHOWN TO THE BEST INFORMATION PROVIDED. GAS AND ELECTRIC DESIGNS SHALL BE PROVIDED BY INDIVIDUAL UTILITY PROVIDERS.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°00'00"E	45.02
L2	N89°00'00"E	99.00
L5	N89°00'00"E	90.00
L7	S89°00'00"E	2.73
L9	N89°00'00"W	21.00

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C2	7.069	4.500	090.0000
C3	7.062	4.583	088.5347
C4	8.123	2.589	179.7768

SYMBOL LEGEND



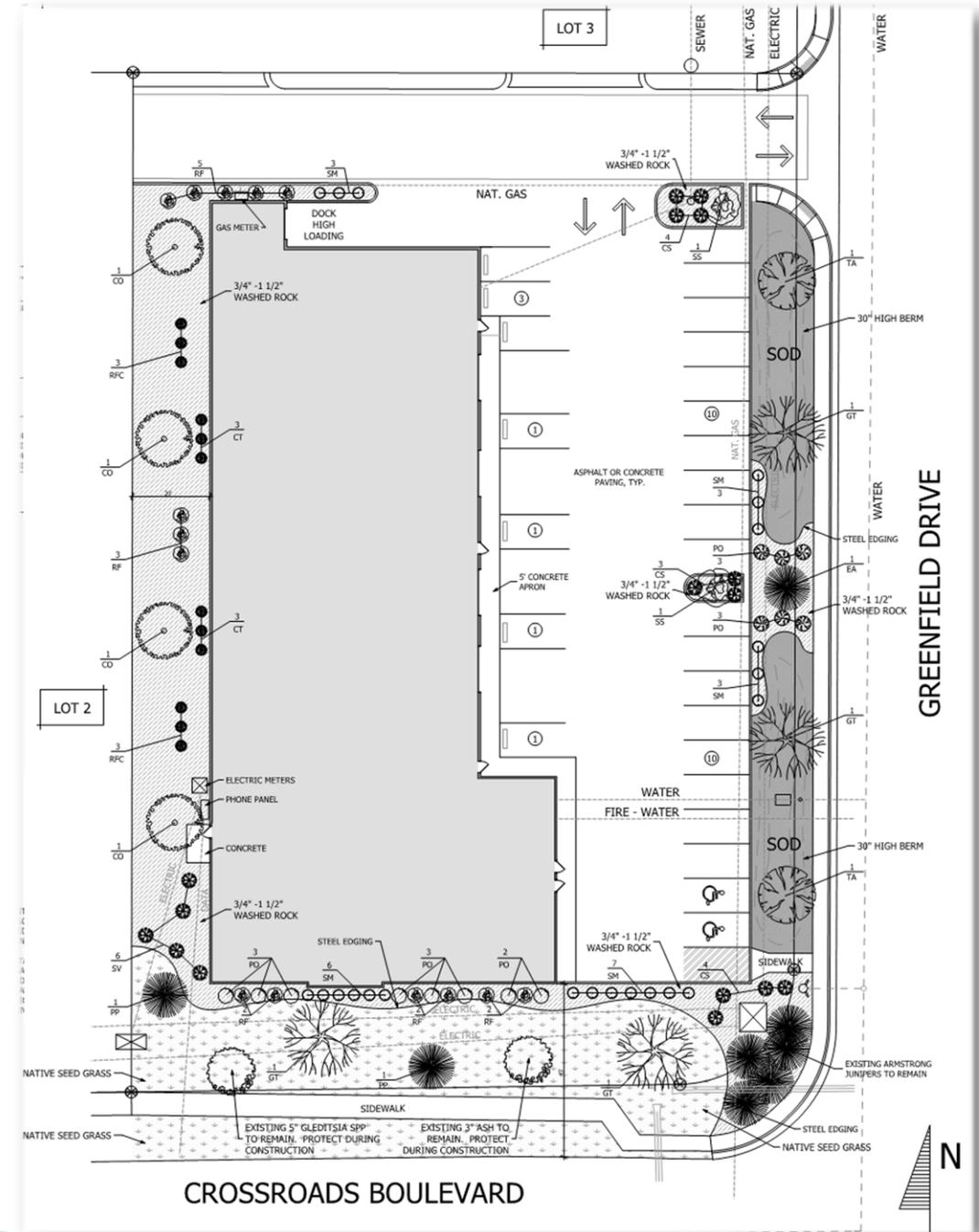
Land Use Table	
Zoning	Industrial
Site Acreage	
Gross	1.04 Acres
Net	1.04 Acres
Square Footage	
Building	14,776 S.F. - 32.6%
Office	4,038 S.F.
Warehouse	10,736 S.F.
Asphalt	17,800 S.F. - 39.3%
Concrete	890 S.F. - 2.0%
Landscaping/Open Space	11,836 S.F. - 26.1%
Parking Spaces	
Standard	(25) -- 92.59% -25 Required
Handicap	(2) -- 7.41% -2 Required

Landscape Plan

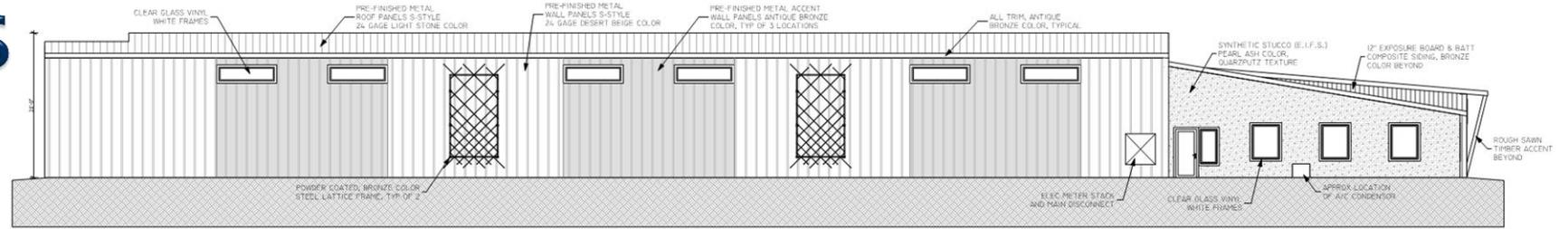
LANDSCAPING SCHEDULE

	KEY	#	COMMON NAME	LATIN NAME	SIZE
TREES	CO	4	Common Hackberry	<i>Celtis Occidentalis</i>	2" Cal.
	GT	4	Shademaster Locust	<i>Gleditsia Triacanthos Inermis 'Shademaster'</i>	2" Cal.
	TA	2	American Linden	<i>Tilia Americana</i>	2" Cal.
	SS	2	Spring Snow Crabapple	<i>Malus 'Spring Snow'</i>	1 1/2" Cal.
	PP	2	Pinon Pine	<i>Pinus Edulis</i>	6' Ht Min.
	EA	1	Emerald Arrow Bosnian Pine	<i>Pinus leucodermis 'Emerald Arrow'</i>	6' Ht Min.
SHRUBS	SM	22	Dwarf Korean Lilac	<i>Syringa meyeri 'Palbin'</i>	5 Gallon
	PO	14	Dwarf Purple Ninebark	<i>Physocarpus opulifolius 'Little Devil'</i>	5 Gallon
	CS	11	Kelsey Dogwood	<i>Cornus sericea 'Kelsey'</i>	5 Gallon
	RF	14	Fine Line Fern Leaf Buckthorn	<i>Rhamnus frangula 'Ron Williams'</i>	5 Gallon
	SV	6	Common Purple Lilac	<i>Syringa vulgaris</i>	5 Gallon
	RFC	6	Columnar Buckthorn	<i>Rhamnus frangula 'Columnaris'</i>	5 Gallon
	CT	6	Sweet Autumn Clematis	<i>Clematis terniflora 'Sweet Autumn'</i>	5 Gallon

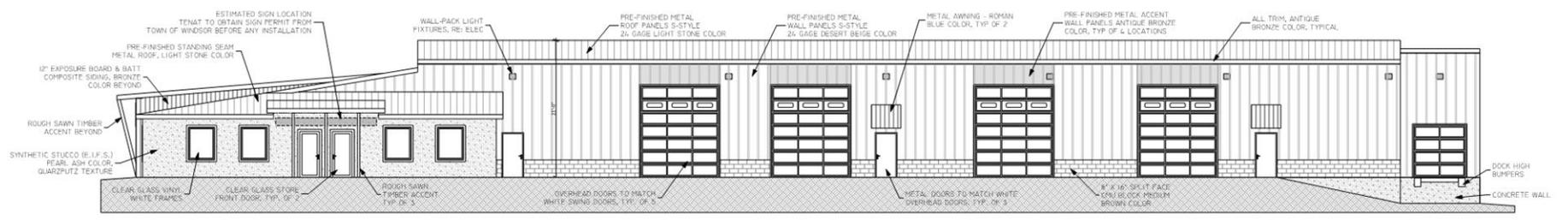
AUTO. POP-UP SPRAY SPRINKLER SYSTEM
TREES & SHRUBS TO BE IRRIGATED W/ DRIP SYSTEM



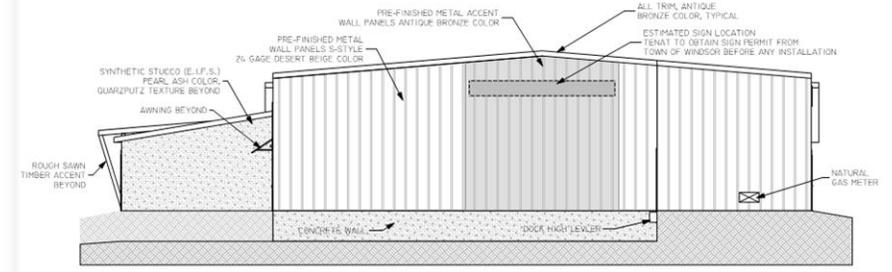
Elevations



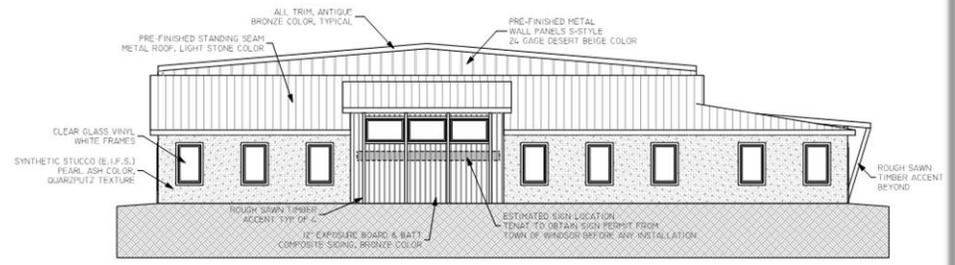
4 WEST ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"



M E M O R A N D U M

Date: July 11, 2016
To: Mayor and Town Board
Via: Kelly Arnold, Town Manager
 Scott Ballstadt, AICP, Director of Planning
From: Paul Hornbeck, Senior Planner
Subject: Resolution 2016-53 – A Resolution Ratifying, Approving and Confirming the Terms and Conditions of a Portion of the Windsor Highlands Master Plan – Fossil Ridge Subdivision – Tract W – TC56 LLC, applicant/ Mike Walker, The Birdsall Group, applicant’s representative
Location: Tract W of Fossil Ridge Subdivision south of the intersection of Hialeah Drive and Thistledown Drive
Item #: C.6

Background:

The applicant, Mr. Mick Occhiato of TC56 LLC, represented by Mr. Mike Walker of The Birdsall Group, has submitted an amendment to a portion of the Windsor Highlands Master Plan for Tract W of the Fossil Ridge Subdivision 5th Filing.

In February 2016, the Planning Commission recommended denial of an amended master plan which proposed ten (10) lots for this same property. The denial was based largely on the lack of compatibility with the surrounding neighborhood due to the smaller lot sizes proposed. This revised master plan amendment reduces the number of lots from ten (10) to seven (7) and increases lot sizes, making it more compatible with the neighborhood.

This request is to increase the total number of residential lots from 290 to 297 and to increase the number of bonus dwelling units from 58 to 65. The majority of residential lots within the Master Plan have been built out, but the subject property is a tract that was never developed. The subject property is zoned Estate Residential E-2, which requires a minimum lot area of one acre per unit, but allows for bonus units when open space is provided, in accordance with Section 16-14-250 of the Municipal Code:

<i>Amount of Open Space and/or Recreational Uses</i>	<i>Amount of Bonus Units Granted</i>
Less than 10%	0
Equal to or greater than 10%	5%
Equal to or greater than 20%	10%
Equal to or greater than 30%	15%
Equal to or greater than 40%	20%
Equal to 50%	25%
Greater than 50%*	

* In the event more than 50% of the land mass of any development is earmarked for open space and/or recreational uses, the amount of bonus units which may be granted will be determined by the Planning Commission.

The residential portion of the Windsor Highlands Master Plan consists of 232.69 acres, with 119.54 acres dedicated as parks and open space. In this case, given that the open space provided is approximately 51% of the total land area, the number of bonus units allowed required Planning

Commission determination. Through their previous approval of the Master Plan, Planning Commission granted 58 bonus units, which equates to a 25% bonus. The proposed amendment would add seven (7) lots, resulting in 65 bonus units and 297 total units, or a 28% bonus.

The approved Master Plan shows four lots on the subject parcel, and the applicant has requested that number be increased to seven (7) lots. The four (4) lots originally shown were reallocated to other locations within the subdivision during the subdivision platting, but all 290 lots indicated on the master plan have been platted. The approved plat depicts the area as a location for a clubhouse. The clubhouse has never been built and the parcel has remained undeveloped. The clubhouse would have been an amenity for residents in the Fossil Ridge Subdivision, but it was not proposed in order to meet any Town of Windsor requirements.

The revised plat has increased the lot sizes, making them more compatible with surrounding developed residential lots.

A neighborhood meeting is not required with an Amended Master Plan; however, a required neighborhood meeting was held for the Preliminary Major Subdivision proposal for the subject property on May 17, 2016. The majority of neighbors in attendance at this meeting seemed supportive of the changes made by the applicant from the previous submittal. The neighborhood meeting notes are included with the Preliminary Major Subdivision staff memorandum (Item C.5).

Conformance with Comprehensive Plan:

The application is consistent with the following Objectives from the Residential Areas Framework Plan of the Comprehensive Plan:

- 6. Utilize cluster housing development and conservation design to conserve natural resources, particularly in proximity to the Poudre River and bluffs.*
- 7. Maintain the character of existing residential neighborhoods and make investments that leverage their distinctiveness from newer parts of Town.*
- 9. Foster a unified identity for Windsor's residential areas.*

Conformance with Vision 2025:

The Growth and Land Use Management elements of the Vision 2025 document do not specifically address this type development.

Recommendation:

At their July 6, 2016 meeting the Planning Commission forwarded a recommendation of approval of the amended master plan to the Town Board.

Notification:

No notification is required for an Amended Master Plan.

Enclosures: Resolution 2016-53
Application materials
Neighborhood meeting notes
Staff PowerPoint

pc: TC56 LLC, applicant
Mike Walker, The Birdsall Group, applicant's representative

TOWN OF WINDSOR

RESOLUTION NO. 2016-53

A RESOLUTION RATIFYING, APPROVING AND CONFIRMING THE TERMS AND CONDITIONS OF A PORTION OF THE WINDSOR HIGHLANDS MASTER PLAN – FOSSIL RIDGE SUBDIVISION – TRACT W

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 has in place a system of land use regulations which promote the public health, safety and welfare; and

WHEREAS, the Town previously approved a Master Plan for the Fossil Ridge Subdivision, which Master Plan identified “Tract W” as the site for a future community center serving the Subdivision; and

WHEREAS, Tract W was not developed as a community center, and has since been acquired by a private party (“Developer”) who desires to develop Tract W for residential purposes; and

WHEREAS, the Developer has presented its plans for development of Tract W in the form of an Amended Master Plan, a reduced copy of which is attached hereto and incorporated herein by this reference as if set forth fully (“Amended Master Plan”); and

WHEREAS, the Amended Master Plan has been reviewed by the Planning Commission as required by law, and the Planning Commission has recommended approval; and

WHEREAS, the Town Board has reviewed the recommendation of the Planning Commission, has conducted its own public hearing into the matter, and has concluded that the Amended Master Plan meets the requirements of the Windsor Municipal Code and the 2016 Windsor Comprehensive Land Use Plan; and

WHEREAS, the Town Board desires to approve the Amended Master Plan.

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

1. The attached Amended Master Plan for a Portion of the Windsor Highlands Master Plan – Fossil Ridge Subdivision – Tract W is hereby approved.
2. The Developer is hereby directed to comply with Section 15-2-70 of the *Windsor Municipal Code*.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 11th day of July, 2016.

TOWN OF WINDSOR, COLORADO

By: _____
Kristie Melendez, Mayor

ATTEST:

Patti Garcia, Town Clerk

April 5, 2016

Windsor Highland Master Plan Fossil Ridge Subdivision - Tract W Amended Master Plan Narrative

Tract W of the Fossil Ridge 1st Subdivision is proposed to be platted into 7 single family lots. The 2.5-acre property is located at the southeast corner of Hialeah Drive and Thistledown Drive. All lots will be greater than 8,000 SF and currently ranging in size from 10,820 sq. ft. to 18,446 sq. ft. with an average lot size of 13,995 sq. ft. Uses adjacent to the property are single family detached homes. The zoning for the property is High Density Estate Single Family and will remain so.

The Windsor Highlands Master Plan will be amended by adding seven (7) additional lots increasing the total single family lots from 290 to 297. This increases the Gross and Net Densities to 1.28 units / acre and 2.62 units / acre respectively.

This amendment will not affect the master plans overall grading and utility concepts and therefore amendments to these documents are not necessary.

If approved, Lot 1 would be the first Lot to be developed for the Model Home. The road improvements and further lot development would follow after Lot 1 was built.

Fossil Ridge Subdivision 5th Filing Amended Master Plan

For a Portion of the Windsor Highlands Master Plan–
Fossil Ridge Subdivision – Tract W

Paul Hornbeck, Senior Planner

July 11, 2016

Town Board



Master Plan

Article II of Chapter 15 of the Municipal Code outlines the purposes of the Master Plan process, including:

Sec. 15-2-10. Purpose.

The purpose of this Article is to establish a procedure to provide for the master planning of property annexed to the Town pursuant to Article I of this Chapter. As provided in Article I of this Chapter, master planning in conjunction with the annexation of property is permissive but not required. The foregoing notwithstanding, the approval of a master plan shall be a condition precedent for the subdivision of property in the Town.

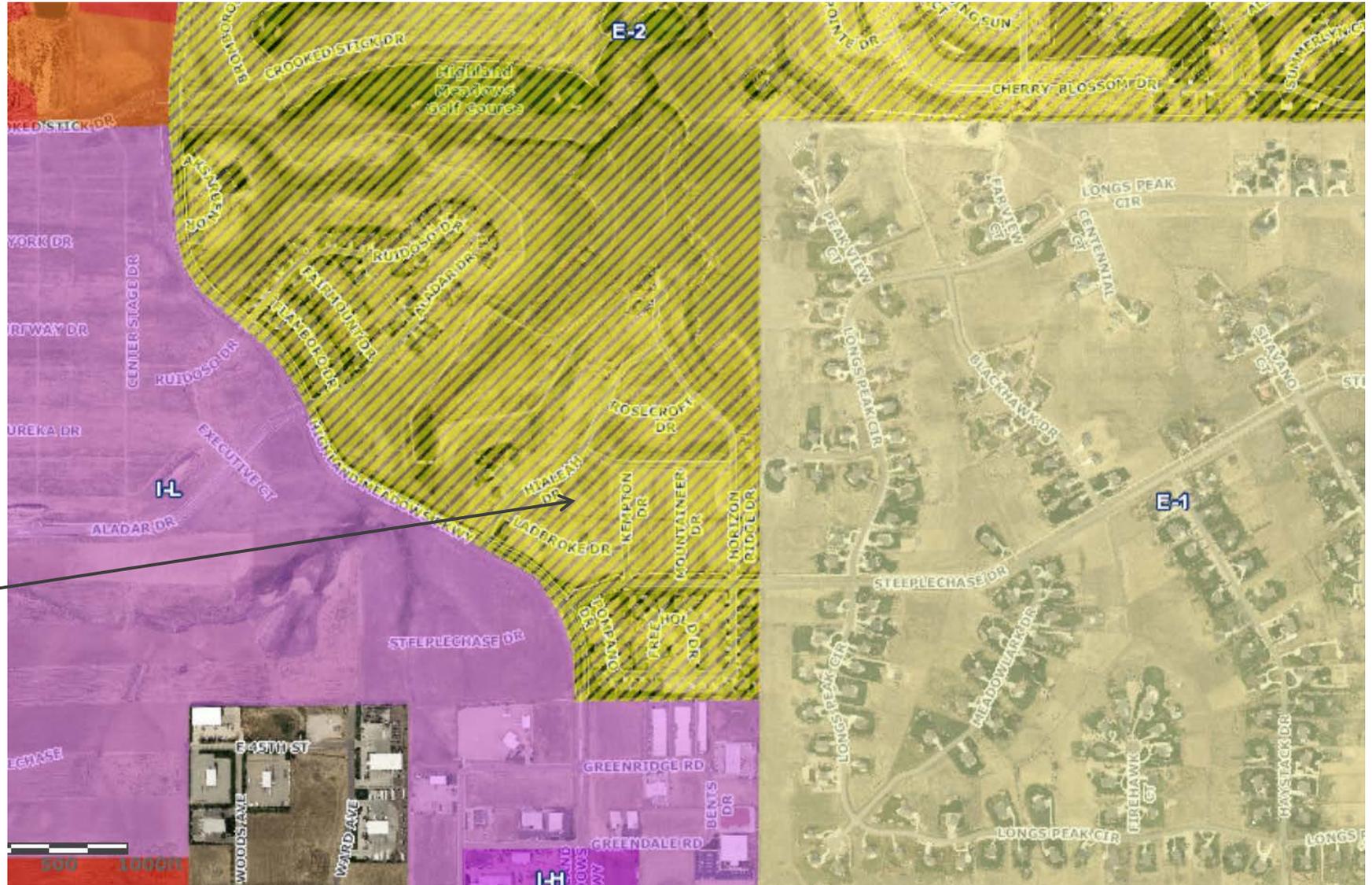
Site Vicinity Map

Site Location



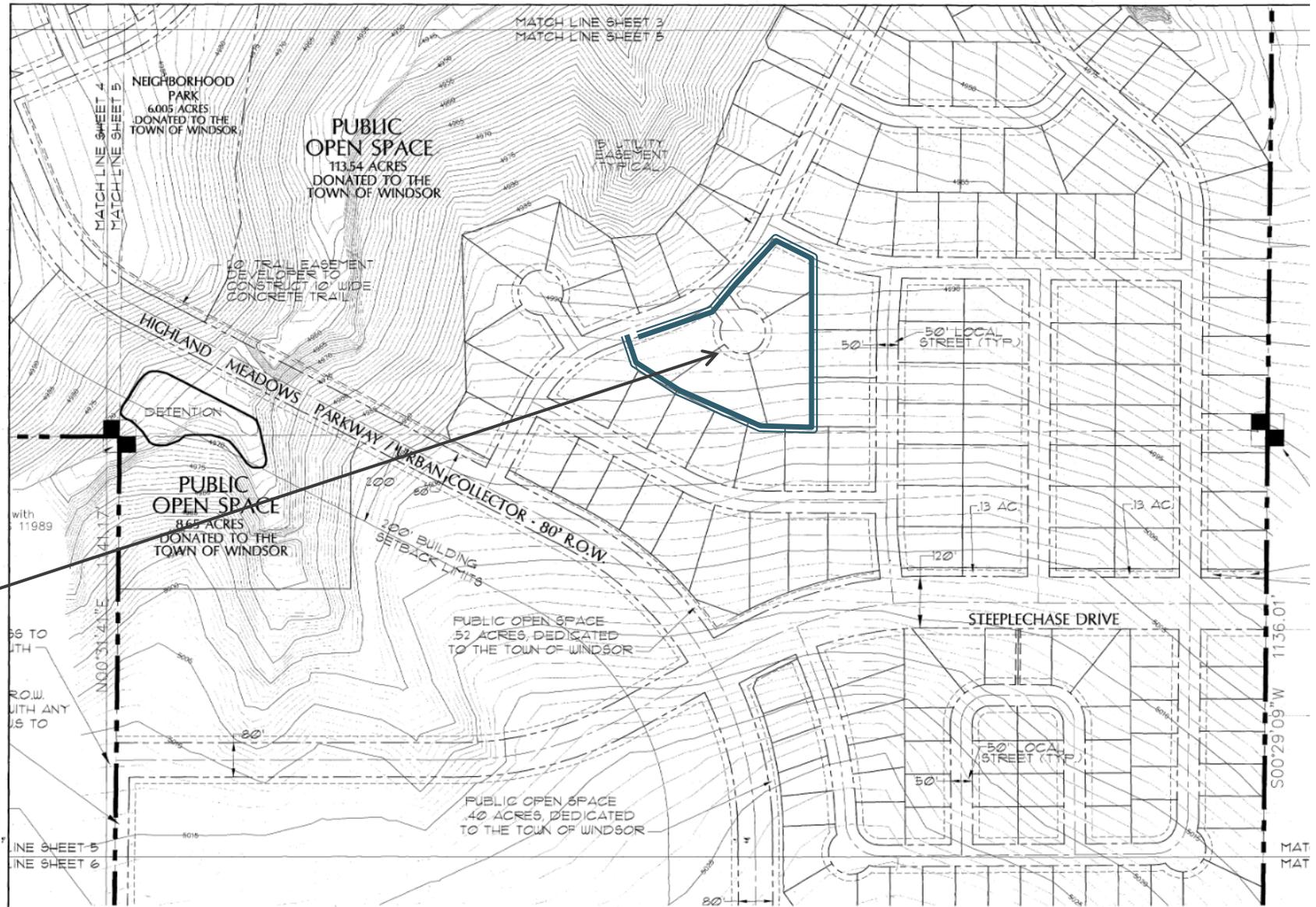
Site Proximity Zoning Map

Site Location -
Zoned Estate
Residential E-2



Existing Master Plan

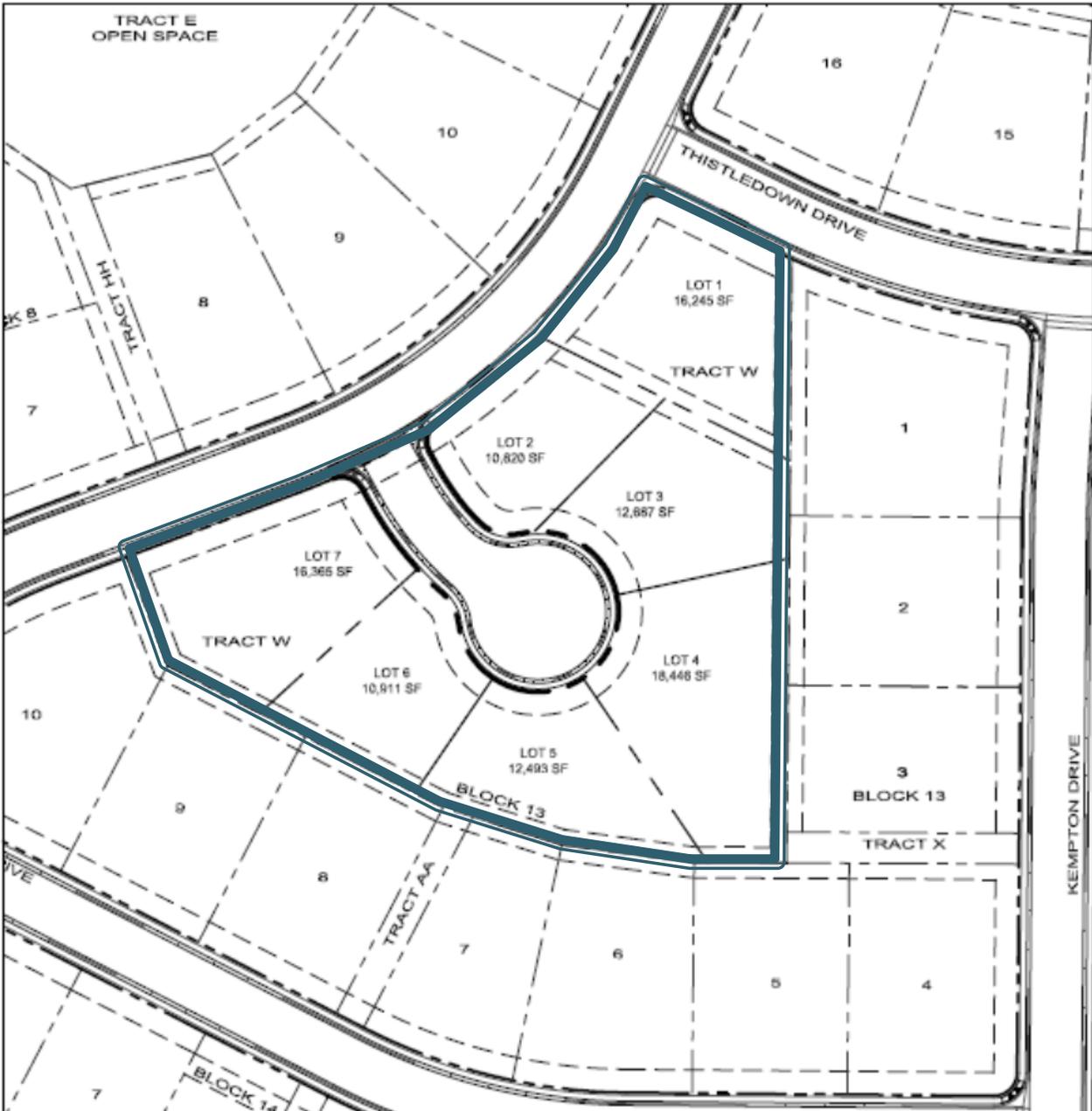
Site Location



Amended Master Plan for a portion of the
WINDSOR HIGHLANDS MASTER PLAN



Proposed Master Plan



Conformance with Comprehensive Plan

The application is consistent with the following Objectives from the Residential Areas Framework Plan of the Comprehensive Plan:

6. Utilize cluster housing development and conservation design to conserve natural resources, particularly in proximity to the Poudre River and bluffs.
7. Maintain the character of existing residential neighborhoods and make investments that leverage their distinctiveness from newer parts of Town.
9. Foster a unified identity for Windsor's residential areas.

Recommendation

At their July 6, 2016 meeting the Planning Commission forwarded a recommendation of approval to the Town Board.

Amended Master Plan

Staff requests that the following be entered into the record:

- ▶ Application and supplemental materials
 - ▶ Staff memorandum and supporting documents
 - ▶ Recommendation
- 



Volume 5, Issue 5
May 2016

2016 MONTHLY FINANCIAL REPORT

Special points of interest:

- CRC expansion sales tax collections barely missed the monthly budget requirement for May.
- Single Family Residential (SFR) building permits total 259 through May 2016. This is up from the May 2015 number of 125.
- 43 business licenses were issued in May, of which 21 were sales tax vendors.



Highlights and Comments

- * Sales tax collections of the 3.2% sales tax for May was a record \$600,930.
- * May 2016 sales tax was up \$54,950 over May 2015. An increase of 10.06%.
- * Construction use tax through May is at 77.73% of the annual budget at \$1,370,457.

*All Town BBQ and
First of the Concert Series*



All Town BBQ and Concert Series

The kickoff of the Summer Concert Series featured *Motive*, an acapella pop group, the all Town barbeque and the new performance venue which was just completed. Around 3,500 people attended and everyone enjoyed the first of the summer series. 3,000 attended the second performance of the summer series. The new performance venue was budgeted at \$500,000 and should end up in the range of \$200,000.

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

Items of Interest

- Visit the recreation center to see the progress on the expansion.
- You can see where all of the Town's construction is happening at the Town website and choosing Maps/GIS.
- Visit us at www.windsorgov.com and look for live streaming of Town Board and Planning Commission meetings.

Sales, Use and Property Tax Update

May 2016

Benchmark = 42%	Sales Tax	Construction Use Tax	Property Tax	Combined
Budget 2016	\$7,764,563	\$1,763,109	\$5,089,810	\$14,617,482
Actual 2016	\$3,772,970	\$1,370,457	\$3,131,244	\$8,274,671
% of Budget	48.59%	77.73%	61.52%	56.61%
Actual Through May 2015	\$3,498,102	\$748,731	\$2,508,921	\$6,755,754
Change From Prior Year	7.86%	83.04%	24.80%	22.48%
CRC Expansion Budget 2016	\$1,710,843	\$331,739		\$2,042,582
CRC Expansion Actual 2016	\$885,017	\$353,256		\$1,238,273
CRC Expansion % of Budget	51.73%	106.49%		60.62%

Ideally at the end of the fifth month of the year you want to see 42% collection rate on your annual budget number. We have exceeded that benchmark in all three tax categories. We are ahead of the pace of collections as compared to May 2015 in all three categories.

Building Permit Chart

May 2016

	SFR	Commercial	Industrial	Total
Through May 2016	259	0	4	263
Through May 2015	125	2	1	128
% change from prior year				105.47%
2016 Budget Permit Total				262
% of 2016 Budget				100.38%

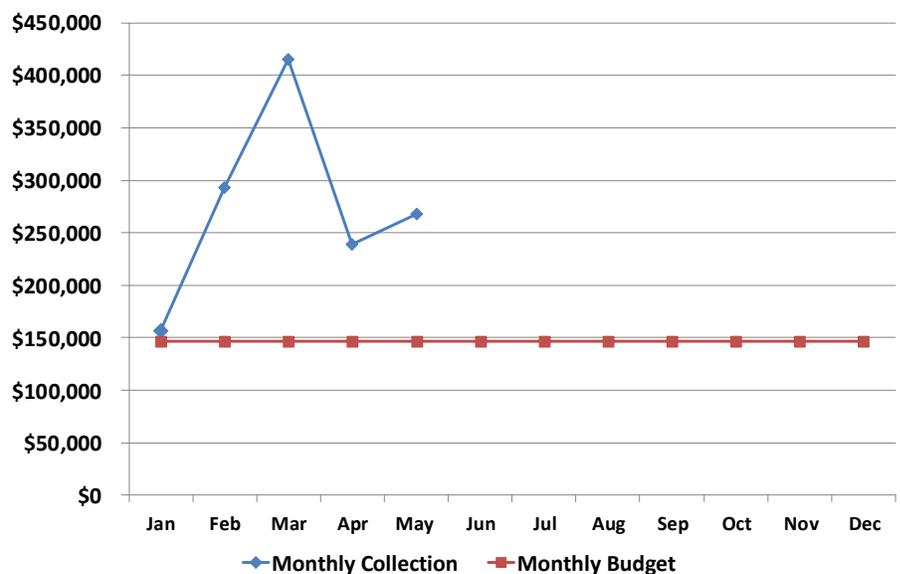
Building Permits and Construction Use Tax

We are showing a 105.47% increase in number of permits as compared to May 2015. We issued 259 SFR permits through May 2016 as compared to 125 through May 2015.

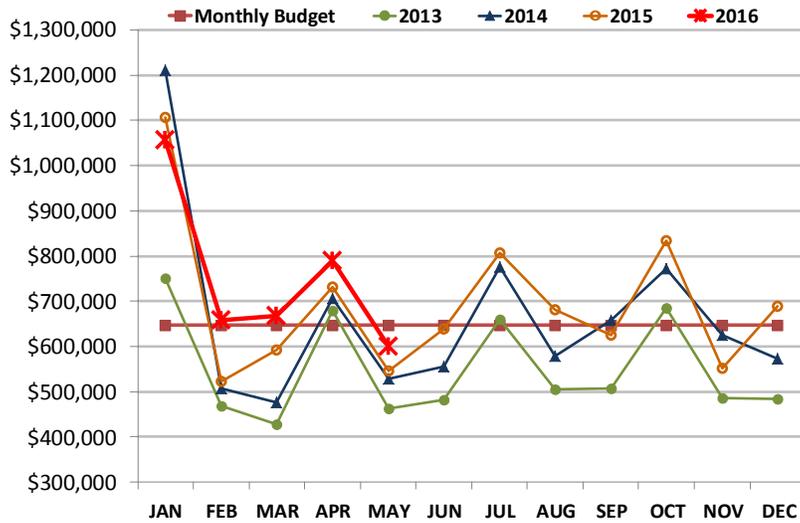
May 2016 construction use tax is above our required monthly collection.

The .75% construction use tax for the CRC expansion is at 106.49% of the annual budget.

Construction Use Tax Collections - 3.2%



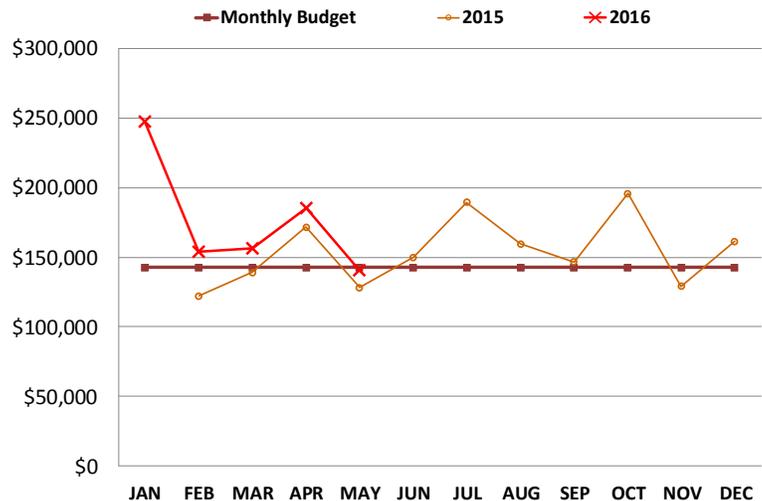
Sales Tax Collections in Dollars - 3.2%



Gross sales tax collections for the month of May 2016 were \$54,950 or 10.06% higher than May 2015.

CRC Expansion sales tax collection for May 2016 was \$140,959. The required monthly collection to meet the budgeted projections is \$142,570.

Community Recreation Center Expansion Sales Tax



May Highlights

May is a “single collection” month, meaning that the collections are for sales made in April. May historically drops in collections following April. While collections were up over May 2015, we missed the monthly collection benchmark by roughly \$46,000. In the first week of June we collected over \$50,000 in sales tax and June on its own was well above the monthly collection requirement. We did not receive any audit or payments out of the ordinary course of business.

Looking Forward

3.2% Collections

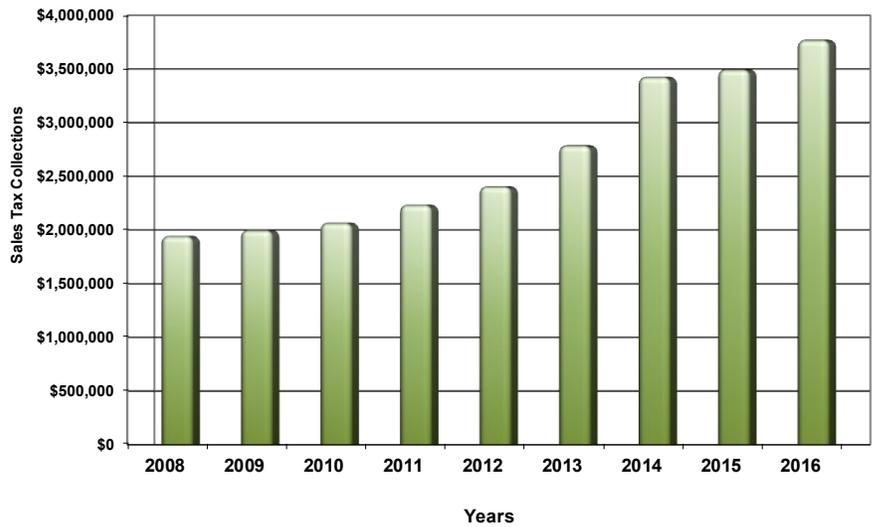
The Town budgeted \$7.7M in sales tax for 2016, making our average monthly collection requirement \$647,047. May was below this mark at \$600,930. At our current pace of collections, we would end the year at \$8.9M in sales tax collections.

.75% Collections

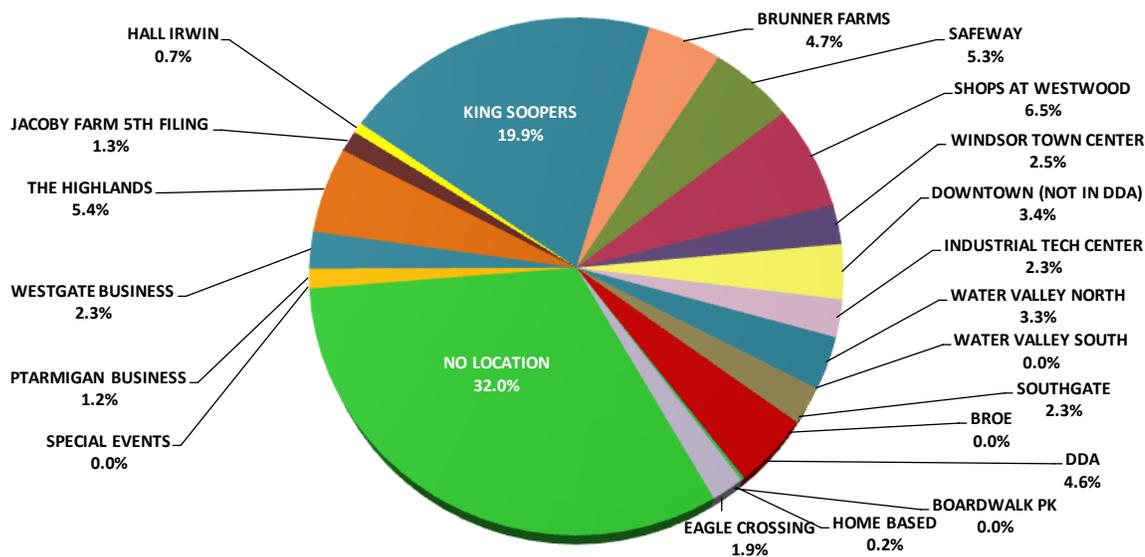
This begins the second year of collecting this portion of the tax. Our monthly budget requirement is \$142,570. We collected \$140,959 in May. Since the inception of this tax, this is the first month we did not reach our monthly collection requirement.

May year to date collections are up over 2015 collections by 7.86% or \$274,868.

Year-to-Date Sales Tax Collections -3.2% Through May 2008-2016



Sales Tax Revenue by GEO Code May 2016



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 1.2% for the year of 2015 in the Denver/Boulder/Greeley area.

- With the exception of Utilities/Telecom, all of our sectors are ahead of last year to date collections at the end of May.
- Southgate Business Park, King Soopers Center, Shops at Westwood Downtown and DDA had the largest percentage gain over 2015.
- Between the DDA (4.6%) and the Downtown (3.4%) total of 8% surpassed the Safeway complex of 5.3%.

All Funds Expense Chart

May 2016

Benchmark = 42%

Operations expenditures are at 38% of the annual budget, under the budget target.

Sewer Fund operations reflect a loan payment which occurs in February, causing the sewer fund to be ahead of the benchmark 42%.

General Government	Current Month	YTD Actual	2016 Budget	% of Budget
General Fund	\$1,126,000	\$6,088,706	\$15,012,482	41%
Special Revenue (PIF, CTF, CRC, CRCX)	\$511,275	\$861,878	\$3,723,744	23%
Internal Service	\$321,157	\$1,285,874	\$2,970,181	43%
Other Entities (WBA, Ec Dev Inc)	\$12,090	\$60,455	\$145,080	42%
Sub Total Gen Govt Operations	\$1,970,522	\$8,296,913	\$21,851,487	38%
Enterprise Funds				
Water-Operations	\$235,567	\$1,072,076	\$3,739,144	29%
Sewer-Operations	\$134,293	\$898,310	\$1,707,267	53%
Drainage-Operations	\$42,634	\$204,964	\$541,574	38%
Sub Total Enterprise Operations	\$412,494	\$2,175,350	\$5,987,985	36%
Operations Total	\$2,383,016	\$10,472,263	\$27,839,472	38%

plus transfers to CIF and Non-Potable for loan

Through May, operating and capital expenditures combined to equal 39% of the 2016 Budget.

General Govt Capital	Current Month	YTD Actual	2016 Budget	% of Budget
Capital Improvement Fund	\$571,041	\$2,714,788	\$11,678,171	23%
CRC Expansion Fund	\$1,260,008	\$5,011,451	\$8,049,363	62%
Enterprise Fund Capital				
Water	\$940,390	\$1,372,646	\$5,269,134	26%
Sewer	\$211,987	\$448,028	\$1,717,982	26%
Drainage	\$699,418	\$2,347,549	\$3,048,595	77%
Sub Total Enterprise Capital	\$1,851,795	\$4,168,223	\$10,035,711	42%
Capital Total	\$3,682,844	\$11,894,462	\$29,763,245	40%
Total Budget	\$6,065,860	\$22,366,725	\$57,602,717	39%

All Funds Expenditures

The Town is where it should be at this time of year regarding expenditures. Operating expenditures will pick up in the next few months as we move into the busy spring and summer season. Construction on the CRC Expansion continues and will increase the pace of capital spending as the weather gets warmer and we get into our annual street maintenance program.



General Fund Expense Chart

Department		Current Month	YTD Actual	2016 Budget	% of Budget
410	Town Clerk/Customer Service	\$51,905	\$310,300	\$690,854	44.9%
411	Mayor & Board	\$95,118	\$485,583	\$1,103,343	44.0%
412	Municipal Court	\$1,439	\$6,425	\$19,630	32.7%
413	Town Manager	\$34,641	\$191,069	\$440,163	43.4%
415	Finance	\$59,037	\$301,248	\$659,277	45.7%
416	Human Resources	\$30,785	\$165,800	\$442,405	37.5%
418	Legal Services	\$29,703	\$154,330	\$380,497	40.6%
419	Planning & Zoning	\$42,965	\$243,501	\$701,114	34.7%
420	Economic Development	\$30,026	\$199,251	\$431,868	46.1%
421	Police	\$251,091	\$1,436,810	\$3,273,456	43.9%
428	Recycling	\$2,768	\$13,484	\$50,945	26.5%
429	Streets	\$79,538	\$404,885	\$1,217,066	33.3%
430	Public Works	\$28,394	\$153,389	\$365,326	42.0%
431	Engineering	\$62,935	\$359,951	\$887,113	40.6%
432	Cemetery	\$10,549	\$47,770	\$129,108	37.0%
433	Community Events	\$13,125	\$17,631	\$136,215	12.9%
450	Forestry	\$25,899	\$134,508	\$338,963	39.7%
451	Recreation Programs	\$128,012	\$662,648	\$1,712,976	38.7%
452	Pool/Aquatics	\$9,052	\$31,140	\$186,332	16.7%
454	Parks	\$101,800	\$551,832	\$1,297,222	42.5%
455	Safety/Loss Control	\$164	\$2,314	\$17,460	13.3%
456	Art & Heritage	\$18,015	\$112,077	\$279,437	40.1%
457	Town Hall	\$19,039	\$102,760	\$251,712	40.8%
Total General Fund Operations		\$1,126,000	\$6,088,706	\$15,012,482	40.6%

General Fund Expenditures

General Fund operating expenditures are slightly below the 42% budget benchmark through May at 40.6%.

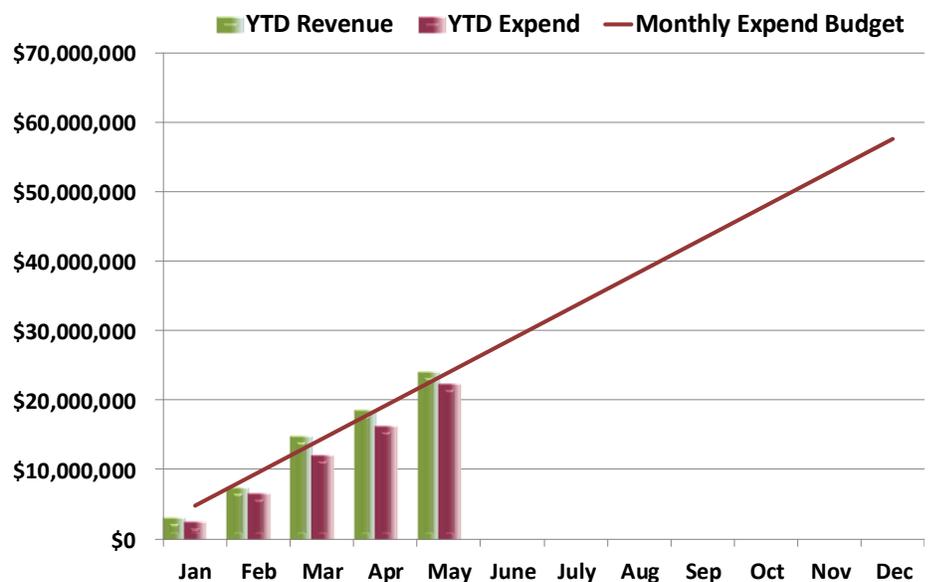
Revenue and Expenditure

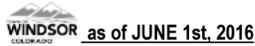
The chart on the right shows monthly revenue compared to monthly expenditure as well as a trend line showing the total 2016 budget expended equally over twelve months.

Our monthly budgeted total expenditures equal \$4,800,226. In May we collected \$5,371,123 in total revenue.

Look for the expenditure bar to get ahead of the budget pace as we near the end of the CRC expansion later this summer.

Combined Revenue and Expenditures





TOWN OF WINDSOR 2016 MAJOR CAPITAL PROJECT STATUS
arranged by reporting department

	2016 Projects	2016 Budget	Spent YTD	Dept.	Multi-Yr	Est. Start Process	Actual Start	% Complete	Est. Complete	Actual Complete
1	PW/Parks Maintenance Facility Design	2,333,000	\$162,384	T Mng	2014-2017	Aug-15		9%	2017	
2	IT - Studio Equipment Upgrade	125,000	\$0	Fin	2016	Apr 1	Apr 1	25%	Aug/Sep	
3	GIS Asset Management Software	150,000	\$51,554	Fin	2016	Apr 15	Jun-16	20%	EOY	
4	Water Master Plan Rate Study	35,000	\$0	Fin	2016	Jun 1		1%		
5	Eastman Pk/7th St Roundabout	1,085,320	\$27,435	Eng OH	2015-2016	2015	2015	5%	Sep 1	
6	County Line Road Mitigation design	50,000	\$4,736	Eng OH	2016-2017	mid Feb	May 1	30%	Aug 1	
7	Walnut St / Hwy 257 Turn Lane	55,000	\$0	Eng DB	2015-2016	2015	2015	48%	mid Aug	
8	9th Street Traffic Signal	180,000	\$31,354	Eng DW	2016	Jun 1	Jun-16	20%	Aug 1	
9	Crossroads-CR13 traffic signal	340,000	\$760	Eng OH	2016	mid Aug		10%	mid Oct	
10	Harmony Rd-CR15 traffic signal design	16,000	\$0	Eng OH	2016-2017	mid Apr	Apr 15	5%	mid Aug	
11	New Liberty Rd Extension	2,000,000	\$74,906	DW/KB	2016	Jun 1		25%	Nov 1	
12	GW Railroad Quiet Zone w/grant	2,200,000	\$1,290,838	Eng DB	2014-2016	2015	2015	75%	Sep 1	
13	Street Maintenance (overlay, crack seal, chip seal)	2,100,000	\$591,967	Eng CT	2016	Jan-15	Mar 1	55%	Oct 1	
14	Poudre River Maintenance	75,000	\$0	Eng DW	2016	May 1		0%	Sep 1	
15	Water Line Replacement 16th S of Riverbend	798,000	\$38,835	Eng CT	2015-2016	Jul 1		35%	Nov 1	
16	Kyger Reservoir Pump Station	2,315,281	\$121,354	Eng OH	2014-2017	Jul 1		40%	Feb 2017	
17	Update Storm Water Study	100,000	\$0	Eng DW	2015	Feb		6%	Dec	
18	Law Basin Master Plan Channel - construction w/ PDM Grant - 2012-2015	1,998,095	\$1,698,570	Eng DR	2012-2016	2015	2015	80%	end Jun	
19	Law Basin West Tributary Channel - 2013-2015	1,050,500	\$648,978	Eng OH	2013-2016	2015	2015	70%	Jul 1	
20	Trail Cross 257/Grasslands; CR19/#2 Ditch; CR13	108,107	\$0	Eng CT	2016	Apr 1	Apr 1	55%	Jul 1	
21	Main Park Shelter Replacement (2)	53,190	\$9,240	Eng OH	2015-2016	Nov 2015	1-Nov	75%	Jun 1	
22	Chimney Park south parking lot slurry/stripe	15,000	\$0	Eng CT	2016	Aug 1		25%	Oct 1	
23	Chimney Park North Shelter Replacement	27,310	\$4,418	Eng OH	2015-2016	Nov 2015	1-Nov	70%	mid Jun	
24	Cemetery streetscape sidewalk constructions	247,500	\$97,758	Eng CT	2015-2016	Jun 13		55%	Oct 1	
25	Boardwalk Trash Enclosure	40,150	\$0	Pks/WW	2016	Mar 1		0%		
26	Poudre Trail From Westwood Village w/grant	250,000	\$2,137	Pks/WW	2015-2016	Feb 1		0%	Aug 1	
27	Windsor Tr Jacoby easement 13 to New Cache Ditch	10,000	\$0	Pks/WW	2016	Feb 1		0%	Aug 1	
28	Windsor Tr 392 @ Highlands Design & Underpass	185,000	\$1,813	Pks/WW	2016	Feb 1	Feb 1	10%	mid Nov	
29	15th & Walnut Open Space Development	100,000	\$3,976	Pks/WW	2016	Jun 1	Jan	10%	Nov 1	
30	Poudre River Diversion Design w/grant	-	\$9,619	Pks/WW	2016	Oct 7		20%	EOY	
31	Main Park Irrigation design	9,000	\$0	Pks/WW	2016-2017	Mar 1		10%	Aug 1	
32	Main Park Pickle Ball Court	45,100	\$0	Pks/WW	2016	May 1		5%	Jul 1	
33	Boardwalk Performance Venue	500,000	\$5,891	Pks/WW	2016	Mar 1	Mar	95%	May 1	
34	Eaton House Structural Assess w/grant	15,000	\$5,650	Pks/AD	2015-2016	Jan	Feb	60-70%	Jun 1	
35	Museums-Phase 3 Landscaping documents	37,645	\$0	Pks/AD	2016	Aug 1		0%	Nov 1	
36	Museums - Depot siding	45,000	\$0	Pks/AD	2016	Aug 1		0%	Dec 1	
37	Eaton House Master Plan w/grant	25,000	\$11,316	Pks/AD	2016	Jan	Jan		Jul 1	
38	Chimney Pk North change to Non-potable	99,000	\$0	Pks/WW	2016	Sep		15%	Nov 1	
39	Automate splitter box E of Chimney Pk design	33,000	\$0	Pks/WW	2016-2017	Aug 1		0%	mid Nov	
40	CRC Expansion	7,215,695	\$4,861,738	Pks/EL	2014-2016	2015	2015	65%	Oct 1	
41	Railroad Impr CR15 Hwy 34	40,000	\$0	P Wks	2016	mid Apr		20%	Sep 1	
42	CR 15 South of Crossroads	130,000	\$0	P Wks	2016	Apr 1		0%	Sep 1	
43	Sewer Line Rehab	63,370	\$0	P Wks	2016	Apr 1		10%	Sep 1	
44	Chemical Treatment Facility	35,000	\$0	P Wks	2016	May 1		10%	Sep 1	
45	Sewer Nutrient Program w/grant	402,000	\$378,799	P Wks	2014-2016	2015	2015	98%	May 2016	
46	Lift Station #4 Replacement	515,000	\$6,291	P Wks	2016	May 1		45%	Oct	
47	Repl. #1,12,14,36,70,81,82,83, leasing #35, 94, 52, 19, incl Toro - Chimney Park, incl tow behind broom	560,000	\$197,125	P Wks	2016	Jan-16		90%	Jul	
48	1 New Eng Vehicle/equipped #109	30,000	\$27,159	P Wks	2016	Jan-16		90%	Jul	
	Color key for funds =	PIF	CTF	CIF	WF	NPWF	SF	SDF	FF	ITF



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.



2016 Monthly Financial Report

Town of Windsor
301 Walnut Street
Windsor, CO 80550

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

*The bottom line focus of the 2016 budget allows us to maintain our service levels and fund important long-term capital improvements. The budget also focuses on outcomes related to the Strategic Plan. **The 2016 budget guiding tenets are providing employees fair compensation, the best work tools, and a safe work place within reasonable fiscal responsibility. This along with the resources focused on customer service will continue to make Windsor a premier community not only in Northern Colorado but in all of Colorado.***

We're on the Web

www.windsorgov.com

			MARCH 2016			
	<u>Previous Month</u>	<u>Previous Month's Year to Date</u>	<u>Current Month</u>	<u>Year To Date</u>	<u>Y.T.D. 2015</u>	
Misdemeanor Complaints						
911 Hang up Calls	40	56	6	62	38	
Animal	27	49	21	70	75	
Arson	0	0	0	0	0	
Assault	3	7	4	11	12	
Assist Other Department	10	14	12	26	30	
Attempted Suicide	1	2	0	2	2	
Checks	0	0	0	0	1	
Child Abuse	0	2	3	5	6	
Citizen Service	73	177	65	242	205	
Civil Complaints	7	20	13	33	25	
Contributing Delinq./ Minor	0	0	0	0	0	
Crime Against At-Risk Adult	0	0	1	1	0	
Criminal Mischief	9	18	11	29	31	
Criminal Trespass Premises	1	2	3	5	11	
Death	1	3	0	3	3	
Drugs	1	2	0	2	7	
DUI's	8	13	4	17	24	
False Burglar Alarm	16	42	21	63	75	
False Imprisonment	0	0	0	0	1	
False Reporting	0	0	2	2	1	
Found Property	10	18	8	26	31	
Harassment	10	25	9	34	28	
Indecent Exposure	0	0	0	0	3	
A. Curfew	0	0	0	0	0	
B. Runaway	4	4	1	5	8	
C. Other	4	7	7	14	13	
Juvenile Problems (total)	8	11	8	19	21	
Liquor Violations	0	0	0	0	0	
Lost Property	4	6	1	7	14	
Menacing	0	1	0	1	2	
MIC / MIP	0	0	0	0	5	
Missing Persons	3	4	0	4	1	
Obstructing Police	0	1	1	2	0	
Obstructing Telephone Service	0	1	1	2	0	
Open door	2	4	4	8	24	
Ordinance Violations	39	92	25	117	87	
Reckless Endangerment	0	0	0	0	0	
Repossession	0	0	0	0	0	
Sexual Assault	2	5	4	9	2	
Sex Offender Violation	0	0	1	1	1	
Soliciting	0	1	0	1	3	
Suspicious Activity	53	100	58	158	126	

			MARCH 2016			
	<u>Previous Month</u>	<u>Previous Month's Year to Date</u>	<u>Current Month</u>	<u>Year To Date</u>	<u>Y.T.D. 2015</u>	
Misdemeanor Complaints Cont'd						
Theft	13	23	14	37	50	
Theft By Receiving	0	0	0	0	0	
Towed - Abandoned	0	1	1	2	2	
Towed - Traffic	13	19	8	27	27	
Towed (Total)	13	20	9	29	32	
Traffic Accidents (total)	42	75	26	101	89	
A. Non-injury/Property damage	36	66	24	90	76	
B. Injury	4	7	1	8	6	
C. Fatal	0	0	0	0	0	
D. DUI Accidents	2	2	1	3	7	
Underage Possession Marijuana	1	2	1	3	7	
Vehicle Laws	167	382	160	542	552	
Violation of Restraining Order	1	4	4	8	12	
Warrants - WPD	2	2	0	2	1	
Warrants - Other Department	5	15	9	24	28	
Warrants (Total)	7	17	9	26	29	
Weapon Violation	0	0	1	1	1	
Felony Complaints						
Armed Robbery	0	0	0	0	2	
Arrests	2	11	8	19	27	
Arson	0	0	0	0	0	
Assault	1	2	1	3	7	
Attempted Burglary	0	0	0	0	0	
Auto Theft	0	2	1	3	1	
Burglary	2	3	2	5	5	
Checks	0	0	0	0	0	
Child abuse	0	0	3	3	0	
Child Neglect	0	0	0	0	0	
Contrib./Delinq. of Minor	0	0	0	0	0	
Criminal Impersonation	0	2	0	2	0	
Criminal Mischief	1	2	2	4	2	
Criminal Trespass - Dwelling	0	0	0	0	1	
Criminal Trespass - Vehicle	1	6	1	7	26	
Drugs	0	0	1	1	3	
Forgery	0	3	0	3	1	
Fraud	2	9	5	14	48	
Homicide	0	0	0	0	0	
Identity Theft	0	2	3	5	20	
Intimidating Witness/Victim	0	0	0	0	0	
Menacing	0	1	0	1	3	
Recovery of Stolen Vehicle (ALL)	0	1	1	2	0	
Robbery	0	0	0	0	0	
Sexual Assault	0	0	0	0	1	
Tampering with Evidence	0	0	0	0	1	
Theft by Receiving	0	0	0	0	0	

			MARCH 2016			
	<u>Previous Month</u>	<u>Previous Month's Year to Date</u>	<u>Current Month</u>	<u>Year To Date</u>	<u>Y.T.D. 2015</u>	
Theft	1	7	2	9	24	
Warrant (Other Department)	1	3	2	5	6	
Weapon Violation	0	0	1	1	0	
Adult Arrest	26	47	26	73	83	
Juvenile Detentions	2	4	4	8	12	
Total Calls for Service	544	1150	519	1669	1592	
A. Criminal	295	645	298	943	930	
B. Non-Criminal	249	505	221	726	662	
Cases Filed (County Penal)	18	29	19	48	52	
County Traffic Citations	46	108	40	148	145	
Municipal Citation	134	308	125	433	444	
A. Traffic	110	258	104	362	395	
B. Ordinances	24	50	21	71	49	
Warnings	328	742	297	1039	804	
Juvenile Filings	2	5	2	7	1	
Parking Tickets	48	89	52	141	134	
Juvenile Notification Forms	13	30	12	42	46	
M-1 Holds	6	7	2	9	22	
Misdemeanor Complaints Cleared by Arrest	26	46	22	68	68	
Monetary Loss Misdemeanor Complaints	\$5,858	\$7,923	\$5,457	\$13,380	\$15,536	
Monetary Recovery Misdemeanor Complaints	\$1,032	\$1,032	\$125	\$1,157	\$521	
Felony Complaints Cleared by Arrest	2	6	8	14	27	
Monetary Loss Felony Complaints	\$2,000	\$128,125	\$50,200	\$178,325	\$54,457	
Monetary Recovery Felony Complaints	\$0	\$49,942	\$42,000	\$91,942	\$10,640	