

TOWN OF ERIE
BOARD OF TRUSTEES REGULAR MEETING ¹
Tuesday, October 14, 2014
6:30 p.m.
Board Room, Erie Town Hall, 645 Holbrook Street, Erie, CO 80516

STUDY SESSION 5:45 P.M. COMMUNITY ROOM

I. CALL MEETING TO ORDER

II. PLEDGE OF ALLEGIANCE AND ROLL CALL

III. APPROVAL OF THE AGENDA

IV. CONSENT AGENDA (The consent agenda is intended to contain items that are prepared to be decided without discussion. Any Board member may request removal of any item they do not want to consider without discussion or wish to vote no on, without jeopardizing the approval of other items on the consent agenda. Items removed will be placed under IX. General Business, a. in the order they appear on the Agenda.) (This should be done prior to the motion to approve.)

- a. Approval of the September 23, 2014 Meeting Minutes
- b. Approval of the September 25, 2014 Special Meeting Minutes
- c. Approval of the September 30, 2014 Special Meeting Minutes

V. PUBLIC COMMENT (This agenda item provides the public an opportunity to discuss items other than ordinances on second reading, public hearings and consent agenda items that are not on the agenda. The Board of Trustees is not prepared to decide on matters brought up at this time, but if warranted, will place them on a future agenda.)

VI. PROCLAMATIONS AND PRESENTATIONS (This agenda item is intended to contain Presentations to the Board that do not require any Board action. Presentations are limited to fifteen (15) minutes.)

- a. Certificate of Appreciation to Seth Pentolope for his Eagle Scout Headstone Recording Project at Mount Pleasant Cemetery
- b. Boulder County Ballot Initiatives

VII. RESOLUTIONS (This agenda item is for all matters that should be decided by resolutions.)

- a. Resolution 14-115; A Resolution of The Town Of Erie, Colorado, Supporting Boulder County's 2014 Ballot Measure Designated As 1A, A Countywide Flood Recovery Sales And Use Tax; And Setting Forth Details In Relation Thereto
- b. Resolution 14-116; A Resolution Supporting Boulder County's 2014 Ballot Measure Designated As 1B, Which Extends Boulder County's 0.9 Mill Ad Valorem Property Tax Mill Levy For Fifteen Years To And Including December 31, 2030; And Setting Forth Details In Relation Thereto

¹ FOR MORE INFORMATION ON THE AGENDA ITEMS LISTED OR FOR INDIVIDUALS WITH DISABILITIES NEEDING AUXILIARY AIDS OR TO REQUEST ASSISTANCE, PLEASE CONTACT THE TOWN CLERK'S OFFICE AT 645 HOLBROOK STREET, P.O. BOX 750, 303-926-2731.

RESOLUTIONS (continued)

- c. Resolution 14-117; A Resolution Approving A Memorandum Of Understanding Between The Town Of Erie And The St. Vrain Valley School District Re-1J For A School Resource Officer; And Setting For Details In Relation Thereto.

PUBLIC HEARING

OPEN PUBLIC HEARING

- d. Resolution 14-112: A Resolution of the Board of Trustees of the Town of Erie, Colorado Approving the Service Plan for the Wise Farm Metropolitan Districts No. 1 and 2.

CLOSE PUBLIC HEARING

OPEN PUBLIC HEARING

- e. Resolution 14-113; A Resolution of the Board of Trustees of the Town of Erie, Colorado Approving the Service Plan for the Red Tail Ranch Metropolitan District

CLOSE PUBLIC HEARING

VIII. ORDINANCES (To adopt an Ordinance of the First Reading, a Motion/Second/Approval is required to suspend Resolution 02-44 and adopt the Ordinance on the First Reading.)

- a. Ordinance 35-2014; An Ordinance Of The Town Of Erie, Colorado Amending Title 4, "Business Regulations," Of The Erie Municipal Code Of The Town Of Erie, Colorado By Adding A New Chapter 11, "Retail Marijuana Business Prohibition," Prohibiting Marijuana Cultivation Facilities, Marijuana Product Manufacturing Facilities, Marijuana Testing Facilities, And Retail Marijuana Stores In The Town; And, Setting Forth Details In Relation Thereto (FIRST READING)
- b. Ordinance 33-2014; An Ordinance of the Town Of Erie, Colorado Rezoning the Sierra Vista Property Pursuant to the Petition of the Owner Thereof, from HR – High Density Residential and CC – Community Commercial to LR – Low Density Residential and CC – Community Commercial; and Providing for the Effective Date of this Ordinance; and Setting Forth Details in Relation Thereto (SECOND READING)

IX. LAND DEVELOPMENT RESOLUTIONS AND ORDINANCES

CANYON CREEK FILING 5 TRACT B PLANNED DEVELOPMENT

PUBLIC HEARING

OPEN PUBLIC HEARING

- a. Ordinance 34-2014; An Ordinance Of The Town Of Erie, Colorado, Approving Canyon Creek PD Amendment No. 7; Making Findings Supporting Canyon Creek PD Amendment No. 7; And, Setting Forth Details In Relation Thereto. (FIRST READING)

CLOSE PUBLIC HEARING

LAND DEVELOPMENT RESOLUTIONS AND ORDINANCES (continued)

OPEN PUBLIC HEARING

- b. Resolution 14-114; A Resolution Making Certain Findings Of Fact And Conclusions Favorable to Canyon Creek Subdivision Filing No. 5, 1st Amendment Preliminary Plat; Imposing Conditions Of Approval; Approving The Canyon Creek Subdivision Filing No. 5, 1st Amendment Preliminary Plat With Conditions; And Setting Forth Details In Relation Thereto.

CLOSE PUBLIC HEARING

- X. **GENERAL BUSINESS** (This agenda item is reserved for matters that are ready for Board action, and do not fit into other categories, i.e. resolutions, ordinances...)

- a. Budget Study Session
- Impact Fees
 - Cemetery
 - Urban Renewal Authority
 - Conservation Trust
 - Fines & Forfeitures

- XI. **STAFF REPORTS** (This agenda item is reserved for specific items from Staff requiring Board direction or just relaying important information.)

Staff Reports Included in Agenda Packet

- XII. **BOARD OF TRUSTEES REPORTS & APPOINTMENTS** (This agenda item is for all Board of Trustees reports, Board & Commission Appointment, and items of information as well as Board discussion items, not listed on the agenda.)

- a. BOT Reports

- XIII. **ADJOURNMENT** (The Board's Goal is that all meetings be adjourned by 10:30pm. An agenda check will be conducted at or about 10:00 p.m., and no later than at the end of the first item finished after 10:00 p.m. Items not completed prior to adjournment will generally be taken up at the next regular meeting.)

TOWN OF ERIE
BOARD OF TRUSTEES REGULAR MEETING 1
Tuesday, September 23, 2014
6:30 p.m.
Board Room, Erie Town Hall, 645 Holbrook, Erie, CO 80516

I. CALL MEETING TO ORDER

Mayor Harris called the September 23, 2014 Regular Meeting of the Board of Trustees to order at 6:30 p.m.

II. PLEDGE OF ALLEGIANCE AND ROLL CALL

Roll Call:	Trustee Carroll	Present
	Trustee Schutt	Present
	Mayor Pro Tem Gruber	Present
	Trustee Moore	Present
	Trustee Charles	Present
	Trustee Woog	Present
	Mayor Harris	Present

III. APPROVAL OF THE AGENDA

Action: Mayor Harris moved to approve the September 23, 2014 Agenda moving IV. Consent item d. to VII Resolutions item g and the addition of item c. Budget Study Session to IX. General Business; the motion was seconded by Trustee Schutt. The motion carried with all present voting in favor thereof.

IV. CONSENT AGENDA

- a. Approval of the September 9, 2014 Special Meeting Minutes
- b. Approval of the September 9, 2014 Meeting Minutes
- c. Ordinance 31-2014; An Ordinance Authorizing the Town Of Erie, Colorado, to Sell Tract D, Orchard Glen Filing No. 2 at Meadow Sweet Farm to the Orchard Glen Homeowners Association, Inc. as Authorized by the Voters of the Town Of Erie; And, Setting Forth Details in Relation Thereto.

Action: Mayor Pro Tem Gruber moved to approve the September 23, 2014 Consent Agenda as amended; the motion was seconded by Trustee Moore. The motion carried all present voting in favor thereof.

V. PUBLIC COMMENT

There was no one wishing to make Public Comment.

VI. PROCLAMATIONS AND PRESENTATIONS

Briggs Gamblin, Director of Communications and Legislative Policy and Jim Reed, Board of Education Member for the Boulder County School District requested support for their upcoming Ballot Issue 3A.

VII. RESOLUTIONS

a. Resolution 14-101; A Resolution Awarding a Construction Contract for Coal Creek Trail-Bonnell Connection

Gary Behlen, Director of Public Works presented staff recommendations for the approval of Resolution 14-101. The 2014 Capital Budget includes funds for the design and construction of the Coal Creek Trail Access Connection at Bonnell Avenue. The design contract was awarded to Loris and Associates at the June 10, 2014 Board Meeting. An open house was held at our Leon A. Wurl Service Center on July 9, 2014 to seek input from residents. This trail connection includes a pedestrian bridge crossing of Coal Creek and will connect the trail system on the east side of Coal Creek to the trail system in Erie Commons and the sidewalks on Bonnell Avenue. The construction of the new parking lot at the Leon A. Wurl Service Center is complete, and provides parking and can also be used as a trail head for this important trail connection. An Invitation to bid was posted on the Town's website on August 13, 2014 to ensure that local contractors were notified about this project. No Erie contractors submitted bids. The low bidder is 53 Corporation, LLC. They are located in Castle Rock, Colorado, and were incorporated in the State of Colorado in 1998. 53 Corporation, LLC has worked successfully with the Town on the Drop Structure and Pedestrian Bridge Repair project that was needed due to the 2013 September flood. Town staff has developed a good working relationship with 53 Corporation, LLC. In addition to working for the Town, 53 Corporation, LLC, has successfully completed projects for Urban Drainage and Flood Control District, Arapahoe County Water and Wastewater Authority, and the Town of Castle Rock. Staff has reviewed 53 Corporation, LLC's qualifications and found them to be acceptable. Staff is recommending awarding the construction contract for the Coal Creek Trail Access Connection at Bonnell Avenue to 53 Corporation, LLC.

Action: Mayor Pro Tem Gruber moved to approve Resolution 14-101; the motion was seconded by Trustee Moore. The motion carried with the following roll call vote:

Roll Call:	Trustee Schutt	Yes
	Trustee Woog	Yes
	Trustee Moore	Yes
	Trustee Charles	Yes
	Mayor Pro Tem Gruber	Yes
	Trustee Carroll	Yes
	Mayor Harris	Yes

b. Resolution 14-106; A Resolution Approving the Purchase of a 2015 International Dump Truck With Sander and Plow

Gary Behlen, Director of Public Works presented staff recommendations for the approval of Resolution 14-106. The 2014 Operating Budget includes the purchase of a new dump truck to replace Unit #110 which was approved in the supplemental budget. Currently Unit 110 has been out of service since April 2014 due to broken parts, cracked frame, hydraulic ram and rust causing unsafe vehicle operations.

RESOLUTIONS (continued)

\$210,000 is budgeted for the purchase of a 2015 International Dump Truck. The Town received the State Bid to McCandless International with a Base Bid Price is \$89,314 for the cab and frame only. This unit will be replacing one of our snowplow units; therefore it is necessary to equip the new unit with, hydraulics, snow plow, dump box, sander with saddle tanks. The Town received the State Bid to OJ Watson for \$97,306 for this equipment. The total cost for this unit is \$186,620.

Action: Mayor Pro Tem Gruber moved to approve Resolution 14-101; the motion was seconded by Trustee Woog. The motion carried with the following roll call vote:

Roll Call:	Trustee Schutt	Yes
	Trustee Woog	Yes
	Trustee Moore	Yes
	Trustee Charles	Yes
	Mayor Pro Tem Gruber	Yes
	Trustee Carroll	Yes
	Mayor Harris	Yes

c. Resolution 14-107; A Resolution Approving a CDOT Grant Agreement Amendment

Russell Pennington, Deputy Public Works Director presented staff recommendations for Resolutions 14-1-7; Resolution 14-108 and Resolution 14-110. As part of the A3 Connector and the East Connector construction projects at the Erie Municipal Airport in 2009, drainage improvements were constructed as part of the overall project. One of the drainage improvements was constructed off of airport property on Lot 9, Block 4. In discussion with the property owner, the improvements have made mowing and maintaining this portion of his property difficult. As part of the 2013 Taxiway Lighting Project, the contractor has been asked to make modifications to this property to enable the property owner to maintain his property as well as to still meet the drainage requirements. The project will re-grade a small portion of ground on the southeast side of the east connector, remove a portion of storm pipe, and install an inlet. This project is intended to improve the drainage in this area, locate all storm facilities on the airport property and reduce and potentially eliminate erosion on the adjacent property. Aviation, the Town's FAA approved airport consultant for the Taxiway Lighting Project, along with Jason Hurd and Town Staff has coordinated the work with the contractor, the FAA, and the Colorado Department of Transportation-Aeronautics Division (CDOA). The FAA and CDOA has approved the project and will provide the Town grants to perform the work. The work will be funded using a combination of a grant from the FAA (90%), Colorado Division of Aeronautics (CDOA) (5%), and the Town of Erie (5%). The grant amounts are listed below. Staff has obtained a Temporary Construction Easement from the adjacent property owner in order to be able to work on his property. This easement was approved by the BOT in December of 2013. The \$30,000 FAA Grant was approved by the Board of Trustees at the September 9, 2014 Board Meeting. The \$30,000 FAA Grant was approved by the Board of Trustees at the September 9, 2014 Board Meeting. The Aeronautics Contract Amendment does the following: Amends the actual CDOA dollar amount spend on the 2013 Taxiway Lighting Project and Allocates \$1,666.00 for the 5% match for the FAA Grant for the Drainage Project at EIK Staff is recommending acceptance of the Aeronautics Contract Amendment and authorizing the Director of Public Works to execute said agreement.

RESOLUTIONS (continued)

d. Resolution 14-108; A Resolution Approving Revision One to Amendment No.4 to the Contract with Jviation, Inc.

The Aeronautics Contract Amendment which allocates CDOA funds to the project in the amount of \$1,666 is in front of you tonight for approval. Jviation has researched ownership in this area, prepared construction drawings, negotiated and coordinated with the contractor, FAA, and CDOA, attended meetings with the homeowner, and will provide construction management for the project. Jviation has agreed to perform this work for \$9,000. Staff is recommending awarding the Amendment to Jviation, Inc. and authorize the Director of Public Works to execute said agreement.

e. Resolution 14-110; A Resolution Approving Supplemental Agreement No. One with Airfield Western LLC

Airfield Western has given the Town a price of \$19,204.87 to perform the drainage work. Jviation along with Staff has reviewed this price. Staff is recommending awarding the Supplemental Agreement No. 1 to Airfield Western and authorizing the Director of Public Works to execute said agreement. The need for new appropriation for this project is due to an accidental omission of funds during the supplemental roll-over of 2013 funds into the 2014 budget.

Action: Trustee Charles moved to approve Resolution 14-107; the motion was seconded by Trustee Schutt. The motion carried with the following roll call vote:

Roll Call:	Trustee Schutt	Yes
	Trustee Woog	Yes
	Trustee Moore	Yes
	Trustee Charles	Yes
	Mayor Pro Tem Gruber	Yes
	Trustee Carroll	Yes
	Mayor Harris	Yes

Action: Trustee Charles moved to approve Resolution 14-108; the motion was seconded by Trustee Carroll. The motion carried with the following roll call vote:

Roll Call:	Trustee Carroll	Yes
	Trustee Schutt	Yes
	Mayor Pro Tem Gruber	Yes
	Trustee Moore	Yes
	Trustee Charles	Yes
	Trustee Woog	Yes
	Mayor Harris	Yes

RESOLUTIONS (continued)

Action: Trustee Woog moved to approve Resolution 14-110; the motion was seconded by Mayor Pro Tem Gruber. The motion carried with the following roll call vote:

Roll Call:	Trustee Schutt	Yes
	Trustee Woog	Yes
	Trustee Moore	Yes
	Trustee Charles	Yes
	Mayor Pro Tem Gruber	Yes
	Trustee Carroll	Yes
	Mayor Harris	Yes

f. Resolution 14-111; A Resolution in Support of Boulder Valley School District Ballot Measure 3A on the November 4, 2014 General Election Ballot

Action: Mayor Pro Tem Gruber moved to approve Resolution 14-111; the motion was seconded by Trustee Charles. The motion carried with all present voting in favor thereof.

g. Resolution 14-109; A Resolution Approving the Change Order to Fiore & Sons For Repair Work to the North Water Reclamation Facility Reuse Reservoir

Gary Behlen, Director of Public Works presented staff recommendations for the approval of Resolution 14-109. The North Water Reclamation Facility Reuse Reservoir repair project was one of the projects originally identified as part of the FEMA recovery effort, 75% funded by FEMA 12.5% funded by the State of Colorado and the Town will be responsible for 12.5% to make necessary repairs endured from the September 2013 flooding. The original contract work in the amount of \$329,100, consisted of repairs that included removal of material, repair of breach, and repair of damage to bank and liner in multiple areas and was awarded to Fiore and Sons at the January 14, 2014 board meeting. After the original repair work was completed, the hydrologic conditions, adjacent to the reservoir are such that the reservoir could not be completely sealed. Town Staff hired Deere and Ault Consultants to review the current hydrologic conditions. Deere and Ault recommended additional work to seal the reservoir to meet the State Dam Engineer's specifications. This change order is to pay for the additional work.

Action: Trustee Moore move to approve Resolution 14-109; the motion was seconded by Trustees Charles. The motion carried with the following roll call vote:

Roll Call:	Trustee Carroll	Yes
	Trustee Schutt	Yes
	Mayor Pro Tem Gruber	Yes
	Trustee Moore	Yes
	Trustee Charles	Yes
	Trustee Woog	Yes
	Mayor Harris	Yes

VIII. ORDINANCES

PUBLIC HEARING

- a. **Ordinance 33-2014; An Ordinance of the Town Of Erie, Colorado Rezoning the Sierra Vista Property Pursuant to the Petition of the Owner Thereof, from HR – High Density Residential and CC – Community Commercial to LR – Low Density Residential and CC – Community Commercial; and Providing for the Effective Date of this Ordinance; and Setting Forth Details in Relation Thereto**

Todd Bjerkaas, Planner, presented staff recommendations for the approval of Ordinance 33-2014. Staff finds the application in compliance with the Rezoning approval criteria and recommends the Board of Trustees approve the Sierra Vista Rezoning application by approving Ordinance 33-2014 at the Second Reading on Tuesday, October 14, 2014. The Planning Commission held a public hearing for the Rezoning request on September 3, 2014. The Planning Commission recommended approval of the Rezoning by approving Resolution P14-17, with the following conditions: Technical corrections to the Sierra Vista Zoning Map shall be made to the Town's satisfaction. Mayor Harris opened the public hearing.

Action: Mayor Harris gave the following oath to persons wishing to address the Board of Trustees on this matter: Do you swear or affirm that the evidence and testimony that you are about to give is true?"

Applicant Presentation:

Carl Nelson, Calibre Engineering, applicant presented his request and was available for questions.

PUBLIC COMMENT

Jason Hurd-on behalf of Erie Municipal Airport.

Action: Following Board discussion Mayor Harris closed the Public Hearing for Ordinance 33-2014 and it will be brought back for Board action at the October 14, 2014 Regular Meeting of the Town of Erie Board of Trustees.

.IX. GENERAL BUSINESS

- a. **Vista Ridge Sketch Plan Review**

Vista Ridge Filing No. 14 Sketch Plan Review - A Sketch Plan represents a generalized land use plan and layout for the area proposed to be included within a subdivision. Sketch Plan is required to allow early, informal evaluation of a proposed subdivision before detailed planning and engineering work has been undertaken and before substantial expenses have been incurred by the applicant.

Action: Board of Trustees reviewed sketch plan.

GENERAL BUSINESS (continued)

b. Letter of Support for Boulder County's TIP Application/Isabelle Road Shoulders

The Boulder County Commissioners have requested the Town of Erie's support for Boulder County's TIP application to fund bikeable shoulders on Isabelle Rd. The Valmont/Isabelle corridor is a key regional transportation corridor that connects the Town of Erie with the City of Boulder. Isabelle Rd is the last segment of this corridor that is lacking a separate space for bicyclists and the provision of shoulders would greatly improve the attractiveness of bicycling as a commuting alternative on this corridor. This project would also increase safety for motorists as shoulders would eliminate the need for motorists to cross the centerline in order to safely pass bicyclists. Providing separate and convenient bicycling facilities in this corridor is critical to providing alternatives to driving.

Action: It was the general consensus of the Board to approve a letter of support.

c. Budget Study Session

Steve Felten, Director of Finance presented updates to the proposed 2015 Budget.

X. BOARD OF TRUSTEES REPORTS

Trustee Charles congratulated the Erie Historical Society on Biscuit Day and asked Chief Vasquez about traffic issues at WCR 5 and Erie Parkway, the four-way stop near the high school, the Chief gave the Board a brief summary of the actions they will be taking in this area to mitigate some of the issues.

Mayor Pro Tem Gruber asked about the status of the Compass Subdivision and reported on a recent Highway 7 Coalition and Denver Economic Council Site Selection Breakfast he attended.

Mayor Harris noted that Boulder County Commissioners would like the Town's support on two ballot issue and will be giving the Board a brief presentation. Mayor Harris indicated she would like to hear more information from Jason Hurd the Airport Manager.

XI. EXECUTIVE SESSION

EXECUTIVE SESSION for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e); specifically to discuss negotiations regarding potential and ongoing economic development within the Town; and, for a conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b); specifically, to receive legal advice concerning an offer of litigation settlement.

Action: Mayor Pro Tem Gruber moved to go into Executive Session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e); specifically to discuss negotiations regarding potential and ongoing economic development within the Town; and, for a conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b); specifically, to receive legal advice concerning an offer of litigation settlement. The motion was seconded by Trustee Schutt. The motion carried with all present voting in favor thereof.

EXECUTIVE SESSION (continued)

Mayor Harris announced its Tuesday, September 23, 2014 and the time is 9:34 p.m. For the record, I am the presiding officer, Mayor Tina Harris. As required by the Open Meetings Law, this executive session is being electronically recorded.

Also present at this executive session were the following persons:

Mayor Pro Tem Mark Gruber; Trustees Jennifer Carroll, Scott Charles, Dan Woog, Janice Moore and Waylon Schutt and; Town Administrator A.J. Krieger, Public Works Director Gary Behlen, Community Development Director Marty Ostholthoff; and Town Attorney Mark Shapiro;

This was an executive session for the following purpose:

SESSION for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e); specifically to discuss negotiations regarding potential and ongoing economic development within the Town; and, for a conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b); specifically, to receive legal advice concerning an offer of litigation settlement.

Upon completion of the Executive Session, Mayor Harris announced that the time is now 10:43 p.m. and the executive session has been concluded. The participants in the executive session were:

Mayor Tina Harris; Mayor Pro Tem Mark Gruber; Trustees Jennifer Carroll, Scott Charles, Dan Woog, Janice Moore and Waylon Schutt and; Town Administrator A.J. Krieger, Public Works Director Gary Behlen, Community Development Director Marty Ostholthoff; and Town Attorney Mark Shapiro;

For the record, if any person who participated in the executive session believes that any substantial discussion of any matters not included in the motion to go into the executive session occurred during the executive session, or that any improper action occurred during the executive session in violation of the Open Meetings Law, I would ask that you state your concerns for the record.

Hearing none, Mayor Harris moved to the next agenda item.

XII. ADJOURNMENT

Action: Trustee Schutt moved to adjourn the September 23, 2014 Regular Meeting of the Town of Erie Board of Trustees; the motion was seconded by Trustee Charles. The motion carried with all present voting in favor thereof.

Action: Mayor Harris adjourned the September 23, 2014 Regular Meeting of the Town of Erie Board of Trustees at 10:44 p.m.

Respectfully Submitted,

Nancy J. Parker, CMC, Town Clerk

Tina Harris, Mayor

TOWN OF ERIE
BOARD OF TRUSTEES SPECIAL MEETING
Thursday, September 25, 2014
7:00 p.m.
Board Room, Erie Town Hall, 645 Holbrook, Erie, CO 80516

I. CALL MEETING TO ORDER

Mayor Harris called the September 25, 2014 Special Meeting of the Board of Trustees to order at 7:00 p.m.

II. ROLL CALL

Roll Call: Trustee Carroll – present
 Mayor Pro Tem Gruber – present
 Trustee Charles – present
 Trustee Moore – present
 Trustee Woog – present
 Trustee Schutt – present
 Mayor Harris – present

III. APPROVAL OF THE AGENDA

- a. Action: Trustee Schutt moved to approve the September 25, 2014 agenda. The motion, seconded by Trustee Charles, carried with all voting in favor thereof.

IV. EXECUTIVE SESSION

- a. Executive Session - For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e); and, specifically to discuss negotiations regarding potential and ongoing economic development within the Town.

Action: Trustee Woog moved to go into Executive Session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e); and, specifically to discuss negotiations regarding potential and ongoing economic development within the Town. The motion, seconded by Trustee Schutt, carried with all voting in favor thereof.

Mayor Harris announced its Thursday, September 25, 2014, and the time is 7:05 p.m. For the record, I am the presiding officer, Mayor Tina Harris. As required by the Open Meetings Law, this executive session is being electronically recorded.

Also present at this executive session are the following persons:

Mayor Pro Tem Mark Gruber; Trustees Janice Moore, Dan Woog, Scott Charles, Jennifer Carroll, and Waylon Schutt; Town Administrator A.J. Krieger; Public Works Director Gary Behlen; Community Development Department Director Marty Ostholthoff; and Town Attorney Mark Shapiro.

This is an executive session for the following purpose:

For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e); and, specifically to discuss negotiations regarding potential and ongoing economic development within the Town.

Upon completion of the Executive Session, Mayor Harris announced that the time is now 9:44 p.m., and the executive session has been concluded. The participants in the executive session were:

Mayor Tina Harris, Mayor Pro Tem Mark Gruber; Trustees Janice Moore, Dan Woog, Scott Charles, Jennifer Carroll, and Waylon Schutt; Town Administrator A.J. Krieger; Public Works Director Gary Behlen; Community Development Department Director Marty Ostholthoff; and Town Attorney Mark Shapiro.

For the record, if any person who participated in the executive session believes that any substantial discussion of any matters not included in the motion to go into the executive session occurred during the executive session, or that any improper action occurred during the executive session in violation of the Open Meetings Law, I would ask that you state your concerns for the record.

Seeing none, the next agenda item is adjournment.

V. ADJOURNMENT

Action: Trustee Schutt moved to adjourn the September 25, 2014 Town of Erie Board of Trustees Special Meeting; the motion was seconded by Trustee Charles. The motion carried with all voting unanimous in favor.

Action: Mayor Harris adjourned the September 25, 2014 Town of Erie Board of Trustee Special Meeting at 9:45 p.m.

Respectfully Submitted,

Melinda Helmer, CMC, Deputy Town Clerk

Tina Harris, Mayor

TOWN OF ERIE
BOARD OF TRUSTEES SPECIAL MEETING
Thursday, September 30, 2014
10:00 p.m.
Board Room, Erie Town Hall, 645 Holbrook, Erie, CO 80516

I. CALL MEETING TO ORDER

Mayor Harris called the September 30, 2014 Special Meeting of the Board of Trustees to order at 10:00 p.m.

II. ROLL CALL

Roll Call: Trustee Carroll – present
 Mayor Pro Tem Gruber – present
 Trustee Charles – present
 Trustee Moore – absent/excused
 Trustee Woog – present
 Trustee Schutt – present
 Mayor Harris – present

III. APPROVAL OF THE AGENDA

a. Action: Trustee Schutt moved to approve the September 30, 2014 agenda. The motion, seconded by Trustee Charles, carried with all voting in favor thereof.

IV. EXECUTIVE SESSION

EXECUTIVE SESSION for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e); specifically, to discuss negotiation of new Memorandums of Understanding with oil and gas companies.

Action: Trustee Woog moved to go into EXECUTIVE SESSION for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e); specifically, to discuss negotiation of new Memorandums of Understanding with oil and gas companies. The motion, seconded by Trustee Schutt, carried with all voting in favor thereof.

Mayor Harris announced its Thursday, September 30, 2014, and the time is 10:00 p.m. For the record, I am the presiding officer, Mayor Tina Harris. As required by the Open Meetings Law, this executive session is being electronically recorded.

Also present at this executive session are the following persons:

Mayor Pro Tem Mark Gruber; Trustees Dan Woog, Scott Charles, Jennifer Carroll, and Waylon Schutt; Town Administrator A.J. Krieger; and Assistant to the Town Administrator Fred Diehl

This is an executive session for the following purpose:

For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e); specifically, to discuss negotiation of new Memorandums of Understanding with oil and gas companies.

Upon completion of the Executive Session, Mayor Harris announced that the time is now 10:56 p.m., and the executive session has been concluded. The participants in the executive session were:

Mayor Tina Harris, Mayor Pro Tem Mark Gruber; Trustees Dan Woog, Scott Charles, Jennifer Carroll, and Waylon Schutt; Town Administrator A.J. Krieger; and Assistant to the Town Administrator Fred Diehl

For the record, if any person who participated in the executive session believes that any substantial discussion of any matters not included in the motion to go into the executive session occurred during the executive session, or that any improper action occurred during the executive session in violation of the Open Meetings Law, I would ask that you state your concerns for the record.

Seeing none, the next agenda item is adjournment.

Action: Mayor Harris moved to allow Trustee Carroll to discuss the contents of the Executive Session with Trustee Moore. The motion was seconded by Mayor Pro Tem Gruber. The motion carried with all present voting in favor thereof.

V. ADJOURNMENT

Action: Trustee Schutt moved to adjourn the September 30, 2014 Town of Erie Board of Trustees Special Meeting; the motion was seconded by Mayor Pro Tem Gruber. The motion carried with all voting unanimous in favor.

Action: Mayor Harris adjourned the September 30, 2014 Town of Erie Board of Trustee Special Meeting at 10:57p.m.

Respectfully Submitted,

Nancy J, Parker, CMC, Town Clerk

Tina Harris, Mayor



**PROCLAMATION
A PROCLAMATION OF THE TOWN OF ERIE, COLORADO
RECOGNIZING THE OUTSTANDING CONTRIBUTION OF**

Seth Pentolope

WHEREAS; The Boy Scouts of America have been around for over 100 years and this organization prompts and helps young men to develop honesty, dedication, hard work and service in all aspects of their lives; and

WHEREAS, in order to achieve the rank of Eagle Scout, a Boy Scout must organize and oversee a meaningful service project for his community, and;

WHEREAS, Seth, created an record of all burials for the Mount Pleasant Cemetery for the Town of Erie, which is a valuable reference tool for the Town; and

WHEREAS, Seth Pentolope is an inspirational member of the Erie Community;

NOW, THEREFORE, I TINA HARRIS, Mayor of the Town of Erie, do hereby proclaim Seth Pentolope an esteemed citizen of the Town of Erie, Colorado, now and forever more; and on behalf of the Board of Trustees and the Citizens of the Town of Erie, Colorado, officially express our gratitude and appreciation for Seth Pentolope contributions.

PASSED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO THIS 14TH DAY OF SEPTEMBER, 2014.

Tina Harris, Mayor

ATTEST:

Nancy J. Parker, CMC, Town Clerk

Staff Review:

- _____ **Town Attorney**
- _____ **Town Clerk**
- _____ **Community Development Director**
- _____ **Finance Director**
- _____ **Police Chief**
- _____ **Public Works Director**
- _____ **Assistant to the Town Administrator**

Approved by:



A.J. Krieger
Town Administrator

ATTACHMENTS: Resolution 14-115
Resolution 14-116
Ballot Titles and Resolutions 1A
Ballot Titles and Resolutions 1B

RESOLUTION 14-115

A RESOLUTION OF THE TOWN OF ERIE, COLORADO, SUPPORTING BOULDER COUNTY'S 2014 BALLOT MEASURE DESIGNATED AS 1A, A COUNTYWIDE FLOOD RECOVERY SALES AND USE TAX; AND SETTING FORTH DETAILS IN RELATION THERETO

WHEREAS, in September 2013, an unprecedented amount of rain fell along the Colorado Front Range, including in Boulder County, creating such pervasive flooding, damage and destruction that the Boulder County Commissioners declared a County-wide disaster, the Governor of Colorado declared a State disaster and the President of the United States declared the September Colorado Flood a Presidential disaster; and

WHEREAS, as a result of the flooding, residents throughout Boulder County were severely impacted, with destruction or damage occurring to both public and private property in the County, including more than 1,600 homes and 150 miles of roads, as well as numerous businesses, bridges, trails, open space, ditches, reservoirs, and infrastructure for water, sewer and power; and

WHEREAS, Boulder County has estimated its flood recovery costs to address damage in the County is \$217 million, including \$128 million to reconstruct County roads, \$29 million to restore waterways in the County and \$14 million in immediate flood response, rescue and mitigation of high hazard situations. The County estimates that after accounting for all State and Federal reimbursements, the County will have a shortfall of \$56 million in flood recovery expenses that it must fund; and

WHEREAS, Boulder County has therefore referred to the voters 2014 Ballot Measure 1A, which would create a five year, 0.185% sales and use tax to raise \$9.8 million annually for flood recovery; and

WHEREAS, the sales tax amount equates to slightly less than 2 cents on a \$10 purchase, or 18.5 cents on a \$100 purchase within Boulder County limits; and

WHEREAS, funds would pay for the costs associated with immediate flood response, repair of public infrastructure, including permanent repairs to roads and bridges, and restoration of waterways, and assistance to county residents impacted by the 2013 flood.

WHEREAS, in addition, these funds would be used to ensure Boulder County's readiness to respond to future disasters and emergency situations, including floods and wildfires; and

WHEREAS, the Town of Erie Board of Trustees recognizes that flood recovery work in Boulder County benefits the residents of Erie, as well as all County residents by ensuring safe access to mountain communities, including recreational access for bicyclists, mitigating future flood risk in upstream creek corridors, and providing for the recovery, well-being and self-sufficiency of families and individuals impacted by the 2013 flood; and

NOW THEREFORE BE IT RESOLVED that the Town of Erie Board of Trustees hereby supports and urges a YES vote on Boulder County Issue 1A, a countywide flood recovery sales and use tax which will appear on the November 4, 2014, election ballot.

ADOPTED AND APPROVED THIS 14th DAY OF OCTOBER, 2014, BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO.

TOWN OF ERIE,
a Colorado municipal corporation

By: _____
Tina Harris, Mayor

ATTEST:

By: _____
Nancy J. Parker, CMC, Town Clerk

RESOLUTION 14-116

A RESOLUTION SUPPORTING BOULDER COUNTY'S 2014 BALLOT MEASURE DESIGNATED AS 1B, WHICH EXTENDS BOULDER COUNTY'S 0.9 MILL AD VALOREM PROPERTY TAX MILL LEVY FOR FIFTEEN YEARS TO AND INCLUDING DECEMBER 31, 2030; AND SETTING FORTH DETAILS IN RELATION THERETO

WHEREAS, on July 27, 2010, the Board of County Commissioners adopted Resolution No. 2010-92, proposing and placing on the 2010 general election ballot the approval of the existing Human Services Safety Net Mill Levy (hereinafter known as the HSSN) of 0.9 mill (nine-tenths of one mill); and

WHEREAS, the voters of the County of Boulder approved the HSSN proposal described in said Resolution No. 2010-92, and the revenues from said Mill Levy have been collected and expended in accordance with the terms of said resolution; and

WHEREAS, under the terms of Resolution No. 2010-92, said HSSN will expire on December 31, 2015; and

WHEREAS, Boulder County Issue 1B, county resolution No. 2014-69, a proposed extension of Boulder County's 0.9 mill ad valorem property tax mill levy for fifteen years will be placed on the November 4, 2014 general election ballot; and

WHEREAS, State and federal funding have been inadequate since the voters approved the HSSN in 2010 and without an extension many of the services that the HSSN has funded will be cut back or terminated; and

WHEREAS, unprecedented caseload growth and service demands, coupled with reduced financial support from State and Federal governments, continue to place significant strains on the ability of Boulder County, the Town of Erie and community-based human services safety net providers to effectively meet residents' needs within available resources; and

WHEREAS, HSSN investments have financially supported an integrated approach to providing services that allows the County, the Town of Erie and community partners to operate more efficiently and to more quickly identify early intervention and prevention services that families and individuals may need to avoid crisis. These early intervention and prevention services enable the safety net providers to reach more people in need with a lower expense per person served; and

WHEREAS, the HSSN funding bolsters the community's ability to respond to natural disasters and unanticipated events.

NOW, THEREFORE, BE IT RESOLVED that the Town of Erie Board of Trustees hereby supports and urges a YES vote on Boulder County Issue 1B, Human Services Safety Net Mill Levy Extension, which will appear on the November 4, 2014, election ballot.

ADOPTED AND APPROVED THIS 14th DAY OF OCTOBER, 2014, BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO.

TOWN OF ERIE,
a Colorado municipal corporation

By: _____
Tina Harris, Mayor

ATTEST:

By: _____
Nancy J. Parker, CMC, Town Clerk

RESOLUTION NO. 2014-66

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BOULDER COUNTY DESCRIBING A PROPOSAL FOR THE IMPOSITION OF AN ADDITIONAL 0.185% COUNTY-WIDE SALES AND USE TAX TO FUND FLOOD RECOVERY; AND A VOTER-APPROVED REVENUE CHANGE; AND PROVIDING OTHER MATTERS RELATING THERETO.

WHEREAS, in September 2013, an unprecedented amount of rain fell over the Colorado Front Range, including Boulder County; and

WHEREAS, beginning on September 11, the rainfall intensified, resulting in widespread flooding throughout the mountains and plains of Boulder County and multiple other counties along the Front Range and Eastern Plains of Colorado; and

WHEREAS, flooding occurred in every drainage in Boulder County, with severe flooding occurring in mountain canyons resulting in the damage and destruction of 150 miles of mountain roads, effectively making it impossible to travel from eastern to western Boulder County; and

WHEREAS, the devastation of the County transportation network in the mountains necessitated an air evacuation operation to rescue residents and visitors stranded in western Boulder County, which was the first operation of its kind in the history of the State of Colorado and the largest national operation of its kind since the operations associated with Hurricane Katrina; and

WHEREAS, this disaster was so widespread and devastating that the Boulder County Board of Commissioners declared a County-wide disaster, the Governor of Colorado declared a State disaster, and the President of the United States declared the September Colorado Flood a Presidential Disaster; and

WHEREAS, as a result of the flooding, thousands of Boulder County residents were impacted as more than 1,600 homes were damaged or destroyed, more than 150 private bridges and driveways were destroyed or received significant damage, thousands of residents were unable to return to their homes for a significant period of time, and four individuals perished; and

WHEREAS, the Flood caused extensive damage and destruction to vast areas of public and private property across Boulder County, including not only hundreds of homes, but also many businesses; infrastructure providing water, sewer, and power; hundreds of miles of county roads and dozens of county bridges; and numerous trails, recreation areas, ditches, and reservoirs; and

WHEREAS, by Federal estimates Boulder County was the most impacted county in this disaster with FEMA individual assistance totaling over \$35 million and Small Business Association assistance to individuals and businesses totaling almost \$65 million; FEMA Public Assistance currently estimated at more than \$82 million and Federal Highway Road Damage of \$40 million; and

WHEREAS, the estimated cost of damage to public infrastructure in Boulder County is more than \$217 million, including an estimated \$128 million in damage to County roads, \$29 million in damage to waterways and ditches within the County, and an estimated \$14 million in immediate flood response and mitigation of high hazard situations; and

WHEREAS, the County must pay for the costs already expended on recovery efforts, and, although the State and Federal Governments generously provide reimbursement to the County for some of the recovery expenses, such reimbursements only cover a portion of the expenses and some of the reimbursements take years to receive, if they are ultimately granted at all; and

WHEREAS, in addition to the enormous expenses already accrued, the County also has an urgent and ongoing need to continue recovery work, including: rebuilding of roads and bridges, restoring public parks and trails, reimbursing repair costs to qualifying individuals, improving existing culverts and drainage facilities to prevent future flooding, and other restoration measures designed to prevent or minimize future harm to people and property; and

WHEREAS, without additional funding to fully restore damaged and destroyed areas, property values will be diminished and residents and businesses may move to other communities, depleting the County of valuable investment; and

WHEREAS, without additional funding, the County will not be able to minimize future flooding risks to people and property to the full extent possible and the County will be at risk of experiencing catastrophic damage once again if another flood occurs; and

WHEREAS, after accounting for all State and Federal reimbursement, the County has an estimated \$56.1 million in flood recovery expenses that it must fund. The revenues from this proposed 0.185% (18.5 hundredths of one percent) sales and use tax would provide the County with an estimated \$49.6 million.

WHEREAS, in order to bear the enormous expenses required to rebuild damaged property, aid impacted residents, and minimize future flood risk, this Board finds that the most appropriate response is to seek an additional 0.185% sales and use tax to fund flood recovery measures; and

WHEREAS, Article 2, Title 29, Colorado Revised Statutes, as amended (hereinafter the "Article"), provides for the imposition of a County-wide sales and use tax upon approval of a majority of the registered electors of the County voting on such question; and

WHEREAS, this Board finds that, if the majority of the registered electors voting thereon vote for approval of this County-wide sales and use tax, the revenues from such tax shall be allocated in accordance with this proposal.

WHEREAS, the Board desires to refer to the registered electors of the County, to be determined by a majority voting thereon, the question of whether such taxes and voter-approved revenue change shall be approved or disapproved; and

WHEREAS, the Article provides for the submission of such a County-wide sales and use tax proposal to the registered electors of the County at a general election scheduled within 120 days after adoption of such resolution; and

WHEREAS, the Article provides that the County Clerk and Recorder shall publish the text of such tax proposal four separate times, a week apart, in the official newspaper of the County and of each city and incorporated town within the County; and

WHEREAS, Colo. Const., Art. X, Section 20(3)(b), requires certain election notices to be mailed to all registered voters of the County; and

WHEREAS, the Article provides that the proposal shall contain certain provisions concerning the amount, levying and scope of said tax.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BOULDER COUNTY, COLORADO that there shall be referred to the registered electors of the County at the general election to be held on Tuesday, November 4, 2014, the following proposal:

1. (a) There is hereby imposed a County-wide 0.185% (18.5 hundredths of one percent) sales tax in accordance with the provisions of the Article upon the sale at retail of tangible personal property and the furnishing of certain services in the County as provided in paragraph (d) of Subsection (1) of Section 29-2-105, Colorado Revised Statutes ("C.R.S."), as amended, and as is more fully hereinafter set forth.

(b) The amount subject to tax shall not include the amount of any sales or use tax imposed by Article 26 of Title 39, C.R.S., as amended.

(c) The gross receipts from sales shall include delivery charges when such charges are subject to the State Sales and Use Tax imposed by Article 26 of Title 39, C.R.S., as amended, regardless of the place to which delivery is made.

(d) The County-wide sales tax proposed hereby shall not apply to the sale of construction and building materials, as the term is used in Section 29-2-109, C.R.S., as amended, if such materials are picked up by the purchaser and if the purchaser of such materials presents to the retailer a building permit or other documentation acceptable to the County evidencing that a local use tax has been paid or is required to be paid.

(e) The County-wide sales and use tax proposed hereby shall not apply to the sale of food purchased with food stamps. For the purposes of this paragraph, "food" shall have the meaning as provided in 7 U.S.C., Section 2012(g), as amended.

(f) The County-wide sales and use tax proposed hereby shall not apply to the sale of food purchased with funds provided by the special supplemental food program for women, infants, and children, 42 U.S.C., Section 1786. For the purposes of this paragraph, "food" shall have the meaning as provided in 42 U.S.C., Section 1786, as amended.

(g) The County-wide sales tax proposed hereby shall not apply to the sale of tangible personal property at retail or the furnishing of services if the transaction was previously subjected to a sales or use tax lawfully imposed on the purchaser or user by another statutory or home rule county equal to or in excess of that sought to be imposed by the County. A credit shall be granted against the sales tax imposed by the County with respect to such transaction equal in amount to the lawfully imposed local sales or use tax previously paid by the purchaser or user to the previous statutory or home rule county. The amount of the credit shall not exceed the sales tax imposed by the County.

(h) Notwithstanding any other provision contained herein, the value of construction and building materials on which a use tax has previously been collected by an incorporated town, city, or county shall be exempt from the town, city or county sales tax if the materials are delivered by the retailer or his agent to a site within the limits of such town, city or county.

(i) There shall be exempt from taxation under the provisions of this proposed County-wide sales and use tax, the tangible personal property and services which are exempt under the provisions specified in Part 7 of Article 26 of Title 39, C.R.S., as amended, except that only those local exemptions identified in Section 29-2-105(d)(1), C.R.S., listed below in (1) through (4), and when legally recognized, the local exemptions listed below in (5) through (7) shall apply to this County sales and use tax. The following exemptions are consistent with exemptions contained in various existing Boulder County sales and use tax resolutions:

- (1) For sales of machinery or machine tools specified in Section 39-26-709(1), C.R.S.
- (2) For sales of food specified in Section 39-26-707(1)(e), C.R.S.
- (3) For sales of components used in the production of energy, including but not limited to alternating current electricity, from a renewable energy source, specified in Section 39-26-724, C.R.S.;
- (4) For sales of electricity, coal, wood, gas, fuel oil, or coke specified in Section 39-26-715(1)(a)(II), C.R.S.
- (5) For sales of wood from salvaged trees killed or infested in Colorado by mountain pine beetles or spruce beetles as specified in Section 39-26-723, C.R.S.
- (6) For sales that benefit a Colorado school specified in Section 39-26-725, C.R.S.

(7) For sales by an association or organization of parents and teachers of public school students that is a charitable organization as specified in Section 39-26-718(1)(c), C.R.S.

(j) All sales of tangible personal property on which a specific ownership tax has been paid or is payable shall be exempt from the sales tax imposed by the County when such sales meet both of the following conditions:

(i) The purchaser is a non-resident of or has his principal place of business outside of the County; and

(ii) Such tangible personal property is registered or required to be registered outside the limits of the County under the laws of the State of Colorado.

(k) For the purposes of this sales tax proposal, all retail sales are consummated at the place of business of the retailer, unless the tangible personal property sold is delivered by the retailer or his agent to a destination outside the limits of the County or to a common carrier for delivery to a destination outside the limits of the County.

(l) In the event a retailer has no permanent place of business in the County or has more than one place of business, the place or places at which the retail sales are consummated for the purpose of a sales tax imposed by this proposal shall be determined by the provisions of article 26 of title 39, C.R.S., as amended, and by rules and regulations promulgated by the Colorado Department of Revenue.

(m) The County-wide sales tax proposed hereby shall be collected, administered and enforced by the Executive Director of the Colorado Department of Revenue in the same manner as the collection, administration, and enforcement of the Colorado State Sales Tax, as provided by articles 26 and 21 of title 39 and article 2 of title 29, C.R.S., as amended; provided that the County shall be authorized to enter into an intergovernmental agreement with said Executive Director pursuant to Section 39-26-122.5, C.R.S., as amended, to enhance systemic efficiencies in the collection of such taxes.

2. There is hereby imposed a County-wide 0.185% use tax in accordance with the provisions of the Article for the privilege of using or consuming in the County any construction and building materials, purchased at retail, and for storing, using, or consuming in the County any motor and other vehicles on which registration is required, purchased at retail. Subject to the provisions of Section 39-26-212, C.R.S., as amended, the use tax shall not extend or apply:

(a) To the storage, use, or consumption of any tangible personal property, the sale of which is subject to a retail sales tax imposed by the County;

(b) To the storage, use, or consumption of any tangible personal property purchased for resale in the County either in its original form or as an ingredient of a manufactured or compounded product, in the regular course of a business;

(c) To the storage, use, or consumption of tangible personal property brought into the County by a non-resident thereof for his own storage, use, or consumption while temporarily within the County; however, this exemption does not apply to the storage, use, or consumption of tangible personal property brought into this State by a non-resident to be used in the conduct of a business in this State;

(d) To the storage, use, or consumption of tangible personal property by the United States government or the State of Colorado, or its institutions, or its political subdivisions in their governmental capacities only, or by religious or charitable corporations in the conduct of their regular religious or charitable functions;

(e) To the storage, use, or consumption of tangible personal property by a person engaged in the business of manufacturing or compounding for sale, profit, or use any article, substance or commodity, which tangible personal property enters into the processing of or becomes an ingredient or component part of the product or service which is manufactured, compounded or furnished and the container, label, or the furnished shipping case thereof;

(f) To the storage, use, or consumption of any article of tangible personal property the sale or use of which has already been subjected to a legally imposed sales or use tax of another statutory or home rule county equal to or in excess of that imposed by the County. A credit shall be granted against the use tax imposed by the County with respect to a person's storage, use, or consumption in the County of tangible personal property purchased in another statutory or home rule county. The amount of the credit shall be equal to the tax paid by the person by reason of the imposition of a sales or use tax of the other statutory or home rule county on the purchase or use of the property. The amount of the credit shall not exceed the tax imposed by this resolution;

(g) To the storage, use, or consumption of tangible personal property and household effects acquired outside of the County and brought into it by a nonresident acquiring residency;

(h) To the storage or use of a motor vehicle of the owner is or was, at the time of purchase, a nonresident of the County and purchased the vehicle outside of the County for use outside of the County and actually so used it for a substantial and primary purpose for which it was acquired and registered, titled, and licensed said motor vehicle outside of the County;

(i) To the storage, use or consumption of any construction and building materials and motor and other vehicles on which registration is required if a written contract for the purchase thereof was entered into prior to January 1, 2015;

(j) To the storage, use or consumption of any construction and building materials required or made necessary in the performance of any construction contract bid, let, or entered into any time prior to January 1, 2015.

3. The 0.185% use tax provided for herein shall be applicable to every motor vehicle for which registration is required by the laws of the State of Colorado, and no registration shall be made for any motor vehicle by the Department of Revenue or its authorized agents until any tax due upon the use, storage, or consumption thereof pursuant to this resolution has been paid.

4. The definition of words herein contained shall be as said words are defined in Section 39-26-102, C.R.S., as amended, and said definitions are incorporated herein.

5. Except as provided by Section 39-26-208, C.R.S., as amended, any use tax imposed shall be collected, enforced and administered by the County. The use tax on construction and building materials will be collected by the County building inspector or as may be otherwise provided by intergovernmental agreement, based upon an estimate of building and construction materials costs submitted by the owner or contractor at the time a building permit application is made.

6. If the majority of the registered electors voting thereon vote for approval of this County-wide sales and use tax proposal, such additional 0.185% County-wide sales and use tax, which amounts to a \$9.8 million annual increase, shall be effective at 12:01 a.m. on January 1, 2015 throughout the incorporated and unincorporated portions of the County up to and including December 31, 2019.

7. If the majority of the registered electors voting thereon vote for approval of this County-wide sales and use tax proposal, revenues collected from the imposition of said 0.185% County-wide sales and use tax up to and including December 31, 2019 shall be expended in accordance with this Resolution.

8. The cost of the election shall be paid from the general fund of the County.

9. The County Clerk and Recorder shall publish the text of this sales and use tax proposal four separate times, a week apart, in the official newspaper of the County and each city and incorporated town within this County.

10. The conduct of the election shall conform so far as is practicable to the general election laws of the State of Colorado.

11. All of the net proceeds from the additional 0.185% County-wide sales and use tax proposed hereby that are received by the County from collections during the period authorized hereby shall be distributed to the County and expended by the County to pay for flood recovery expenses, including:

- (a) Repairing damaged county roads and bridges in a way that reduces the risk of future flood damage,

- (b) Restoring areas washed out by the flooding,
- (c) Re-routing those rivers whose course was changed by the flood in order to reduce the risk of future flooding,
- (d) Assisting programs that rebuild residents' homes and businesses,
- (e) Reducing the impact on low-income and other residents especially impacted by the flood,
- (f) And other flood recovery measures.

12. Interest generated from the revenues of the sales and use tax shall be used for the purposes set forth in this resolution.

13. For purposes of TABOR, the receipt and expenditure of revenues of the 0.185% County-wide sales and use tax proposed hereby together with earnings on the investment of the proceeds of such tax shall constitute a voter-approved revenue change.

14. The sales and use tax shall expire at 12:00 a.m. on January 1, 2020, and any monies remaining after January 1, 2020 may continue to be expended solely for the purposes set forth herein until completely exhausted.

15. The proposal as described in this Resolution shall take effect immediately upon the approval of the electorate.

16. A notice of the approval of this County-wide sales and use tax proposal by a majority of the registered electors voting thereon shall forthwith be submitted by the County Clerk and Recorder to the Executive Director of the Department of Revenue, together with a certified copy of this Resolution, no later than November 17, 2014.

17. The election shall be conducted on November 4, 2014 as a coordinated election in accordance with articles 1 to 13 of title 1, C.R.S. (the "Uniform Election Code").

18. The Board shall take further action by resolution to set a ballot title for the proposal described herein. For purposes of Section 1-11-203.5, C.R.S., as amended, such resolution shall serve to set the ballot title for such proposal.

19. No later than September 5, 2014, the Designated Election Official shall certify the order of the ballot and ballot content to the Clerk and Recorder of the County (the "County Clerk"). The "Designated Election Official" shall be Michelle Krezek, Intergovernmental Relations Director and Administrative Deputy to the Board.

20. The order of the ballot shall be determined by the County Clerk as provided in Section 1-5-407(5), C.R.S., and the rules of the Secretary of State. In accordance therewith, if the County refers more than one ballot issue, the order of the ballot shall, in accordance therewith, be as

follows: first, measures to increase taxes; second, measures to retain revenues in excess of its fiscal year spending limit; third, measures to increase debt; fourth, citizen petitions; and fifth, other referred measures. If the County refers more than one ballot issue within any such type of ballot issue, the order within such type of ballot issue shall, unless otherwise determined by the Board, be the same as the order of the ballot issues in the resolution of the Board that orders that such ballot issues be so referred (with questions set forth in separate resolutions listed in the order in which such resolutions were adopted).

21. The Designated Election Official is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and comply with the Uniform Election Code, TABOR, and other applicable laws; provided that all acts required or permitted by the Uniform Election Code relevant to voting by early voters' ballots, absentee ballots, and emergency absentee ballots which are to be performed by the Designated Election Official shall be performed by the County Clerk. The election shall be conducted in accordance with the Uniform Election Code, TABOR, and all other applicable laws.

22. No later than September 23, 2014, the Designated Election Official shall submit to the County Clerk, in the form, if any, specified by the County Clerk, the notice of election required by Subsection (3)(b) of TABOR.

23. The Designated Election Official, the County Clerk and other County officials and employees are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution.

24. All actions not inconsistent with the provisions of this Resolution heretofore taken by the members of the Board and the officers and employees of the County and directed toward holding the election for the purposes stated herein are hereby ratified, approved, and confirmed.

25. All prior acts, orders or resolutions, or parts thereof, by the County in conflict with this Resolution are hereby repealed, except that this repealer shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

26. If any provision of this resolution or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this resolution which can be given effect without the invalid provision or application, and to this end the provisions of this resolution are declared to be severable.

IT IS HEREBY DECLARED by the Board of County Commissioners of the County of Boulder, State of Colorado that this resolution is necessary for the immediate preservation of the public health, safety and welfare, and that it shall become effective immediately upon its adoption.

APPROVED THIS 12TH DAY OF AUGUST, 2014.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
OF BOULDER COUNTY

ATTEST:

Cindy Domenico, Chair

Deputy Clerk to the Board

Deb Gardner, Vice-Chair

Elise Jones, Commissioner

RESOLUTION NO. 2014-67

A RESOLUTION APPROVING A BALLOT TITLE FOR THE 0.185% COUNTY-WIDE FLOOD RECOVERY SALES AND USE TAX REFERRED TO THE NOVEMBER 4, 2014 GENERAL BALLOT ELECTION

WHEREAS, this Board has adopted Resolution No. 2014-66, referring an issue to the November 4, 2014, general election ballot; and

WHEREAS, this Board desires to determine the ballot title for the issue referred for placement on the ballot for the November 4, 2014, general election; and

WHEREAS, pursuant to Sections 30-11-103.5 and 31-11-111(3), C.R.S., as amended, this Board must fix a ballot title according to the following guidelines: consider the public confusion that might be caused by a misleading title; avoid a title for which the general understanding of the effect of a "yes" or "no" vote would be unclear; no conflict with titles selected for any other measure that will appear on the County ballot in the same election; and the title shall correctly and fairly express the true intent and meaning of the measure; and

WHEREAS, this Board finds that the ballot title set forth below meets the statutory guidelines.

NOW, THEREFORE, BE IT RESOLVED that, in accordance with the statutory guidelines, the Board does hereby fix the following ballot title for the referred issue:

COUNTY ISSUE 1A (County-wide Flood Recovery Sales and Use Tax)

SHALL BOULDER COUNTY TAXES BE INCREASED \$9.8 MILLION ANNUALLY (FIRST FULL FISCAL YEAR DOLLAR INCREASE STARTING IN 2015) AND BY SUCH AMOUNTS AS ARE RAISED ANNUALLY THEREAFTER THROUGH DECEMBER 31, 2019, FROM AN ADDITIONAL COUNTY-WIDE SALES AND USE TAX OF 18.5 HUNDREDTHS OF ONE PERCENT (0.185%), FOR THE PURPOSE OF PAYING FOR THE RECOVERY FROM THE 2013 FLOOD, INCLUDING: REPAIRING DAMAGED COUNTY ROADS AND BRIDGES IN A WAY THAT REDUCES THE RISK OF FUTURE FLOOD DAMAGE, RESTORING AREAS WASHED OUT BY THE FLOODING, RE-ROUTING THOSE RIVERS WHOSE COURSE WAS CHANGED BY THE FLOOD IN ORDER TO REDUCE THE RISK OF FUTURE FLOODING, ASSISTING PROGRAMS THAT REBUILD RESIDENTS' HOMES AND BUSINESSES, REDUCING THE IMPACT ON LOW INCOME AND OTHER RESIDENTS ESPECIALLY IMPACTED BY THE FLOOD, AND OTHER FLOOD RECOVERY MEASURES; AND SHALL THE REVENUES AND EARNINGS ON INVESTMENT OF THE PROCEEDS OF SUCH TAX AUTHORIZED BY THIS BALLOT ISSUE, REGARDLESS OF AMOUNT, CONSTITUTE A VOTER-APPROVED REVENUE CHANGE; ALL AS MORE PARTICULARLY SET FORTH IN BOARD OF COUNTY COMMISSIONERS' RESOLUTION NO. 2014-66?

YES ____ NO ____

APPROVED THIS 12TH DAY OF AUGUST, 2014.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
OF BOULDER COUNTY

ATTEST:

Cindy Domenico, Chair

Deputy Clerk to the Board

Deb Gardner, Vice-Chair

Elise Jones, Commissioner

RESOLUTION NO. 2014-69

A RESOLUTION DESCRIBING A PROPOSAL FOR AN EXTENSION OF THE 0.9
MILL BOULDER COUNTY AD VALOREM HUMAN SERVICES SAFETY NET
MILL LEVY.

WHEREAS, on July 27, 2010, the Board of County Commissioners adopted Resolution No. 2010-92, proposing and placing on the 2010 general election ballot the approval of the existing Human Services Safety Net Mill Levy (hereinafter known as the HSSN) of 0.9 mill (nine-tenths of one mill); and

WHEREAS, the voters of the County of Boulder approved the HSSN proposal described in said Resolution No. 2010-92, and the revenues from said Mill Levy have been collected and expended in accordance with the terms of said Resolution; and

WHEREAS, under the terms of Resolution No. 2010-92, said HSSN will expire on December 31, 2015; and

WHEREAS, the 0.9 mill has provided the County with the funds necessary to continue the County's provision of valuable human services as more particularly outlined below. However, as State and Federal funding have been inadequate since the voters approved the HSSN in 2010, without an extension, many of the services that the HSSN has funded will be cut back or entirely terminated; and

WHEREAS, Human Services in the State of Colorado are provided through a State supervised, county administered delivery system, and Boulder County is statutorily responsible for raising a portion of the funding for human services through property taxes; and

WHEREAS, unprecedented caseload growth and service demands, coupled with reduced financial support from State and Federal governments, continue to place significant strains on the ability of Boulder County and community-based human services safety net providers to effectively meet Boulder County residents' needs within available resources; and

WHEREAS, in order to continue forward progress in supporting safety services throughout the community and to avoid severe cutbacks or termination in those County human services programs in times of continually rising caseloads, this Board finds that the most appropriate response is to seek a continuation in the County's aggregate ad valorem property tax mill levy in order to provide alternative funding for these programs; and

WHEREAS, to continue to meet the increased service demands of Boulder County's residents, the County is seeking a 15-year extension of the 0.9 mill property tax mill levy increase originally approved by voters in 2010; and

WHEREAS, the intent of continuing this mill levy increase is to generate the revenues necessary to fill the funding gaps in Boulder County created by:

- Unprecedented need for services from Boulder County's safety net providers, both in the non-profit and government sectors, as reflected in across-the-board demand for family and individual stabilization and prevention resources that reduce the need for much more expensive interventions;
- Significant increases in Food Assistance (Supplemental Nutrition Assistance Program, or "SNAP," and formerly known as "Food Stamps"), Medicaid, health insurance, housing and other stabilizing support programs with inadequate State and Federal funding to provide these services and support expanded workload associated with caseload growth;
- Increased demand for Child Care Assistance Programs (CCAP) with inadequate funding to support families transitioning to work and needing quality early childhood services;
- Inadequate funding levels for child protection, adult protection, and child welfare prevention services necessary to ensure family, child, and individual safety and well-being;
- State and Federal cuts to the Temporary Assistance to Needy Families (TANF) block grant;
- State legislation that led to the depletion of Boulder County's TANF reserves; and

WHEREAS, the Federal Food Assistance and Medicaid programs provide the most basic safety net for families and individuals living in poverty. These benefits not only provide food security and medical coverage, they also directly benefit the County's economic development by providing a \$190 million annual payer source for medical care and \$24 million into the local economy through the purchase of food. A 2014 analysis of funding for eligibility services associated with Food Assistance and Medicaid determined that they were under-funded by more than \$32 million statewide. The study also found that counties specifically were being under-funded by about one-third of what was needed to support the eligibility activities; and

WHEREAS, the impacts of the economic recession, slow economic recovery, combined with the high cost of living in Boulder County continues to put a strain on many residents. For example, a family of three with one adult and two children must earn \$55,524 simply to cover all major costs, and the poverty rate for female heads-of-household with children under 18 is 26%. The pressures created by economic difficulty and high living expenses have led an unprecedented number of Boulder County's residents to ask for help, and this increased demand is only expected to continue. Since 2008, Boulder County's Medicaid enrollment has risen 162% from 16,000 people to

42,000 people and enrollment in the Food Assistance program has risen 124% from 8,900 people to 20,000 people; and

WHEREAS, the CCAP is funded through a block grant from the State of Colorado, and is primarily used to provide child care subsidies to low-income working families and those who, for a short time, are in search of work. Parents are required to pay a portion of the cost of the child care, based on their families' incomes; and

WHEREAS, in early 2010 the number of children receiving child care subsidies had grown to 1,056, a 45% increase since 2007. In 2010, the State's funding available for Boulder County's CCAP was reduced by \$2.2 million, and Boulder County was forced to place a freeze on CCAP beginning in January 2010 as a result. As of July 2010, there were 652 children on the CCAP waiting list and Boulder County could only afford to support 650 children within CCAP. HSSN funding reversed this situation and today, with the availability of HSSN funding, there is no CCAP waiting list, 1,100 children of low-income families are in quality childcare in Boulder County, and the County has been able to restore CCAP resources to all families up to 225% of the Federal Poverty Level; and

WHEREAS, for every dollar invested in child care assistance and early learning programs, the community gains \$12.90 in return on investment; and

WHEREAS, if Boulder County families are unable to access the child care subsidy program, parents are left with challenging options, which may include leaving their children in substandard or unsafe situations that fail to prepare the child for early education and may place the child at risk. For many families, the lack of affordable child care prevents them from accessing work force development services and/or employment; and

WHEREAS, through community partnerships, Boulder County has adopted a highly effective, nationally-recognized collaborative model that has greatly reduced the number of children needing to be removed from their parents' custody while ensuring child safety and well-being. However, the State has cut funding to Boulder County's program, despite a 6% increase in child abuse and neglect reports in Boulder County; and

WHEREAS, HSSN funding has demonstrated a tangible return on investment through its early intervention and prevention activities; and

WHEREAS, the HSSN has invested nearly \$4 million into the County's Housing Stabilization Program, which has served 1,734 households since 2008 by providing critical rental assistance and case management to help families and individuals remain in their homes, avoid homelessness, and stabilize themselves; and

WHEREAS, nearly \$4 million in HSSN funding has helped boost the ability of the County and its community partners to meet unprecedented increases in need for health coverage assistance and medical care; and

WHEREAS, the HSSN has invested over \$6 million to help families and individuals meet basic needs like food and financial assistance. HSSN funds have also been leveraged to increase in-kind services, strengthen community collaboratives, and provide needed case management; and

WHEREAS, HSSN investments have been coupled with a focus on early intervention and prevention services, which help families and individuals avoid crisis and severe illness, which in turn greatly reduces the community's cost of providing services; and

WHEREAS, HSSN investments have financially supported an integrated approach to providing services that allows the County and its partners to operate more efficiently and to more quickly identify early intervention and prevention services that families and individuals may need to avoid crisis or illness. These early intervention and prevention services enable the safety net providers to reach more people in need with a lower expense per person served; and

WHEREAS, HSSN funding will be invested to deepen our community-wide integrated approach to providing services that allow the County and safety net providers to operate more efficiently and effectively by quickly identifying early intervention and prevention services that families and individuals may need to avoid crisis or illness; and

WHEREAS, the HSSN funding significantly bolsters our community's ability to respond to increasingly frequent natural disasters; and

WHEREAS, HSSN funding greatly strengthened the foundation from which the County and its community partners responded to the 2010 Four Mile Fire and the 2013 Floods, leading to a partnership which quickly and efficiently responded to thousands of households that needed assistance during those crises; and

WHEREAS, by State statute adopted in 2008, counties were required to spend down TANF reserves, which had been previously used as a "rainy-day fund" to cover periods when human services caseloads were increasing and State funding for services was decreasing. State-mandated limits placed on the TANF reserves safety net came at the worst possible time. As the economy fell into recession, from 2008 to 2009, the number of TANF households in Boulder County grew by 41%, and grew by an additional 20% in the first six months of 2010. By 2011, the County's rainy day TANF reserves balance was fully exhausted, placing numerous critical community supports at risk. As a result, the County had to terminate long-standing funding support for emergency service community providers, cut vital child protection and child welfare services, significantly reduce its investment in employment development programs, cut CCAP, close offices, eliminate vital positions, and greatly restrict the level of funding for mental health services. Through HSSN funding Boulder County has been able to counteract the deficit caused by the depleted TANF reserves and, in so doing, restore many of the programs that were reduced due to that deficit. An extension of the HSSN would enable the

County to continue these valuable services to ensure that the basic needs of Boulder County residents are met to the greatest degree possible; and

WHEREAS, Boulder County's collaboration with community partners has been greatly strengthened by HSSN funding, boosting partnerships that are based on effective outcomes and increased return on investment; and

WHEREAS, Boulder County implements many of its human services objectives through a network of strong public/private partnerships with non-profit providers through contracts for services with those agencies, and proceeds from an extension of the HSSN will go towards preserving current levels of basic human services for emergency food, shelter, and other safety net services and ensuring access to effective early intervention and prevention supports through contracts with such agencies; and

WHEREAS, for all of these reasons, the Board finds that it is appropriate to seek voter approval for a 15-year extension of the Human Services Safety Net Mill Levy of 0.9 mill to ensure that the State and Federal governments' underfunding of such services does not harm families and children in Boulder County; and

WHEREAS, Section 29-1-301, C.R.S., provides that County property tax revenues cannot increase more from year to year than 5.5% as computed in compliance with the provisions of that Section, unless, pursuant to Section 29-1-302(2)(b), C.R.S., the question of exempting the property tax revenues is included in the question submitted for an extension of the mill levy increase, and this Board desires to exempt the revenues in the determination of the limitation as provided in Section 29-1-301(2) and Section 29-1-302(2)(b), C.R.S.; and

WHEREAS, this Board finds that an extension of the Human Services Safety Net Mill Levy of 0.9 mill is necessary to meet the needs outlined above, and revenues from the balance of the authorized increase shall be deposited in the Human Services Safety Net Fund to be expended for these human services programs; and

WHEREAS, an extension of the Human Services Safety Net Mill Levy of 0.9 mill would result in the continued annual collection of approximately \$21 for a \$300,000 home; and

WHEREAS, the Board of County Commissioners of the County of Boulder intends that this proposal not change the amount, levying and scope of the existing 0.9 mill Human Services Safety Net Mill Levy as stated in Resolution No. 2010-92, except for purposes of the extension of the existing 0.9 mill Human Services Safety Net Mill Levy for an additional period of fifteen years from the current expiration date of December 31, 2015, to be effective up to and including December 31, 2030, with the revenues generated from said tax to be used for the purposes as stated in this Resolution, and to obtain a voter-approved revenue change for the additional tax revenues and the interest earned thereon for purposes of Section 20 of Article X of the Colorado

Constitution, said proposal as described in Resolution No. 2010-92 is amended and to the extent of conflict superseded by this Resolution; and

WHEREAS, it is the intent of the Board of County Commissioners that, should the proposal to extend the existing County-wide Human Services Safety Net Mill Levy not be approved by the electorate in November, the existing tax and existing voter-approved revenue change shall not in any way be affected by such failed amendment and shall continue in full force and effect as if this Resolution had not been adopted; and

WHEREAS, the revenues and earnings produced by the extension of the 0.9 mill shall be exempted from the fiscal year spending limitations and be a voter-approved revenue change and property tax revenue change for purposes of the limitations of Section 20 of Article X of the Colorado Constitution.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Boulder County, in accordance with Section 20 of Article X of the Colorado Constitution and Section 29-1-302, C.R.S., does hereby refer to the November 4, 2014, general election ballot a proposal to extend the Boulder County ad valorem Human Services Safety Net Mill Levy of 0.9 mill for 15 years for the purpose of funding services for health and human services programs as outlined in the preamble of this resolution.

BE IT FURTHER RESOLVED that funds generated by the extension of the property tax mill levy will be appropriated annually as determined by the Boulder County Board of County Commissioners in its sole discretion, in accordance with the provisions of this resolution, and nothing contained herein shall be construed as creating a claim by any individual or group for receipt of such funds.

BE IT FURTHER RESOLVED that if any provision of this resolution or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this resolution which can be given effect without the invalid provision or applications and to this end, the provisions of this resolution are declared to be severable.

BE IT FURTHER RESOLVED that the proposal set forth in this Resolution shall take effect immediately upon approval by a majority of voters voting thereon at the November 4, 2014 general election, for purposes of adopting the County's aggregate and component mill levy for 2016, the authorized extension of the mill levy increase being temporary and expiring after the 2030 fiscal year.

IT IS HEREBY DECLARED by the Board of County Commissioners of the County of Boulder, State of Colorado that this resolution is necessary for the immediate preservation of the public health, safety and welfare, and that it shall become effective immediately upon its adoption.

ADOPTED THIS 12th DAY OF AUGUST, 2014.

(SEAL)

BOARD OF COUNTY
COMMISSIONERS OF BOULDER
COUNTY

ATTEST:

Cindy Domenico, Chair

Deputy Clerk to the Board

Deb Gardner, Vice-Chair

Elise Jones, Commissioner

RESOLUTION NO. 2014-70

A RESOLUTION APPROVING A BALLOT TITLE FOR THE HUMAN SERVICES SAFETY
NET MILL LEVY EXTENSION REFERRED TO THE NOVEMBER 4, 2014 GENERAL
ELECTION BALLOT

WHEREAS, this Board has adopted Resolution No. 2014-69, referring an issue to the November 4, 2014, general election ballot; and

WHEREAS, this Board desires to determine the ballot title for the issue referred for placement on the ballot for the November 4, 2014, general election; and

WHEREAS, pursuant to Sections 30-11-103.5 and 31-11-111(3), C.R.S., as amended, this Board must fix a ballot title according to the following guidelines: consider the public confusion that might be caused by a misleading title; avoid a title for which the general understanding of the effect of a "yes" or "no" vote would be unclear; no conflict with titles selected for any other measure that will appear on the County ballot in the same election; and the title shall correctly and fairly express the true intent and meaning of the measure; and

WHEREAS, this Board finds that the ballot title set forth below meets the statutory guidelines.

NOW, THEREFORE, BE IT RESOLVED that, in accordance with the statutory guidelines, the Board does hereby fix the following ballot title for the referred issue:

COUNTY ISSUE 1B (Human Services Safety Net Mill Levy Extension):

WITH NO INCREASE IN ANY COUNTY TAX, SHALL BOULDER COUNTY'S 0.9 MILL AD VALOREM PROPERTY TAX MILL LEVY BE EXTENDED FOR FIFTEEN YEARS TO AND INCLUDING DECEMBER 31, 2030 FOR THE PURPOSES OF FILLING DEFICIENCIES IN STATE AND FEDERAL FUNDING FOR COUNTY HOUSING AND HUMAN SERVICES PROGRAMS AND FOR CONTRACTS WITH NON-PROFIT AGENCIES MAINTAINING A SAFETY NET FOR FAMILIES AND CHILDREN IN BOULDER COUNTY, THE REVENUES OF SAID EXTENDED PROPERTY TAX TO BE IN EXCESS OF THAT WHICH WOULD OTHERWISE BE PERMITTED UNDER SECTION 29-1-301, C.R.S., EACH YEAR WITHOUT SUCH EXTENSION; AND SHALL THE REVENUES AND EARNINGS ON THE INVESTMENT OF THE PROCEEDS OF SUCH TAX, REGARDLESS OF AMOUNT, CONSTITUTE A VOTER-APPROVED REVENUE CHANGE AND A PROPERTY TAX REVENUE CHANGE; ALL AS MORE PARTICULARLY SET FORTH IN BOARD OF COUNTY COMMISSIONERS' RESOLUTION NO. 2014-69?

YES ____ NO ____

APPROVED THIS 12TH DAY OF AUGUST, 2014.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
OF BOULDER COUNTY

ATTEST:

Cindy Domenico, Chair

Deputy Clerk to the Board

Deb Gardner, Vice-Chair

Elise Jones, Commissioner

TOWN OF ERIE
BOARD OF TRUSTEES AGENDA ITEM
Board Meeting Date: October 14, 2014

SUBJECT: RESOLUTIONS
Resolution 14-117; A Resolution Approving A Memorandum Of Understanding Between The Town Of Erie And The St. Vrain Valley School District Re-1J For A School Resource Officer; And Setting For Details In Relation Thereto.

DEPARTMENT: Police

PRESENTER: Chief Vasquez

FISCAL Cost as 26,600.00
Recommended:
INFORMATION: Balance Available:
Budget Line Item
Number:
New Appropriation Yes No
Required:

STAFF Approval of Resolution 14-117

RECOMMENDATION:

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Erie Police Department in partnership with the St Vrain School District has provided a police officer to work in the St Vrain's District schools in Erie for the past several years. This resolution continues that partnership throughout the next school year from August 5, 2014 through May 22,2015. Due to budget constraints the School District has requested that their share of the cost for the SRO be based on 50% of the current assigned school resource officer's wages for 9 months. This amounts to \$25,467.00. Currently the cost to the town of Erie for wages and benefits to provide an SRO is approximately \$70,900. One half (1/2) of that cost for 9 months would be approximately \$26,600. The School District has requested the amount they contribute be based on the wages of the current assigned officer for nine months.

Staff Review:

_____ Town Attorney
_____ Town Clerk
_____ Community Development Director
_____ Finance Director
MV Police Chief
_____ Public Works Director
_____ Assistant to the Town Administrator

Approved by:



A.J. Krieger
Town Administrator

ATTACHMENTS: Resolution 14-117
MOU

RESOLUTION NO. 14-117

A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE TOWN OF ERIE AND THE ST. VRAIN VALLEY SCHOOL DISTRICT RE-1J FOR A SCHOOL RESOURCE OFFICER; AND SETTING FOR DETAILS IN RELATION THERETO.

WHEREAS, the Town of Erie, Colorado (the "Town"), is vested with the authority of administering the affairs of the Town; and

WHEREAS, The Town has adopted policies and procedures permitting certain Town Police Officers to provide services related to law enforcement; and

WHEREAS, The Town or Erie desires to enter into a Memorandum of Understanding with the St. Vrain Valley School District RE-1J, regarding a School Resource Officer Position.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO, THAT:

Section 1. The Attached Memorandum of Understanding regarding a School Resource Officer position between the Town of Erie and the St. Vrain Valley School District RE-1J, is hereby approved. The appropriate Town Officers are hereby authorized to sign said Memorandum of Understanding.

Section 2. Staff is hereby authorized to oversee implementation of said Memorandum of Understanding.

INTRODUCED, SECONDED, READ, APPROVED, ADOPTED AND SIGNED this 14th day of October 2014.

TOWN OF ERIE, COLORADO
a Colorado municipal corporation

By: _____
Tina Harris, Mayor

ATTEST:

By: _____
Nancy J. Parker, CMC., Town Clerk

Memorandum of Understanding

This Memorandum of Understanding (MOU) is made between Erie, the (Town) and St. Vrain Valley School District RE1J, the (School District).

(A). Mission Statement:

The Police Department of the Town of Erie, School District and the community are significantly impacted by demands placed upon them to address incidents and situations directly and indirectly related to juveniles and the schools. The problem of school safety, delinquency, alcohol, and substance abuse, gang involvement, and other youth problems, which negatively affect the community and the schools, can best be addressed in proactive and preventative manner.

The Erie Police Department and the School District have jointly developed a School Resource Officer Program to provide a school-based approach to the development of a positive relationship between students and police officers working towards prevention of delinquency, alcohol and substance abuse, and gang involvement by our community's young people. Such programs are recognized as being effective in the development of a positive relationship between the police, faculty, students and parents in the prevention of delinquency and school safety.

(B). Description of general duties of the School Resource Officer (SRO):

One school resource officer shall be assigned to work with the administration, Faculty, Students and parents of any St. Vrain Valley School located within Erie. The Officer may perform functions including, but not limited to the following:

1. Assist in the prevention and control of crime, delinquency, truancy and disorder on campuses.
2. Conduct or assist in the investigation of offenses on campus.
3. Provide presentations and available education resources in the following areas: Alcohol and substance abuse, law related education, criminal justice system orientation, delinquency prevention, gang involvement and awareness education, community responsibility for students, parents, and other groups associated with the schools.
4. As requested by staff, provide instructional resources for classroom presentations, as time permits.
5. Enforce Federal and State statutes and Municipal ordinances as appropriate.

6. Appear in court and assist in the prosecution and other judicial processes as appropriate.
7. Assist in the coordination of efforts of other enforcement agencies on campus.
8. Provide a visible presence on campus.
9. Assist campus monitors with appropriate monitoring and enforcement of the law in the parking lots and other school grounds.
10. Provide a police presence at school related functions in the Erie Police Department's jurisdiction during normal classroom hours, as well as nighttime hours to include attending social events such as school dances and sporting events, etc. when scheduled as part of the officer's regular duty hours and when the SRO is an essential and integral part of the event. The SRO will not replace "extra duty" security work at school functions already in place and provided by off duty officers on a contract basis.
11. Contribute to the positive police, school, and community relations efforts, especially as these efforts relate to students and parents.
12. To provide traffic enforcement as needed in school zones.
13. Give input to the school interagency safety team.
14. Provide school District Security Manager a monthly report of SRO activities.

(C). Guidelines of the SRO

The SRO Shall:

1. Keep the school principal or their designee informed regarding the SRO's actions regarding such things as investigations, arrests, crimes, or other activities that may affect the safety or well being of the students, faculty, or the school.
2. Contact the school principal or their designee when conducting an investigation or interviewing a student on School property or in conjunction with a School function.
3. Notify the school principal or their designee before removing a student from the school.
4. The SRO may assist with enforcing rules and policies of the school as directed by the school principal or his/her designee.
5. Questioning of witnesses or suspects
 - a. Questioning of witnesses: The SRO may question witnesses or be present while school administration questions a witness to determine if a crime was committed and

who committed the crime. The SRO shall have the general authority to question any student who may have information about criminal misconduct. As a general rule, the questioning should be conducted in cooperation with the school principal or designee. In an emergency situation the SRO may question a student without first notifying the principal or designee. The SRO will make every effort to contact the student's parent with a courtesy call regarding the interview. Generally, the contact should be made prior to the interview, but at any rate as soon as possible after the interview.

- b. Questioning of suspects: The SRO shall not take part in the interviewing or questioning of a student suspected of a criminal act without the consent and in the presence of a parent or guardian. The Officer should always be aware of the need to advise the suspect and parents of their Miranda rights and obtain a waiver in any questioning in what would be considered a custodial situation.
6. Search Procedures: The SRO may standby in order to protect the safety of all persons during any searches of a student, or student's possessions including student's pockets, pocketbook, book, bag, desk, locker, vehicle, or any other similar location within the student's control while on school property conducted by school officials according to school policy. If the search uncovers evidence of criminal misconduct, the evidence may be held for or turned over to the SRO.
7. Notwithstanding the guidelines set forth herein above, the SRO shall be an agent of the School District and the school, while exercising the duties set forth in this agreement. The SRO is entitled to all legal rights, privileges and protections as the law may allow for agents of the School District and the school.

(D). Desired outcomes:

The outcome of the partnership between the Erie Police Department and School District are as follows:

1. To create cooperation between the schools, school district, police department, students, parents, and the community to reduce crime in the schools.

2. To work together with the community, students and parents to have schools with strong crime prevention philosophies.
3. To provide a safe school where students are free to learn without fear of violence.
4. To reduce alcohol and substance abuse through prevention and education along with enforcement of Federal, State, and Municipal laws related to alcohol and substance abuse.
5. To reduce delinquency truancy, criminal mischief and other juvenile related crimes that affect the community and schools.
6. To reduce gang violence and activity in the school through education, prevention and enforcement.
7. To create positive relations between police officers and students.
8. To protect lives and property for students and others in the school.

(E). Roles and responsibilities for administrative procedures:

The School Resource Officer will be a Town of Erie employee. The Town of Erie will be responsible of hiring, evaluation, disciplining, and termination of the School Resource Officer, but will seek and accept the input of the school principal and school administration. The St. Vrain School District agrees to provide the officer with the following materials and facilities, which are deemed necessary to the performance of the SRO:

The SRO shall have adequate office with space to perform job responsibilities. The office will have telephone service for general business purpose, a desk with drawers, a chair, and filing cabinet which may be secured, computer with Internet access, adequate office supplies, and access to use audio/visual equipment. Each School will also provide adequate secure storage space for materials, equipment or other items used by the SRO to provide services or programs to that school.

The St. Vrain School District agrees to pay 50% of the current assigned school resource officer's annual salary up to a maximum of \$25,467.00 for a period of 9 months starting August 18, 2014 through May 21, 2015.

The Erie Police Department assures that the School Resource Officer shall be assigned full time to work with the schools and in the area of community policing activities directed toward reducing and preventing criminal acts or delinquency in the Erie Schools or involving Erie School youth. Should 50% of the current assigned school resource officer's yearly salary for nine months exceed \$25,467.00, the Erie

Police Department will work with the School District to limit the hours the officer is available to the SRO program based on the \$25,467.00 maximum.

(F). Information Sharing:

The Erie Police Department, St. Vrain School District, Boulder County District Attorney's Office, Boulder County Juvenile Probation, Boulder County Department of Social Services, Weld County District Attorney's Office, Weld County Juvenile Probation, Weld County Department of Social Services, and Erie Municipal Court agree to abide by and share information that is in accordance with Colorado State law, CRS 19-3-303, that mandates the sharing of information between these separate agencies when dealing with delinquency, dependency, and neglect cases.

The Parties, acting cooperatively, have mutual concerns in the identification of serious, habitual delinquency and to further intervention efforts to reduce delinquency. The success of this interagency effort is predicated on the mutual agreement to meet regularly for the purpose of discussing concerns, and strategies to address the complexities associated with serious and habitual delinquency and improving the strategies and responses to juvenile delinquency.

In addition, the St. Vrain School District agrees to share information obtained from health surveys where they feel the SRO may assist in Law Related Education, or other programs. The St. Vrain School District agrees to cooperate in Community Policing by allowing the School Resource Officer to attend the schools safety committee in each Erie school. These committees will be structured and will function in accordance with School District policy.

(G). Supervision:

The School Resource Officers are subject to the Erie Police Department's chain of command and supervision of assigned police supervisors. The assigned police supervisor will be responsible for maintaining contact with the schools principals, school administration and their management staffs. The School Resource Officer will work closely with the school principal, school administrators and faculty to determine the most effective use of the officer's time and expertise. The officer can serve as an agent of the school and may follow the direction of the school administration in the performance of his/her duties in keeping a safe school environment, but shall not be subject to supervision of the School District, it's officers, agents, or employees.

(H). Decision-Making Authority Regarding Enforcement of Applicable Laws and Procedures by the SRO:

The School Resource Officer, under the direction of the Erie Police Department Staff, has the decision-making authority regarding the violation of any Federal and State laws, or Municipal Ordinances violated on campus. The School resource Officer will act within the Erie Police Department's policies and procedures.

The School Resource Officer shall work closely with the school principal, school administration and Police Department supervisory staff and will take into consideration all options available to the officer for violations.

(I). Performance Appraisal:

The School Resource Officer's performance will be evaluated consistent with the Town of Erie policies and procedures by the assigned police supervisor. The supervisor will seek and accept the input from the principal and designees.

(J). Selection:

The School Resource Officer will be selected by the Town of Erie's Chief of Police with the input of the School District.

(K). Evaluation of Program;

The Town of Erie and the St. Vrain School District shall evaluate the School Resource Officer Program on a yearly basis and make recommendations on how the program can better serve the school in the areas of enforcement, prevention, and safety.

(L). Erie Police Department assurance of School Resource Officer Duties:

The Erie Police Department assures that the SRO shall spend their time working in and with the schools and focusing on community oriented policing programs and other police activities that are directed at reducing and preventing criminal acts of delinquency in Erie and the Schools.

The School District understands and agrees that the SRO is subject to immediate release from providing services, under this agreement if the police supervisor on duty determines that the release is necessary for other police related safety, health and welfare purposes of the Town. If it is determined by the supervisor that the Officer is to be called away from the normal SRO duties, the supervisor shall notify

the principal or their designee of the need as soon as practical. It is acknowledged by the School District that in the event the officer is called for other duties, the Town shall have no liability arising from, or in anyway connected to such release, on the basis of any legal theory whatsoever. The School District on behalf of its self, its officers and employees hereby release the Town of Erie, its officers and employees from and waives any and all liability claims and demands whatsoever.

(M). Partner involvement in community policing activities;

As a partner in this program, the St. Vrain School District agrees to allow the SRO assigned to Erie schools the time to interact with students in classroom setting, in areas such as the following, but not limited to:

Law related education

Alcohol and substance abuse prevention

(N). Term;

The term of this agreement shall commence on August 18, 2014 and terminate on May 21, 2015. This agreement shall renew automatically for additional successive one calendar year periods, except payment, paragraph (E), may be renegotiated annually to reflect increases in Town costs and that this agreement may be terminated by either party for any reason upon thirty (30) days' written notice to the other.

Town of Erie Mayor: _____ **Date:** _____

St. Vrain Valley School District RE-1J

Superintendent _____ **Date:** _____

TOWN OF ERIE
BOARD OF TRUSTEE AGENDA ITEM
Board Meeting Date: October 14, 2014

SUBJECT: **PUBLIC HEARING - RESOLUTION**
Resolution 14-112: A Resolution of the Board of Trustees of the Town of Erie, Colorado Approving the Service Plan for Wise Farms Metropolitan District Nos. 1 and 2.

DEPARTMENT: Community Development

PRESENTER: R. Martin Ostholthoff, Community Development Director

FISCAL	Cost as	n/a
	Recommended:	
INFORMATION:	Balance Available:	n/a
	Budget Line Item	
	Number:	000 . 00 . 000 . 000000 . 000000
	New Appropriation	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Required:	

STAFF
RECOMMENDATION: Staff recommends approval of Resolution 14-112

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Town has received the Service Plan (Plan) for the Wise Farms Metropolitan District Nos. 1 and 2 (Districts). The Districts encompasses approximately 170 acres of land located south and west of the intersection of Jasper Road and North 119th Street. State Statute requires the Board of Trustees to approve the Plan by resolution of any special district organized within the municipal limits of the Town. This is a required step for the Districts to participate in the November 2014 Title 32 district election.

The Board of Trustees adopted a special district ordinance and model service plan in June 2007. The special district ordinance was amended in 2013. The Plan has been submitted in accordance with the ordinance and amendment thereto. The Plan was submitted using the model service plan as a guide and the Districts have complied with the amended Town ordinance.

The District will provide public improvements and services to a new residential community, Wise Farms. The Plan identifies improvements and services expected to be provided by the Districts, including on-going operation and maintenance services to be provided to property owners within the Districts. The Plan also describes how activities will be financed.

The Plan identifies powers of the Districts as well as describes the limitations. In addition, disclosure of the District is included that advises potential property owners to investigate financing, servicing of indebtedness, etc.

Town staff and Dee Wisor, Special Counsel to the Town has reviewed the Plan and have found it to be in general compliance with the model service plan and the Town ordinance as amended. Approval of Plan does not constitute the Town's approval of any future development plan or zoning.

Below is a summary of several of the limitations and contract points of the Plan.

Debt Service Mill Levy	50 mills
Operations/Maintenance Mill Levy	20 mills
Limit on Final Debt Maturity	40 years
Public Improvements Estimate	\$7,800,000
Debt Cap	\$16,400,000
IGA with Town	Required prior to debt issuance
Town liable for Districts obligations	No

Staff Review:

- _____ Town Attorney
- _____ Town Clerk
- Duo _____ Community Development Director
- _____ Finance Director
- _____ Police Chief
- _____ Parks and Recreation Director
- _____ Public Works Director

Approved by:



A. J. Krieger
Town Administrator

ATTACHMENTS:

- a. Resolution 14-112
- b. Service Plan For Wise Farms Metropolitan Districts No. 1 and 2

ATTACHMENT A

RESOLUTION NO. 14-112

**RESOLUTION OF THE BOARD OF TRUSTEES OF THE
TOWN OF ERIE, COLORADO APPROVING THE
SERVICE PLAN FOR WISE FARMS METROPOLITAN
DISTRICT NOS. 1 AND 2.**

WHEREAS, §32-1-204.5, C.R.S. provides that no special district shall be organized within the boundaries of the Town of Erie (the "Town") except upon adoption of a resolution of the Board of Trustees (the "Board") approving the Service Plan of the proposed special district; and

WHEREAS, a service plan dated October 1, 2014 has been submitted to the Board for the Wise Farms Metropolitan District Nos. 1 and 2 (the "District") in compliance with § 32-1-204.5 (the "Service Plan"); and

WHEREAS, a service plan dated October 1, 2014 has been submitted to the Board for the District in compliance with Title 9, Chapter 7, "Special Districts," of the Town's Municipal Code; and

WHEREAS, the territory of the proposed Districts is located wholly within the boundaries of the Town; and

WHEREAS, adequate notice of a public hearing of the Board to review the Service Plan has been given; and

WHEREAS, the Board has conducted a public hearing on the Service Plan for the Wise Farms Metropolitan Districts Nos. 1 and 2.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO:

Section 1. The Board has jurisdiction to hear this matter.

Section 2. The Board makes the following findings:

a. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed special district.

b. The existing service in the area to be served by the proposed special district is inadequate for present and projected needs.

c. The proposed special district is capable of providing economical and sufficient service to the areas within its proposed boundaries.

d. The area to be included in the proposed special district has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

Section 3. The Service Plan for the Districts is hereby approved. Nothing herein limits the Town's powers with respect to the Districts, the property within the Districts, or the improvements to be constructed by the Districts. The Town's findings are based solely upon the evidence in the Service Plan and such other evidence presented at the public hearing, and the Town has not conducted any independent investigation of the evidence. The Town makes no guarantee as to the financial viability of the Districts or the achievability of the results.

ADOPTED AND APPROVED THIS ____ DAY OF OCTOBER, 2014, BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO.

TOWN OF ERIE,
a Colorado municipal corporation

By: _____
Tina Harris, Mayor

ATTEST:

By: _____
Nancy Parker, Town Clerk

ATTACHMENT B

SERVICE PLAN

FOR

WISE FARMS METROPOLITAN DISTRICT NOS. 1-2

Prepared

by

WHITE BEAR ANKELE TANAKA & WALDRON
2154 E. Commons Ave, Suite 2000
Centennial, CO 80122
(303) 858-1800

October 1, 2014

TABLE OF CONTENTS

I.	INTRODUCTION	1
A.	Purpose and Intent.....	1
B.	Need for the District.....	1
C.	Objective of the Town Regarding District Service Plans.	1
D.	Organizers and Consultants.	2
E.	First Board of Directors.	2
II.	DEFINITIONS.....	2
III.	BOUNDARIES.....	4
IV.	PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION.....	4
V.	DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES.....	4
A.	Powers of the District and Service Plan Amendment	4
1.	Operations and Maintenance Limitation.....	4
2.	Use of Bond Proceeds and Other Revenues of the District Limitation.	5
3.	Recovery Agreement Limitation.....	5
4.	Construction Standards Limitation	5
5.	Privately Placed Debt Limitation.....	5
6.	Boundary Change Limitation.....	6
7.	Total Debt Issuance Limitation.....	6
8.	No Rates, Fees, Charges, Assessments or Exaction.	6
9.	Monies from Other Governmental Sources	6
10.	Consolidation Limitation	6
11.	Bankruptcy Limitation	6
12.	Eminent Domain Powers Limitation.	6
13.	Notice of Meetings.....	6
14.	Subdistricts; 63-20 Corporations.	7
15.	Intergovernmental Agreement; Improvement Guaranty.....	7
16.	Service Plan Amendment Requirement	7
B.	Preliminary Engineering Survey.....	7
VI.	FINANCIAL PLAN.....	8
A.	General	8
B.	Maximum Voted Interest Rate and Maximum Underwriting Discount.	8
C.	No-Default Provisions.	8
D.	Eligible Bondholders	9
E.	Maximum Mill Levy.....	9
F.	Maximum Mill Levy Imposition Term.....	9
G.	Debt Repayment Sources.....	9
H.	Security for Debt.....	9
I.	Operating Mill Levy	10
VII.	ANNUAL REPORT	10

A.	General.....	10
B.	Reporting of Significant Events.....	10
VIII.	DISSOLUTION.....	11
IX.	DISCLOSURE TO PURCHASERS.....	11
X.	COMPLIANCE WITH LAWS.....	11
XI.	CONCLUSION.....	12

LIST OF EXHIBITS

EXHIBIT A	Legal Descriptions
EXHIBIT B	Erie Vicinity Map
EXHIBIT C	District Boundary Maps
EXHIBIT D	Description of Public Improvements, including the information required by Section 32-1-202(c) and (e).
EXHIBIT E	Matrix of Ownership and Maintenance
EXHIBIT F	Financing Plan, including sources and uses and bond solutions
EXHIBIT G	Form of Districts' Organizational Election Questions
EXHIBIT H	Underwriter Commitment Letter
EXHIBIT I	Form of Disclosure
EXHIBIT J	Proof of Ownership and Encumbrances

**SERVICE PLAN
FOR
WISE FARMS METROPOLITAN DISTRICT NOS. 1-2**

I. INTRODUCTION

A. Purpose and Intent. The Districts are an independent unit of local government, separate and distinct from the Town. It is intended that the Districts will provide a part or all of the Public Improvements for the use and benefit of all anticipated constituents and taxpayers of the Districts. The primary purpose of the Districts will be to finance the construction of these Public Improvements. The Districts are not being created to provide ongoing operations and maintenance services other than as specifically set forth in Exhibit E to this Service Plan.

B. Need for the District. There are currently no other governmental entities, including the Town, located in the immediate vicinity of the Districts that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. Formation of the Districts is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

C. Objective of the Town Regarding Districts' Service Plans. The Town's objective in approving the Service Plan for the Districts is to authorize the Districts to provide for the planning, design, acquisition, construction, installation, and financing of the Public Improvements from the proceeds of Debt to be issued by the Districts. All Debt is expected to be repaid by taxes imposed and collected for no longer than the Maximum Mill Levy Imposition Term. The Districts' mill levy shall be no higher than the Maximum Mill Levy.

This Service Plan is intended to establish a limited purpose for the Districts and explicit financial constraints that are not to be violated under any circumstances. The primary purpose is to provide for the Public Improvements associated with development and regional needs. Operational activities are allowed, but only as specified in Exhibit E to this Service Plan.

Unless the Districts have operational responsibilities for any of the Public Improvements, it is the intent of the Districts to dissolve upon payment or defeasance of all Debt incurred or upon a court determination that adequate provision has been made for the payment of all Debt, or upon the occurrence of an event specified in Section 32-1-701(2) or (3), C.R.S.

The Districts shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from tax revenues collected from a mill levy which shall not exceed the Maximum Mill Levy and which shall not exceed the Maximum Mill Levy Imposition Term. It is the intent of this Service Plan to assure to the extent possible that no property bear an economic burden that is greater than that associated with the Maximum Mill Levy in amount and that no property bear an economic burden that is greater than that associated with the Maximum Mill Levy Imposition Term. Generally, the cost of Public Improvements that cannot be funded within these parameters are not costs to be paid by the Districts.

D. Organizers and Consultants. This Service Plan has been prepared by the following:

Organizers

Jasper Investments LLC
9162 S. Kenwood Ct.
Highlands Ranch, CO 80126

Districts Counsel

White Bear Ankele Tanaka & Waldron
Kristen D. Bear, Esq
2154 E. Commons Ave, Suite 2000
Centennial, CO 80122

Financial Advisor

D.A. Davidson & Company
Zach Bishop
1600 Broadway, Suite 1100
Denver, CO 80202

Engineers

CVL Consulting Engineers
10333 E. Dry Creek Road, Suite 240
Englewood, CO 80112

Bond Counsel

Sherman & Howard LLC
Blake Jordan
633 17th Street, Suite 3000
Denver, CO 80202

E. First Boards of Directors.

The proposed first board of directors is proposed to include:

Arthur D. McFall
36 Charlou Circle
Englewood, CO 80111

Steven A Nichols
32 Niblick Lane
Littleton, CO 80123

James A Dullea
9162 Kenwood Ct.
Highlands Ranch, CO 80126

C.E. Rishell, Jr.
525 Dale Court #3112
Castle Pines, CO 80108

Attached hereto as Exhibit J is proof of current ownership of and encumbrances on property in the Districts.

II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Board: means the board of directors of one District.

Boards: means the boards of directors of both Districts.

Board of Trustees: means the Board of Trustees of the Town of Erie, Colorado.

Bonds or Debt: means any bonds, notes, debentures, certificates, contracts, capital leases, or other multiple fiscal year financial obligations of the Districts.

District: means any one of the Wise Farms Metropolitan District Nos. 1-2.

District No. 1: means the Wise Farms Metropolitan District No. 1

District No. 2: means the Wise Farms Metropolitan District No. 2

External Financial Advisor: means a consultant that: (1) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (2) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place (also known as the Redbook); and (3) is not an officer of the Districts.

Financial Plan: means the Financial Plan attached hereto as Exhibit F and described in Section VI which describes (a) how the Public Improvements are to be financed; (b) how the Debt is expected to be incurred; and (c) the estimated revenue and expenses.

District Boundaries: means the boundaries of the area described in the Districts' Boundary Map.

District Boundary Map: means the map attached hereto as Exhibit C, describing the Districts' Boundaries.

Market Issued Debt: means Debt which is underwritten by an underwriter or investment banker listed in the Bond Buyer's Municipal Market Place (also known as the Redbook).

Maximum Mill Levy: means the maximum mill levy the Districts are permitted to impose for payment of Debt as set forth in Section VI.E below.

Maximum Mill Levy Imposition Term: means the maximum term for imposition of a mill levy as set forth in Section VI.F below.

Official Development Plan: means an Official Development Plan as approved by the Town pursuant to the Town Code.

Privately Placed Debt: means Debt which is sold or placed directly with an investor, without being underwritten by an underwriter or investment banker.

Project: means the development or property commonly referred to as Wise Farms.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, and financed as generally described in Exhibit D, except as specifically limited in Section V below, to serve the future taxpayers and inhabitants of the District Boundaries as determined by the Boards of the Districts.

Service Plan: means this service plan for the Districts approved by Board of Trustees.

Service Plan Amendment: means an amendment to the Service Plan approved by Board of Trustees in accordance with the Town's ordinance and the applicable state law.

Special District Act: means Section 32-1-101, et seq., of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

Town: means the Town of Erie, Colorado.

Town Code: means the Town Code of the Town of Erie, Colorado.

III. BOUNDARIES

The area of the District Boundaries includes approximately 170 acres. A legal description of the District Boundaries is attached hereto as Exhibit A. A map of the District Boundaries is attached hereto as Exhibit C. A vicinity map is attached hereto as Exhibit B.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The District Boundaries consists of approximately 170 acres of residential land. The current assessed valuation of the District Boundaries is \$0.00 for purposes of this Service Plan and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan. The population of the Districts at build-out is estimated to be approximately 460 people.

V. The Official Development Plan for the property in the Initial District Boundaries has not been approved by the Town to date.DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the Districts and Service Plan Amendment.

The Districts shall have the power and authority to provide the Public Improvements and, if provided herein, related operation and maintenance services, within and without the boundaries of the Districts as such power and authority is described in the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein.

1. Operations and Maintenance Limitation. The purpose of the Districts is to plan for, design, acquire, construct, install, and finance the Public Improvements. The Districts shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the Official Development Plan and other rules and regulations of the Town and applicable provisions of the Town Code. The Districts shall not be authorized to operate and maintain any part or all of the Public Improvements unless the provision of such operation and maintenance is pursuant to Exhibit E in the approved Service Plan.

2. Use of Bond Proceeds and Other Revenues of the Districts Limitation.

Proceeds from the sale of Debt instruments and other revenues of the Districts may not be used to pay landowners within the Districts for any items required by annexation agreements or land use codes. Examples of ineligible reimbursements include: the acquisition of rights of way, easements, water rights, and land for prudent drainage, parkland or open space. Additionally, if the landowner/developer constructs the public infrastructure and conveys it to the Districts contingent upon a pledge from the Districts that it will issue bonds to pay the landowner/developer, prior to reimbursing the landowner/developer for such amounts, the Districts must receive the report of an independent engineer or accountant confirming that the amount of the reimbursement is reasonable.

3. Recovery Agreement Limitation.

Should the Districts construct infrastructure subject to a recovery agreement with the Town or other entity, the Districts retain all benefits under the recovery agreement. Any subsequent reimbursement for public improvements installed or financed by the Districts will remain the property of the Districts and be applied toward repayment of their Debt, if any. Any reimbursement revenue not necessary to repay District Debt may be utilized to construct additional Public Improvements permitted under this Service Plan.

4. Construction Standards Limitation.

The Districts will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of other governmental entities having proper jurisdiction. In all instances, the Districts will comply with applicable Town ordinances, regulations and standards, including, without limitation, and to the extent necessary, execution of public improvement agreements and provision of improvements and dedication of any of the public improvements to the Town. The Districts will obtain the Town's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work. Nothing herein requires the Town to accept the transfer of any public Improvement.

5. Privately Placed Debt Limitation.

Prior to the issuance of any Privately Placed Debt, the Districts shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

6. Boundary Change Limitation. The Districts shall not include within or exclude from its boundaries any property without the prior written consent of the Town.

7. Total Debt Issuance Limitation. The Districts shall not issue Debt in an aggregate principal amount in excess of \$16.4 Million Dollars provided that the foregoing shall not include the principal amount of Debt which has been refunded by the issuance of refunding Debt.

8. No Rates, Fees, Charges, Assessments or Exaction. The Districts shall not impose any rate, fee, charge, assessment or exaction and shall not utilize any rate, fee, charge, assessment or exaction imposed by any public or private entity without written consent of the Town.

9. Monies from Other Governmental Sources. The Districts shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for, except pursuant to an intergovernmental agreement with the Town. This Section shall not apply to specific ownership taxes which shall be distributed to and a revenue source for the Districts without any limitation.

10. Consolidation Limitation. The Districts shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town.

11. Bankruptcy Limitation. All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Mill Levy and the Maximum Mill Levy Imposition Term have been established under the authority of the Town to approve a Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

(a) Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and

(b) Are, together with all other requirements of Colorado law, included in the “political or governmental powers” reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the “regulatory or electoral approval necessary under applicable nonbankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt issued with a pledge or which results in a pledge that exceeds the Maximum Mill Levy or the Maximum Mill Levy Imposition Term, shall be deemed a material departure from this Service Plan pursuant to Section 32-1-207, C.R.S., and the Town shall be entitled to all remedies available under State and local law to enjoin such actions of the Districts.

12. Eminent Domain Powers Limitation. The District shall provide the Town with written notice prior to its exercise of the power of eminent domain.

13. Notice of Meetings. The Districts shall deliver to the Town Clerk a copy of written notice of every regular or special meeting of the Districts at least five (5) business

days prior to such meeting. The Districts shall post a copy of such notice at Town Hall and the Town Post Office. From the time that 50% of the structures to be built in the Districts have been sold to purchasers, all meetings of the Boards of Directors shall be held within Town limits.

14. Subdistricts; 63-20 Corporations. No subdistricts shall be created by the Districts pursuant to Section 32-1-1101(1.5), C.R.S. The Districts shall not create any corporation to issue Bonds on the Districts' behalf.

15. Intergovernmental Agreement; Improvement Guaranty. The Districts shall not levy any taxes or issue any debt until it enters into an intergovernmental agreement with the Town regarding the enforcement of this Ordinance and the provisions of the Model Service Plan. The intergovernmental agreement shall be in form and substance satisfactory to the Town Administrator and Town Attorney. The creation of the Districts shall not alter the obligation of the developer of property in the Districts to provide the Town with improvement guarantees pursuant to the Development Agreement entered into with the Developer..

16. Service Plan Amendment Requirement. This Service Plan has been designed with sufficient flexibility to enable the Districts to provide required services and facilities under evolving circumstances without the need for numerous amendments. While the assumptions upon which this Service Plan are generally based are reflective of an Official Development Plan for the property within the Districts, the cost estimates and Financing Plan are sufficiently flexible to enable the Districts to provide necessary services and facilities without the need to amend this Service Plan as development plans change. Modification of the general types of services and facilities, and changes in proposed configurations, locations, or dimensions of various facilities and improvements shall be permitted to accommodate development needs consistent with then-current Official Development Plans for the property. Actions of the Districts which violate the limitations set forth in Sections A.1-15 above or in Section VI shall be deemed to be material departures from this Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin such actions of the Districts.

B. Preliminary Engineering Survey.

The Districts shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements within and without the boundaries of the Districts, as more specifically described in Exhibit D. An estimate of the costs of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained or financed was prepared based upon a preliminary engineering survey and estimates derived from the Official Development Plan on the property in the District Boundaries and is approximately \$7.8 Million Dollars and as more specifically detailed in Exhibit D.

All of the Public Improvements described herein will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the Town and shall be in accordance with the requirements of the Official Development Plan. All descriptions of the Public Improvements to be constructed, and their related costs, are estimates only and are subject to modification as engineering, development plans, economics, the Town's requirements, and construction scheduling may require. Upon approval of this Service Plan, the

Districts will continue to develop and refine cost estimates contained herein and prepare for issuance of Debt. All cost estimates will be inflated to then-current dollars at the time of the issuance of Debt and construction. All construction cost estimates assume construction to applicable local, State or Federal requirements.

VI. FINANCIAL PLAN

A. General.

The Districts shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation, and financing of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the Districts. The Financial Plan for the Districts shall be to issue such Debt as the Districts can reasonably pay within the Maximum Mill Levy Imposition Term from revenues derived from the Maximum Mill Levy and other legally available revenues (subject to Section V.A.8 hereof). The total Debt that the Districts shall be permitted to issue shall not exceed the total Debt issuance limitation set forth in Section V.A.7 hereof, and shall be permitted to be issued on a schedule and in such year or years as the Districts determine shall meet the needs of the Financial Plan referenced above and phased to serve development as it occurs. All Debt issued by the Districts may be payable from any and all legally available revenues of the Districts, including general ad valorem taxes to be imposed upon all taxable property of the Districts. Prior to issuing any Debt, the Districts shall deliver to the Town an opinion of nationally recognized bond counsel (acceptable to the Town Attorney) stating that the Debt satisfies the requirements of the Service Plan.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. The proposed maximum interest rate on any Debt shall not exceed 18%. The maximum underwriting discount shall not exceed 5%. Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities. The forms of the ballot questions which the Districts will submit to its electors at the organizational election are attached hereto as Exhibit G.

C. No-Default Provisions.

Debt issued by a District shall be structured so that failure to pay debt service when due shall not of itself constitute an event of default or result in the exercise of remedies. The foregoing shall not be construed to prohibit events of default and remedies for other occurrences including, without limitation, (1) failure to impose or collect the Maximum Mill Levy or such portion thereof as may be pledged thereto, or to apply the same in accordance with the terms of the Debt, (2) failure to abide by other covenants made in connection with such Debt, or (3) filing by a District as a debtor under any bankruptcy or other applicable insolvency laws. Notwithstanding the foregoing, Debt will not be structured with a remedy which requires the District to increase the Maximum Mill Levy or the Maximum Mill Levy Imposition Term.

D. Eligible Bondholders

All District Bonds or other Debt instruments, if not rated in one of its four highest rating categories by one or more nationally recognized organizations which regularly rate such obligations, must be issued in minimum denominations of \$500,000. The foregoing shall not prohibit the redemption by the Districts of such Debt instruments in denominations smaller than \$500,000.

E. Maximum Mill Levy.

The "Maximum Mill Levy" shall be the maximum mill levy the Districts are permitted to impose upon the taxable property of the Districts and shall be determined as follows:

1. The Maximum Mill Levy shall be fifty (50) mills; provided that if, on or after January 1, 2014, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement; the mill levy limitation applicable to such Debt may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2014, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

F. Maximum Mill Levy Imposition Term.

The Districts shall not impose a Debt service mill levy for more than forty (40) years after the year of the initial imposition of such Debt service mill levy unless: (1) a majority of the Board of Directors of the District imposing the mill levy are residents of such District, and (2) such Board has voted in favor of issuing Debt with a term which requires or contemplates the imposition of a Debt service mill levy for a longer period of time than the limitation contained herein.

G. Debt Repayment Sources.

The Districts may impose a mill levy on taxable property within its boundaries as a primary source of revenue for repayment of Debt service and for operations and maintenance. The Debt mill levy shall only be used for Debt service on Market Issued Debt or for Privately Placed Debt. It shall never be used to pay debt service on any other obligation. Specifically, Developer advances for capital outlays must be structured as Privately Placed Debt if there is a reasonable expectation that the advance will not be repaid in its entirety within one (1) year. In no event shall the debt service mill levy in any District exceed the Maximum Mill Levy or the Maximum Mill Levy Imposition Term.

H. Security for Debt.

No Debt or other financial obligation of any District will constitute a debt or obligation of the Town in any manner. The faith and credit of the Town will not be pledged for

the repayment of any Debt or other financial obligation of any District. This will be clearly stated on all offering circulars, prospectuses, or disclosure statements associated with any securities issued by any District. Districts shall not utilize the Town of Erie' name in the name of the Districts.

I. Operating Mill Levy

In addition to the capital costs of the Public Improvements, the Districts will require operating funds for administration and to plan and cause the Public Improvements to be constructed and maintained. The first year's operating budget is estimated to be \$50,000 which is anticipated to be derived from property taxes and other revenues as described in Exhibit F.

VII. ANNUAL REPORT

A. General.

The Districts shall be responsible for submitting an annual report to the Town no later than August 1 of each year following the year in which the Orders and Decrees creating the Districts have been issued. The report may be consolidated for all Districts.

B. Reporting of Significant Events.

The annual report shall include the following information:

(a) A narrative summary of the progress of the Districts in implementing its Service Plan;

(b) Except when an exemption from audit has been granted for the fiscal year under the Local Government Audit Law, the audited financial statements of the Districts for the fiscal year including a statement of financial condition (i.e. balance sheet) as of December 31 of the fiscal year and the statement of operations (i.e. revenues and expenditures) for the fiscal year;

(c) Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the Districts in development of public facilities in the fiscal year, as well as any capital improvements or projects proposed to be undertaken in the five (5) years following the fiscal year;

(d) Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the Districts at the end of the fiscal year, including the amount of outstanding indebtedness, the amount and terms of any new Districts indebtedness or long-term obligations issued in the fiscal year, the amount of payment or retirement of existing indebtedness of the Districts in the fiscal year, the total assessed valuation of all taxable properties within the Districts as of January 1 of the fiscal year, and the current mill levy of the Districts pledged to debt retirement in the fiscal year;

(e) The Districts' budget for the calendar year in which the annual report is submitted;

(f) A summary of residential and commercial development which has occurred within the Districts for the fiscal year;

(g) A summary of all taxes, fees, charges and assessments imposed by the Districts as of January 1 of the fiscal year;

(h) The name, business address and telephone number of each member of the Boards and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the Boards.

VIII. DISSOLUTION

The Districts agrees to file petitions in the appropriate District Court for dissolution, pursuant to the applicable State statutes upon the occurrence of one of the following: (1) if the Board of Trustees has not approved a preliminary plat and/or development agreement for the development of the property within the Districts within one year from the approval of this Service Plan, (2) if the Districts have not issued any Debt within two years from the approval of this Service Plan, (3) upon an independent determination of the Board of Trustees that the purposes for which the Districts were created have been accomplished, or (4) when no Debt is then outstanding. If the Board of Trustees has not approved a preliminary plat and/or development agreement for the development of the property within the Districts within one year from the approval of this Service Plan, the Districts may request a modification of this Service Plan to provide for a six-month extension of the one year dissolution clause. The Board of Trustees may approve up to two six-month extensions for a maximum of one year. In no event shall a dissolution occur until the Districts have provided for the payment or discharge of all of its outstanding Debt as required pursuant to State statutes.

IX. DISCLOSURE TO PURCHASERS

The Districts will use reasonable efforts to assure that all developers of the property located within the Districts provide written notice to all purchasers or lessees of property in the Districts regarding the Maximum Mill Levy as well as a description of the Districts' authority to impose and collect rates, fees, charges or exactions. The form of notice shall be substantially in the form of Exhibit I hereto; provided that such form may be modified by the Districts so long as a new form is submitted to the Town prior to modification. All promotional, marketing, and sales information shall display notice, equal in size and font to all other pertinent information, as to debt, taxes, rates, fees and exactions, and this information shall further be recorded in the real estate records of the County with the order of the court creating the Districts.

X. COMPLIANCE WITH LAWS

The approval of the Service Plan shall not limit the Town in implementing any growth limitations imposed by the Board of Trustees or the voters. The Districts shall be subject to all of the Town's zoning, subdivision, building code or land use requirements.

XI. CONCLUSION

It is submitted that this Service Plan for the Districts, as required by Section 32-1-203(2), C.R.S., establishes that:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the Districts;

2. The existing service in the area to be served by the Districts is inadequate for present and projected needs;

3. The Districts are capable of providing economical and sufficient service to the area within its proposed boundaries; and

4. The area to be included in the Districts does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

EXHIBIT A

Legal Descriptions

LEGAL DESCRIPTION – WISE FARMS METROPOLITAN DISTRICT NO. 1

A PARCEL OF LAND BEING A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14, FROM WHICH THE EAST-SOUTH ONE SIXTEENTH CORNER OF SAID SECTION 14 BEARS SOUTH 00°04'01" EAST, A DISTANCE OF 1316.88 FEET, SAID LINE FORMING THE BASIS OF BEARINGS WITH ALL BEARINGS CONTAINED HEREWITH BEING RELATIVE THERETO;

THENCE SOUTH 88°24'34" WEST, A DISTANCE OF 30.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE TO NORTH 119TH STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°04'01" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 0.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE PREVIOUS UNION PACIFIC RAILROAD RIGHT-OF-WAY, SAID RIGHT-OF-WAY LINE BEING 50 FEET, BY PERPENDICULAR MEASUREMENT, SOUTHERLY OF THE EXISTING TRACK, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°04'01" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 212.05 FEET;

THENCE SOUTH 89°55'59" WEST, A DISTANCE OF 208.00 FEET;

THENCE NORTH 00°04'01" WEST, A DISTANCE OF 206.66 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE NORTH 88°24'34" EAST ALONG SAID NORTH LINE, A DISTANCE OF 201.67 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE PREVIOUS UNION PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE NORTH 89°42'11" EAST, ALONG SAID SOUTHERLY RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 6.40 FEET TO THE POINT OF BEGINNING,

SAID PARCEL CONTAINING A CALCULATED AREA OF 43,560 SQUARE FEET OR 1.000 ACRE, MORE OR LESS.

I, WILLIAM F. HESSELBACH JR., A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.


WILLIAM F. HESSELBACH JR., P.L.S. 25369
FOR AND ON BEHALF OF
CVL CONSULTANTS OF COLORADO, INC.



LEGAL DESCRIPTION – WISE FARMS METROPOLITAN DISTRICT NO. 2

A PARCEL OF LAND BEING A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14, FROM WHICH THE EAST-SOUTH ONE SIXTEENTH CORNER OF SAID SECTION 14 BEARS SOUTH 00°04'01" EAST, A DISTANCE OF 1316.88 FEET, SAID LINE FORMING THE BASIS OF BEARINGS WITH ALL BEARINGS CONTAINED HEREWITH BEING RELATIVE THERETO;

THENCE SOUTH 88°24'34" WEST, A DISTANCE OF 30.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE TO NORTH 119TH STREET;

THENCE SOUTH 00°04'01" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 0.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE PREVIOUS UNION PACIFIC RAILROAD RIGHT-OF-WAY, SAID RIGHT-OF-WAY LINE BEING 50 FEET, BY PERPENDICULAR MEASUREMENT, SOUTHERLY OF THE EXISTING TRACK, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°04'01" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1316.79 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE SOUTH 88°18'16" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1282.39 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING SOUTH 88°18'16" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 1312.40 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE SOUTH 88°16'21" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 60.98 FEET TO THE SOUTHEASTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO RONALD SCOTT JASPER, RONALD LEE JASPER AND VEE ANN JASPER AS DESCRIBED IN WARRANTY DEED RECORDED MAY 3, 1976, ON FILM 922 AS RECEPTION NO. 175271, OF THE RECORDS OF BOULDER COUNTY, COLORADO:

THENCE NORTH 00°19'00" WEST ALONG THE EASTERLY LINE OF SAID TRACT OF LAND, A DISTANCE OF 1381.63 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE PREVIOUS UNION PACIFIC RAILROAD RIGHT-OF-WAY, SAID RIGHT-OF-WAY BEING 50 FEET, BY PERPENDICULAR MEASUREMENT, SOUTHERLY OF THE EXISTING TRACK;

THENCE NORTH 89°42'11" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 62.45 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING NORTH 89°42'11" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1314.28 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING NORTH 89°42'11" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 653.74 FEET;

THENCE SOUTH 00°09'21" EAST, A DISTANCE OF 14.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE NORTH 88°24'34" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 3.19 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING NORTH 88°24'34" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 620.87 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PREVIOUS UNION PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE NORTH 89°42'11" EAST, ALONG SAID SOUTHERLY RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 6.40 FEET TO THE POINT OF BEGINNING,

SAID PARCEL CONTAINING A CALCULATED AREA OF 3,581,472 SQUARE FEET OR 82.219 ACRES, MORE OR LESS.

TOGETHER WITH

A PARCEL OF LAND BEING A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14, FROM WHICH THE EAST-SOUTH ONE SIXTEENTH CORNER OF SAID SECTION 14 BEARS SOUTH 00°04'01" EAST, A DISTANCE OF 1316.88 FEET SAID LINE FORMING THE BASIS OF BEARINGS WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 88°24'34" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 30.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 119TH STREET;

THENCE CONTINUING SOUTH 88°24'34" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 627.28 FEET, TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING SOUTH 88°24'34" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 3.19 FEET;

THENCE NORTH 00°09'21" WEST, A DISTANCE OF 114.08 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE PREVIOUS UNION PACIFIC RAILROAD RIGHT-OF-WAY, SAID RIGHT-OF-WAY LINE BEING 50 FEET, BY PERPENDICULAR MEASUREMENT NORTHERLY OF THE CENTERLINE OF THE EXISTING TRACK, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°42'11" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 653.74 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING SOUTH 89°42'11" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE , A DISTANCE OF 1314.46 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING SOUTH 89°42'11" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1309.61 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14;

THENCE NORTH 00°29'33" WEST ALONG SAID WEST LINE, A DISTANCE OF 1119.88 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JASPER ROAD;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. NORTH 88°21'52" EAST, A DISTANCE OF 1314.39 FEET;
2. NORTH 88°17'58" EAST, A DISTANCE OF 1317.03 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;
3. CONTINUING NORTH 88°17'58" EAST, A DISTANCE OF 599.53 FEET TO THE NORTHWESTERLY CORNER OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 1555, AT RECEPTION NO. 953348;

THENCE SOUTH 00°09'21" EAST ALONG THE WESTERLY LINE OF SAID TRACT OF LAND, A DISTANCE OF 397.57 FEET TO THE MOST SOUTHERLY CORNER THEREOF;

THENCE NORTH 50°52'13" EAST ALONG THE SOUTHEASTERLY LINE OF SAID TRACT OF LAND, A DISTANCE OF 70.21 FEET;

THENCE SOUTH 00°09'21" EAST, DISTANCE OF 843.98 FEET TO THE POINT OF BEGINNING,

SAID PARCEL CONTAINING A CALCULATED AREA OF 3,782,135 SQUARE FEET OR 86.826 ACRES, MORE OR LESS.

CONTAINING A COMBIND AREA OF 7,363,607 SQUARE FEET OR 169.045 ACRES, MORE OR LESS.

I, WILLIAM F. HESSELBACH JR., A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

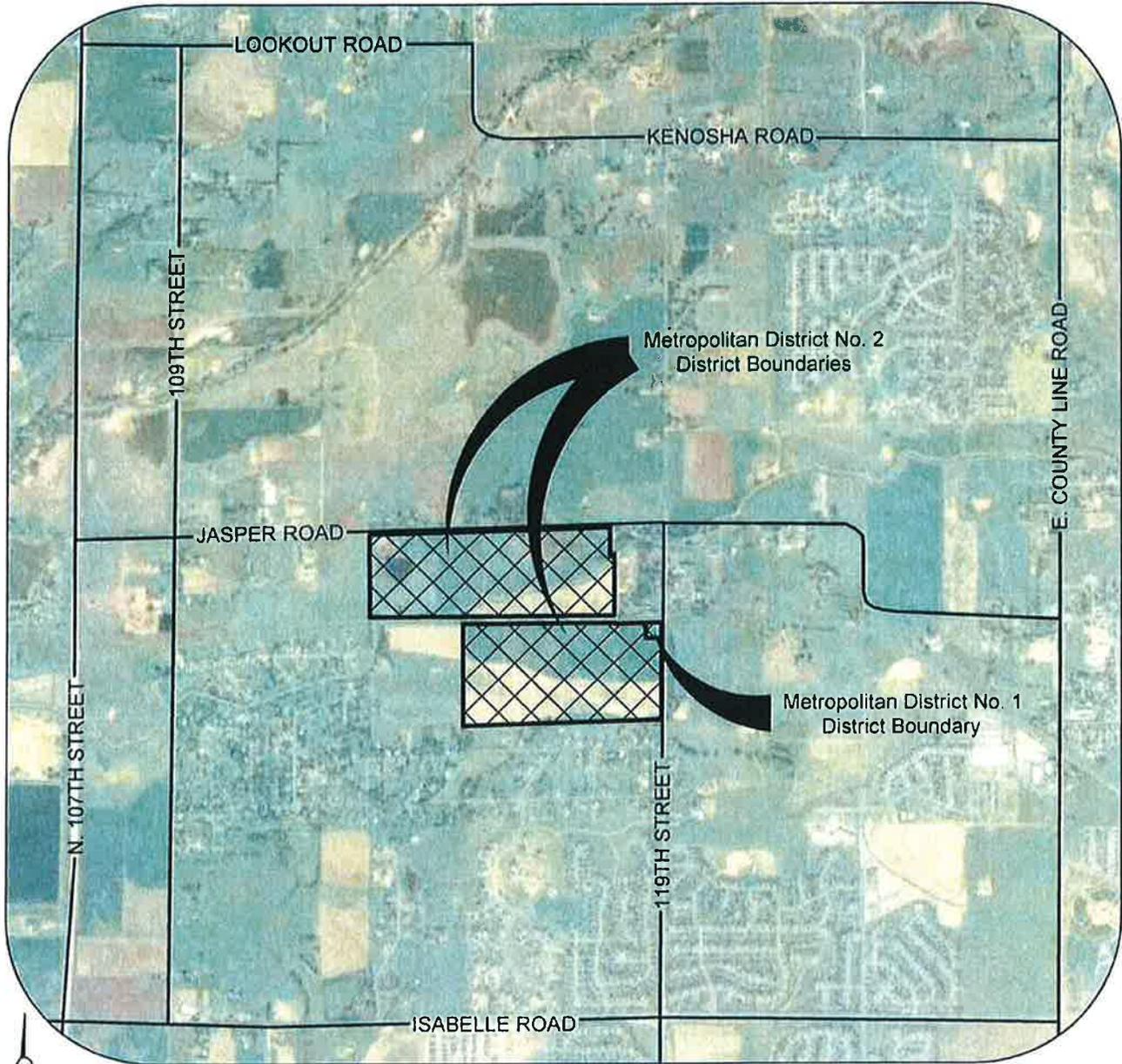

WILLIAM F. HESSELBACH JR., P.L.S. 25369
FOR AND ON BEHALF OF
CVL CONSULTANTS OF COLORADO, INC.



EXHIBIT B

Erie Vicinity Map

EXHIBIT B



4000 2000 0 4000 8000



SCALE: 1" = 4000'

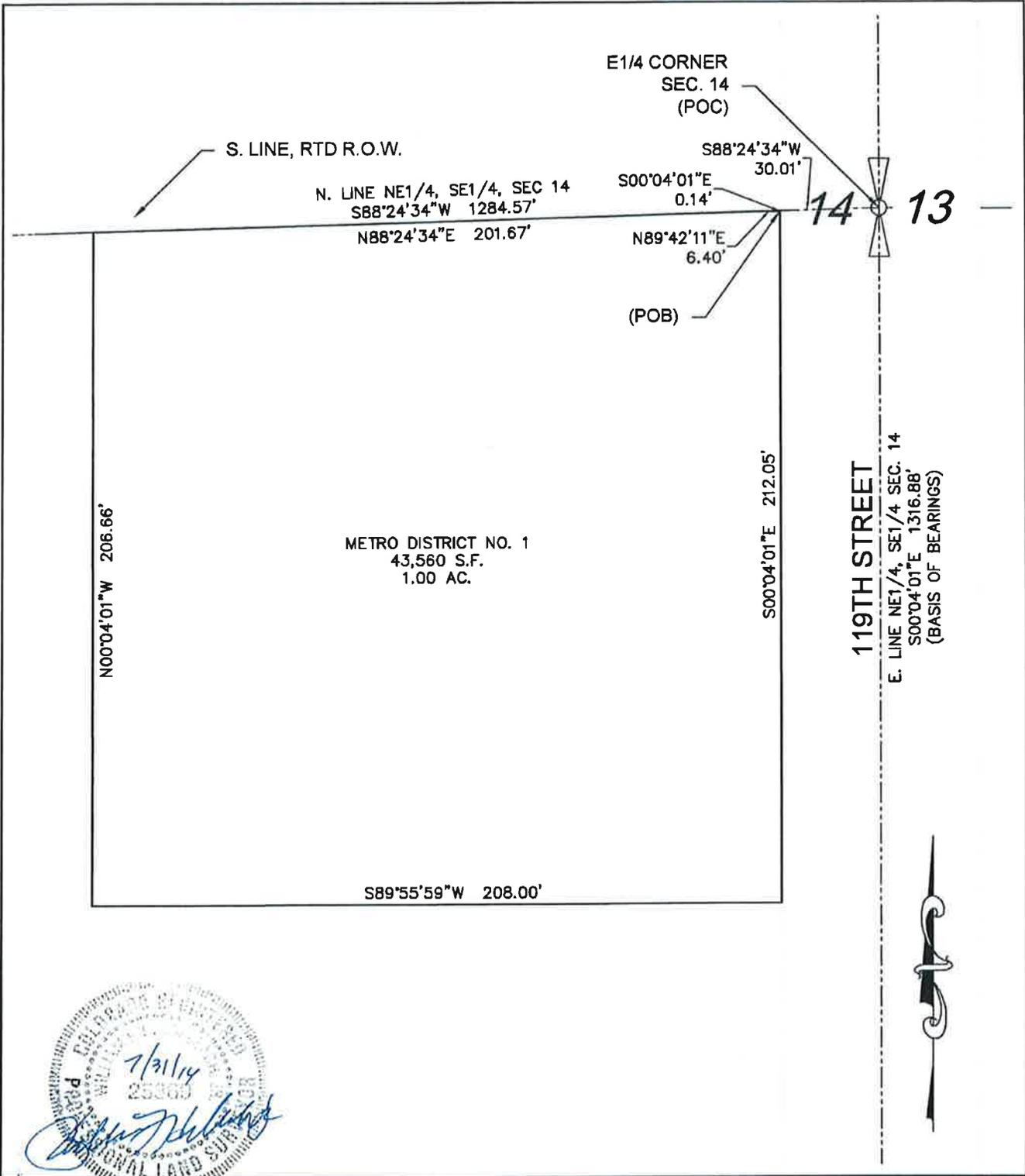
WISE FARMS METROPOLITAN DISTRICTS NO.1 & 2
VICINITY MAP



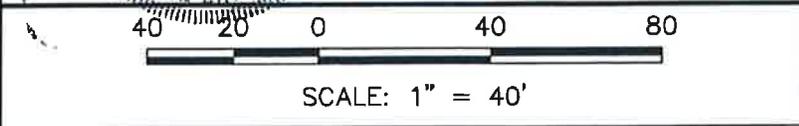
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80111
Tel: (720) 482-9526
Fax: (720) 482-9546

EXHIBIT C

District Boundary Map



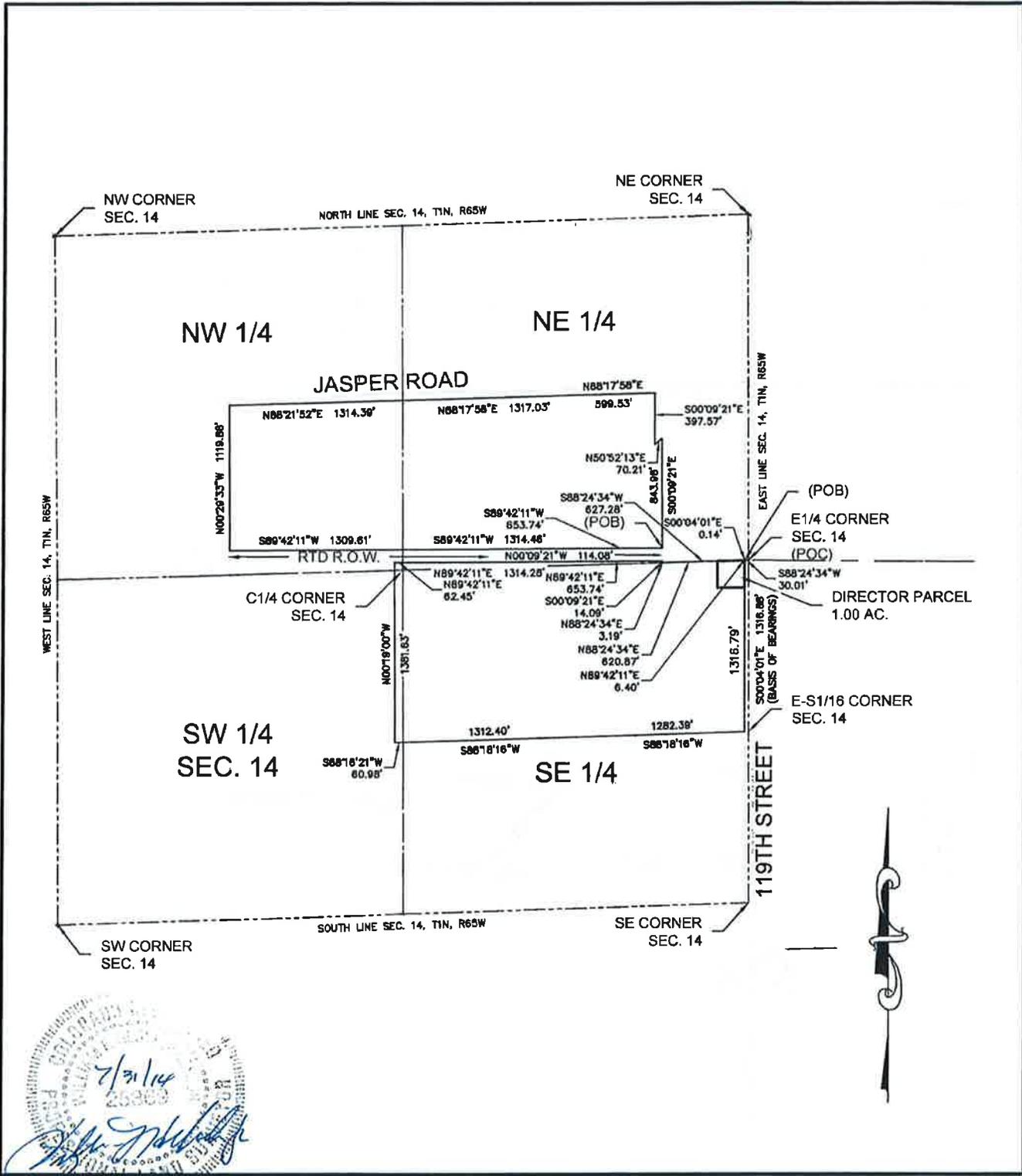
7/31/14
253000
NATIONAL LAND SURVEYORS



WISE FARMS
METROPOLITAN DISTRICT NO. 1



10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80111
Tel: (720) 482-9526
Fax: (720) 482-9546



2/21/14

 25363

 [Signature]



SCALE: 1" = 1000'

WISE FARMS
METROPOLITAN DISTRICT NO. 2



10333 E. Dry Creek Rd.
 Suite 240
 Englewood, CO 80111
 Tel: (720) 482-9526
 Fax: (720) 482-9546

EXHIBIT D

Capital Plan
Description of Public Improvements/Cost Estimate

a. Streets.

Streets, curbs, gutters, culverts, other drainage facilities, sidewalks, bridges, parking facilities, paving, lighting, grading, utility relocation necessitated by public rights-of-way, monumentation, signage, snow removal, streetscapes and related landscaping and irrigation improvements, together with all necessary, incidental and appurtenant facilities, equipment, land and easements and extensions of and improvements to such facilities.

b. Water.

Potable and non-potable water supply improvements, including water rights, storage facilities, transmission and distribution lines, pumping stations, fire hydrants, meters, facilities, equipment, and related landscaping and irrigation improvements, together with all necessary, incidental and appurtenant facilities, equipment, land and easements, and extensions of and improvements to such facilities.

c. Storm and Sanitary Sewer.

Storm and sanitary sewer collection and transmission improvements, including storage facilities, collection mains and laterals, pumping stations, lift stations, transmission lines, storm sewer, flood and surface drainage facilities and systems, and related landscaping and irrigation improvements, together with all necessary, incidental and appurtenant facilities, equipment, land and easements and extensions of and improvements to such facilities.

d. Parks and Recreation.

Public park, open space and recreation facilities or services, including parks, bike paths, pedestrian ways, public plazas and courtyards, water features, signage, monumentation, art, gardens, picnic areas, recreation facilities, playground equipment/areas, park shelters, public area landscaping and weed control, streetscaping, outdoor lighting of all types, and related landscaping and irrigation improvements, together with all necessary, incidental and appurtenant facilities, equipment, land and easements, and extensions of and improvements to such facilities.



10333 E. Dry Creek Road
 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

ENGINEER'S ESTIMATE OF ANTICIPATED COSTS

Wise Farms - Metro District Items

North Planning Area contains 125 lots
 South Planning Area contains 39 lots
 Total project contains 164 lots

Date: 3/13/2014
 Rev. Date: 8/7/2014
 Job No.: 8130230801

GENERAL ONSITE PROJECT COSTS SUMMARY

GENERAL ONSITE PROJECT COSTS SUMMARY	TOTAL COST
EXCAVATION	\$ 147,836
GRADING	\$ 396,001
SANITARY SEWER	\$ 574,400
WATER	\$ 996,110
STORM DRAINAGE	\$ 317,250
PAVING	\$ 2,142,182
MISCELLANEOUS	\$ 425,000
ESTIMATED TOTAL CONSTRUCTION COST:	\$ 4,998,779

INFRASTRUCTURE NORTH OF SITE (JASPER ROAD WATER LINE)

NORTH INFRASTRUCTURE	TOTAL COST
EXCAVATION	\$ 6,468
SANITARY SEWER	\$ 26,600
WATER	\$ 558,154
PAVING	\$ 332,970
MISCELLANEOUS	\$ 35,000
ESTIMATED TOTAL CONSTRUCTION COST:	\$ 959,192

INFRASTRUCTURE SOUTH OF SITE (N 119TH STREET WATER LINE)

SOUTH INFRASTRUCTURE	TOTAL COST
EXCAVATION	\$ 3,880
WATER	\$ 175,530
PAVING	\$ 153,287
MISCELLANEOUS	\$ 28,000
ESTIMATED TOTAL CONSTRUCTION COST:	\$ 360,697

PROJECT TOTAL

PROJECT TOTAL	TOTAL COST
PROJECT TOTAL (INITIAL COST)	\$ 6,318,668
ULTIMATE BUILD OUT IMPROVEMENTS (OFF-SITE)	\$ 456,197
CONTINGENCY (@ 15%)	\$ 1,016,230
GRAND TOTAL	\$ 7,791,095

EXCAVATION

LOCATION	DESCRIPTION	QNTY.	UNIT	COST/UNIT	TOTAL COST
ONSITE	SUBEXCAVATION/MOISTURE CONDITIONING (2' BELOW ROADWAY SECTION)	36,959	C.Y.	4.00	\$ 147,836
					\$ 147,836
NORTH	SUBEXCAVATION/MOISTURE CONDITIONING (2' BELOW ROADWAY SECTION)	1,617	C.Y.	4.00	\$ 6,468
					\$ 6,468
SOUTH	SUBEXCAVATION/MOISTURE CONDITIONING (2' BELOW ROADWAY SECTION)	970	C.Y.	4.00	\$ 3,880
					\$ 3,880

GRADING

LOCATION	DESCRIPTION	QNTY.	UNIT	COST/UNIT	TOTAL COST
ONSITE	GRADING (CUT TO FILL ASSUMED 15% SHRINKAGE)	76,530	CY	1.75	\$ 133,928
ONSITE	GRADING MATERIAL IMPORT (ASSUMED 15% SHRINKAGE)	37,439	CY	7.00	\$ 262,073
					\$ 396,001

SANITARY SEWER

LOCATION	DESCRIPTION	QNTY.	UNIT	COST/UNIT	TOTAL COST
ONSITE	4" SEWER SERVICE	164	EA.	500.00	\$ 82,000
ONSITE	4' DIA. MANHOLE	70	EA.	2,400.00	\$ 168,000
ONSITE	8" SEWER (PVC)	11,550	L.F.	28.00	\$ 323,400
ONSITE	CONNECTION TO EXISTING MAIN	1	EA.	1,000.00	\$ 1,000
					\$ 574,400
NORTH	4' DIA. SANITARY MANHOLE	2	EA.	2,400.00	\$ 4,800
NORTH	12" SEWER (PVC)	520	L.F.	40.00	\$ 20,800
NORTH	CONNECTION TO EXISTING MAIN	1	EA.	1,000.00	\$ 1,000
					\$ 26,600

WATER

LOCATION	DESCRIPTION	QNTY.	UNIT	COST/UNIT	TOTAL COST
ONSITE	8" WATERPIPE (PVC)	13,470	L.F.	38.00	\$ 511,860
ONSITE	DOMESTIC WATER SERVICE 3/4"	164	EA.	1,400.00	\$ 229,600
ONSITE	FIRE HYDRANTS WITH 6" LEAD	21	EA.	5,000.00	\$ 105,000
ONSITE	8" TEE	15	EA.	470.00	\$ 7,050
ONSITE	8" CROSS	1	EA.	600.00	\$ 600
ONSITE	8" GATE VALVE	55	EA.	1,600.00	\$ 88,000
ONSITE	8" DEPRESSIONS	9	EA.	6,000.00	\$ 54,000
					\$ 996,110
NORTH	16" WATERPIPE (PVC) UNDER PAVEMENT	2,673	L.F.	64.00	\$ 171,072
NORTH	16" BUTTERFLY VALVES	4	EA.	14,000.00	\$ 56,000
NORTH	12" GATE VALVES	14	EA.	2,400.00	\$ 33,600
NORTH	12" WATERPIPE (PVC) UNDER PAVEMENT	3,855	L.F.	48.00	\$ 185,040
NORTH	12" WATERPIPE (PVC) NOT UNDER PAVEMENT	2,244	L.F.	48.00	\$ 107,712
NORTH	8" WATERPIPE (PVC)	85	L.F.	38.00	\$ 3,230
NORTH	CONNECTION TO EXISTING MAIN	1	EA.	1,500.00	\$ 1,500
					\$ 558,154

SOUTH	12" WATERPIPE (PVC) UNDER PAVEMENT	2,595	L.F.	48.00	\$	124,560
SOUTH	8" WATERPIPE (PVC)	65	L.F.	38.00	\$	2,470
SOUTH	PRESSURE REDUCING VALVE	1	L.S.	35,000.00	\$	35,000
SOUTH	CONNECTION TO EXISTING MAIN	1	EA.	1,500.00	\$	1,500
SOUTH	12" GATE VALVES	5	EA.	2,400.00	\$	12,000
						\$ 175,530

STORM DRAINAGE

LOCATION	DESCRIPTION	QNTY.	UNIT	COST/UNIT	TOTAL COST	
ONSITE	24" RCP	2,525	L.F.	50.00	\$ 126,250	
ONSITE	24" FES	9	EA.	2,500.00	\$ 22,500	
ONSITE	18" CORRUGATED METAL PIPE (CMP)	0	L.F.	15.00	\$ -	
ONSITE	TYPE-'R' CURB INLET AND AREA INLETS	16	EA.	6,000.00	\$ 96,000	
ONSITE	5' MANHOLE	5	EA.	4,900.00	\$ 24,500	
ONSITE	DETENTION POND OUTLET STRUCTURE	1	EA.	48,000.00	\$ 48,000	
						\$ 317,250

PAVING

LOCATION	DESCRIPTION	QNTY.	UNIT	COST/UNIT	TOTAL COST	
ONSITE	8" FULL DEPTH ASPHALT PAVEMENT (30' STREET WIDTH)	47,517	S.Y.	26.00	\$ 1,235,442	
ONSITE	6" CONCRETE CURB & GUTTER WITH 2' PAN	28,510	L.F.	12.00	\$ 342,120	
ONSITE	6"X5' CONCRETE SIDEWALK	28,020	L.F.	18.50	\$ 518,370	
ONSITE	HANDICAP RAMPS	37	EA.	1,250.00	\$ 46,250	
ONSITE	CONCRETE ALLEY PAVEMENT	0	S.Y.	25.00	\$ -	
						\$ 2,142,182

NORTH	STRIPING	6,528	L.F.	5.00	\$ 32,640	
NORTH	8" FULL DEPTH ASPHALT PAVEMENT WIDENING	2,426	S.Y.	26.00	\$ 63,076	
NORTH	8" FULL DEPTH ASPHALT PAVEMENT REPLACEMENT (5' TRENCH WIDTH)	3,831	SY	26.00	\$ 99,594	
NORTH	2" MILL AND OVERLAY (12" WIDTH)	9,193	SY	12.00	\$ 110,320	
NORTH	SAWCUT EXISTING PAVEMENT	13,670	LF	2.00	\$ 27,340	
						\$ 332,970

SOUTH	STRIPING	3,253	L.F.	5.00	\$ 16,265	
SOUTH	8" FULL DEPTH ASPHALT PAVEMENT WIDENING	1,455	S.Y.	26.00	\$ 37,830	
SOUTH	SAW CUTTING EXISTING PAVEMENT	9,105	L.F.	2.00	\$ 18,210	
SOUTH	8" FULL DEPTH ASPHALT PAVEMENT REPLACEMENT (5' TRENCH WIDTH)	1,478	S.Y.	26.00	\$ 38,422	
SOUTH	2" MILL AND OVERLAY (12" WIDTH)	3,547	S.Y.	12.00	\$ 42,560	
						\$ 153,287

MISCELLANEOUS

LOCATION	DESCRIPTION	QNTY.	UNIT	COST/UNIT	TOTAL COST
ONSITE	ROAD-IRRIGATION CANAL CROSSING	2	EA.	50,000.00	\$ 100,000
ONSITE	ROAD-RAILROAD CROSSING	0	EA.	150,000.00	\$ -
ONSITE	UTILITY-IRRIGATION CANAL CROSSING	3	EA.	20,000.00	\$ 60,000
ONSITE	UTILITY-RAILROAD CROSSING	2	EA.	25,000.00	\$ 50,000
ONSITE	ENTRY MONUMENTATION	3	EA.	70,000.00	\$ 210,000
ONSITE	TRENCH SAFETY	1	L.S.	5,000.00	\$ 5,000
					\$ 425,000
NORTH	TRAFFIC CONTROL	1	L.S.	15,000.00	\$ 15,000
NORTH	TRENCH SAFETY	1	L.S.	5,000.00	\$ 5,000
NORTH	UNKNOWN SUBSURFACE ALLOWANCE	1	L.S.	15,000.00	\$ 15,000
					\$ 35,000
SOUTH	TRAFFIC CONTROL	1	L.S.	8,000.00	\$ 8,000
SOUTH	TRENCH SAFETY	1	L.S.	5,000.00	\$ 5,000
SOUTH	UNKNOWN SUBSURFACE ALLOWANCE	1	L.S.	15,000.00	\$ 15,000
					\$ 28,000

SCHEDULE OF CITY FEES (NOT INCLUDED IN THIS ESTIMATE)

ITEM	DESCRIPTION	QNTY.	UNIT	COST/UNIT	TOTAL COST
	ADMINISTRATION / SUBMITTAL FEES / PERMIT FEES / INSPECTION FEES				

OTHER DEVELOPMENT COST (NOT INCLUDED IN THIS ESTIMATE)

ITEM	DESCRIPTION	QNTY.	UNIT	COST/UNIT	TOTAL COST
	GAS SERVICE		LOT		\$ -
	ELECTRIC SERVICE		LOT		\$ -
	LANDSCAPING/TAP FEES		L.S.		\$ -
	IRRIGATION		L.S.		\$ -
	EROSION CONTROL (ON-GOING)		L.F.		\$ -
	STREET LIGHTS				
	LETTER OF CREDIT / SURETY				
	DRY UTILITY SLEEVING				
	MATERIAL TESTING / GEOTECH SERVICES		AC.		\$ -
	SURVEYING		AC.		\$ -
	LANDSCAPE ARCHITECTURE		AC.		\$ -
					\$ -

Notes:

This "Metro District Items" estimate needs to be combined with the "Non-Metro District Items" estimate to obtain the full cost estimate for the project.

Project costs have been estimated using preliminary design. Final project costs will be revised at final design.

Roadway costs may be revised pending final pavement design.

Costs for relocating the existing overhead power along Jasper Road to the eastern property line may range from \$95,000-\$175,000. Final cost for utility relocation will be verified upon dry utility company design.

Lot count per project layout received on 7-18-14.

No contingency has been included, owner to determine

Wise Farms

Preliminary Landscape Plan - Opinion of Probable Landscape Construction Costs

Prepared by PCS Group

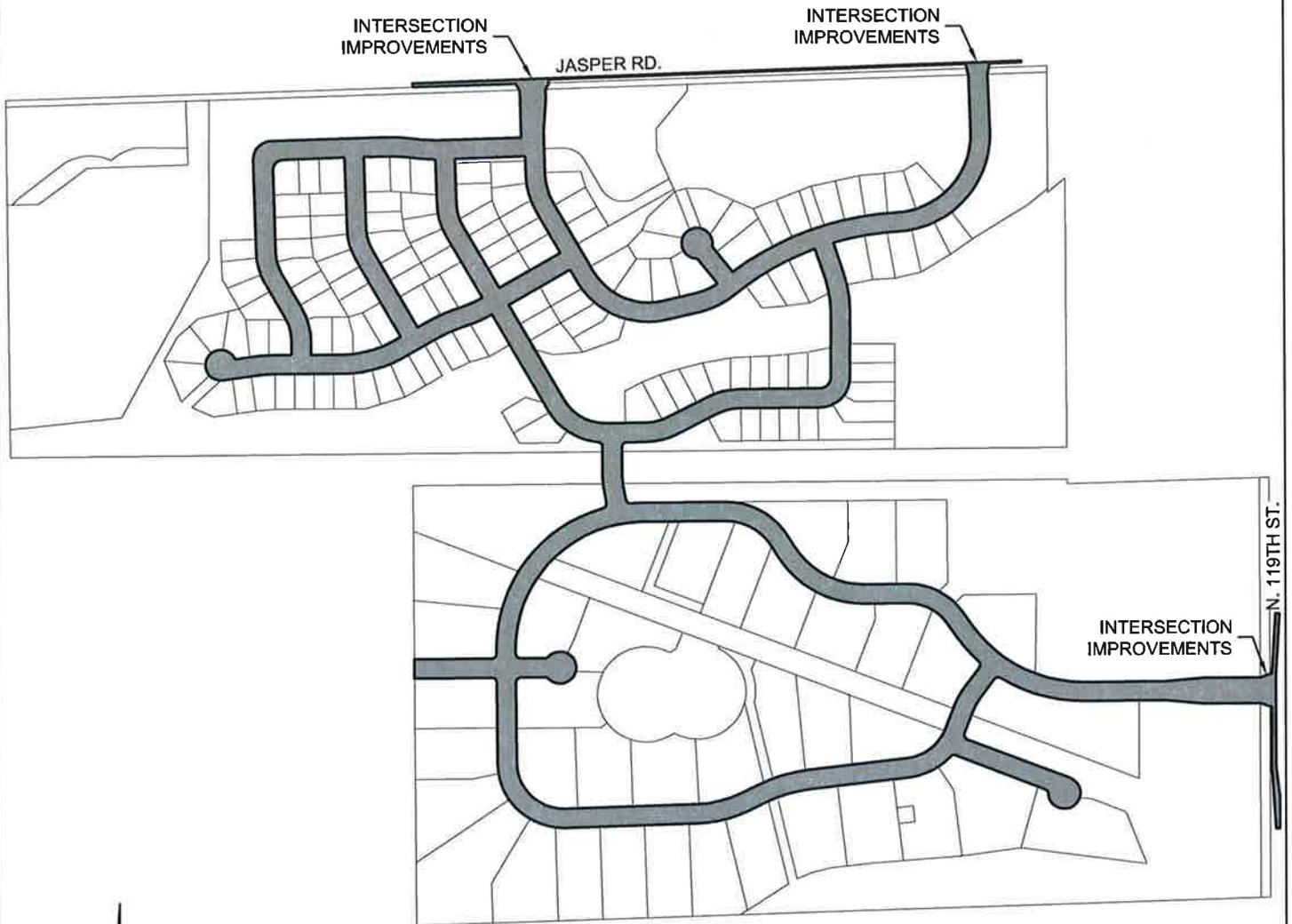
Date: 8/05/2014

Item	Qty	Unit	Unit Cost	Total Cost
Plant Material:				
2" Deciduous Trees	260	EA	\$285.00	\$74,100.00
1.5" Ornamental Trees	23	EA	\$225.00	\$5,175.00
6' Coniferous Trees	146	EA	\$325.00	\$47,450.00
5 Gallon Shrubs	1,493	EA	\$30.00	\$44,790.00
1 Gallon Grasses	213	EA	\$7.00	\$1,491.00
1 Gallon Perennials	167	EA	\$12.00	\$2,004.00
Sod - Kentucky Bluegrass	85,632	SF	\$0.80	\$68,505.60
Native Seed	2,014,921	SF	\$0.08	\$161,193.68
Subtotal				\$404,709.28
Hardscape:				
Rock Mulch: 3/4" - 1 1/2" Tan	16,990	SF	\$0.90	\$15,291.00
Wood Chip Mulch: 1" - 4"	4,685	SF	\$0.65	\$3,045.25
6' Concrete Walk	18,717	LF	\$15.00	\$280,755.00
Steel Edger	4,601	LF	\$2.50	\$11,502.50
Subtotal				\$310,593.75
Monuments / Fencing / Site Features:				
Ornamental Iron Fence	5,800	LF	\$35.00	\$203,000.00
Neighborhood Monument at Jasper Road Entrance	1	LS	\$25,000.00	\$25,000.00
Neighborhood Monument at Jasper Road Entrance	1	LS	\$10,000.00	\$10,000.00
Pocket Park	1	LS	\$120,000.00	\$100,000.00
Subtotal				\$338,000.00
Irrigation:				
Sod - Spray	85,632	SF	\$1.00	\$85,632.00
Shrub Beds - Drip	21,675	SF	\$0.75	\$16,256.25
Controller	1	LS	\$1,000.00	\$1,000.00
Subtotal				\$102,888.25
				TOTAL: \$1,156,191.28

Notes:

1. This estimate is based on a preliminary landscape plan.
2. This estimate will change and will become more detailed as plans are developed.
3. This estimate is based on current unit prices and may change with future economic trends.
4. This estimate does not include walks associated with streets other than those along Jasper Road and 119th Ave.
5. Native restoration areas anticipated to be part of earthwork budget.
6. This estimate does not include Town of Erie Tap Fees.

EXHIBIT D
a. Streets



STREETS



10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

SCALE	1" = 500'
CHECKED BY	KK
DRAWN BY	JLR
DATE	08/14/2014
SHEET	1 OF 1

EXHIBIT D
c. Water



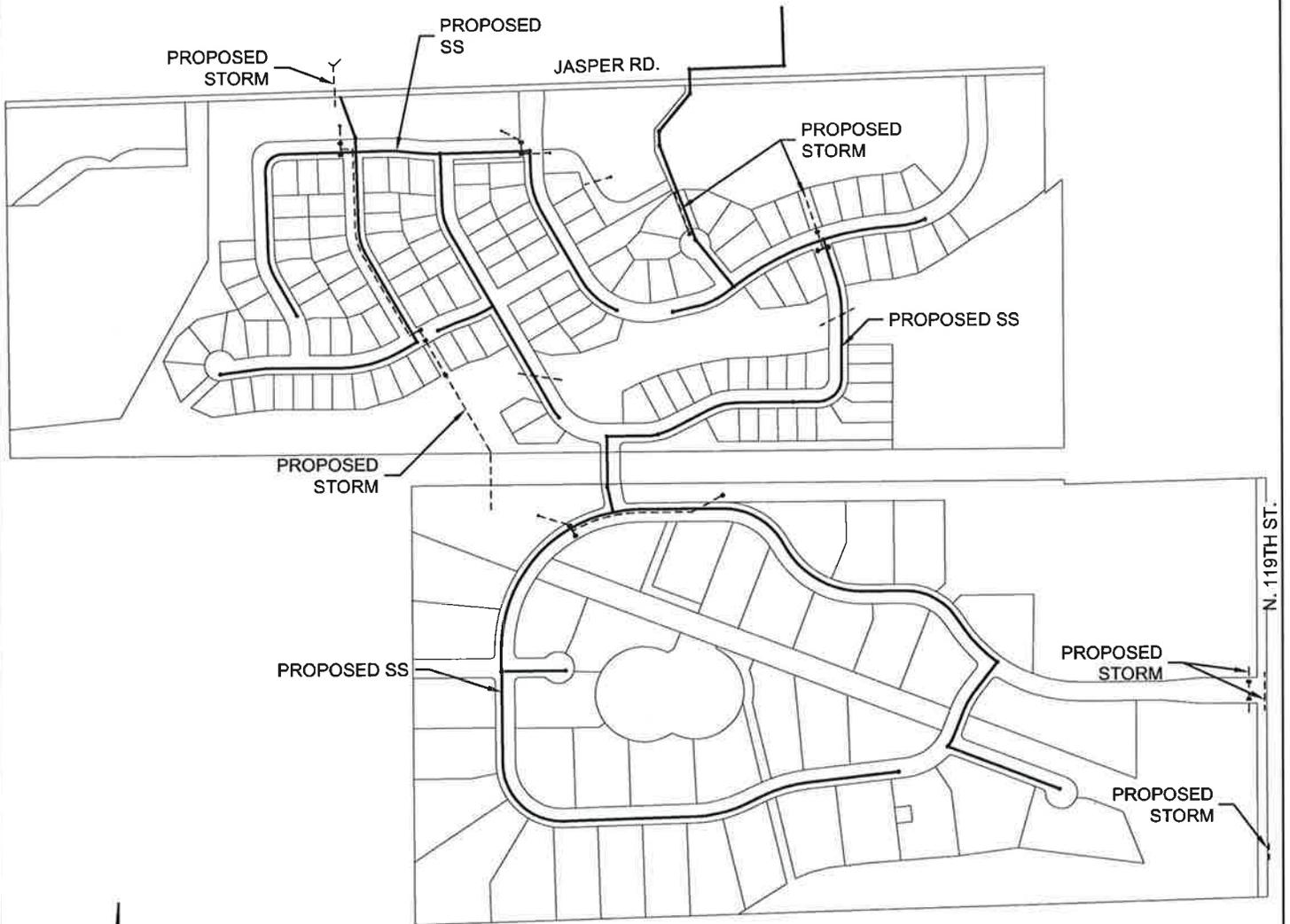
WATER



10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

SCALE	1" = 500'
CHECKED BY	KK
DRAWN BY	JLR
DATE	08/14/2014
SHEET	1 OF 1

EXHIBIT D
d. Storm and Sanitary Sewer



STORM AND SANITARY SEWER



10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

SCALE	1" = 500'
CHECKED BY	KK
DRAWN BY	JLR
DATE	08/14/2014
SHEET	1 OF 1

EXHIBIT D
e. Parks and Recreations



PARKS AND RECREATION



10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

SCALE	1" = 500'
CHECKED BY	KK
DRAWN BY	JLR
DATE	08/14/2014
SHEET	1 OF 1

EXHIBIT E

Matrix of Ownership and Maintenance

Matrix of Ownership and Maintenance

- A. District Ownership and Maintenance:
 - i. None

- B. HOA Ownership and Maintenance:
 - i. Internal pocket parks
 - ii. Neighborhood and community parks
 - iii. Recreation amenities facilities
 - iv. Roadway landscape including adjacent landscape tracts
 - v. Open space
 - vi. Detention ponds, storm drainage, and raw water ponds

- C. Town Ownership and Maintenance:
 - i. Public roadways
 - ii. Public water, sanitary sewer and raw water infrastructure
 - iii. Median landscape in all arterial roadways

EXHIBIT F

Financing Plan: Including Sources and Uses,
and Bond Solutions

WISE FARM METROPOLITAN DISTRICT

Development Projection at 50.00 (target) Mills for Debt Service

Series 2015, Developer Bonds, Non-Rated, 120x, 30-yr. maturity, plus Series 2015B Cash-Flow Subs.

YEAR	Net Available for Debt Svc	Ser. 2015 \$3,919,406 Par [Net \$3,763M] Net Debt Service	TOTAL Debt Service	Annual Surplus	Surplus Release @ 50% DIA to \$391,941	Cumulative Surplus Balance \$391,941 Target	Senior Debt/ Assessed	Senior Debt/ Act'l Value	Net D/IS Coverage @ Cap
2014	0	0		n/a	0	0	n/a	n/a	n/a
2015	0	\$0		n/a	0	0	0%	0%	n/a
2016	477,432	0	0	477,432	477,432	477,432	43%	12%	n/a
2017	491,217	0	0	491,217	968,650	968,650	44%	6%	n/a
2018	589,726	0	0	589,726	1,166,435	391,941	39%	5%	n/a
2019	705,527	280,800	280,800	424,727	424,727	391,941	34%	5%	251%
2020	747,961	330,800	330,800	417,161	417,161	391,941	32%	5%	226%
2021	721,316	327,800	327,800	393,516	393,516	391,941	33%	5%	220%
2022	705,014	334,800	334,800	370,214	370,214	391,941	34%	5%	211%
2023	681,745	336,200	336,200	345,545	345,545	391,941	34%	5%	203%
2024	667,108	342,300	342,300	324,808	324,808	391,941	35%	4%	195%
2025	646,228	342,800	342,800	303,428	303,428	391,941	35%	4%	189%
2026	635,285	348,000	348,000	287,285	287,285	391,941	35%	4%	183%
2027	617,158	347,600	347,600	269,558	269,558	391,941	35%	4%	178%
2028	608,614	356,900	356,900	251,714	251,714	391,941	35%	4%	171%
2029	592,980	355,300	355,300	237,680	237,680	391,941	35%	4%	167%
2030	586,838	363,400	363,400	223,438	223,438	391,941	34%	4%	161%
2031	573,230	360,600	360,600	212,630	212,630	391,941	34%	3%	159%
2032	569,390	372,500	372,500	196,890	196,890	391,941	33%	3%	153%
2033	558,482	368,200	368,200	190,282	190,282	391,941	32%	3%	152%
2034	557,467	378,600	378,600	178,867	178,867	391,941	31%	3%	147%
2035	548,429	377,800	377,800	170,629	170,629	391,941	30%	3%	145%
2036	549,307	386,400	386,400	162,907	162,907	391,941	28%	3%	142%
2037	541,828	383,800	383,800	158,028	158,028	391,941	26%	2%	141%
2038	544,290	395,600	395,600	148,690	148,690	391,941	24%	2%	138%
2039	538,058	390,900	390,900	147,158	147,158	391,941	22%	2%	138%
2040	541,953	400,600	400,600	141,353	141,353	391,941	19%	2%	135%
2041	536,811	398,800	398,800	138,011	138,011	391,941	17%	1%	135%
2042	541,780	411,100	411,100	130,680	130,680	391,941	14%	1%	132%
2043	537,521	411,600	411,600	125,921	125,921	391,941	11%	1%	131%
2044	543,567	415,900	415,900	127,667	127,667	391,941	7%	1%	131%
2045	540,035	418,700	418,700	121,335	513,275	0	4%	0%	129%
	17,696,297	9,937,800	9,937,800	7,758,497	7,758,497				

pv to '17 @ 8%:

4,007,534

[C:\Aug0514 15abc]

WISE FARM METROPOLITAN DISTRICT

Development Projection at 50.00 (target) Mills for Debt Service

Series 2015, Developer Bonds, Non-Rated, 120x, 30-yr. maturity; plus Series 2015B Cash-Flow Subs.

YEAR	Cash-Flow Sub. Bonds >>>										
	Surplus Available for Sub Debt Service	Date Bonds Issued	Sub Bond Interest on Balance 7.00%	Less Payments Toward Sub Bond Interest	Accrued Interest + Int. on Bal. @ 7.00%	Less Payments Toward Accrued Interest	Balance of Accrued Interest	Sub Bonds Principal Issued	Less Payments Toward Bond Principal	Balance of Sub Bond Principal	Surplus Cash Flow to District
2014	\$0	12/1/15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,725,000	\$0
2015	0		260,750	0	260,750	0	260,750	0	0	3,725,000	0
2016	0		260,750	0	279,003	0	539,753	0	0	3,725,000	0
2017	1,166,435		260,750	260,750	37,783	577,535	0	328,150	3,396,850	0	
2018	424,727		237,779	237,779	0	0	0	186,948	3,209,902	0	
2019	417,161		224,693	224,693	0	0	0	192,468	3,017,434	0	
2020	393,516		211,220	211,220	0	0	0	182,296	2,835,138	0	
2021	370,214		198,460	198,460	0	0	0	171,754	2,663,383	0	
2022	345,545		186,437	186,437	0	0	0	159,108	2,504,276	0	
2023	324,808		175,299	175,299	0	0	0	149,508	2,354,767	0	
2024	303,428		164,834	164,834	0	0	0	138,594	2,216,173	0	
2025	287,285		155,132	155,132	0	0	0	132,153	2,084,021	0	
2026	269,558		145,881	145,881	0	0	0	123,676	1,960,344	0	
2027	251,714		137,224	137,224	0	0	0	114,490	1,845,855	0	
2028	237,680		129,210	129,210	0	0	0	108,470	1,737,365	0	
2029	223,438		121,617	121,617	0	0	0	101,821	1,635,563	0	
2030	212,630		114,489	114,489	0	0	0	98,140	1,537,423	0	
2031	196,890		107,620	107,620	0	0	0	89,270	1,448,153	0	
2032	190,282		101,371	101,371	0	0	0	88,912	1,359,241	0	
2033	178,867		95,147	95,147	0	0	0	83,720	1,275,521	0	
2034	170,629		89,287	89,287	0	0	0	81,343	1,194,179	0	
2035	162,907		83,593	83,593	0	0	0	79,314	1,114,864	0	
2036	158,028		78,040	78,040	0	0	0	79,987	1,034,877	0	
2037	148,690		72,441	72,441	0	0	0	76,249	958,628	0	
2038	147,158		67,104	67,104	0	0	0	80,054	878,575	0	
2039	141,353		61,500	61,500	0	0	0	79,853	798,721	0	
2040	138,011		55,910	55,910	0	0	0	82,101	716,621	0	
2041	130,680		50,163	50,163	0	0	0	80,517	636,104	0	
2042	125,921		44,527	44,527	0	0	0	81,394	554,710	0	
2043	127,667		38,830	38,830	0	0	0	88,837	465,873	0	
2044	513,275		32,611	32,611	0	0	0	465,873	0	14,791	
2045	7,758,497		3,962,671	3,441,171	577,535	577,535	3,725,000	3,725,000	14,791	14,791	

WISE FARM METROPOLITAN DISTRICT
Operations Revenue and Expense Projection

YEAR	Total Assessed Value	Oper'n's Mill Levy	Total Collections @ 99%	S.O. Taxes Collected @ 6%	Total Available For O&M	Total Mills
2014						
2015						
2016	9,192,000	10.000	90,082	5,405	95,486	60.000
2017	9,457,400	10.000	92,683	5,561	98,243	60.000
2018	11,353,991	10.000	111,269	6,676	117,945	60.000
2019	13,583,506	10.000	133,118	7,987	141,105	60.000
2020	14,400,490	10.000	141,125	8,467	149,592	60.000
2021	13,887,490	10.000	136,097	8,166	144,263	60.000
2022	13,573,620	10.000	133,021	7,981	141,003	60.000
2023	13,125,620	10.000	128,631	7,718	136,349	60.000
2024	12,843,812	10.000	125,869	7,552	133,422	60.000
2025	12,441,812	10.000	121,930	7,316	129,246	60.000
2026	12,231,128	10.000	119,865	7,192	127,057	60.000
2027	11,882,128	10.000	116,445	6,987	123,432	60.000
2028	11,717,631	10.000	114,833	6,890	121,723	60.000
2029	11,416,631	10.000	111,883	6,713	118,596	60.000
2030	11,298,384	10.000	110,724	6,643	117,368	60.000
2031	11,036,384	10.000	108,157	6,489	114,646	60.000
2032	10,962,451	10.000	107,432	6,446	113,878	60.000
2033	10,752,451	10.000	105,374	6,322	111,696	60.000
2034	10,732,900	10.000	105,182	6,311	111,493	60.000
2035	10,558,900	10.000	103,477	6,209	109,686	60.000
2036	10,575,798	10.000	103,643	6,219	109,861	60.000
2037	10,431,798	10.000	102,232	6,134	108,366	60.000
2038	10,479,214	10.000	102,696	6,162	108,858	60.000
2039	10,359,214	10.000	101,520	6,091	107,612	60.000
2040	10,434,219	10.000	102,255	6,135	108,391	60.000
2041	10,335,219	10.000	101,285	6,077	107,362	60.000
2042	10,430,883	10.000	102,223	6,133	108,356	60.000
2043	10,348,883	10.000	101,419	6,085	107,504	60.000
2044	10,465,281	10.000	102,560	6,154	108,713	60.000
2045	10,397,281	10.000	101,893	6,114	108,007	60.000
			<u>3,338,924</u>	<u>200,335</u>	<u>3,539,259</u>	

WISE FARM METROPOLITAN DISTRICT
 Development Projection - Buildout Plan (updated 8/5/14)

YEAR	Residential Development				SFDs (Estate lots)				SFDs (Standard lots)				Residential Summary		
	# Lots Devel'd	Incr/(Deer) in Finished Lot Value @ 10%	# Units Completed [Target 41]	Price Inflated @ 2%	Market Value	# Lots Devel'd	Incr/(Deer) in Finished Lot Value @ 10%	# Units Completed 125 target	Price Inflated @ 2%	Market Value	Total Residential Market Value	Total Res'l Units	Annual Market Value of Platted/Developed Lots	Adjustment ¹	Adjusted Value
2014	0	0	0		0	0	0		0	0	\$0	0	0	0	0
2015	18	1,260,000		\$700,000	0	32	1,600,000		\$500,000	0	0	0	0	0	2,860,000
2016	23	350,000	18	714,000	12,852,000	48	800,000	32	510,000	16,320,000	29,172,000	50	0	0	1,150,000
2017	0	(1,610,000)	23	728,280	16,750,440	45	(150,000)	48	520,200	24,969,600	41,720,040	71	0	0	(1,760,000)
2018	0	0	0	742,846	0	0	(2,250,000)	45	530,604	23,877,180	23,877,180	45	0	0	(2,250,000)
2019	0	0	0	757,703	0	0	0	0	541,216	0	0	0	0	0	0
2020	0	0	0	772,857	0	0	0	0	552,040	0	0	0	0	0	0
2021	0	0	0	788,314	0	0	0	0	563,081	0	0	0	0	0	0
2022	0	0	0	804,080	0	0	0	0	574,343	0	0	0	0	0	0
2023	0	0	0	820,162	0	0	0	0	585,830	0	0	0	0	0	0
2024	0	0	0	836,565	0	0	0	0	597,546	0	0	0	0	0	0
2025	0	0	0	853,296	0	0	0	0	609,497	0	0	0	0	0	0
2026	0	0	0	870,362	0	0	0	0	621,687	0	0	0	0	0	0
	41	(0)	41		29,602,440	125		125	65,166,780		94,769,220	166	0	0	0

[1] adj to actual/prelim AV

SOURCES AND USES OF FUNDS

**WISE FARM METROPOLITAN DISTRICT
 DEVELOPER BONDS, SERIES 2015
 Non-Rated, Convertible Capital Appreciation Bonds, 120x, 30-yr Maturity
 [Preliminary -- for discussion only]**

Dated Date 12/01/2015
 Delivery Date 12/01/2015

Sources:

<hr/>	
Bond Proceeds:	
Par Amount	3,919,406.40
<hr/>	
	3,919,406.40
<hr/> <hr/>	

Uses:

<hr/>	
Project Fund Deposits:	
Project Fund	3,762,630.14
<hr/>	
Delivery Date Expenses:	
Cost of Issuance	156,776.26
<hr/>	
	3,919,406.40
<hr/> <hr/>	

CONVERTIBLE CAB DEBT SERVICE
WISE FARM METROPOLITAN DISTRICT
DEVELOPER BONDS, SERIES 2015
Non-Rated, Convertible Capital Appreciation Bonds, 120x, 30-yr Maturity
[Preliminary -- for discussion only]

Date	Amount at Issue	Accreted Amount	Total Value At Maturity	Yield to Conversion/ Interest Rate from Conversion Date	Current Interest after Conversion Date	Debt Service	Annual Debt Service
06/01/2019					140,400.00	140,400.00	
12/01/2019					140,400.00	140,400.00	280,800.00
06/01/2020					140,400.00	140,400.00	
12/01/2020	41,874.00	8,126.00	50,000.00	6.000%	140,400.00	190,400.00	330,800.00
06/01/2021					138,900.00	138,900.00	
12/01/2021	41,874.00	8,126.00	50,000.00	6.000%	138,900.00	188,900.00	327,800.00
06/01/2022					137,400.00	137,400.00	
12/01/2022	50,248.80	9,751.20	60,000.00	6.000%	137,400.00	197,400.00	334,800.00
06/01/2023					135,600.00	135,600.00	
12/01/2023	54,436.20	10,563.80	65,000.00	6.000%	135,600.00	200,600.00	336,200.00
06/01/2024					133,650.00	133,650.00	
12/01/2024	62,811.00	12,189.00	75,000.00	6.000%	133,650.00	208,650.00	342,300.00
06/01/2025					131,400.00	131,400.00	
12/01/2025	66,998.40	13,001.60	80,000.00	6.000%	131,400.00	211,400.00	342,800.00
06/01/2026					129,000.00	129,000.00	
12/01/2026	75,373.20	14,626.80	90,000.00	6.000%	129,000.00	219,000.00	348,000.00
06/01/2027					126,300.00	126,300.00	
12/01/2027	79,560.60	15,439.40	95,000.00	6.000%	126,300.00	221,300.00	347,600.00
06/01/2028					123,450.00	123,450.00	
12/01/2028	92,122.80	17,877.20	110,000.00	6.000%	123,450.00	233,450.00	356,900.00
06/01/2029					120,150.00	120,150.00	
12/01/2029	96,310.20	18,689.80	115,000.00	6.000%	120,150.00	235,150.00	355,300.00
06/01/2030					116,700.00	116,700.00	
12/01/2030	108,872.40	21,127.60	130,000.00	6.000%	116,700.00	246,700.00	363,400.00
06/01/2031					112,800.00	112,800.00	
12/01/2031	113,059.80	21,940.20	135,000.00	6.000%	112,800.00	247,800.00	360,600.00
06/01/2032					108,750.00	108,750.00	
12/01/2032	129,809.40	25,190.60	155,000.00	6.000%	108,750.00	263,750.00	372,500.00
06/01/2033					104,100.00	104,100.00	
12/01/2033	133,996.80	26,003.20	160,000.00	6.000%	104,100.00	264,100.00	368,200.00
06/01/2034					99,300.00	99,300.00	
12/01/2034	150,746.40	29,253.60	180,000.00	6.000%	99,300.00	279,300.00	378,600.00
06/01/2035					93,900.00	93,900.00	
12/01/2035	159,121.20	30,878.80	190,000.00	6.000%	93,900.00	283,900.00	377,800.00
06/01/2036					88,200.00	88,200.00	
12/01/2036	175,870.80	34,129.20	210,000.00	6.000%	88,200.00	298,200.00	386,400.00
06/01/2037					81,900.00	81,900.00	
12/01/2037	184,245.60	35,754.40	220,000.00	6.000%	81,900.00	301,900.00	383,800.00
06/01/2038					75,300.00	75,300.00	
12/01/2038	205,182.60	39,817.40	245,000.00	6.000%	75,300.00	320,300.00	395,600.00
06/01/2039					67,950.00	67,950.00	
12/01/2039	213,557.40	41,442.60	255,000.00	6.000%	67,950.00	322,950.00	390,900.00
06/01/2040					60,300.00	60,300.00	
12/01/2040	234,494.40	45,505.60	280,000.00	6.000%	60,300.00	340,300.00	400,600.00
06/01/2041					51,900.00	51,900.00	
12/01/2041	247,056.60	47,943.40	295,000.00	6.000%	51,900.00	346,900.00	398,800.00
06/01/2042					43,050.00	43,050.00	
12/01/2042	272,181.00	52,819.00	325,000.00	6.000%	43,050.00	368,050.00	411,100.00
06/01/2043					33,300.00	33,300.00	
12/01/2043	288,930.60	56,069.40	345,000.00	6.000%	33,300.00	378,300.00	411,600.00
06/01/2044					22,950.00	22,950.00	
12/01/2044	309,867.60	60,132.40	370,000.00	6.000%	22,950.00	392,950.00	415,900.00
06/01/2045					11,850.00	11,850.00	
12/01/2045	330,804.60	64,195.40	395,000.00	6.000%	11,850.00	408,850.00	418,700.00
	3,919,406.40	760,593.60	4,680,000.00		5,257,800.00	9,937,800.00	9,937,800.00

BOND ACCRETED VALUE TABLE

**WISE FARM METROPOLITAN DISTRICT
 DEVELOPER BONDS, SERIES 2015
 Non-Rated, Convertible Capital Appreciation Bonds, 120x, 30-yr Maturity
 [Preliminary -- for discussion only]**

Date	CCAB due 2045 6%
12/01/2015	4,187.40
06/01/2016	4,313.00
12/01/2016	4,442.40
06/01/2017	4,575.70
12/01/2017	4,712.95
06/01/2018	4,854.35
12/01/2018	5,000.00

BOND SOLUTION

**WISE FARM METROPOLITAN DISTRICT
 DEVELOPER BONDS, SERIES 2015
 Non-Rated, Convertible Capital Appreciation Bonds, 120x, 30-yr Maturity
 [Preliminary -- for discussion only]**

Period Ending	Proposed Principal	Proposed Debt Service	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2016						
12/01/2017				43,079	43,079	
12/01/2018				181,010	181,010	
12/01/2019		280,800	280,800	326,989	46,189	116.44893%
12/01/2020	41,874	330,800	330,800	397,678	66,878	120.21708%
12/01/2021	41,874	327,800	327,800	397,678	69,878	121.31729%
12/01/2022	50,249	334,800	334,800	405,632	70,832	121.15641%
12/01/2023	54,436	336,200	336,200	405,632	69,432	120.65189%
12/01/2024	62,811	342,300	342,300	413,744	71,444	120.87183%
12/01/2025	66,998	342,800	342,800	413,744	70,944	120.69553%
12/01/2026	75,373	348,000	348,000	422,019	74,019	121.26988%
12/01/2027	79,561	347,600	347,600	422,019	74,419	121.40943%
12/01/2028	92,123	356,900	356,900	430,460	73,560	120.61069%
12/01/2029	96,310	355,300	355,300	430,460	75,160	121.15383%
12/01/2030	108,872	363,400	363,400	439,069	75,669	120.82244%
12/01/2031	113,060	360,600	360,600	439,069	78,469	121.76061%
12/01/2032	129,809	372,500	372,500	447,850	75,350	120.22822%
12/01/2033	133,997	368,200	368,200	447,850	79,650	121.63230%
12/01/2034	150,746	378,600	378,600	456,807	78,207	120.65693%
12/01/2035	159,121	377,800	377,800	456,807	79,007	120.91242%
12/01/2036	175,871	386,400	386,400	465,943	79,543	120.58573%
12/01/2037	184,246	383,800	383,800	465,943	82,143	121.40262%
12/01/2038	205,183	395,600	395,600	475,262	79,662	120.13704%
12/01/2039	213,557	390,900	390,900	475,262	84,362	121.58151%
12/01/2040	234,494	400,600	400,600	484,767	84,167	121.01033%
12/01/2041	247,057	398,800	398,800	484,767	85,967	121.55651%
12/01/2042	272,181	411,100	411,100	494,463	83,363	120.27797%
12/01/2043	288,931	411,600	411,600	494,463	82,863	120.13186%
12/01/2044	309,868	415,900	415,900	504,352	88,452	121.26761%
12/01/2045	330,805	418,700	418,700	504,352	85,652	120.45665%
	3,919,406	9,937,800	9,937,800	12,227,171	2,289,371	

WISE FARM METROPOLITAN DISTRICT
Development Projection at 50.00 (target) Mills for Debt Service
Series 2018, General Obligation Bonds, Non-Rated, 120x, 30-yr. maturity

YEAR	Net Available for Debt Svc	Ser. 2018 \$7,025,000 Per [Net \$6.223M] Net Debt Service	Annual Surplus	Surplus Release @ 50% D/A to \$702,500	Cumulative Surplus Balance \$702,500 Target	Senior Debt/ Assessed Ratio	Senior Debt/ Act'l Value Ratio	Net Dis Coverage @ Cap
2014	0		n/a	0	0	n/a	n/a	n/a
2015	0		n/a	0	0	0%	0%	n/a
2016	477,432		n/a	0	0	0%	0%	n/a
2017	491,217		n/a	0	0	0%	0%	n/a
2018	589,726	\$0	589,726	0	589,726	65%	8%	n/a
2019	705,527	210,129	495,399	382,625	702,500	52%	7%	336%
2020	747,961	620,879	127,083	127,083	702,500	49%	7%	120%
2021	721,316	598,879	122,438	122,438	702,500	49%	7%	120%
2022	705,014	587,479	117,535	117,535	702,500	49%	7%	120%
2023	681,745	566,079	115,666	115,666	702,500	49%	6%	120%
2024	667,108	555,279	111,829	111,829	702,500	49%	6%	120%
2025	646,228	534,479	111,749	111,749	702,500	49%	6%	121%
2026	635,285	529,279	106,006	106,006	702,500	48%	6%	120%
2027	617,158	513,779	103,379	103,379	702,500	48%	6%	120%
2028	608,614	503,579	105,035	105,035	702,500	48%	5%	121%
2029	592,980	493,379	99,601	99,601	702,500	47%	5%	120%
2030	586,838	488,179	98,660	98,660	702,500	46%	5%	120%
2031	573,230	477,679	95,551	95,551	702,500	46%	5%	120%
2032	569,390	472,179	97,211	97,211	702,500	45%	4%	121%
2033	558,482	461,379	97,104	97,104	702,500	44%	4%	121%
2034	557,467	460,579	96,888	96,888	702,500	42%	4%	121%
2035	548,429	454,179	94,251	94,251	702,500	41%	4%	121%
2036	549,307	457,479	91,828	91,828	702,500	39%	4%	120%
2037	541,828	449,879	91,949	91,949	702,500	38%	3%	120%
2038	544,290	451,979	92,312	92,312	702,500	35%	3%	120%
2039	538,058	443,179	94,879	94,879	702,500	34%	3%	121%
2040	541,953	449,079	92,875	92,875	702,500	31%	3%	121%
2041	536,811	443,779	93,033	93,033	702,500	29%	3%	121%
2042	541,780	447,879	93,902	93,902	702,500	26%	2%	121%
2043	537,521	445,779	91,742	91,742	702,500	24%	2%	121%
2044	543,567	452,779	90,788	90,788	702,500	20%	2%	120%
2045	540,035	448,279	91,756	91,756	702,500	17%	1%	120%
2046	546,902	452,879	94,023	94,023	702,500	14%	1%	121%
2047	543,993	450,979	93,014	93,014	702,500	11%	1%	121%
2048	551,633	457,129	94,504	94,504	0	7%	1%	121%
	19,338,824	14,378,455	3,991,719	3,991,719				

[CAug0514, 18mrc] PV to '18 @ 8%: 1,521,269

WISE FARM METROPOLITAN DISTRICT
 Operations Revenue and Expense Projection

YEAR	Total Assessed Value	Oper'n's Mill Levy	Total Collections @ 38%	S.O. Taxes Collected @ 6%	Total Available For O&M	Total Mills
2014						
2015	9,192,000	10.000	90,082	5,405	95,486	60.000
2016	9,457,400	10.000	92,683	5,561	98,243	60.000
2017	11,353,991	10.000	111,269	6,676	117,945	60.000
2018	13,583,506	10.000	133,118	7,987	141,105	60.000
2019	14,400,490	10.000	141,125	8,467	149,592	60.000
2020	13,887,490	10.000	136,097	8,166	144,263	60.000
2021	13,573,620	10.000	133,021	7,981	141,003	60.000
2022	13,125,620	10.000	128,631	7,718	136,349	60.000
2023	12,843,812	10.000	125,869	7,552	133,422	60.000
2024	12,441,812	10.000	121,930	7,316	129,246	60.000
2025	12,231,128	10.000	119,865	7,192	127,057	60.000
2026	11,882,128	10.000	116,445	6,987	123,432	60.000
2027	11,717,631	10.000	114,833	6,890	121,723	60.000
2028	11,416,631	10.000	111,883	6,713	118,596	60.000
2029	11,298,384	10.000	110,724	6,643	117,368	60.000
2030	11,036,384	10.000	108,157	6,489	114,646	60.000
2031	10,962,451	10.000	107,432	6,446	113,878	60.000
2032	10,752,451	10.000	105,374	6,322	111,696	60.000
2033	10,732,900	10.000	105,182	6,311	111,493	60.000
2034	10,558,900	10.000	103,477	6,209	109,686	60.000
2035	10,575,798	10.000	103,643	6,219	109,861	60.000
2036	10,431,798	10.000	102,232	6,134	108,366	60.000
2037	10,479,214	10.000	102,696	6,162	108,858	60.000
2038	10,359,214	10.000	101,520	6,091	107,612	60.000
2039	10,434,219	10.000	102,255	6,135	108,391	60.000
2040	10,335,219	10.000	101,285	6,077	107,362	60.000
2041	10,430,883	10.000	102,223	6,133	108,356	60.000
2042	10,348,883	10.000	101,419	6,085	107,504	60.000
2043	10,465,281	10.000	102,560	6,154	108,713	60.000
2044	10,397,281	10.000	101,893	6,114	108,007	60.000
2045	10,529,486	10.000	103,189	6,191	109,380	60.000
2046	10,473,486	10.000	102,640	6,158	108,799	60.000
2047	10,620,576	10.000	104,082	6,245	110,327	60.000
2048						
			3,648,835	218,930	3,867,765	

WISE FARM METROPOLITAN DISTRICT

Development Projection – Buildout Plan (updated 8/5/14)

YEAR	Residential Development						SFDs (Estate lots)						SFDs (Standard lots)						Residential Summary		
	# Lots Devel'd	Incr/(Deacr) in Finished Lot Value @ 10%	# Units Completed [Target 41]	Price Inflated @ 2%	Market Value	# Lots Devel'd	Incr/(Deacr) in Finished Lot Value @ 10%	# Units Completed 125 target	Price Inflated @ 2%	Market Value	# Lots Devel'd	Incr/(Deacr) in Finished Lot Value @ 10%	# Units Completed 125 target	Price Inflated @ 2%	Market Value	Total Residential Market Value	Total Res'l Units	Annual Market Value of Platted/Developed Lots Adjustment ¹	Adjusted Value		
2014	0	0	0		0	0	0	0	0	0	0	0	0	0	0	\$0	0	0	0		
2015	18	1,260,000		\$700,000	0	32	1,600,000		\$500,000	0	0	0	0	0	0	0	0	0	2,860,000		
2016	23	350,000	18	714,000	12,852,000	48	800,000	32	510,000	16,320,000	0	0	0	0	0	29,172,000	50	0	1,150,000		
2017	0	(1,610,000)	23	728,280	16,750,440	45	(150,000)	48	520,200	24,969,600	0	0	0	0	0	41,720,040	71	0	(1,760,000)		
2018	0	0	0	742,846	0	0	(2,250,000)	45	530,604	23,877,180	0	0	0	0	0	23,877,180	45	0	(2,250,000)		
2019	0	0	0	757,703	0	0	0	0	541,216	0	0	0	0	0	0	0	0	0	0		
2020	0	0	0	772,857	0	0	0	0	552,040	0	0	0	0	0	0	0	0	0	0		
2021	0	0	0	788,314	0	0	0	0	563,081	0	0	0	0	0	0	0	0	0	0		
2022	0	0	0	804,080	0	0	0	0	574,343	0	0	0	0	0	0	0	0	0	0		
2023	0	0	0	820,162	0	0	0	0	585,830	0	0	0	0	0	0	0	0	0	0		
2024	0	0	0	836,565	0	0	0	0	597,546	0	0	0	0	0	0	0	0	0	0		
2025	0	0	0	853,296	0	0	0	0	609,497	0	0	0	0	0	0	0	0	0	0		
2026	0	0	0	870,362	0	0	0	0	621,687	0	0	0	0	0	0	0	0	0	0		
	41	(0)	41		29,602,440	125	0	125		65,166,780	125	0	125		94,769,220	166	0	0	0		

[1] adj. to actual/prelim. AV

SOURCES AND USES OF FUNDS

**WISE FARM METROPOLITAN DISTRICT
 GENERAL OBLIGATION BONDS, SERIES 2018
 Non-Rated, 120x, 30-yr Maturity
 [Preliminary -- for discussion only]**

Dated Date 12/01/2018
 Delivery Date 12/01/2018

Sources:

Bond Proceeds:	
Par Amount	7,025,000.00
	7,025,000.00

Uses:

Project Fund Deposits:	
Project Fund	6,222,605.32
Other Fund Deposits:	
Capitalized Interest Fund	210,644.68
Debt Service Reserve Fund	310,750.00
	521,394.68
Delivery Date Expenses:	
Cost of Issuance	281,000.00
	7,025,000.00

BOND SUMMARY STATISTICS
WISE FARM METROPOLITAN DISTRICT
GENERAL OBLIGATION BONDS, SERIES 2018
Non-Rated, 120x, 30-yr Maturity
[Preliminary -- for discussion only]

Dated Date	12/01/2018
Delivery Date	12/01/2018
First Coupon	06/01/2019
Last Maturity	12/01/2048
Arbitrage Yield	6.000000%
True Interest Cost (TIC)	6.000000%
Net Interest Cost (NIC)	6.000000%
All-in TIC	6.400425%
Average Coupon	6.000000%
Average Life (years)	18.727
Duration of Issue (years)	10.635
Par Amount	7,025,000.00
Bond Proceeds	7,025,000.00
Total Interest	7,893,600.00
Net Interest	7,893,600.00
Bond Years from Dated Date	131,560,000.00
Bond Years from Delivery Date	131,560,000.00
Total Debt Service	14,918,600.00
Maximum Annual Debt Service	768,500.00
Average Annual Debt Service	497,286.67
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	
Total Underwriter's Discount	
Bid Price	100.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
30-yr Term Bond	7,025,000.00	100.000	6.000%	18.727	08/23/2037	9,764.75
	7,025,000.00			18.727		9,764.75

	TIC	All-In TIC	Arbitrage Yield
Par Value	7,025,000.00	7,025,000.00	7,025,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount			
- Cost of Issuance Expense		-281,000.00	
- Other Amounts			
Target Value	7,025,000.00	6,744,000.00	7,025,000.00
Target Date	12/01/2018	12/01/2018	12/01/2018
Yield	6.000000%	6.400425%	6.000000%

BOND DEBT SERVICE

**WISE FARM METROPOLITAN DISTRICT
 GENERAL OBLIGATION BONDS, SERIES 2018
 Non-Rated, 120x, 30-yr Maturity
 [Preliminary -- for discussion only]**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2019			210,750	210,750	
12/01/2019			210,750	210,750	421,500
06/01/2020			210,750	210,750	
12/01/2020	200,000	6.000%	210,750	410,750	621,500
06/01/2021			204,750	204,750	
12/01/2021	190,000	6.000%	204,750	394,750	599,500
06/01/2022			199,050	199,050	
12/01/2022	190,000	6.000%	199,050	389,050	588,100
06/01/2023			193,350	193,350	
12/01/2023	180,000	6.000%	193,350	373,350	566,700
06/01/2024			187,950	187,950	
12/01/2024	180,000	6.000%	187,950	367,950	555,900
06/01/2025			182,550	182,550	
12/01/2025	170,000	6.000%	182,550	352,550	535,100
06/01/2026			177,450	177,450	
12/01/2026	175,000	6.000%	177,450	352,450	529,900
06/01/2027			172,200	172,200	
12/01/2027	170,000	6.000%	172,200	342,200	514,400
06/01/2028			167,100	167,100	
12/01/2028	170,000	6.000%	167,100	337,100	504,200
06/01/2029			162,000	162,000	
12/01/2029	170,000	6.000%	162,000	332,000	494,000
06/01/2030			156,900	156,900	
12/01/2030	175,000	6.000%	156,900	331,900	488,800
06/01/2031			151,650	151,650	
12/01/2031	175,000	6.000%	151,650	326,650	478,300
06/01/2032			146,400	146,400	
12/01/2032	180,000	6.000%	146,400	326,400	472,800
06/01/2033			141,000	141,000	
12/01/2033	180,000	6.000%	141,000	321,000	462,000
06/01/2034			135,600	135,600	
12/01/2034	190,000	6.000%	135,600	325,600	461,200
06/01/2035			129,900	129,900	
12/01/2035	195,000	6.000%	129,900	324,900	454,800
06/01/2036			124,050	124,050	
12/01/2036	210,000	6.000%	124,050	334,050	458,100
06/01/2037			117,750	117,750	
12/01/2037	215,000	6.000%	117,750	332,750	450,500
06/01/2038			111,300	111,300	
12/01/2038	230,000	6.000%	111,300	341,300	452,600
06/01/2039			104,400	104,400	
12/01/2039	235,000	6.000%	104,400	339,400	443,800
06/01/2040			97,350	97,350	
12/01/2040	255,000	6.000%	97,350	352,350	449,700
06/01/2041			89,700	89,700	
12/01/2041	265,000	6.000%	89,700	354,700	444,400
06/01/2042			81,750	81,750	
12/01/2042	285,000	6.000%	81,750	366,750	448,500
06/01/2043			73,200	73,200	
12/01/2043	300,000	6.000%	73,200	373,200	446,400
06/01/2044			64,200	64,200	
12/01/2044	325,000	6.000%	64,200	389,200	453,400
06/01/2045			54,450	54,450	
12/01/2045	340,000	6.000%	54,450	394,450	448,900
06/01/2046			44,250	44,250	
12/01/2046	365,000	6.000%	44,250	409,250	453,500
06/01/2047			33,300	33,300	
12/01/2047	385,000	6.000%	33,300	418,300	451,600
06/01/2048			21,750	21,750	
12/01/2048	725,000	6.000%	21,750	746,750	768,500
	7,025,000		7,893,600	14,918,600	14,918,600

NET DEBT SERVICE

**WISE FARM METROPOLITAN DISTRICT
GENERAL OBLIGATION BONDS, SERIES 2018
Non-Rated, 120x, 30-yr Maturity
[Preliminary -- for discussion only]**

Period Ending	Principal	Interest	Total Debt Service	Capitalized Interest Fund	Debt Service Reserve Fund	Net Debt Service
12/01/2019		421,500	421,500	-210,750	-621.50	210,128.50
12/01/2020	200,000	421,500	621,500		-621.50	620,878.50
12/01/2021	190,000	409,500	599,500		-621.50	598,878.50
12/01/2022	190,000	398,100	588,100		-621.50	587,478.50
12/01/2023	180,000	386,700	566,700		-621.50	566,078.50
12/01/2024	180,000	375,900	555,900		-621.50	555,278.50
12/01/2025	170,000	365,100	535,100		-621.50	534,478.50
12/01/2026	175,000	354,900	529,900		-621.50	529,278.50
12/01/2027	170,000	344,400	514,400		-621.50	513,778.50
12/01/2028	170,000	334,200	504,200		-621.50	503,578.50
12/01/2029	170,000	324,000	494,000		-621.50	493,378.50
12/01/2030	175,000	313,800	488,800		-621.50	488,178.50
12/01/2031	175,000	303,300	478,300		-621.50	477,678.50
12/01/2032	180,000	292,800	472,800		-621.50	472,178.50
12/01/2033	180,000	282,000	462,000		-621.50	461,378.50
12/01/2034	190,000	271,200	461,200		-621.50	460,578.50
12/01/2035	195,000	259,800	454,800		-621.50	454,178.50
12/01/2036	210,000	248,100	458,100		-621.50	457,478.50
12/01/2037	215,000	235,500	450,500		-621.50	449,878.50
12/01/2038	230,000	222,600	452,600		-621.50	451,978.50
12/01/2039	235,000	208,800	443,800		-621.50	443,178.50
12/01/2040	255,000	194,700	449,700		-621.50	449,078.50
12/01/2041	265,000	179,400	444,400		-621.50	443,778.50
12/01/2042	285,000	163,500	448,500		-621.50	447,878.50
12/01/2043	300,000	146,400	446,400		-621.50	445,778.50
12/01/2044	325,000	128,400	453,400		-621.50	452,778.50
12/01/2045	340,000	108,900	448,900		-621.50	448,278.50
12/01/2046	365,000	88,500	453,500		-621.50	452,878.50
12/01/2047	385,000	66,600	451,600		-621.50	450,978.50
12/01/2048	725,000	43,500	768,500		-311,371.50	457,128.50
	7,025,000	7,893,600	14,918,600	-210,750	-329,395.00	14,378,455.00

BOND SOLUTION

**WISE FARM METROPOLITAN DISTRICT
GENERAL OBLIGATION BONDS, SERIES 2018
Non-Rated, 120x, 30-yr Maturity
[Preliminary -- for discussion only]**

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2019		421,500	-211,372	210,129	705,527	495,399	335.75994%
12/01/2020	200,000	621,500	-622	620,879	747,961	127,083	120.46825%
12/01/2021	190,000	599,500	-622	598,879	721,316	122,438	120.44450%
12/01/2022	190,000	588,100	-622	587,479	705,014	117,535	120.00674%
12/01/2023	180,000	566,700	-622	566,079	681,745	115,666	120.43289%
12/01/2024	180,000	555,900	-622	555,279	667,108	111,829	120.13928%
12/01/2025	170,000	535,100	-622	534,479	646,228	111,749	120.90809%
12/01/2026	175,000	529,900	-622	529,279	635,285	106,006	120.02846%
12/01/2027	170,000	514,400	-622	513,779	617,158	103,379	120.12137%
12/01/2028	170,000	504,200	-622	503,579	608,614	105,035	120.85777%
12/01/2029	170,000	494,000	-622	493,379	592,980	99,601	120.18761%
12/01/2030	175,000	488,800	-622	488,179	586,838	98,660	120.20973%
12/01/2031	175,000	478,300	-622	477,679	573,230	95,551	120.00326%
12/01/2032	180,000	472,800	-622	472,179	569,390	97,211	120.58781%
12/01/2033	180,000	462,000	-622	461,379	558,482	97,104	121.04646%
12/01/2034	190,000	461,200	-622	460,579	557,467	96,888	121.03623%
12/01/2035	195,000	454,800	-622	454,179	548,429	94,251	120.75193%
12/01/2036	210,000	458,100	-622	457,479	549,307	91,828	120.07274%
12/01/2037	215,000	450,500	-622	449,879	541,828	91,949	120.43865%
12/01/2038	230,000	452,600	-622	451,979	544,290	92,312	120.42396%
12/01/2039	235,000	443,800	-622	443,179	538,058	94,879	121.40878%
12/01/2040	255,000	449,700	-622	449,079	541,953	92,875	120.68120%
12/01/2041	265,000	444,400	-622	443,779	536,811	93,033	120.96378%
12/01/2042	285,000	448,500	-622	447,879	541,780	93,902	120.96586%
12/01/2043	300,000	446,400	-622	445,779	537,521	91,742	120.58028%
12/01/2044	325,000	453,400	-622	452,779	543,567	90,788	120.05135%
12/01/2045	340,000	448,900	-622	448,279	540,035	91,756	120.46858%
12/01/2046	365,000	453,500	-622	452,879	546,902	94,023	120.76120%
12/01/2047	385,000	451,600	-622	450,979	543,993	93,014	120.62501%
12/01/2048	725,000	768,500	-311,372	457,129	551,633	94,504	120.67345%
	7,025,000	14,918,600	-540,145	14,378,455	17,780,448	3,401,993	

EXHIBIT G

Form of Districts' Organizational Election Questions

For the office of Director of Wise Farms Metropolitan District No. 1

Vote for TWO (2) directors to serve until they or their successors are elected and qualified at the next regular special district election in MAY 2016. If more than TWO names are selected, the ballot will NOT be counted.

For the office of Director of Wise Farms Metropolitan District No. 1

Vote for THREE (3) directors to serve until they or their successors are elected and qualified at the second regular special district election in MAY 2018. If more than THREE names are selected, the ballot will NOT be counted.

Wise Farms Metropolitan District No. 1

Ballot Issue 5A (Operations, Administration and Maintenance Mill Levy – Ad Valorem Taxes)

SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$ _____ ANNUALLY (SUCH TAX INCREASE TO BE AUTHORIZED NOTWITHSTANDING ANY PROVISION OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, INCLUDING ANY FUTURE AMENDMENTS TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION IMPOSING PROPERTY TAX CUTS) OR SUCH LESSER AMOUNT AS NECESSARY TO PAY THE DISTRICT'S ADMINISTRATION, COVENANT ENFORCEMENT, DESIGN REVIEW, OPERATIONS, MAINTENANCE, AND OTHER SIMILAR EXPENSES BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, TO PAY SUCH EXPENSES AND SHALL THE REVENUE FROM SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2014 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

YES: _____
NO: _____

Wise Farms Metropolitan District No. 1

Ballot Issue 5B (Capital Costs – Ad Valorem Taxes)

SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$ _____ ANNUALLY (SUCH TAX INCREASE TO BE AUTHORIZED NOTWITHSTANDING ANY PROVISION OF

ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, INCLUDING ANY FUTURE AMENDMENTS TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION IMPOSING PROPERTY TAX CUTS) OR SUCH LESSER AMOUNT AS NECESSARY TO PAY FOR CAPITAL COSTS OF PUBLIC IMPROVEMENTS, THROUGH PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, TO PAY SUCH EXPENSES AND SHALL THE REVENUE FROM SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2014 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND PURSUANT TO SECTION 29-1-302(2)(B), C.R.S., WITHOUT REGARD TO THE LIMITS IMPOSED ON INCREASES IN TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

YES: _____
NO: _____

Wise Farms Metropolitan District No. 1
Ballot Issue 5C (Operations, Administration and Maintenance – Fees)

SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$ _____ ANNUALLY (SUCH TAX INCREASE TO BE AUTHORIZED NOTWITHSTANDING ANY PROVISION OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, INCLUDING ANY FUTURE AMENDMENTS TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION IMPOSING TAX CUTS) OR SUCH LESSER AMOUNT AS NECESSARY TO PAY THE DISTRICT'S ADMINISTRATION, COVENANT ENFORCEMENT, DESIGN REVIEW, OPERATIONS, AND MAINTENANCE EXPENSES, AND FOR THE PURPOSE OF PAYING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, BY THE IMPOSITION OF A FEE OR FEES IMPOSED, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, TO PAY SUCH EXPENSES AND SHALL THE REVENUE FROM SUCH FEES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2014 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

YES: _____
NO: _____

Wise Farms Metropolitan District No. 1
Ballot Issue 5D (Multiple Fiscal Year Intergovernmental Agreement Mill Levy Question)

SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$ _____ ANNUALLY (SUCH TAX INCREASE TO BE AUTHORIZED NOTWITHSTANDING ANY PROVISION OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, INCLUDING ANY FUTURE AMENDMENTS TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION IMPOSING PROPERTY TAX CUTS) OR SUCH LESSER AMOUNT AS NECESSARY FOR THE PAYMENT OF

AMOUNTS DUE UNDER ONE OR MORE INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS, OR FOR PAYMENT OF REGIONAL IMPROVEMENTS FOR WHICH THE DISTRICT IS AUTHORIZED OR OBLIGATED PURSUANT TO ITS SERVICE PLAN, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, FOR THE PURPOSE OF PAYING THE DISTRICT'S OBLIGATIONS UNDER ANY ONE OR MORE OF SUCH INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS, OR TO PAY THE COSTS OF REGIONAL IMPROVEMENTS, AND SHALL THE REVENUE FROM SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2014 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

YES: _____
NO: _____

Wise Farms Metropolitan District No. 1
Ballot Issue 5E (Multiple Fiscal Year Private Agreement Mill Levy Question)

SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$ _____ ANNUALLY (SUCH TAX INCREASE TO BE AUTHORIZED NOTWITHSTANDING ANY PROVISION OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, INCLUDING ANY FUTURE AMENDMENTS TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION IMPOSING PROPERTY TAX CUTS) OR SUCH LESSER AMOUNT AS NECESSARY FOR THE PAYMENT OF SUCH AMOUNTS DUE PURSUANT TO ONE OR MORE AGREEMENTS OR CONTRACTS WITH PRIVATE PARTIES, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION FOR THE PAYMENT OF SUCH AMOUNTS DUE, AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2014 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

YES: _____
NO: _____

Wise Farms Metropolitan District No. 1
Ballot Issue 5F (De-TABOR)

SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND ANY AND ALL AMOUNTS ANNUALLY FROM ANY REVENUE SOURCES WHATSOEVER, INCLUDING BUT NOT LIMITED TO TAXES, TAX INCREMENT REVENUES, TAP FEES, PARK FEES, FACILITY FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GIFTS,

GRANTS OR ANY OTHER FEE, RATE, TOLL, PENALTY, INCOME OR CHARGE AUTHORIZED BY LAW OR CONTRACT TO BE IMPOSED, COLLECTED OR RECEIVED BY THE DISTRICT IN FISCAL YEAR 2014 AND IN EACH FISCAL YEAR THEREAFTER, SUCH AMOUNTS TO CONSTITUTE A VOTER-APPROVED REVENUE CHANGE AND BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, INCLUDING ANY FUTURE AMENDMENTS TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION IMPOSING TAX CUTS, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY SUBSEQUENT YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

YES: _____
NO: _____

Wise Farms Metropolitan District No. 1
Ballot Issue 5G (In-District Special Assessment Debt)

SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED \$ _____ WITH A REPAYMENT COST OF \$ _____; AND SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$ _____ ANNUALLY (SUCH TAX INCREASE TO BE AUTHORIZED NOTWITHSTANDING ANY PROVISION OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, INCLUDING ANY FUTURE AMENDMENTS TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION IMPOSING TAX CUTS) OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE AFOREMENTIONED DEBT, BY IMPOSING SPECIAL ASSESSMENTS UPON PROPERTY IN THE DISTRICT, WHICH ASSESSMENTS ARE SUBJECT TO PREPAYMENT AT THE OPTION OF THE PROPERTY OWNER, SUCH DEBT TO CONSIST OF SPECIAL ASSESSMENT BONDS OR OTHER FINANCIAL OBLIGATIONS BEARING INTEREST AT A NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM; SUCH SPECIAL ASSESSMENT BONDS OR OTHER FINANCIAL OBLIGATIONS TO BE ISSUED TO PAY THE COSTS OF PROVIDING CERTAIN PUBLIC IMPROVEMENTS FOR SUCH DISTRICT, TO BE REPAYED FROM THE PROCEEDS OF SPECIAL ASSESSMENTS TO BE IMPOSED UPON THE PROPERTY INCLUDED WITHIN SUCH DISTRICT; SUCH TAXES TO CONSIST OF THE AFOREMENTIONED SPECIAL ASSESSMENTS IMPOSED UPON THE PROPERTY FOR THE DISTRICT BENEFITED BY THE PUBLIC IMPROVEMENTS; AND SHALL THE PROCEEDS OF SUCH BONDS OR OTHER FINANCIAL OBLIGATIONS AND THE PROCEEDS OF SUCH ASSESSMENTS, AND INVESTMENT INCOME THEREON CONSTITUTE VOTER-APPROVED REVENUE CHANGES AND BE COLLECTED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2014 AND IN EACH FISCAL YEAR THEREAFTER WITHOUT REGARD TO ANY EXPENDITURE, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

YES: _____
NO: _____

Wise Farms Metropolitan District No. 1
Ballot Issue 5H (Street Improvements)

SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$ _____ WITH A REPAYMENT COST OF \$ _____; AND SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$ _____ ANNUALLY (SUCH TAX INCREASE TO BE AUTHORIZED NOTWITHSTANDING ANY PROVISION OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, INCLUDING ANY FUTURE AMENDMENTS TO ARTICLE X, SECTION 20 OF THE

COLORADO CONSTITUTION IMPOSING PROPERTY TAX CUTS) OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF ISSUED AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING OR REFINANCING THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, STREET IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO CURBS, GUTTERS, CULVERTS, AND OTHER DRAINAGE FACILITIES, UNDERGROUND CONDUITS, SIDEWALKS, TRAILS, PUBLIC PARKING LOTS, STRUCTURES AND FACILITIES, PAVING, LIGHTING, GRADING, LANDSCAPING, BIKE PATHS AND PEDESTRIAN WAYS, PEDESTRIAN OVERPASSES, RETAINING WALLS, FENCING, ENTRY MONUMENTATION, STREETSCAPING, BRIDGES, OVERPASSES, UNDERPASSES, INTERCHANGES, MEDIAN ISLANDS, IRRIGATION, AND A SAFETY PROTECTION SYSTEM THROUGH TRAFFIC AND SAFETY CONTROLS AND DEVICES ON STREETS AND HIGHWAYS AND AT RAILROAD CROSSINGS, SIGNALIZATION, SIGNING AND STRIPING, AREA IDENTIFICATION, DRIVER INFORMATION AND DIRECTIONAL ASSISTANCE SIGNS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND AND EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS; ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2014 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

YES: _____
NO: _____

**Wise Farms Metropolitan District No. 1
Ballot Issue 5I (Parks and Recreation)**

SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$ _____ WITH A REPAYMENT COST OF \$ _____; AND SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$ _____ ANNUALLY (SUCH TAX INCREASE TO BE AUTHORIZED NOTWITHSTANDING ANY PROVISION OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, INCLUDING ANY FUTURE AMENDMENTS TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION IMPOSING PROPERTY TAX CUTS) OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF ISSUED AT

AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING OR REFINANCING THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, PARKS AND RECREATION FACILITIES, IMPROVEMENTS AND PROGRAMS, INCLUDING BUT NOT LIMITED TO COMMUNITY PARKS, BIKE PATHS AND PEDESTRIAN WAYS, FENCING, TRAILS, REGIONAL TRAILS, FIELDS, TOT LOTS, OPEN SPACE, CULTURAL ACTIVITIES, COMMON AREAS, COMMUNITY RECREATION CENTERS, TENNIS COURTS, OUTDOOR LIGHTING, EVENT FACILITIES, IRRIGATION FACILITIES, LAKES, WATER BODIES, SWIMMING POOLS, PUBLIC FOUNTAINS AND SCULPTURES, ART, GARDENS, LANDSCAPING, WEED CONTROL, AND OTHER ACTIVE AND PASSIVE RECREATIONAL FACILITIES, IMPROVEMENTS AND PROGRAMS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2014 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

YES: _____
NO: _____

**Wise Farms Metropolitan District No. 1
Ballot Issue 5J (Water)**

SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$_____ WITH A REPAYMENT COST OF \$_____; AND SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$_____ ANNUALLY (SUCH TAX INCREASE TO BE AUTHORIZED NOTWITHSTANDING ANY PROVISION OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, INCLUDING ANY FUTURE AMENDMENTS TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION IMPOSING PROPERTY TAX CUTS) OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF ISSUED AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING OR REFINANCING THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A

POTABLE AND NON-POTABLE WATER SUPPLY, STORAGE, TRANSMISSION AND DISTRIBUTION SYSTEM FOR DOMESTIC AND OTHER PUBLIC AND PRIVATE PURPOSES BY ANY AVAILABLE MEANS, AND TO PROVIDE ALL NECESSARY OR PROPER TREATMENT WORKS AND FACILITIES, EQUIPMENT, AND APPURTENANCES INCIDENT THERETO, INCLUDING BUT NOT LIMITED TO WELLS, WATER PUMPS, WATER LINES, WATER FEATURES, PURIFICATION PLANTS, PUMP STATIONS, TRANSMISSION LINES, DISTRIBUTION MAINS AND LATERALS, FIRE HYDRANTS, METERS, WATER TAPS, IRRIGATION FACILITIES, CANALS, DITCHES, WATER RIGHTS, FLUMES, PARTIAL FLUMES, HEADGATES, DROP STRUCTURES, STORAGE RESERVOIRS AND FACILITIES, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2014 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

YES: _____
NO: _____

**Wise Farms Metropolitan District No. 1
Ballot Issue 5K (Sanitation/Storm Sewer)**

SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$_____ WITH A REPAYMENT COST OF \$_____; AND SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$_____ ANNUALLY (SUCH TAX INCREASE TO BE AUTHORIZED NOTWITHSTANDING ANY PROVISION OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, INCLUDING ANY FUTURE AMENDMENTS TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION IMPOSING PROPERTY TAX CUTS) OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF ISSUED AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING OR REFINANCING THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SANITATION SYSTEM WHICH MAY CONSIST OF STORM OR SANITARY SEWERS, OR BOTH, FLOOD AND SURFACE DRAINAGE, TREATMENT AND DISPOSAL WORKS AND FACILITIES, OR SOLID WASTE DISPOSAL FACILITIES OR WASTE SERVICES, AND ALL NECESSARY OR PROPER

EQUIPMENT AND APPURTENANCES INCIDENT THERETO, INCLUDING BUT NOT LIMITED TO TREATMENT PLANTS AND FACILITIES, COLLECTION MAINS AND LATERALS, LIFT STATIONS, TRANSMISSION LINES, CANALS, SLUDGE HANDLING, REUSE AND DISPOSAL FACILITIES, AND/OR STORM SEWER, FLOOD AND SURFACE DRAINAGE FACILITIES AND SYSTEMS, INCLUDING DETENTION/RETENTION PONDS, BOX CULVERTS AND ASSOCIATED IRRIGATION FACILITIES, EQUIPMENT, LAND, EASEMENTS AND SEWER TAPS, AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2014 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

YES: _____
NO: _____

Wise Farms Metropolitan District No. 1
Ballot Issue 5L (Transportation)

SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$ _____ WITH A REPAYMENT COST OF \$ _____; AND SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$ _____ ANNUALLY (SUCH TAX INCREASE TO BE AUTHORIZED NOTWITHSTANDING ANY PROVISION OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, INCLUDING ANY FUTURE AMENDMENTS TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION IMPOSING PROPERTY TAX CUTS) OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF ISSUED AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING OR REFINANCING THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SYSTEM TO TRANSPORT THE PUBLIC BY BUS, RAIL OR ANY OTHER MEANS OF CONVEYANCE, OR ANY COMBINATION THEREOF, OR PURSUANT TO CONTRACT, INCLUDING BUT NOT LIMITED TO PUBLIC TRANSPORTATION SYSTEM IMPROVEMENTS, TRANSPORTATION EQUIPMENT, PARK AND RIDE FACILITIES, PUBLIC PARKING LOTS, STRUCTURES, ROOFS, COVERS AND FACILITIES, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS, AND ALL NECESSARY EXTENSIONS OF AND IMPROVEMENTS TO SUCH

FACILITIES OR SYSTEMS, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2014 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

YES: _____
NO: _____

Wise Farms Metropolitan District No. 1
Ballot Issue 5M (Mosquito Control)

SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$ _____ WITH A REPAYMENT COST OF \$ _____; AND SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$ _____ ANNUALLY (SUCH TAX INCREASE TO BE AUTHORIZED NOTWITHSTANDING ANY PROVISION OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, INCLUDING ANY FUTURE AMENDMENTS TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION IMPOSING PROPERTY TAX CUTS) OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF ISSUED AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING OR REFINANCING THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, MOSQUITO CONTROL AND ERADICATION FACILITIES, IMPROVEMENTS, PROGRAMS, EQUIPMENT AND SUPPLIES NECESSARY FOR THE ELIMINATION OF MOSQUITOES, INCLUDING BUT NOT LIMITED TO THE ELIMINATION OR TREATMENT OF BREEDING GROUNDS AND PURCHASE, LEASE, CONTRACTING OR OTHER USE OF EQUIPMENT OR SUPPLIES FOR MOSQUITO CONTROL WITHIN THE BOUNDARIES OF THE DISTRICT, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL

ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2014 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

YES: _____
NO: _____

Wise Farms Metropolitan District No. 1
Ballot Issue 5N (Safety Protection)

SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$_____ WITH A REPAYMENT COST OF \$_____; AND SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$_____ ANNUALLY (SUCH TAX INCREASE TO BE AUTHORIZED NOTWITHSTANDING ANY PROVISION OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, INCLUDING ANY FUTURE AMENDMENTS TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION IMPOSING PROPERTY TAX CUTS) OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF ISSUED AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING OR REFINANCING THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SAFETY PROTECTION SYSTEM OF TRAFFIC AND SAFETY CONTROLS AND DEVICES ON STREETS AND HIGHWAYS AND AT RAILROAD CROSSINGS, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNALS AND SIGNAGE, AND CONSTRUCTING UNDERPASSES OR OVERPASSES AT RAILROAD CROSSINGS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON,

BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2014 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

YES: _____
NO: _____

Wise Farms Metropolitan District No. 1
Ballot Issue 50 (Fire Protection)

SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$ _____ WITH A REPAYMENT COST OF \$ _____; AND SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$ _____ ANNUALLY (SUCH TAX INCREASE TO BE AUTHORIZED NOTWITHSTANDING ANY PROVISION OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, INCLUDING ANY FUTURE AMENDMENTS TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION IMPOSING PROPERTY TAX CUTS) OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF ISSUED AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING OR REFINANCING THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, FACILITIES, IMPROVEMENTS AND EQUIPMENT FOR FIRE PROTECTION, INCLUDING BUT NOT LIMITED TO FIRE STATIONS, AMBULANCE AND EMERGENCY MEDICAL RESPONSE AND RESCUE SERVICES AND DIVING AND GRAPPLING STATIONS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2014 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

YES: _____
NO: _____

Wise Farms Metropolitan District No. 1
Ballot Issue 5P (Television Relay and Translation)

SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$ _____ WITH A REPAYMENT COST OF \$ _____; AND SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$ _____ ANNUALLY (SUCH TAX INCREASE TO BE AUTHORIZED NOTWITHSTANDING ANY PROVISION OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, INCLUDING ANY FUTURE AMENDMENTS TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION IMPOSING PROPERTY TAX CUTS) OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF ISSUED AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING OR REFINANCING THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, TELEVISION RELAY AND TRANSLATION SYSTEM IMPROVEMENTS THROUGH ANY MEANS NECESSARY, INCLUDING BUT NOT LIMITED TO EQUIPMENT, FACILITIES AND STRUCTURES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2014 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

YES: _____
NO: _____

Wise Farms Metropolitan District No. 1
Ballot Issue 5Q (Security)

SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$ _____ WITH A REPAYMENT COST OF \$ _____; AND SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$ _____ ANNUALLY (SUCH TAX INCREASE TO BE AUTHORIZED NOTWITHSTANDING ANY PROVISION OF ARTICLE X, SECTION 20 OF THE COLORADO

CONSTITUTION, INCLUDING ANY FUTURE AMENDMENTS TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION IMPOSING PROPERTY TAX CUTS) OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF ISSUED AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING OR REFINANCING THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, SECURITY SERVICES AND IMPROVEMENTS INCLUDING PERIMETER AND INTERIOR SECURITY PATROLS, CONSTRUCTION OF SAFETY BARRIERS OR SIMILAR PROTECTIVE MEASURES, ACQUISITION OF SECURITY EQUIPMENT, PROTECTION OF DISTRICT PROPERTY FROM UNLAWFUL DAMAGE OR DESTRUCTION, AND OTHER SECURITY IMPROVEMENTS WHICH MAY BE NECESSARY FOR THE ORDERLY CONDUCT OF DISTRICT AFFAIRS AND FOR PROTECTION OF THE HEALTH, SAFETY, AND WELFARE OF THE DISTRICT RESIDENTS, TAXPAYERS, OFFICERS, AND EMPLOYEES, INCLUSIVE OF THE GENERAL PUBLIC, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2014 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

YES: _____

NO: _____

Wise Farms Metropolitan District No. 1
Ballot Issue 5R (Operations and Maintenance Debt)

SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$ _____ WITH A REPAYMENT COST OF \$ _____; AND SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$ _____ ANNUALLY (SUCH TAX INCREASE TO BE AUTHORIZED NOTWITHSTANDING ANY PROVISION OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, INCLUDING ANY FUTURE AMENDMENTS TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION IMPOSING PROPERTY TAX CUTS) OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF ISSUED AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED

OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING OR REFINANCING THE DISTRICT'S OPERATING AND MAINTENANCE EXPENSES, OR ADVANCES OF OPERATING AND MAINTENANCE EXPENSES MADE TO THE DISTRICT, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, SUCH DEBT TO BE INCURRED AT ONE TIME OR FROM TIME TO TIME AND TO MATURE, BE SUBJECT TO REDEMPTION, WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, AND TO CONTAIN SUCH TERMS, NOT INCONSISTENT HERewith, AND BE MADE PAYABLE FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING WITHOUT LIMITATION AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2014 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

YES: _____
NO: _____

Wise Farms Metropolitan District No. 1
Ballot Issue 5S (Refunding Debt)

SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$_____ WITH A REPAYMENT COST OF \$_____; AND SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$_____ ANNUALLY (SUCH TAX INCREASE TO BE AUTHORIZED NOTWITHSTANDING ANY PROVISION OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, INCLUDING ANY FUTURE AMENDMENTS TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION IMPOSING PROPERTY TAX CUTS) OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF ISSUED AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT BUT NOT TO EXCEED A MAXIMUM NET EFFECTIVE INTEREST RATE OF 18% PER ANNUM, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF REFUNDING, REFINANCING OR DEFEASING ANY OR ALL OF THE DISTRICT'S DEBT, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE

NECESSARY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2014 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

YES: _____

NO: _____

Wise Farms Metropolitan District No. 1

Ballot Issue 5T (District Intergovernmental Agreements as Debt)

SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$ _____ WITH A REPAYMENT COST OF \$ _____; AND SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$ _____ ANNUALLY (SUCH TAX INCREASE TO BE AUTHORIZED NOTWITHSTANDING ANY PROVISION OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, INCLUDING ANY FUTURE AMENDMENTS TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION IMPOSING PROPERTY TAX CUTS) OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF ISSUED AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO CONSIST OF INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS WITHOUT LIMIT AS TO TERM WITH ONE OR MORE POLITICAL SUBDIVISIONS OF THE STATE, GOVERNMENTAL UNITS, GOVERNMENTALLY-OWNED ENTERPRISES, OR OTHER PUBLIC ENTITIES, WHICH CONTRACTS WILL CONSTITUTE MULTIPLE FISCAL YEAR FINANCIAL OBLIGATIONS AND WHICH WILL OBLIGATE THE DISTRICT TO PAY, REIMBURSE, FINANCE OR REFINANCE THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, COMPLETING OR OTHERWISE PROVIDING, AND THE COSTS OF OPERATING AND MAINTAINING, ANY PUBLIC IMPROVEMENT WHICH THE DISTRICT IS LAWFULLY AUTHORIZED TO PROVIDE, OR FOR ANY OTHER LAWFUL ACTIVITY OF THE DISTRICT, CONTAINING SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE TO BE NECESSARY AND APPROPRIATE, ALL AS MAY BE PROVIDED IN SUCH ONE OR MORE INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS, SUCH DEBT OBLIGATION OF THE DISTRICT PURSUANT TO SUCH AGREEMENTS AND CONTRACTS TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM AND BE PAYABLE AND OTHERWISE CONTAIN SUCH TERMS, NOT INCONSISTENT HEREWITH, ALL AS THE DISTRICT MAY DETERMINE; AND IN CONNECTION THEREWITH SHALL AD VALOREM PROPERTY TAXES BE LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE AND IN AN AMOUNT SUFFICIENT TO PAY THE DISTRICT'S OBLIGATIONS UNDER SUCH CONTRACTS WHEN DUE; AND SHALL THE PROCEEDS OF THE DEBT REPRESENTED BY SUCH CONTRACTS, THE REVENUE FROM SUCH TAXES, THE REVENUE PAID TO THE DISTRICT PURSUANT TO REVENUE SHARING AGREEMENTS, ANY OTHER REVENUES USED TO PAY THE DEBT OBLIGATIONS REPRESENTED BY SUCH CONTRACTS, AND ANY EARNINGS FROM THE INVESTMENT OF SUCH PROCEEDS AND REVENUES BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2014 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

YES: _____

NO: _____

Wise Farms Metropolitan District No. 1
Ballot Issue 5U (District Private Agreements as Debt)

SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY \$ _____ WITH A REPAYMENT COST OF \$ _____; AND SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$ _____ ANNUALLY (SUCH TAX INCREASE TO BE AUTHORIZED NOTWITHSTANDING ANY PROVISION OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, INCLUDING ANY FUTURE AMENDMENTS TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION IMPOSING PROPERTY TAX CUTS) OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO CONSIST OF AGREEMENTS OR OTHER CONTRACTS WITH ONE OR MORE PRIVATE PARTIES, WHICH CONTRACTS WILL CONSTITUTE MULTIPLE FISCAL YEAR FINANCIAL OBLIGATIONS AND WHICH WILL OBLIGATE THE DISTRICT TO PAY, REIMBURSE OR FINANCE THE COSTS OF FINANCING, DESIGNING, ACQUIRING, CONSTRUCTING, COMPLETING OR OTHERWISE PROVIDING, AND THE COSTS OF OPERATING AND MAINTAINING, ANY PUBLIC IMPROVEMENT WHICH THE DISTRICT IS LAWFULLY AUTHORIZED TO PROVIDE, ALL AS MAY BE PROVIDED IN SUCH CONTRACTS, SUCH CONTRACTS TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, BE REFINANCED AT A NET EFFECTIVE INTEREST RATE NOT TO EXCEED THE MAXIMUM NET EFFECTIVE INTEREST RATE WITHOUT ADDITIONAL VOTER APPROVAL AND CONTAIN SUCH TERMS, NOT INCONSISTENT HEREWITH, AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE; AND IN CONNECTION THEREWITH SHALL AD VALOREM PROPERTY TAXES BE LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE AND IN AN AMOUNT SUFFICIENT TO PAY THE OBLIGATIONS OF THE CONTRACTS WHEN DUE, THE PROCEEDS OF THE CONTRACTS, THE REVENUES FROM ALL TAXES, FROM REVENUE SHARING AGREEMENTS, ANY OTHER REVENUES USED TO PAY THE CONTRACTS AND ANY EARNINGS FROM THE INVESTMENT OF SUCH PROCEEDS AND REVENUES BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2014 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

YES: _____
NO: _____

Wise Farms Metropolitan District No. 1
Ballot Issue 5V (Mortgage)

SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 BE AUTHORIZED TO ISSUE, CREATE, EXECUTE, AND DELIVER MORTGAGES, LIENS, AND OTHER ENCUMBRANCES ON DISTRICT REAL AND PERSONAL PROPERTY, WHETHER NOW OWNED OR HEREAFTER ACQUIRED, AND INCLUDING WATER AND WATER RIGHTS, SUCH ENCUMBRANCES TO BE IN THE TOTAL PRINCIPAL AMOUNT OF NOT MORE THAN \$ _____, PLUS INTEREST THEREON AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS TO BE NECESSARY OR APPROPRIATE IN CONNECTION WITH THE ISSUANCE OF BONDS, NOTES, CONTRACTS, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH ENCUMBRANCES TO BE CREATED FOR THE PURPOSE OF PROVIDING ADDITIONAL SECURITY FOR DISTRICT FINANCIAL OBLIGATIONS, AND TO BE CREATED AT ONE TIME OR FROM TIME TO TIME; SUCH MORTGAGES, LIENS, OR OTHER ENCUMBRANCES TO ENTITLE THE OWNER OR

BENEFICIARY THEREOF TO FORECLOSE UPON AND TAKE TITLE TO AND POSSESSION OF THE DISTRICT PROPERTY SO ENCUMBERED, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE SUCH COVENANTS REGARDING THE USE OF THE ENCUMBERED PROPERTY AND OTHER MATTERS ARISING UNDER THE ENCUMBRANCES, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

YES: _____
NO: _____

Wise Farms Metropolitan District No. 1
Ballot Issue 5W (Multiple Fiscal Year Intergovernmental Agreement)

SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 BE AUTHORIZED TO ENTER INTO ONE OR MORE INTERGOVERNMENTAL AGREEMENTS WITH THE STATE, ONE OR MORE POLITICAL SUBDIVISIONS OF THE STATE, A REGIONAL AUTHORITY, OR GOVERNMENTALLY-OWNED ENTERPRISES, FOR THE PURPOSE OF JOINTLY FINANCING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, OR FOR THE PURPOSE OF PROVIDING FOR THE OPERATIONS AND MAINTENANCE OF PUBLIC IMPROVEMENTS, FACILITIES, AND PROPERTIES, OR FOR ANY OTHER LAWFUL ACTIVITY OF THE DISTRICT, CONTAINING SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE TO BE NECESSARY AND APPROPRIATE, WHICH AGREEMENT MAY CONSTITUTE A MULTIPLE FISCAL YEAR FINANCIAL OBLIGATION OF THE DISTRICT TO THE EXTENT PROVIDED THEREIN, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE COVENANTS REGARDING THE USE OF AD VALOREM TAXES AND THE ESTABLISHMENT AND USE OF RATES, FEES, TOLLS, PENALTIES, AND OTHER CHARGES OR REVENUES OF THE DISTRICT, AND COVENANTS, REPRESENTATIONS, AND WARRANTIES AS TO OTHER MATTERS ARISING UNDER THE AGREEMENTS, ALL AS MAY BE DETERMINED BY THE DISTRICT?

YES: _____
NO: _____

Wise Farms Metropolitan District No. 1
Ballot Issue 5X (Multiple Fiscal Year Private Agreement)

SHALL WISE FARMS METROPOLITAN DISTRICT NO. 1 BE AUTHORIZED TO ENTER INTO ONE OR MORE AGREEMENTS WITH PRIVATE PARTIES FOR THE PURPOSE OF FINANCING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, OR FOR THE PURPOSE OF PROVIDING FOR THE OPERATIONS AND MAINTENANCE OF PUBLIC IMPROVEMENTS, FACILITIES AND PROPERTIES, OR FOR ANY OTHER LAWFUL ACTIVITY OF THE DISTRICT, CONTAINING SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE TO BE NECESSARY AND APPROPRIATE, WHICH AGREEMENT MAY CONSTITUTE A MULTIPLE FISCAL YEAR FINANCIAL OBLIGATION OF THE DISTRICT TO THE EXTENT PROVIDED THEREIN AND OTHERWISE AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE COVENANTS REGARDING THE ESTABLISHMENT AND USE OF AD VALOREM TAXES, RATES, FEES, TOLLS, PENALTIES, AND OTHER CHARGES OR REVENUES OF THE DISTRICT, AND COVENANTS, REPRESENTATIONS, AND WARRANTIES AS TO OTHER MATTERS ARISING UNDER THE AGREEMENTS, ALL AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS?

YES: _____
NO: _____

Wise Farms Metropolitan District No. 1
Ballot Question 5Y (Organize District)

Shall Wise Farms Metropolitan District No. 1 be organized as a Special District pursuant to Article 1 of Title 32, C.R.S.?

YES: _____
NO: _____

Wise Farms Metropolitan District No. 1
Ballot Question 5Z (Term Limit Elimination)

Shall members of the Board of Directors of Wise Farms Metropolitan District No. 1 be authorized to serve without limitation on their terms of office pursuant to the right granted to the voters of the District in Article XVIII, Section 11 of the Colorado Constitution to lengthen, shorten, or eliminate the limitations on the terms of office imposed by such Section?

YES: _____
NO: _____

Wise Farms Metropolitan District No. 1
Ballot Question 5AA (Transportation Authorization)

Shall Wise Farms Metropolitan District No. 1 be authorized to exercise the power to establish, maintain, and operate a system to transport the public by bus, rail, or any other means of conveyance, or any combination thereof, and may the District contract to undertake such activities?

YES: _____
NO: _____

EXHIBIT H

Underwriter Commitment Letter



September 2, 2014

Town of Erie
645 Holbrook
P.O. Box 750
Erie, CO 80516

RE: Proposed Wise Farm Metropolitan District Nos. 1-2

To Whom It May Concern:

D.A. Davidson is engaged as investment banker for the Proposed Wise Farm Metropolitan District Nos. 1-2. We have reviewed the service plan and the cash flow analyses, which demonstrate the feasibility of the financing based on assumptions provided by the developer.

Based on our work thus far and our understanding of, and experience with, the financial markets, we believe the debt assumptions included in the financial analysis are reasonable. Our engagement provides that we will serve as underwriter to the District's voter authorized debt once sufficient credit support can be identified based on assessed value, guarantees provided by the Developer and/or other forms of credit enhancement.

Please do not hesitate to contact me with any questions.

Sincerely,

D.A. Davidson & Co. Fixed Income Capital Markets



Zachary Bishop
Senior Vice President

D.A. Davidson & Co. Fixed Income Capital Markets
1600 Broadway, Suite 1100 • Denver, Colorado 80202-4922 • (303) 764-6000 • (800) 942-7557 • Fax (303) 764-5770
www.dadavidson.com

D.A. Davidson & Co.
Member SIPC

EXHIBIT I

Form of Disclosure

Special Taxing District. The property is located within the boundaries of Wise Farms Metropolitan District Nos. 1-2, a special taxing district (the "District"). The District has issued or expects to issue bonds that are paid by revenues produced from annual tax levies on the taxable property within the District. The buyer should investigate the financing plans of the District, proposed or existing mill levies of the District servicing such indebtedness, and the potential for an increase in such mill levies.

EXHIBIT J

Proof of Ownership and Encumbrances



Land Title Guarantee Company
CUSTOMER DISTRIBUTION

Date: 04-15-2014

Our Order Number: ABD70339758.2-5

Property Address:
VACANT LAND - "SOUTH PARCEL"

If you have any inquiries or require further assistance, please contact one of the numbers below:

For Title Assistance:
David Knapp
David Knapp
5975 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
Phone: 303-850-4174
Fax: 303-393-4947
Email: dknapp@ltgc.com

ELIZABETH W KISSELL
Attn: ELIZABETH W KISSELL
Copies: 0

JASPER LAND INVESTMENTS LLC
Attn: JIM DULLEA
Copies: 1
EMail: j.dullea@comcast.net
Sent Via EMail

Lot 1, Blk 10
Lot 20, Blk 10

LAND TITLE GUARANTEE COMPANY
3033 E 1ST AVE #600
DENVER, CO 80206
Attn: Colin Snody
Phone: 303-331-6234
Fax: 303-393-3806
Copies: 1
EMail: csnod@ltgc.com

KOTTKE & BRANTZ
CENTENNIAL CREEK OFFICE PARK
2975 VALMONT RD. SUITE 240
BOULDER, CO 80301
Attn: JON KOTTKE
Phone: 303-449-6161
Copies: 1
EMail: jfk@kottkeandbrantz.com
Linked Commitment Delivery

JOHN HIMMELMANN
Copies: 1
EMail: johnwhimmelm@msn.com
Linked Commitment Delivery

LAND TITLE GUARANTEE COMPANY *TMX*
3033 E 1ST AVE #600
DENVER, CO 80206
Attn: PETER TOBIN
Phone: 303-321-1880
Fax: 303-322-7603
Copies: 1
EMail: ptobin@ltgc.com
Sent Via EMail



Land Title
GUARANTEE COMPANY

WWW.LTCC.COM

Land Title Guarantee Company
CUSTOMER DISTRIBUTION

Date: 04-15-2014

Our Order Number: ABD70339758.2-5

Property Address:

VACANT LAND - "SOUTH PARCEL"

CVL CONSULTANTS

10333 E DRY CREEK RD #240

ENGLEWOOD, CO 80112-1562

Attn: BILL HESSELBACH

Phone: 720-249-3542

Copies: 1

EMail: bhesselbach@cvldenver.com

Sent Via EMail



Land Title Guarantee Company

Date: 04-15-2014

Our Order Number: ABD70339758.2-5

Property Address:
VACANT LAND - "SOUTH PARCEL"

Buyer/Borrower:
A BUYER TO BE DETERMINED

Seller/Owner:
ELIZABETH W. KISSELL AND WISE HOMESTEAD LLC, A COLORADO LIMITED LIABILITY COMPANY

Note: Once an original commitment has been issued, any subsequent modifications will be emphasized by underlining.

Need a map or directions for your upcoming closing? Check out Land Title's web site at www.ltgc.com for directions to any of our 54 office locations.

ESTIMATE OF TITLE INSURANCE FEES	
ALTA Owners Policy 06-17-06	TBD
If Land Title Guarantee Company will be closing this transaction, above fees will be collected at that time.	
TOTAL	\$0.00

First American Title Insurance Company

ALTA COMMITMENT

Our Order No. ABD70339758.2-5

Schedule A

Cust. Ref.:

Property Address:
VACANT LAND - "SOUTH PARCEL"

1. Effective Date: April 08, 2014 at 5:00 P.M.

2. Policy to be Issued, and Proposed Insured:

"ALTA" Owner's Policy 06-17-06

\$0.00

Proposed Insured:
A BUYER TO BE DETERMINED

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

A Fee Simple

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

ELIZABETH W. KISSELL AND WISE HOMESTEAD LLC, A COLORADO LIMITED LIABILITY
COMPANY

5. The Land referred to in this Commitment is described as follows:

SEE ATTACHED PAGE(S) FOR LEGAL DESCRIPTION

Copyright 2006-2014 American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use.
All other uses are prohibited. Reprinted under license from the American Land Title Association.



LEGAL DESCRIPTION

SOUTH PARCEL:

A PARCEL OF LAND BEING A PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14, FROM WHICH THE EAST-SOUTH ONE SIXTEENTH CORNER OF SAID SECTION 14 BEARS SOUTH 00°04'01" EAST, A DISTANCE OF 1316.88 FEET, SAID LINE FORMING THE BASIS OF BEARINGS WITH ALL BEARINGS CONTAINED HEREWITH BEING RELATIVE THERETO:

THENCE SOUTH 88°24'34" WEST, A DISTANCE OF 30.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 119TH STREET;

THENCE SOUTH 00°04'01" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 0.14 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE PREVIOUS UNION PACIFIC RAILROAD RIGHT-OF-WAY, SAID RIGHT-OF-WAY LINE BEING 50 FEET, BY PERPENDICULAR MEASUREMENT, SOUTHERLY OF THE EXISTING TRACK, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°04'01" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1316.79 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE SOUTH 88°18'16" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1282.39 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING SOUTH 88°18'16" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 1312.40 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE SOUTH 88°16'21" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 60.98 FEET TO THE SOUTHEASTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO RONALD SCOTT JASPER, RONALD LEE JASPER AND VEE ANN JASPER AS DESCRIBED IN WARRANTY DEED RECORDED MAY 3, 1976, ON FILM 922 AS RECEPTION NO. 175271, OF THE RECORDS OF BOULDER COUNTY, COLORADO;

THENCE NORTH 00°19'00" WEST ALONG THE EASTERLY LINE OF SAID TRACT OF LAND, A DISTANCE OF 1381.63 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE PREVIOUS UNION PACIFIC RAILROAD RIGHT-OF-WAY, SAID RIGHT-OF-WAY LINE BEING 50 FEET, BY PERPENDICULAR MEASUREMENT, SOUTHERLY OF THE EXISTING TRACK;

THENCE NORTH 89°42'11" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 62.45 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING NORTH 89°42'11" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1314.28 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER

LEGAL DESCRIPTION

OF THE NORTHEAST QUARTER OF SAID SECTION 14:

- THENCE CONTINUING NORTH 89°42'11" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 653.74 FEET;

- THENCE SOUTH 00°09'21" EAST, A DISTANCE OF 14.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14;

- THENCE NORTH 88°24'34" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 3.19 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

- THENCE CONTINUING NORTH 88°24'34" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 620.87 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PREVIOUS UNION PACIFIC RAILROAD RIGHT-OF-WAY;

- THENCE NORTH 89°42'11" EAST, ALONG SAID SOUTHERLY RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 6.40 FEET TO THE POINT OF BEGINNING.

ALTA COMMITMENT

Schedule B - Section 1

(Requirements)

Our Order No. ABD70339758.2-5

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

Item (c) Payment of all taxes, charges or assessments levied and assessed against the subject premises which are due and payable.

Item (d) Additional requirements, if any disclosed below:

THIS COMMITMENT IS FOR INFORMATION ONLY, AND NO POLICY WILL BE ISSUED PURSUANT HERETO.

- 1. PROVIDE LAND TITLE GUARANTEE COMPANY WITH A CURRENT ALTA/ACSM LAND TITLE SURVEY OF SUBJECT PROPERTY. UPON REVIEW, ADDITIONAL REQUIREMENTS AND/OR EXCEPTIONS MAY BE NECESSARY.**

LAND TITLE IS NOT RESPONSIBLE FOR ORDERING SAID ALTA/ACSM LAND TITLE SURVEY.

SAID SURVEY MUST BE CERTIFIED TO LAND TITLE GUARANTEE COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY.

ALTA COMMITMENT

Schedule B - Section 2

(Exceptions)

Our Order No. ABD70339758.2-5

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. Any and all unpaid taxes, assessments and unredeemed tax sales.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
8. EXISTING LEASES AND TENANCIES, IF ANY.
9. RIGHTS OF THE PUBLIC AND THE COUNTY OF BOULDER IN AND TO THOSE PORTIONS OF THE LAND LYING WITHIN NORTH 119TH STREET.
10. EASEMENT GRANTED TO THE LOWER BOULDER EXTENSION DITCH COMPANY, FOR THE LOWER BOULDER DITCH, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JULY 11, 1911, IN BOOK 325 AT PAGE 120.

NOTE: AFFIDAVIT AND NOTICE IN RELATION THERETO RECORDED SEPTEMBER 24, 1999 UNDER RECEPTION NO. 1984825.

11. OIL AND GAS LEASES BETWEEN SARAH ALLENE WISE, ET AL. AND MARTIN EXPLORATION MANAGEMENT CORPORATION, RECORDED APRIL 7 1980 UNDER RECEPTION NO. 390668 AND RECORDED NOVEMBER 23, 1982 UNDER RECEPTION NO. 521214 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

PRODUCTION AFFIDAVITS RECORDED APRIL 13, 1983 UNDER RECEPTION NO. 543347

ALTA COMMITMENT

Schedule B - Section 2

(Exceptions)

Our Order No. ABD70339758.2-5

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

AND APRIL 16, 1987 UNDER RECEPTION NO. 841764.

AFFIDAVIT OF EXTENSION OF OIL AND GAS LEASES RECORDED MARCH 28, 1995 UNDER RECEPTION NO. 1505898.

NOTE: NOTICE OF RIGHT TO USE SURFACE OF LANDS AND NOTICE OF SURFACE USE RECORDED DECEMBER 24, 1996 UNDER RECEPTION NO. 01666170 AND FEBRUARY 8, 1999 UNDER RECEPTION NO. 1903341 AND DECEMBER 11, 2000 UNDER RECEPTION NO. 2102273.

NOTE: DECLARATION OF POOLING REFERENCING SAID LEASES RECORDED JANUARY 22, 2014 UNDER RECEPTION NO. 03362994.

NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

12. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED MAY 17, 2002 UNDER RECEPTION NO. 2288455.
13. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED DECEMBER 01, 1874, IN BOOK R AT PAGE 557.

(AFFECTS SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND NORTHEAST 1/4 OF THE SOUTHEAST 1/4)
14. RIGHT OF WAY FOR RIGHTS OF OTHERS TO THE IOWA DITCH AS EVIDENCED BY INSTRUMENT RECORDED AUGUST 21, 1875 IN BOOK 31 AT PAGE 352.
15. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED JULY 31, 1876, IN BOOK 38 AT PAGE 156.

ALTA COMMITMENT

Schedule B - Section 2

(Exceptions)

Our Order No. ABD70339758.2-5

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

(AFFECTS SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4)

16. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN CONTRACT AND GRANT OF EASEMENT RECORDED JULY 12, 1950 IN BOOK 870 AT PAGE 367.
17. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE LONGMONT FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JULY 29, 1966, IN BOOK 822 AT PAGE 491.
18. THE EFFECT OF APPLICATION FOR CHANGE OF CLASS D ALLOTMENT CONTRACT RECORDED MARCH 26, 1979 UNDER RECEPTION NO. 328968 AND AS AMENDED IN INSTRUMENT RECORDED JULY 2, 1981 UNDER RECEPTION NO. 453220 AND AS AMENDED IN INSTRUMENT RECORDED JULY 9, 1981 UNDER RECEPTION NO. 454311 AND AS AMENDED IN INSTRUMENT RECORDED MARCH 11, 1996 UNDER RECEPTION NO. 01590362 AND AS AMENDED IN INSTRUMENT RECORDED AUGUST 17, 2001 UNDER RECEPTION NO. 2186552, APPLICATION FOR CLASS D ALLOTMENT CONTRACT RECORDED OCTOBER 10, 2011 UNDER RECEPTION NO. 3175932 AND APPLICATION FOR RELEASE OF EXISTING CLASS D ALLOTMENT CONTRACT RECORDED OCTOBER 10, 2011 UNDER RECEPTION NO. 3175933, APPLICATIONS FOR RELEASE OF EXISTING CLASS D ALLOTMENT CONTRACTS RECORDED JUNE 24, 2013 UNDER RECEPTION NO. 03322055, UNDER RECEPTION NO. 03322056 AND UNDER RECEPTION NO. 03322057.
19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT RECORDED NOVEMBER 09, 1979 UNDER RECEPTION NO. 369830.
20. THOSE WATER RIGHTS AS CONVEYED TO THE CITY OF LAFAYETTE BY INSTRUMENT RECORDED APRIL 7, 1980 UNDER RECEPTION NO. 390658 AND COVENANT IN CONNECTION THEREWITH RECORDED AUGUST 13, 1980 UNDER RECEPTION NO. 407640 AND AS AMENDED IN INSTRUMENT RECORDED APRIL 29, 1982 UNDER RECEPTION NO. 492592.
21. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY GRANT RECORDED AUGUST 20, 1985 UNDER RECEPTION NO. 707266.

ALTA COMMITMENT

Schedule B - Section 2

(Exceptions)

Our Order No. ABD70339758.2-5

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

22. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY GRANT RECORDED AUGUST 20, 1985 UNDER RECEPTION NO. 707261.
23. THE EFFECT OF NOTICE OF GENERAL DESCRIPTION OF AREA SERVED BY PANHANDLE EASTERN PIPE LINE COMPANY CONCERNING UNDERGROUND FACILITIES RECORDED JUNE 25, 1986 UNDER RECEPTION NO. 00768891.
24. EASEMENT GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JANUARY 02, 1987, UNDER RECEPTION NO. 00816351.
25. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY GRANT RECORDED AUGUST 12, 1994 UNDER RECEPTION NO. 01454162.
26. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION AGREEMENTS RECORDED SEPTEMBER 12, 1995 UNDER RECEPTION NO. 01546831 AND UNDER RECEPTION NOS. 01546832 AND 01546833.
27. THE EFFECT OF THE MAP OF WISE ACRES ANNEXATION TO THE TOWN OF ERIE RECORDED SEPTEMBER 12, 1995 UNDER RECEPTION NO. 1546834.
28. THOSE WATER RIGHTS AS CONVEYED TO THE CITY OF LAFAYETTE BY INSTRUMENT RECORDED MAY 2, 1997 UNDER RECEPTION NO. 1695500.
29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE #484, REGARDING ANNEXATION RECORDED SEPTEMBER 05, 1997 UNDER RECEPTION NO. 1728523.
30. THE EFFECT OF ORDINANCE #485, REGARDING ZONING, RECORDED SEPTEMBER 5, 1997 UNDER RECEPTION NO. 1728524.
31. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE NORTHERN COLORADO WATER CONSERVANCY DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 10, 2003, UNDER RECEPTION NO. 2537461.

ALTA COMMITMENT

Schedule B - Section 2

(Exceptions)

Our Order No. ABD70339758.2-5

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

32. ANY WATER RIGHTS OR CLAIMS OR TITLE TO WATER IN, ON OR UNDER THE LAND, WHETHER OF RECORD OR NOT.
33. THE FOLLOWING RECITAL AS CONTAINED IN DEED ROM SARAH ALLENE WISE TO ELIZABETH W. KISSELL RECORDED NOVEMBER 13, 1995 UNDER RECEPTION NO. 1562123:
"MINERAL RIGHTS WILL BE RETAINED BY THE GRANTOR".
34. ANY RIGHT, TITLE (FEE OR EASEMENT) AND/OR INTEREST OF THE REGIONAL TRANSPORTATION DISTRICT IN OR TO THOSE PORTIONS OF THE LAND DESCRIBED IN INSTRUMENTS RECORDED NOVEMBER 6, 1871 IN BOOK "N" AT PAGE 591, NOVEMBER 6, 1871 IN BOOK "N" AT PAGE 601 AND JUNE 26, 2009 UNDER RECEPTION NO. 3011226.
SAID DEEDS DO NOT CONTAIN A SPECIFIC METES AND BOUNDS LEGAL DESCRIPTION OF THE LAND CONVEYED THEREIN.
35. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF AGREEMENT EXECUTED BY AND BETWEEN ELIZABETH W. KISSELL AND WISE HOMESTEAD, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS SELLER, AND 177 JASPER INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS BUYER RECORDED JULY 11, 2005 UNDER RECEPTION NO. 2703251.

NOTE: THIS EXCEPTION WILL BE DELETED UPON THE RECORDATION OF A TERMINATION OF SAID AGREEMENT IN A FORM ACCEPTABLE TO THIS COMPANY.
36. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT EXECUTED BY NOBLE ENERGY, INC., NOBLE ENERGY PRODUCTION, INC., SOCO WATTENBERG CORPORATION AND UNITED STATES EXPLORATION, INC. RECORDED OCTOBER 23, 2007 UNDER RECEPTION NO. 2890878.
37. REQUEST FOR NOTIFICATION (MINERAL ESTATE OWNER) EXECUTED BY KERR-MCGEE OIL & GAS ONSHORE LP RECORDED DECEMBER 21, 2007 UNDER RECEPTION NO. 2900941.
38. ANY BOUNDARY DISCREPANCY DUE TO THE LOCATION OF FENCE LINES AND THE EFFECT OF ANY RIGHT, TITLE OR INTEREST THAT MAY BE CLAIMED DUE TO ANY SAID DISCREPANCY AS SHOWN ON LAND SURVEY PLAT PREPARED BY CIVIL ARTS - DREXEL

ALTA COMMITMENT

Schedule B - Section 2

(Exceptions)

Our Order No. ABD70339758.2-5

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

GROUP, DATED JUNE 24, 2001 AND LAST REVISED APRIL 4, 2005, JOB NO. 211-12.

39. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON LAND SURVEY PLAT DATED JUNE 24, 2001 AND LAST REVISED APRIL 4, 2005, PREPARED BY CIVIL ARTS - DREXEL GROUP, JOB# 211-12:

A. A DIRT ROAD CROSSING THE LAND, BUT NOT WITHIN A RECORDED EASEMENT.

B. UTILITY POLES AND UTILITY LINES LOCATED ALONG THE EAST BOUNDARY OF THE NE1/4 OF THE SE1/4, CROSSING THE W1/2 OF THE SE1/4 OF THE NE1/4 AND THE SW1/4 OF THE NE1/4 AND ALONG THE NORTH BOUNDARY OF THE SW1/4 OF THE NE1/4, BUT NOT WITHIN A RECORDED EASEMENT.

40. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF COMPATIBLE DEVELOPMENT AND SURFACE USE AGREEMENT RECORDED JANUARY 22, 2014 UNDER RECEPTION NO. 03362979.

41. (ITEM INTENTIONALLY DELETED)

42. OIL AND GAS LEASE BETWEEN OLIVE M. WISE AND ALBERT C. WISE FAMILY TRUST AND MARTIN EXPLORATION MANAGEMENT CORP., RECORDED NOVEMBER 23, 1982 UNDER RECEPTION NO. 521213 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

NOTE: CORRECTION OF DESCRIPTION IN LEASE RECORDED DECEMBER 14, 1982 UNDER RECEPTION NO. 524170.

NOTE: DECLARATION OF POOLING REFERENCING SAID LEASE RECORDED JANUARY 22, 2014 UNDER RECEPTION NO. 03362994.

NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

**LAND TITLE GUARANTEE COMPANY and LAND TITLE GUARANTEE COMPANY - GRAND JUNCTION
DISCLOSURE STATEMENTS**

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

- A) The subject real property may be located in a special taxing district.
- B) A Certificate of Taxes Due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent.
- C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulation 3-5-1, Section 7L requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- D) The Company must receive payment of the appropriate premium.
- E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

- A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

First American Title Insurance Company

PRIVACY POLICY

We are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, the First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- * Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- * Information about your transactions with us, our affiliated companies, or others; and
- * Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested to us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information values. We currently maintain physical, electronic, and procedural safeguards that comply with referral regulations to guard your nonpublic personal information.

WEBSITE

Information on the calculation of premiums and other title related charges are listed at First American's website: www.firstam.com

NOTICE OF PRIVACY POLICY OF
LAND TITLE GUARANTEE COMPANY, INC., A COLORADO CORPORATION
AND
MERIDIAN LAND TITLE, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, D/B/A
LAND TITLE GUARANTEE COMPANY - GRAND JUNCTION

This Statement is provided to you as a customer of Land Title Guarantee Company, a Colorado corporation and Meridian Land Title, LLC, d/b/a Land Title Guarantee Company - Grand Junction.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- * applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- * your transactions with, or from the services being performed by, us, our affiliates, or others;
- * a consumer reporting agency, if such information is provided to us in connection with your transaction; and
- * the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- * We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- * We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- * Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- * We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows. Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

TOWN OF ERIE
BOARD OF TRUSTEE AGENDA ITEM
Board Meeting Date: October 14, 2014

SUBJECT: **PUBLIC HEARING - RESOLUTION**
Resolution 14-113: A Resolution of the Board of Trustees of the Town of Erie, Colorado Approving the Service Plan for Redtail Ranch Metropolitan District.

DEPARTMENT: Community Development

PRESENTER: R. Martin Ostholthoff, Community Development Director

FISCAL	Cost as	n/a
	Recommended:	
INFORMATION:	Balance Available:	n/a
	Budget Line Item	
	Number:	000 . 00 . 000 . 000000 . 000000
	New Appropriation	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Required:	

STAFF
RECOMMENDATION: Staff recommends approval of Resolution 14-113.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Town has received the Service Plan (Plan) for the Redtail Ranch Metropolitan District (District). The District encompasses approximately 294 acres of land located north and west of the intersection of Weld County Roads 4 and 5. State Statute requires the Board of Trustees to approve the Plan by resolution of any special district organized within the municipal limits of the Town. This is a required step for the District to participate in the November 2014 Title 32 district election.

The Board of Trustees adopted a special district ordinance and model service plan in June 2007. The special district ordinance was amended in 2013. The Plan has been submitted in accordance with the ordinance and amendment thereto. The Plan was submitted using the model service plan as a guide and the Districts have complied with the amended Town ordinance.

The District will provide public improvements and services to a new residential community, Redtail Ranch. The Plan identifies improvements and services expected to be provided by the District, including on-going operation and maintenance services to be provided to property owners within the District. The Plan also describes how activities will be financed.

The Plan identifies powers of the District as well as describes the limitations. In addition, disclosure of the District is included that advises potential property owners to investigate financing, servicing of indebtedness, etc.

Town staff and Dee Wisor, Special Counsel to the Town has reviewed the Plan and have found it to be in general compliance with the model service plan and the Town ordinance as amended. Approval of Plan does not constitute the Town's approval of any future development plan or zoning.

Below is a summary of several of the limitations and contract points of the Plan.

Debt Service Mill Levy	50 mills
Operations/Maintenance Mill Levy	25 mills
Limit on Final Debt Maturity	40 years
Public Improvements Estimate	\$20,500,000
Debt Cap	\$50,000,000
IGA with Town	Required prior to debt issuance
Town liable for Districts obligations	No

Staff Review:

_____ Town Attorney
 _____ Town Clerk
 Community Development Director
 _____ Finance Director
 _____ Police Chief
 _____ Parks and Recreation Director
 _____ Public Works Director

Approved by:



A. J. Krieger
Town Administrator

ATTACHMENTS:

- a. Resolution 14-113
- b. Service Plan For Redtail Ranch Metropolitan District

ATTACHMENT A

RESOLUTION NO. 14-113

**RESOLUTION OF THE BOARD OF TRUSTEES OF THE
TOWN OF ERIE, COLORADO APPROVING THE
SERVICE PLAN FOR REDTAIL RANCH
METROPOLITAN DISTRICT.**

WHEREAS, §32-1-204.5, C.R.S. provides that no special district shall be organized within the boundaries of the Town of Erie (the “Town”) except upon adoption of a resolution of the Board of Trustees (the “Board”) approving the Service Plan of the proposed special district; and

WHEREAS, a service plan dated October 14, 2014 has been submitted to the Board for the Redtail Ranch Metropolitan District (the “District”) in compliance with § 32-1-204.5 (the “Service Plan”); and

WHEREAS, a service plan dated October 14, 2014 has been submitted to the Board for the District in compliance with Title 9, Chapter 7, “Special Districts,” of the Town’s Municipal Code; and

WHEREAS, the territory of the proposed District is located wholly within the boundaries of the Town; and

WHEREAS, adequate notice of a public hearing of the Board to review the Service Plan has been given; and

WHEREAS, the Board has conducted a public hearing on the Service Plan for the Redtail Ranch Metropolitan District.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO:

Section 1. The Board has jurisdiction to hear this matter.

Section 2. The Board makes the following findings:

a. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed special district.

b. The existing service in the area to be served by the proposed special district is inadequate for present and projected needs.

c. The proposed special district is capable of providing economical and sufficient service to the areas within its proposed boundaries.

d. The area to be included in the proposed special district has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

Section 3. The Service Plan for the District is hereby approved. Nothing herein limits the Town's powers with respect to the District, the property within the District, or the improvements to be constructed by the District. The Town's findings are based solely upon the evidence in the Service Plan and such other evidence presented at the public hearing, and the Town has not conducted any independent investigation of the evidence. The Town makes no guarantee as to the financial viability of the District or the achievability of the results.

ADOPTED AND APPROVED THIS _____ DAY OF OCTOBER, 2014, BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO.

TOWN OF ERIE,
a Colorado municipal corporation

By: _____
Tina Harris, Mayor

ATTEST:

By: _____
Nancy Parker, Town Clerk

ATTACHMENT B

**SERVICE PLAN
FOR
REDTAIL RANCH METROPOLITAN DISTRICT**

Prepared

by

Seter & Vander Wall, P.C.
7400 E. Orchard Rd., Suite 3300
Greenwood Village, CO 80111

October 14, 2014

TABLE OF CONTENTS

I.	INTRODUCTION	1
A.	Purpose and Intent.....	1
B.	Need for the District.....	1
C.	Objective of the Town Regarding District Service Plans.....	1
D.	Organizers and Consultants.....	2
E.	First Board of Directors.....	2
II.	DEFINITIONS.....	2
III.	BOUNDARIES.....	4
IV.	PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION.....	4
V.	DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES.....	4
A.	Powers of the District and Service Plan Amendment.....	4
1.	Operations and Maintenance.....	4
2.	Use of Bond Proceeds and Other Revenues of the District Limitation.....	5
3.	Recovery Agreement Limitation.....	5
4.	Construction Standards Limitation.....	5
5.	Privately Placed Debt Limitation.....	5
6.	Boundary Change Limitation.....	6
7.	Total Debt Issuance Limitation.....	6
8.	No Rates, Fees, Charges, Assessments or Exaction.....	6
9.	Monies from Other Governmental Sources.....	6
10.	Consolidation Limitation.....	6
11.	Bankruptcy Limitation.....	6
12.	Eminent Domain Powers Limitation.....	7
13.	Notice of Meetings.....	7
14.	Subdistricts; 63-20 Corporations.....	7
15.	Intergovernmental Agreement; Improvement Guaranty.....	7
16.	Service Plan Amendment Requirement.....	7
B.	Preliminary Engineering Survey.....	7
VI.	FINANCIAL PLAN.....	8
A.	General.....	8
B.	Maximum Voted Interest Rate and Maximum Underwriting Discount.....	8
C.	No-Default Provisions.....	9
D.	Eligible Bondholders.....	9
E.	Maximum Mill Levy.....	9
F.	Maximum Mill Levy Imposition Term.....	9
G.	Debt Repayment Sources.....	9
H.	Security for Debt.....	10
I.	Operating Mill Levy.....	10

VII.	ANNUAL REPORT	10
	A. General.....	10
	B. Reporting of Significant Events.....	10
VIII.	DISSOLUTION	11
IX.	DISCLOSURE TO PURCHASERS	11
X.	COMPLIANCE WITH LAWS.....	12
XI.	CONCLUSION.....	12

LIST OF EXHIBITS

EXHIBIT A	Legal Description
EXHIBIT B	Erie Vicinity Map
EXHIBIT C	Initial District Boundary Map
EXHIBIT D	Description of Public Improvements, including the information required by Section 32-1-202(c) and (e).
EXHIBIT E	Matrix of Ownership and Maintenance
EXHIBIT F	Financing Plan, including sources and uses and bond solutions
EXHIBIT G	District Election Questions
EXHIBIT H	Underwriter Commitment Letter
EXHIBIT I	Form of Disclosure
EXHIBIT J	Proof of Ownership and Encumbrances

**SERVICE PLAN
FOR
REDTAIL RANCH METROPOLITAN DISTRICT**

I. INTRODUCTION

A. Purpose and Intent. The District is an independent unit of local government, separate and distinct from the Town. It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of all anticipated constituents and taxpayers of the District. The primary purpose of the District will be to finance the construction of these Public Improvements. The District is not being created to provide ongoing operations and maintenance services other than as specifically set forth in Exhibit E to this Service Plan.

B. Need for the District. There are currently no other governmental entities, including the Town, located in the immediate vicinity of the District that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. Formation of the District is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

C. Objective of the Town Regarding District Service Plans. The Town's objective in approving the Service Plan for the District is to authorize the District to provide for the planning, design, acquisition, construction, installation, and financing of the Public Improvements from the proceeds of Debt to be issued by the District. All Debt is expected to be repaid by taxes, specific ownership taxes, and/or facility fees imposed and collected for no longer than the Maximum Mill Levy Imposition Term. The District's mill levy shall be no higher than the Maximum Mill Levy combined with the Operating Mill Levy.

This Service Plan is intended to establish a limited purpose for the District and explicit financial constraints that are not to be violated under any circumstances. The primary purpose is to provide for the Public Improvements associated with development and regional needs. Operational activities are allowed, but only as specified in Exhibit E to this Service Plan.

Unless the District has operational responsibilities for any of the Public Improvements, it is the intent of the District to dissolve upon payment or defeasance of all Debt incurred or upon a court determination that adequate provision has been made for the payment of all Debt, or upon the occurrence of an event specified in Section 32-1-701(2) or (3), C.R.S.

The District shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from specific ownership taxes, facility fees, and tax revenues collected from a mill levy which shall not exceed the Maximum Mill Levy and which shall not exceed the Maximum Mill Levy Imposition Term. It is the intent of this Service Plan to assure to the extent possible that no property bear an economic burden that is greater than that associated with the facility fee and the Maximum Mill Levy in amount and that no property bear an economic burden that is greater than that associated with the Maximum Mill Levy Imposition Term. Generally, the cost of Public Improvements that cannot be funded within these parameters are not costs to be paid by the District.

D. Organizers and Consultants. This Service Plan has been prepared by the following:

Organizers
Stratus Companies, LLC
8480 East Orchard Rd., Suite 1100
Greenwood Village, CO 80111

District Counsel
Setzer & Vander Wall, P.C.
7400 East Orchard Rd., Suite 3300
Greenwood Village, CO 80111

Financial Advisor
D.A. Davidson & Co.
1600 Broadway, Suite 1100
Denver, CO 80202

Engineers
MM&D Engineering Services
9125 N. Clydesdale Road
Castle Rock, CO 80108

Bond Counsel
GreenbergTraurig, LLP
1200 17th Street
Denver, CO 80202

E. First Board of Directors.

The first board of directors is proposed to include:

Richard Dean
948 Buffalo Ridge Road
Castle Pines CO 80108

Reagan Dean
948 Buffalo Ridge Road
Castle Pines, CO 80108

Keith Pockross
106 S University Blvd Unit 3
Denver, CO 80209

Alan D. Linton
6060 Fox Hill Drive
Longmont, CO 80504

Susan M. Pratt
8833 Portico Lane
Longmont, CO 80502

Attached hereto as Exhibit J is proof of current ownership of and encumbrances on property in the District.

II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Board: means the board of directors of the District.

Board of Trustees: means the Board of Trustees of the Town of Erie, Colorado.

Bonds or Debt: means any bonds, notes, debentures, certificates, contracts, capital leases, or other multiple fiscal year financial obligations of the District.

District: means the Redtail Ranch Metropolitan District.

External Financial Advisor: means a consultant that: (1) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (2) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place (also known as the Redbook); and (3) is not an officer of the District.

Financial Plan: means the Financial Plan attached hereto as Exhibit F and described in Section VI which describes (a) how the Public Improvements are to be financed; (b) how the Debt is expected to be incurred; and (c) the estimated revenue and expenses.

Initial District Boundaries: means the boundaries of the area described in the Initial District Boundary Map.

Initial District Boundary Map: means the map attached hereto as Exhibit C, describing the Initial District's Boundaries.

Market Issued Debt: means Debt which is underwritten by an underwriter or investment banker listed in the Bond Buyer's Municipal Market Place (also known as the Redbook).

Maximum Mill Levy: means the maximum mill levy the District is permitted to impose for payment of Debt as set forth in Section VI.E below.

Maximum Mill Levy Imposition Term: means the maximum term for imposition of a mill levy as set forth in Section VI.F below.

Official Development Plan: means an Official Development Plan as approved by the Town pursuant to the Town Code.

Operating Mill Levy: mean the maximum mill levy the District is permitted to impose for Operation and Maintenance expenses as set forth in Section VI.I below.

Privately Placed Debt: means Debt which is sold or placed directly with an investor, without being underwritten by an underwriter or investment banker.

Project: means the development or property commonly referred to as Redtail Ranch.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, and financed as generally described in Exhibit D,

except as specifically limited in Section V below, to serve the future taxpayers and inhabitants of the Initial District Boundaries as determined by the Board of the District.

Service Plan: means this service plan for the District approved by Board of Trustees.

Service Plan Amendment: means an amendment to the Service Plan approved by Board of Trustees in accordance with the Town's ordinance and the applicable state law.

Special District Act: means Sections 32-1-101, et seq., of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

Town: means the Town of Erie, Colorado.

Town Code: means the Town Code of the Town of Erie, Colorado.

III. BOUNDARIES

The area of the Initial District Boundaries includes approximately 293.5 acres. A legal description of the Initial District Boundaries is attached hereto as Exhibit A. A map of the Initial District Boundaries is attached hereto as Exhibit C. A vicinity map is attached hereto as Exhibit B.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The Initial District Boundaries consists of approximately 293.5 acres of agricultural land. The current assessed valuation of the Initial District Boundaries is \$5,420 and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan. The population of the District at build-out is estimated to be approximately 1,708 people¹.

The Official Development Plan for the property in the Initial District Boundaries is pending approval by the Town.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the District and Service Plan Amendment.

The District shall have the power and authority to provide the Public Improvements and, if provided herein, related operation and maintenance services, within and without the boundaries of the District as such power and authority is described in the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein.

1. Operations and Maintenance.

¹ Based on 2010 US Census data for the Town of Erie of 2.91 persons per household for estimated 587 residential units.

a. The purpose of the District is to plan for, design, acquire, construct, install, and finance the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the Official Development Plan and other rules and regulations of the Town and applicable provisions of the Town Code. The District shall not be authorized to operate and maintain any part or all of the Public Improvements unless the provision of such operation and maintenance is pursuant to Exhibit E in the approved Service Plan.

b. Included within its powers, is the District's power to provide covenant enforcement and design review services within the District's boundaries as provided by § 32-1-1004(8), C.R.S.

2. Use of Bond Proceeds and Other Revenues of the District Limitation. Proceeds from the sale of Debt instruments and other revenues of the District may not be used to pay landowners within the District for any items required by annexation agreements or land use codes. Examples of ineligible reimbursements include: the acquisition of rights of way, easements, water rights, and land for prudent drainage, parkland or open space. Additionally, if the landowner/developer constructs the public infrastructure and conveys it to the District contingent upon a pledge from the District that it will issue bonds to pay the landowner/developer, prior to reimbursing the landowner/developer for such amounts, the District must receive the report of an independent engineer or accountant confirming that the amount of the reimbursement is reasonable.

3. Recovery Agreement Limitation. Should the District construct infrastructure subject to a recovery agreement with the Town or other entity, the District retains all benefits under the recovery agreement. Any subsequent reimbursement for public improvements installed or financed by the District will remain the property of the District and be applied toward repayment of their Debt, if any. Any reimbursement revenue not necessary to repay District Debt may be utilized to construct additional Public Improvements permitted under this Service Plan.

4. Construction Standards Limitation. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of other governmental entities having proper jurisdiction. In all instances, the District will comply with applicable Town ordinances, regulations and standards, including, without limitation, and to the extent necessary, execution of public improvement agreements and provision of improvements and dedication of any of the public improvements to the Town. The District will obtain the Town's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work. Nothing herein requires the Town to accept the transfer of any public Improvement.

5. Privately Placed Debt Limitation. Prior to the issuance of any Privately Placed Debt, the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

6. Boundary Change Limitation. The District shall not include within or exclude from its boundaries any property without the prior written consent of the Town.

7. Total Debt Issuance Limitation. The District shall not issue Debt in an aggregate principal amount in excess of \$50,000,000, provided that the foregoing shall not include the principal amount of Debt which has been refunded by the issuance of refunding Debt.

8. No Rates, Fees, Charges, Assessments or Exaction. The District shall not impose any rate, fee, charge, assessment or exaction and shall not utilize any rate, fee, charge, assessment or exaction imposed by any public or private entity without written consent of the Town except for a Facility Fee, such fee not to exceed \$5,000 per residential unit, as reflected in Exhibit F.

9. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for, except pursuant to an intergovernmental agreement with the Town. This Section shall not apply to specific ownership taxes which shall be distributed to and a revenue source for the District without any limitation.

10. Consolidation Limitation. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town.

11. Bankruptcy Limitation. All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Mill Levy and the Maximum Mill Levy Imposition Term have been established under the authority of the Town to approve a Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

(a) Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and

(b) Are, together with all other requirements of Colorado law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral

approval necessary under applicable nonbankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt issued with a pledge, or which results in a pledge, that exceeds the Maximum Mill Levy or the Maximum Mill Levy Imposition Term, shall be deemed a material departure from this Service Plan pursuant to Section 32-1-207, C.R.S., and the Town shall be entitled to all remedies available under State and local law to enjoin such actions of the District.

12. Eminent Domain Powers Limitation. The District shall provide the Town with written notice prior to its exercise of the power of eminent domain.

13. Notice of Meetings. The District shall deliver to the Town Clerk a copy of written notice of every regular or special meeting of the District at least five (5) business days prior to such meeting. The District shall post a copy of such notice at Town Hall and the Town Post Office. From the time that 50% of the structures to be built in the District have been sold to purchasers, all meetings of the Board of Directors shall be held within Town limits.

14. Subdistricts; 63-20 Corporations. No subdistricts shall be created by the District pursuant to Section 32-1-1101(1.5), C.R.S. The District shall not create any corporation to issue Bonds on the District’s behalf.

15. Intergovernmental Agreement; Improvement Guaranty. The District shall not levy any taxes or issue any Debt until it enters into an intergovernmental agreement with the Town regarding the enforcement of this Ordinance and the provisions of the Model Service Plan. The intergovernmental agreement shall be in form and substance satisfactory to the Town Administrator and Town Attorney. The creation of the District shall not alter the obligation of the developer of property in the District to provide the Town with improvement guarantees pursuant to a future Subdivision Improvement Agreement or other development agreement.

16. Service Plan Amendment Requirement. This Service Plan has been designed with sufficient flexibility to enable the District to provide required services and facilities under evolving circumstances without the need for numerous amendments. While the assumptions upon which this Service Plan are generally based are reflective of an Official Development Plan for the property within the District, the cost estimates and Financing Plan are sufficiently flexible to enable the District to provide necessary services and facilities without the need to amend this Service Plan as development plans change. Modification of the general types of services and facilities, and changes in proposed configurations, locations, or dimensions of various facilities and improvements shall be permitted to accommodate development needs consistent with then-current Official Development Plans for the property. Actions of the District which violate the limitations set forth in Sections A.1-15 above or in Section VI shall be deemed to be material departures from this Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin such actions of the District.

B. Preliminary Engineering Survey.

The District shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements within and without the boundaries of the District, as more specifically described

in Exhibit D. An estimate of the costs of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained or financed was prepared based upon a preliminary engineering survey and estimates derived from the Official Development Plan (pending as of the date of the Service Plan) on the property in the Initial District Boundaries and is approximately \$20,500,000 and as more specifically detailed in Exhibit D.

All of the Public Improvements described herein will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the Town and shall be in accordance with the requirements of the Official Development Plan. All descriptions of the Public Improvements to be constructed, and their related costs, are estimates only and are subject to modification as engineering, development plans, economics, the Town's requirements, and construction scheduling may require. Upon approval of this Service Plan, the District will continue to develop and refine cost estimates contained herein and prepare for issuance of Debt. All cost estimates will be inflated to then-current dollars at the time of the issuance of Debt and construction. All construction cost estimates assume construction to applicable local, State or Federal requirements.

VI. FINANCIAL PLAN

A. General.

The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation, and financing of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the District. The Financial Plan for the District shall be to issue such Debt as the District can reasonably pay within the Maximum Mill Levy Imposition Term from revenues derived from the Maximum Mill Levy and other legally available revenues (subject to Section V.A.8 hereof). The total Debt that the District shall be permitted to issue shall not exceed the total Debt issuance limitation set forth in Section V.A.7 hereof, and shall be permitted to be issued on a schedule and in such year or years as the District determine shall meet the needs of the Financial Plan referenced above and phased to serve development as it occurs. All Debt issued by the District may be payable from any and all legally available revenues of the District, including general ad valorem taxes to be imposed upon all taxable property of the District. Prior to issuing any Debt, the District shall deliver to the Town an opinion of nationally recognized bond counsel (acceptable to the Town Attorney) stating that the Debt satisfies the requirements of the Service Plan.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. The proposed maximum interest rate on any Debt shall not exceed 18%. The maximum underwriting discount shall not exceed 5%. Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities. The District shall not issue any Debt or impose any taxes, fees or charges until the development agreement or preliminary plat is approved. The forms of the ballot questions which the District will submit to its electors at the organizational election are attached hereto as Exhibit G.

C. No-Default Provisions.

Debt issued by a District shall be structured so that failure to pay debt service when due shall not of itself constitute an event of default or result in the exercise of remedies. The foregoing shall not be construed to prohibit events of default and remedies for other occurrences including, without limitation, (1) failure to impose or collect the Maximum Mill Levy or such portion thereof as may be pledged thereto, or to apply the same in accordance with the terms of the Debt, (2) failure to abide by other covenants made in connection with such Debt, or (3) filing by a District as a debtor under any bankruptcy or other applicable insolvency laws. Notwithstanding the foregoing, Debt will not be structured with a remedy which requires the District to increase the Maximum Mill Levy or the Maximum Mill Levy Imposition Term.

D. Eligible Bondholders

All District Bonds or other Debt instruments, if not rated in one of its four highest rating categories by one or more nationally recognized organizations which regularly rate such obligations, must be issued in minimum denominations of \$500,000. The foregoing shall not prohibit the redemption by the District of such Debt instruments in denominations smaller than \$500,000.

E. Maximum Mill Levy.

The "Maximum Mill Levy" shall be the maximum mill levy the District is permitted to impose upon the taxable property of the District and shall be determined as follows:

1. The Maximum Mill Levy shall be fifty (50) mills; provided that if, on or after January 1, 2015, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement; the mill levy limitation applicable to such Debt may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2015, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

F. Maximum Mill Levy Imposition Term.

The District shall not impose a Debt service mill levy for more than forty (40) years after the year of the initial imposition of such Debt service mill levy unless: (1) a majority of the Board of Directors of the District imposing the mill levy are residents of such District, and (2) such Board has voted in favor of issuing Debt with a term which requires or contemplates the imposition of a Debt service mill levy for a longer period of time than the limitation contained herein.

G. Debt Repayment Sources.

The District may impose a mill levy on taxable property within its boundaries as a primary source of revenue for repayment of Debt service and for operations and maintenance.

The Debt mill levy shall only be used for Debt service on Market Issued Debt or for Privately Placed Debt. It shall never be used to pay debt service on any other obligation. Specifically, Developer advances for capital outlays must be structured as Privately Placed Debt if there is a reasonable expectation that the advance will not be repaid in its entirety within one (1) year. In no event shall the debt service mill levy in any District exceed the Maximum Mill Levy or the Maximum Mill Levy Imposition Term.

H. Security for Debt.

No Debt or other financial obligation of any District will constitute a debt or obligation of the Town in any manner. The faith and credit of the Town will not be pledged for the repayment of any Debt or other financial obligation of any District. This will be clearly stated on all offering circulars, prospectuses, or disclosure statements associated with any securities issued by any District. District shall not utilize the Town of Erie's name in the name of the District.

I. Operating Mill Levy

In addition to the capital costs of the Public Improvements, the District will require operating funds for administration and to plan and cause the Public Improvements to be constructed and maintained. The District's maximum Operating Mill Levy shall be 25 mills. The first year's operating budget is estimated to be \$50,000 which is anticipated to be derived from property taxes and other revenues.

VII. ANNUAL REPORT

A. General.

The District shall be responsible for submitting an annual report to the Town no later than August 1 of each year following the year in which the Order and Decree creating the District has been issued.

B. Reporting of Significant Events.

The annual report shall include the following information:

(a) A narrative summary of the progress of the District in implementing its Service Plan;

(b) Except when an exemption from audit has been granted for the fiscal year under the Local Government Audit Law, the audited financial statements of the District for the fiscal year including a statement of financial condition (i.e. balance sheet) as of December 31 of the fiscal year and the statement of operations (i.e. revenues and expenditures) for the fiscal year;

(c) Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of

public facilities in the fiscal year, as well as any capital improvements or projects proposed to be undertaken in the five (5) years following the fiscal year;

(d) Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the fiscal year, including the amount of outstanding indebtedness, the amount and terms of any new District indebtedness or long-term obligations issued in the fiscal year, the amount of payment or retirement of existing indebtedness of the District in the fiscal year, the total assessed valuation of all taxable properties within the District as of January 1 of the fiscal year, and the current mill levy of the District pledged to debt retirement in the fiscal year;

(e) The District's budget for the calendar year in which the annual report is submitted;

(f) A summary of residential and commercial development which has occurred within the District for the fiscal year;

(g) A summary of all taxes, fees, charges and assessments imposed by the District as of January 1 of the fiscal year;

(h) The name, business address and telephone number of each member of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the Board.

VIII. DISSOLUTION

The District agrees to file petitions in the appropriate District Court for dissolution, pursuant to the applicable State statutes upon the occurrence of one of the following: (1) if the Board of Trustees has not approved a preliminary plat and/or development agreement for the development of the property within the District within 18 months from the approval of this Service Plan, (2) if the District has not issued any Debt within three years from the approval of this Service Plan, (3) upon an independent determination of the Board of Trustees that the purposes for which the District were created have been accomplished, or (4) when no Debt is then outstanding. If the Board of Trustees has not approved a preliminary plat and/or development agreement for the development of the property within the District within 18 months from the approval of this Service Plan, the District may request a modification of this Service Plan to provide for a six-month extension of the 18 month dissolution clause. The Board of Trustees may approve up to two six-month extensions for a maximum of one year. In no event shall a dissolution occur until the District has provided for the payment or discharge of all of its outstanding Debt as required pursuant to State statutes.

IX. DISCLOSURE TO PURCHASERS

The District will use reasonable efforts to assure that all developers of the property located within the District provide written notice to all purchasers or lessees of property in the District regarding the Maximum Mill Levy as well as a description of the District's authority to impose and collect rates, fees, charges or exactions. The form of notice shall be substantially in the form of Exhibit I hereto; provided that such form may be modified by the District so long as

a new form is submitted to the Town prior to modification. All promotional, marketing, and sales information shall display notice, equal in size and font to all other pertinent information, as to debt, taxes, rates, fees and exactions, and this information shall further be recorded in the real estate records of the County with the order of the court creating the District.

X. COMPLIANCE WITH LAWS

The approval of the Service Plan shall not limit the Town in implementing any growth limitations imposed by the Board of Trustees or the voters. The District shall be subject to all of the Town's zoning, subdivision, building code or land use requirements.

XI. CONCLUSION

It is submitted that this Service Plan for the District, as required by Section 32-1-203(2), C.R.S., establishes that:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the District;
2. The existing service in the area to be served by the District is inadequate for present and projected needs;
3. The District is capable of providing economical and sufficient service to the area within its proposed boundaries; and
4. The area to be included in the District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

EXHIBIT A

Legal Description and Map

MM&D Engineering & Surveying Services

www.mmdeng.com
9125 N. Clydesdale Rd
Castle Rock, CO 80108
303-908-0062

303-708-8399 FAX

Exhibit A

LEGAL DESCRIPTION
(PER TITLE COMMITMENT NO. 23496CET - VERSION NO. 2,
DATED JUNE 30, 2014)

A PORTION OF W1/2 NE1/4, E1/2 NE1/4 AND S 1/2 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

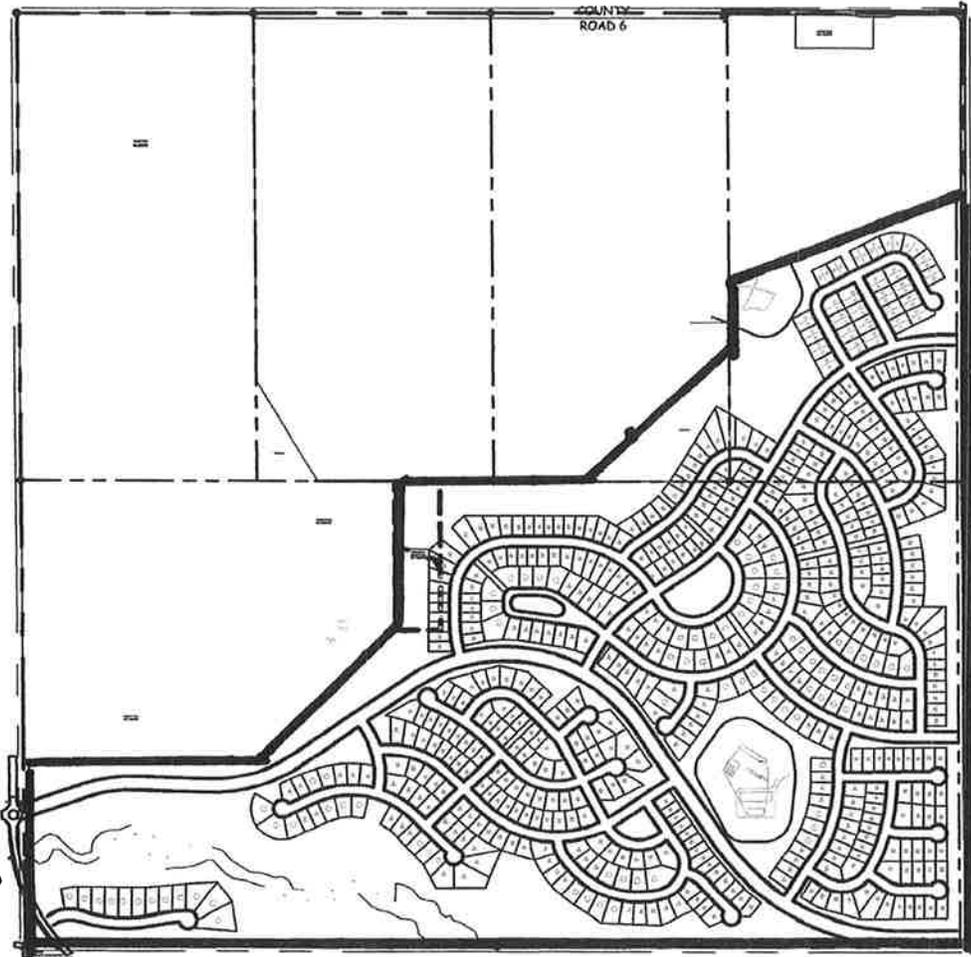
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 29; THENCE S89°53'54"W, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 29, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 5 (80' WIDE) AS DESCRIBED AT RECEPTION NO. 1973755 IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE S00°33'04"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2628.75 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF A 60' WIDE RIGHT-OF-WAY AS DESCRIBED IN BOOK 86 AT PAGE 273 AS RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, THENCE N89°52'25"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2582.89 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N89°51'56"W, A DISTANCE OF 2592.85 FEET TO A POINT ON THE EASTERLY LINE OF A 60' WIDE RIGHT-OF-WAY LINE AS DESCRIBED IN SAID BOOK 86 AT PAGE 273; THENCE N00°46'44"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1011.94 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND AS DESCRIBED AT RECEPTION NO. 2360787, RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO; THENCE TRAVELING ALONG THE SOUTH AND EASTERLY PORTION OF SAID PARCEL OF LAND, THE FOLLOWING (3) THREE COURSES:

1. S89°59'07"E, A DISTANCE OF 1264.97 FEET TO A POINT;
2. N45°48'01"E, A DISTANCE OF 1075.96 FEET TO A POINT;
3. N00°40'10"W, A DISTANCE OF 850.48 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 29;

THENCE N89°55'44"E, ALONG SAID NORTH LINE, A DISTANCE OF 549.46 FEET TO A POINT ON THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE CONTINUING ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 29, N89°55'15"E, A DISTANCE OF 479.08 FEET TO A POINT; THENCE N48°09'00"E, A DISTANCE OF 1110.81 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE N00°36'26"W, ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 370.76 FEET TO A POINT ON THE SOUTHERLY LINE OF RIGHT-OF-WAY (60' WIDE) AS DESCRIBED IN BOOK 868 AT PAGE 89 AND AT RECEPTION NO. 1687926 AS RECORDED IN WELD COUNTY COLORADO; THENCE NORTH 68°34'00"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1364.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 5; THENCE S00°32'52"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1607.21 FEET TO THE POINT OF BEGINNING.

Exhibit 'A'



SCALE: 1"= 1000'

MM&D Engineering Services, Inc.

William E. Miller, P.E.

ENGINEERING*CONSTRUCTION MANAGEMENT*SURVEYING

6901 S. Yosemite St. #201

Centennial, Colorado 80112

PH (303) 908-0082 ★ FAX (303) 708-8399

**Red Tail Ranch
Subdivision**

DATE: 08/15/14

DES/DFT: WEM/kem

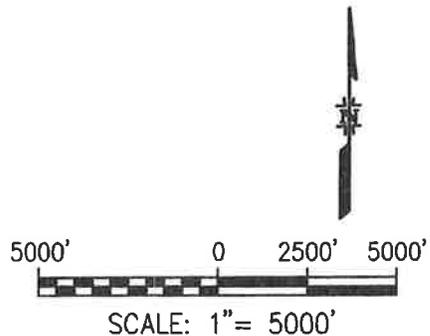
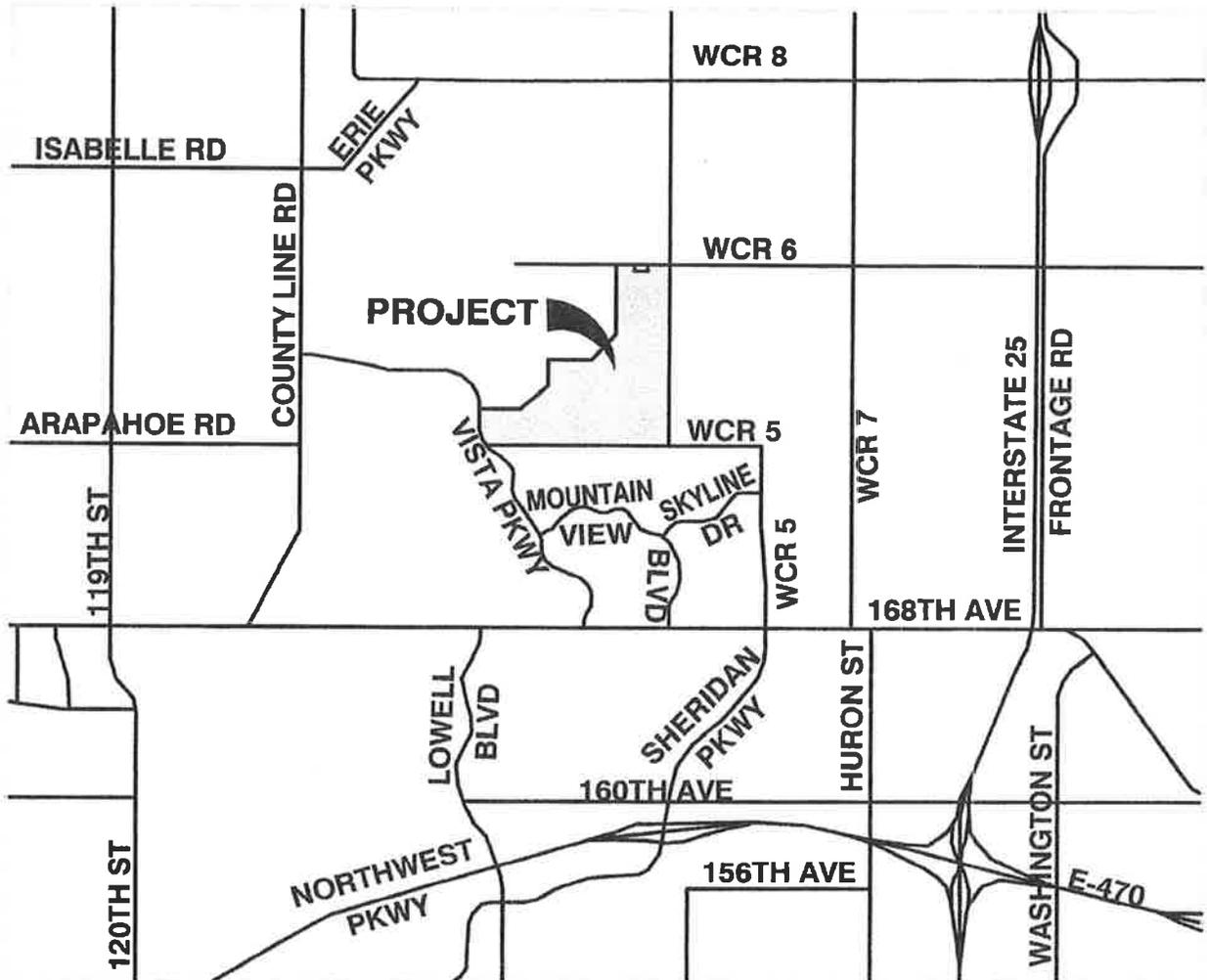
PROJ NO.: 14-356

SHEET: 2 OF 2

EXHIBIT B

Erie Vicinity Map

Vicinity Map



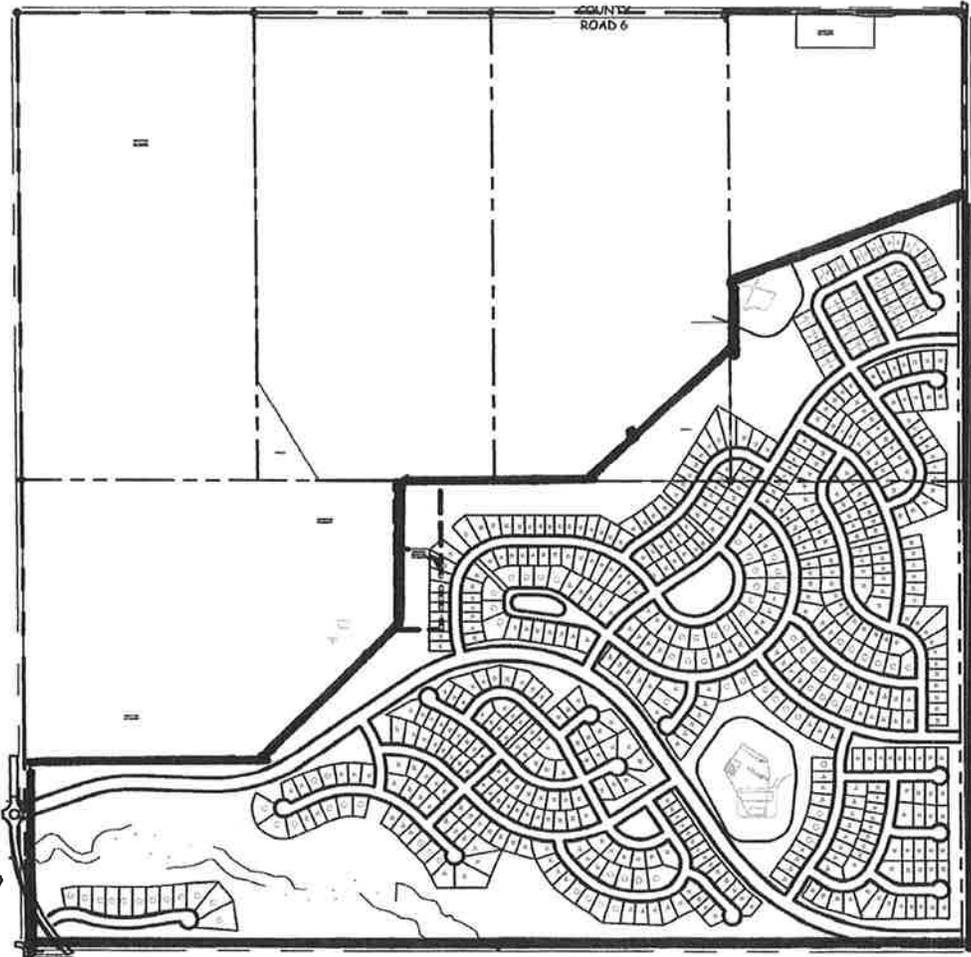
MM&D Engineering Services, Inc.
William E. Miller, P.E.
 ENGINEERING*CONSTRUCTION MANAGEMENT*SURVEYING
 9125 North Clydedale Road
 Castle Rock Colorado 80108
 PH (303) 908-0062 ★ FAX (303) 708-8399

Project Name:
**Redtail Ranch
 Metro District**
 DATE: 08/19/14
 DES/DFT: WEM/kem
 PROJ NO.: 14-356
 SHEET: 1 OF 1

EXHIBIT C

Initial District Boundary Map

Exhibit 'A'



SCALE: 1"= 1000'

MM&D Engineering Services, Inc.

William E. Miller, P.E.

ENGINEERING*CONSTRUCTION MANAGEMENT*SURVEYING

6901 S. Yosemite St. #201

Centennial, Colorado 80112

PH (303) 908-0062 ★ FAX (303) 708-8399

**Red Tail Ranch
Subdivision**

DATE: 08/15/14

DES/DFT: WEM/kern

PROJ NO.: 14-356

SHEET: 2 OF 2

EXHIBIT D

Description of Public Improvements, including the information required by Section 32-1-202(c) and (e), C.R.S.

**Redtail Ranch
Erie, Colorado**

19-Aug-14

Summary of Projected Costs

Total Cost

Earthwork	\$	470,740.00
Sewer	\$	1,929,856.00
Water Main	\$	1,884,442.00
Storm Sewer	\$	1,651,220.00
Concrete	\$	3,004,550.00
Paving	\$	5,317,200.00
Add Ons (Civil, Soils, Survey, Landscape)	\$	2,681,670.00
Onsite, ROW & Trail Landscaping	\$	1,125,000.00
2 Acre Park & 4 0.5 ac pocket parks	\$	609,840.00
Total before Contingency	\$	18,674,518.00
Contingency @ 10%	\$	1,867,451.80
Total Estimated Cost w/ Contingency	\$	20,541,969.80

**Redtail Ranch
Erie, Colorado**

19-Aug-14

Item	Quantity	Unit	Unit cost	Total Cost
Earthwork				
Roads, Parks & Trails				
Mobilization	1	ea	33,000.00	33,000.00
Clear and grub	1	ea	2,000.00	2,000.00
Strip topsoil 4" to stockpile/fill	13,600	cy	1.90	25,840.00
Overlot cut to fill	62,000	cy	2.25	139,500.00
Overexcavate and recompact public ways	110,000	cy	2.09	229,900.00
Parks, Onsite,ROW & Trail Landscaping	15,000	cy	2.70	40,500.00
Total Earthwork			\$	470,740.00

**Redtail Ranch
Erie, Colorado**

19-Aug-14

Sanitary Sewer

Mobilization	1	ea	7500.00	7,500.00
Tie to existing stub	1	ea	786.00	786.00
8" PVC SDR 35 sewer main	21,800	lf	33.00	719,400.00
10" PVC SDR 35 sewer main	5,240	lf	40.00	209,600.00
4' ID manholes	150	ea	2950.00	442,500.00
6" PVC perf. Underdrain w/main	27,040	lf	18.50	500,240.00
6" PVC solid underdrain separate trench	300	lf	33.00	9,900.00
6" UD cleanouts @manholes	150	ea	250.00	37,500.00
6" UD cleanouts on outfall	10	ea	243.00	2,430.00
Total Sewer				<u><u>\$ 1,929,856.00</u></u>

**Redtail Ranch
Erie, Colorado**

19-Aug-14

Item	Quantity	Unit	Unit cost	Total Cost
Water System				
Tie to existing water main	4	ea	750.00	3,000.00
6" PVC DR 25 water main	4,350	lf	25.00	108,750.00
6" PVC DR 25 water main	21,500	lf	28.00	602,000.00
10" PVC DR 25 water main	8,460	lf	32.50	274,950.00
12" PVC DR 25 water main	4,350	lf	40.00	174,000.00
8" gate valve w/box	75	ea	1,950.00	146,250.00
10" gate valve w/box	20	ea	2,500.00	50,000.00
12" gate valve w/box	45	ea	3,650.00	164,250.00
8" x 2" blow off assy.	12	ea	1,650.00	19,800.00
8" MJ bends 22.5 degree	80	ea	400.00	32,000.00
10" MJ bends 22.5 degree	25	ea	500.00	12,500.00
12" MJ bends 22.5 degree	15	ea	400.00	6,000.00
8" x 8" cross	1	ea	800.00	800.00
8" tee	38	ea	650.00	24,700.00
10" tee	17	ea	650.00	11,050.00
12" tee	2	ea	650.00	1,300.00
Fire hydrant assy off 12" main	6	ea	6,500.00	39,000.00
Fire hydrant assy off 10" main	6	ea	6,500.00	39,000.00
Fire hydrant assy off 8" main	22	ea	6,500.00	143,000.00
1 1/2" irrigation services w/meter pit	5	ea	4,600.00	23,000.00
Traffic control	1	ls	9,092.00	9,092.00
Water System			\$	1,884,442.00

**Redtail Ranch
Erie, Colorado**

15-Aug-14

Item	Quantity	Unit	Unit cost	Total Cost
Storm Sewer				
18" RCP CL 3	5,230	lf	48.00	251,040.00
24" RCPCL 3	3,140	lf	64.00	200,960.00
30" RCP CL 3	673	lf	74.50	50,138.50
36" RCP CL 3	5,860	lf	105.00	615,300.00
36" FES w/jt fasteners, toewl & trashrack	3	ea	3,600.00	10,800.00
30" FES w/jt fasteners, toewl & trashrack	1	ea	2,241.00	2,241.00
5' ID manhole	64	ea	2,500.00	160,000.00
10' type R inlet	45	ea	6,600.00	297,000.00
Outlet structure (ponds A&B)	4	ea	15,935.00	63,740.00
Type M riprap	-	cy	68.80	-
Total Storm Sewer				<u>\$ 1,651,219.50</u>

**Redtail Ranch
Erie, Colorado**

19-Aug-14

Item	Quantity	Unit	Unit cost	Total Cost
Asphalt Paving				
Asphalt Paving-7" full depth HBP	99,900	sy	37.00	3,696,300.00
Asphalt Paving-9" full depth HBP	28,000	sy	42.50	1,190,000.00
Subgrade prep 12" scarify & recompact	117,900	sy	2.00	235,800.00
Adjust manholes	214	ea	400.00	85,600.00
Adjust valve boxes	160	ea	200.00	32,000.00
Stripping	1	ea	75,000.00	75,000.00
Mobilization	1	ea	2,500.00	2,500.00
Paving				\$ 5,317,200.00
Concrete				
Verticle curb and gutter	16,950	lf	13.50	228,825.00
7' 6" Combination C/G/Walk	52,900	lf	29.00	1,534,100.00
Handicap ramps	82	ea	1,500.00	123,000.00
Crosspan	12	ea	4,500.00	54,000.00
6' sidewalk	12,600	lf	25.50	321,300.00
10' concrete sidewalk	12,600	lf	42.50	535,500.00
Subgrade prep	57,900	sy	3.00	173,700.00
Backfill curb, gutter and walk	69,850	lf	0.50	34,925.00
Mobilization	1	ea	2,200.00	2,200.00
Concrete				\$ 3,007,550.00

**Redtail Ranch
Erie, Colorado**

19-Aug-14

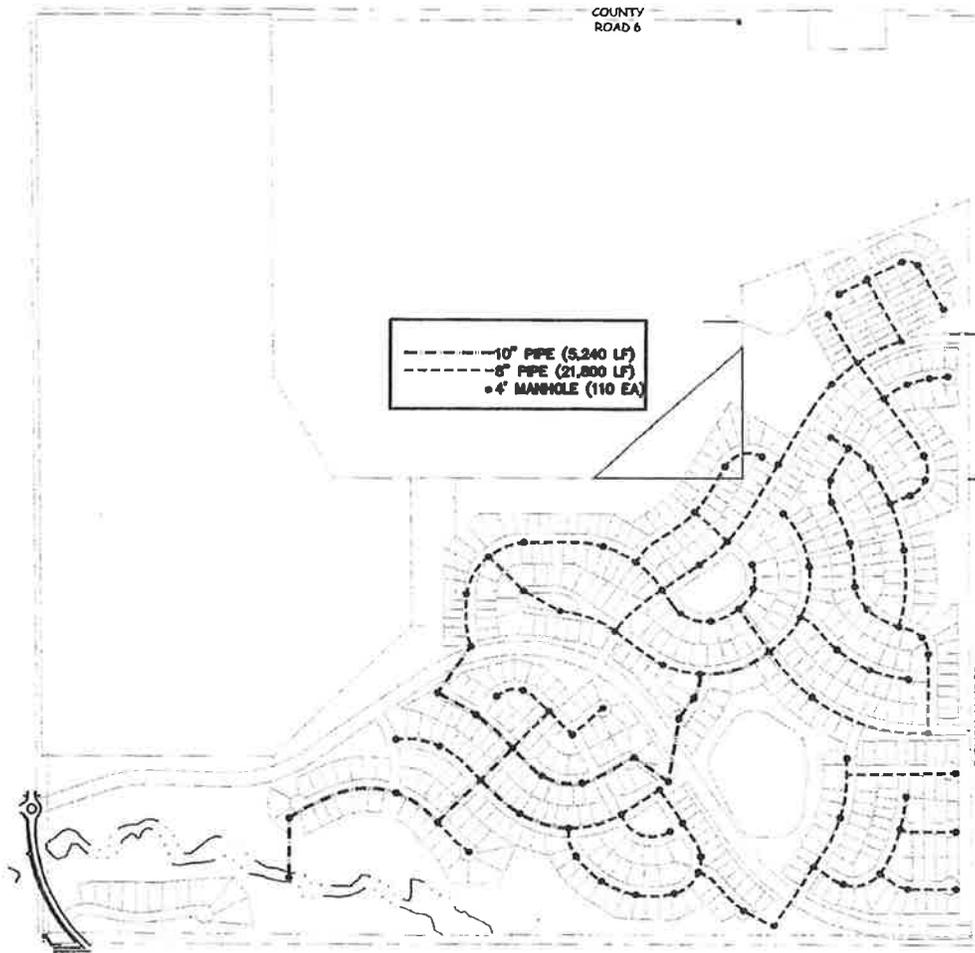
Item	Quantity	Unit	Unit cost	Total Cost
Added Items				
GESC permit	1	ea	2,750.00	2,750.00
Civil Engineering	1	ea	475,470.00	475,470.00
Soils inspection and testing	1	ea	469,600.00	469,600.00
Survey	1	ea	469,600.00	469,600.00
Landscape Design	1	ea	146,750.00	146,750.00
Misc. Reports (Wetlands, Native Species, Archeologica, Hazardous)	1	ea	75,000.00	75,000.00
Construction water	2	ls	10,000.00	20,000.00
traffic signals	3	ls	300,000.00	900,000.00
construction permits	1	ls	100,000.00	100,000.00
Signs	75	ea	300.00	22,500.00
Added Items				\$ 2,681,670.00

**Redtail Ranch
Erie, Colorado**

15-Aug-14

Item	Quantity	Unit	Unit cost	Total Cost
2 acre Park plus 4 ea. 0.5 ac pocket parks	174,240	sf	3.50	\$ 609,840.00
Onsite and ROW landscaping	375,000	sf	3.00	1,125,000.00
Total Landscaping				<u>\$ 1,734,840.00</u>

Sanitary Sewer Line



SCALE: 1" = 1000'

MM&D Engineering Services, Inc.

William E. Miller, P.E.

ENGINEERING*CONSTRUCTION MANAGEMENT*SURVEYING

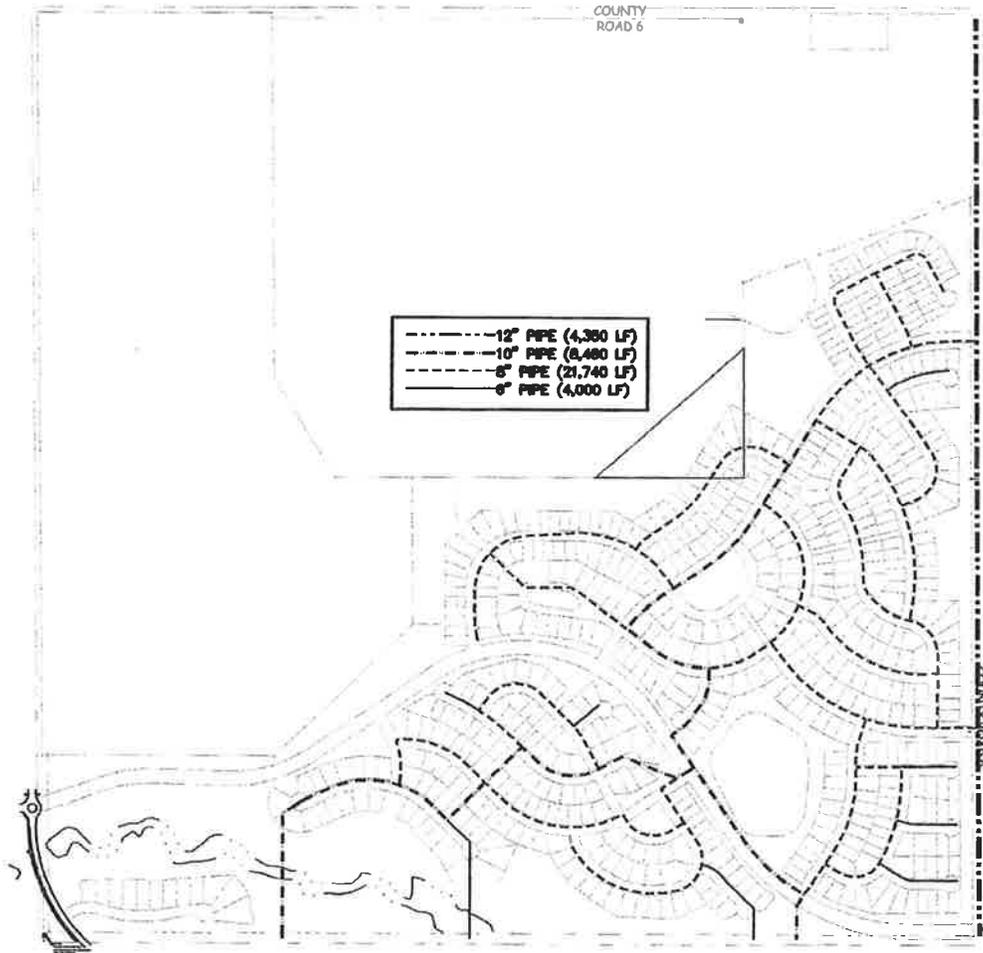
9125 North Clydedale Road
Castle Rock Colorado 80108
PH (303) 908-0062 ★ FAX (303) 708-8399

Project Name:

**Redtail Ranch
Metro District**

DATE: 08/19/14
DES/DFT: WEM/kern
PROJ NO.: 14-356
SHEET: 1 OF 1

Water Line



MM&D Engineering Services, Inc.

William E. Miller, P.E.

ENGINEERING*CONSTRUCTION MANAGEMENT*SURVEYING

9125 North Clydedale Road
Castle Rock Colorado 80108

PH (303) 906-0062 ★ FAX (303) 708-8399

Project Name:

**Redtail Ranch
Metro District**

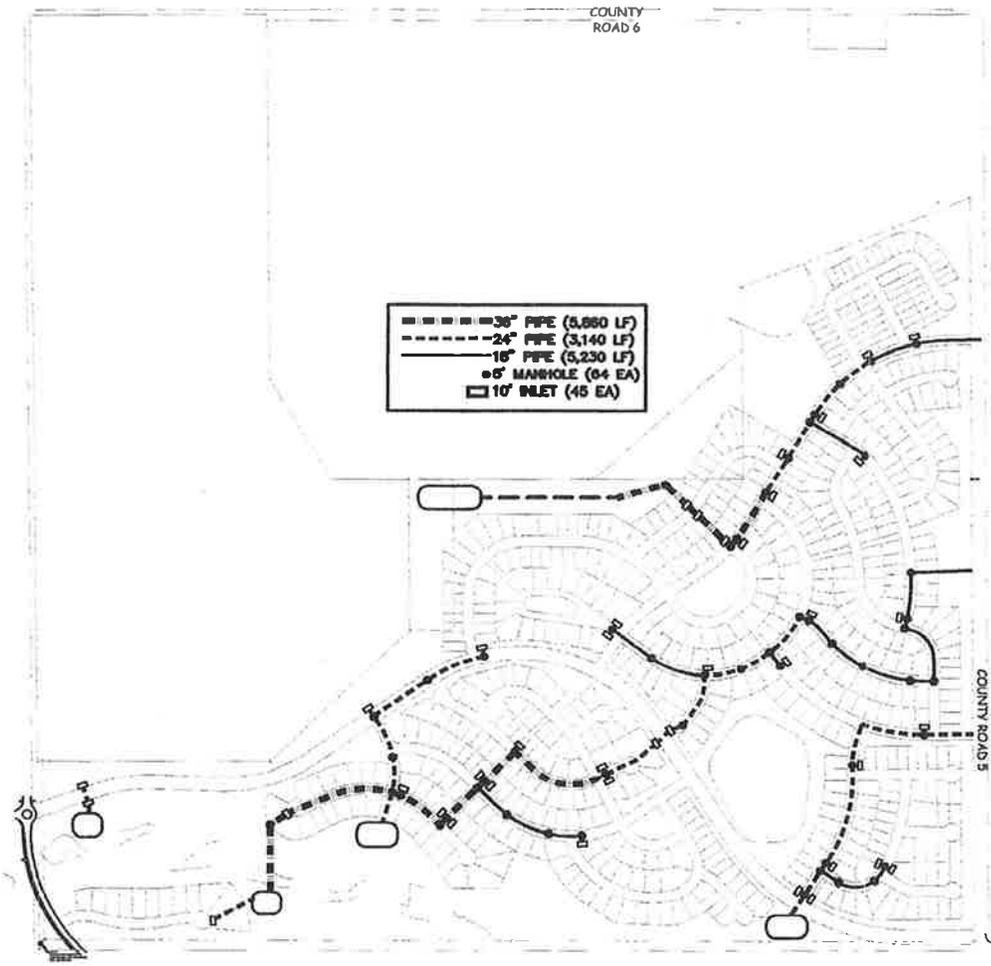
DATE: 08/19/14

DES/DFT: WEM/kern

PROJ NO.: 14-356

SHEET: 1 OF 1

Storm Sewer Line

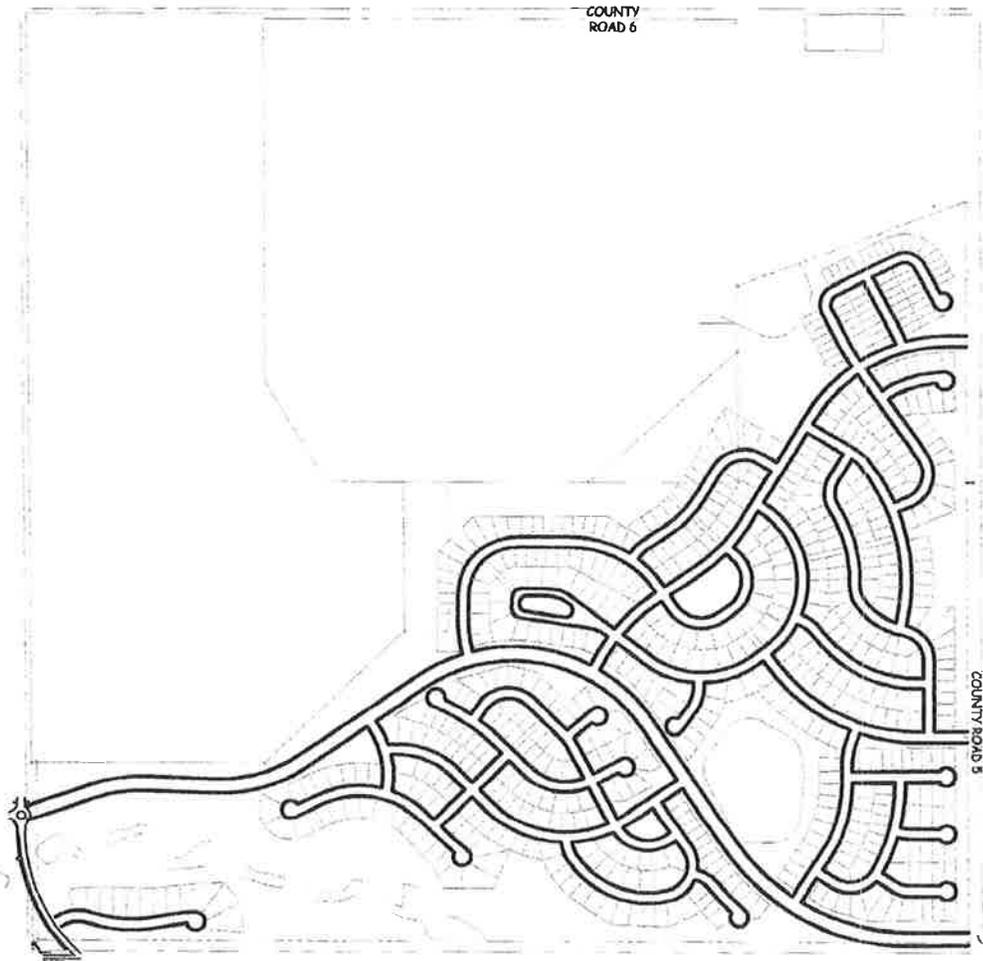


SCALE: 1" = 1000'

MM&D Engineering Services, Inc.
William E. Miller, P.E.
ENGINEERING*CONSTRUCTION MANAGEMENT*SURVEYING
 9125 North Clydedale Road
 Castle Rock Colorado 80108
 PH (303) 908-0062 ★ FAX (303) 708-8399

Project Name:
Redtail Ranch Metro District
DATE: 08/19/14
DES/DFT: WEM/kem
PROJ NO.: 14-356
SHEET: 1 OF 1

Road



SCALE: 1" = 1000'

MM&D Engineering Services, Inc.

William E. Miller, P.E.

ENGINEERING*CONSTRUCTION MANAGEMENT*SURVEYING

9125 North Clydedale Road
Castle Rock Colorado 80108

PH (303) 908-0062 ★ FAX (303) 708-8399

Project Name:

**Redtail Ranch
Metro District**

DATE: 08/19/14
DES/DFT: WEM/kern
PROJ NO.: 14-356
SHEET: 1 OF 1

EXHIBIT E

Matrix of Ownership and Maintenance

Matrix of Ownership and Maintenance of Public Improvements

<u>Improvement</u>	<u>Ownership</u>	<u>Maintenance</u>
Water System	Town of Erie	Town of Erie
Sewer System	Town of Erie	Town of Erie
Streets/Curb/Gutter	Town of Erie	Town of Erie
Storm Sewer	Town of Erie	Town of Erie
Spine Trails	Town of Erie	Town of Erie
Other Trails	District/Other Entity	District/Other Entity
Town Dedicated Open Space	Town of Erie/District/Other Entity	Town of Erie/District/Other Entity
Other Open Space	District/Other Entity	District/Other Entity
Pocket Parks	District/Other Entity	District/Other Entity

EXHIBIT F

Financing Plan, including sources and uses and bond solutions

RETAIL RANCH METROPOLITAN DISTRICT
 Operations Revenue and Expense Projection

YEAR	Total Assessed Value	Oper'n's Mill Levy	Total Collections @ 94%	S.O. Taxes Collected @ 6%	Total Available For O&M
2015					
2016	7,138,000	10.000	69,562	4,197	74,150
2017	10,692,750	10.000	104,789	6,287	111,076
2018	14,248,050	10.000	139,631	8,378	148,009
2019	17,690,736	10.000	173,369	10,402	183,771
2020	21,561,875	10.000	211,306	12,678	223,985
2021	25,350,160	10.000	248,432	14,906	263,337
2022	28,060,995	10.000	274,998	16,500	291,498
2023	27,593,995	10.000	270,421	16,225	286,646
2024	27,582,595	10.000	270,309	16,219	286,528
2025	27,144,595	10.000	266,017	15,961	281,978
2026	27,187,927	10.000	266,442	15,987	282,428
2027	26,817,927	10.000	262,816	15,769	278,585
2028	26,923,166	10.000	263,847	15,831	279,678
2029	26,596,166	10.000	260,642	15,639	276,281
2030	26,758,489	10.000	262,233	15,734	277,967
2031	26,474,489	10.000	259,450	15,567	275,017
2032	26,685,079	10.000	261,514	15,691	277,205
2033	26,442,079	10.000	259,132	15,548	274,680
2034	26,714,120	10.000	261,798	15,708	277,506
2035	26,522,120	10.000	259,917	15,595	275,512
2036	26,839,803	10.000	263,030	15,782	278,812
2037	26,680,803	10.000	261,472	15,688	277,160
2038	27,038,319	10.000	264,976	15,899	280,874
2039	26,906,319	10.000	263,682	15,821	279,503
2040	27,297,865	10.000	267,519	16,051	283,570
2041	27,189,865	10.000	266,461	15,988	282,448
2042	27,612,643	10.000	270,604	16,236	286,840
2043	27,521,643	10.000	269,712	16,183	285,895
2044	27,971,865	10.000	274,124	16,447	290,572
2045	27,897,865	10.000	273,399	16,404	289,803
2046	28,372,713	10.000	278,053	16,683	294,736
2047	28,310,713	10.000	277,445	16,647	294,092
2048	28,808,427	10.000	282,323	16,939	299,262
2049	28,757,427	10.000	281,823	16,909	298,732
2050	29,275,215	10.000	286,897	17,214	304,111
2051	29,233,215	10.000	286,486	17,189	303,675
			9,015,020	540,901	9,555,921

REDTAIL RANCH METROPOLITAN DISTRICT

Development Projection (updated 8/5/14)

YEAR	Residential Development				SFDs				Residential Summary			
	# Lots Devel'd	Incr/(Dectr) in Finished Lot Value @ 10%	# Units Completed 572	Price Inflated @ 2%	Market Value	Total Residential Market Value	Total Res'l Units	Total SFD Facility Fees @\$5,000/unit	Annual Market Value +/- of Platted & Developed Lots			
2015	115	5,175,000			0	\$0	0	0	5,175,000			
2016	115	0	115	\$450,000	51,750,000	51,750,000	115	575,000	0			
2017	115	0	115	459,000	52,785,000	52,785,000	115	575,000	0			
2018	115	0	115	468,180	53,840,700	53,840,700	115	575,000	0			
2019	112	(135,000)	115	477,544	54,917,514	54,917,514	115	575,000	(135,000)			
2020	0	(5,040,000)	112	487,094	54,554,581	54,554,581	112	560,000	(5,040,000)			
2021	0	0	0	496,836	0	0	0	0	0			
2022	0	0	0	506,773	0	0	0	0	0			
2023	0	0	0	516,909	0	0	0	0	0			
2024	0	0	0	527,247	0	0	0	0	0			
2025	0	0	0	537,792	0	0	0	0	0			
2026	0	0	0	548,547	0	0	0	0	0			
2027	0	0	0	559,518	0	0	0	0	0			
2028	0	0	0	570,709	0	0	0	0	0			
2029	0	0	0	582,123	0	0	0	0	0			
2030	0	0	0	593,765	0	0	0	0	0			
2031	0	0	0	605,641	0	0	0	0	0			
2032	0	0	0	617,754	0	0	0	0	0			
	572	(0)	572		267,847,795	267,847,795	572	2,860,000	(0)			

As

SOURCES AND USES OF FUNDS

**REDTAIL RANCH METROPOLITAN DISTRICT
 GENERAL OBLIGATION BONDS, SERIES 2018
 Non-Rated, 120x, 30-yr. Maturity
 (Sized on Growth thru. 2018)
 [Preliminary -- for discussion only]**

Dated Date 12/01/2018
 Delivery Date 12/01/2018

Sources:

<hr/>	
Bond Proceeds:	
Par Amount	10,630,000.00
	<hr/>
	10,630,000.00
	<hr/> <hr/>

Uses:

<hr/>	
Project Fund Deposits:	
Project Fund Deposit	9,019,126.73
Other Fund Deposits:	
Capitalized Interest Fund	317,873.27
Debt Service Reserve Fund	<u>867,800.00</u>
	1,185,673.27
Delivery Date Expenses:	
Cost of Issuance	<u>425,200.00</u>
	<hr/>
	10,630,000.00
	<hr/> <hr/>

BOND SUMMARY STATISTICS

**REDTAIL RANCH METROPOLITAN DISTRICT
 GENERAL OBLIGATION BONDS, SERIES 2018
 Non-Rated, 120x, 30-yr. Maturity
 (Sized on Growth thru. 2018)
 [Preliminary -- for discussion only]**

Dated Date	12/01/2018
Delivery Date	12/01/2018
First Coupon	06/01/2019
Last Maturity	12/01/2048
Arbitrage Yield	6.000000%
True Interest Cost (TIC)	6.000000%
Net Interest Cost (NIC)	6.000000%
All-In TIC	6.382987%
Average Coupon	6.000000%
Average Life (years)	19.960
Duration of Issue (years)	11.115
Par Amount	10,630,000.00
Bond Proceeds	10,630,000.00
Total Interest	12,730,800.00
Net Interest	12,730,800.00
Bond Years from Dated Date	212,180,000.00
Bond Years from Delivery Date	212,180,000.00
Total Debt Service	23,360,800.00
Maximum Annual Debt Service	1,621,800.00
Average Annual Debt Service	778,693.33
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	
Total Underwriter's Discount	
Bid Price	100.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2048	10,630,000.00	100.000	6.000%	19.960	11/16/2038	14,775.70
	10,630,000.00			19.960		14,775.70

	TIC	All-In TIC	Arbitrage Yield
Par Value	10,630,000.00	10,630,000.00	10,630,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount			
- Cost of Issuance Expense		-425,200.00	
- Other Amounts			
Target Value	10,630,000.00	10,204,800.00	10,630,000.00
Target Date	12/01/2018	12/01/2018	12/01/2018
Yield	6.000000%	6.382987%	6.000000%

BOND DEBT SERVICE

**REDTAIL RANCH METROPOLITAN DISTRICT
GENERAL OBLIGATION BONDS, SERIES 2018**

**Non-Rated, 120x, 30-yr. Maturity
(Sized on Growth thru. 2018)**

[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2019			318,900	318,900	
12/01/2019			318,900	318,900	637,800
06/01/2020			318,900	318,900	
12/01/2020	230,000	6.000%	318,900	548,900	867,800
06/01/2021			312,000	312,000	
12/01/2021	220,000	6.000%	312,000	532,000	844,000
06/01/2022			305,400	305,400	
12/01/2022	220,000	6.000%	305,400	525,400	830,800
06/01/2023			298,800	298,800	
12/01/2023	215,000	6.000%	298,800	513,800	812,600
06/01/2024			292,350	292,350	
12/01/2024	220,000	6.000%	292,350	512,350	804,700
06/01/2025			285,750	285,750	
12/01/2025	215,000	6.000%	285,750	500,750	786,500
06/01/2026			279,300	279,300	
12/01/2026	220,000	6.000%	279,300	499,300	778,600
06/01/2027			272,700	272,700	
12/01/2027	220,000	6.000%	272,700	492,700	765,400
06/01/2028			266,100	266,100	
12/01/2028	230,000	6.000%	266,100	496,100	762,200
06/01/2029			259,200	259,200	
12/01/2029	225,000	6.000%	259,200	484,200	743,400
06/01/2030			252,450	252,450	
12/01/2030	240,000	6.000%	252,450	492,450	744,900
06/01/2031			245,250	245,250	
12/01/2031	240,000	6.000%	245,250	485,250	730,500
06/01/2032			238,050	238,050	
12/01/2032	255,000	6.000%	238,050	493,050	731,100
06/01/2033			230,400	230,400	
12/01/2033	260,000	6.000%	230,400	490,400	720,800
06/01/2034			222,600	222,600	
12/01/2034	280,000	6.000%	222,600	502,600	725,200
06/01/2035			214,200	214,200	
12/01/2035	290,000	6.000%	214,200	504,200	718,400
06/01/2036			205,500	205,500	
12/01/2036	310,000	6.000%	205,500	515,500	721,000
06/01/2037			196,200	196,200	
12/01/2037	325,000	6.000%	196,200	521,200	717,400
06/01/2038			186,450	186,450	
12/01/2038	350,000	6.000%	186,450	536,450	722,900
06/01/2039			175,950	175,950	
12/01/2039	365,000	6.000%	175,950	540,950	716,900
06/01/2040			165,000	165,000	
12/01/2040	395,000	6.000%	165,000	560,000	725,000
06/01/2041			153,150	153,150	
12/01/2041	415,000	6.000%	153,150	568,150	721,300
06/01/2042			140,700	140,700	
12/01/2042	450,000	6.000%	140,700	590,700	731,400
06/01/2043			127,200	127,200	
12/01/2043	470,000	6.000%	127,200	597,200	724,400
06/01/2044			113,100	113,100	
12/01/2044	510,000	6.000%	113,100	623,100	736,200
06/01/2045			97,800	97,800	
12/01/2045	535,000	6.000%	97,800	632,800	730,600
06/01/2046			81,750	81,750	
12/01/2046	580,000	6.000%	81,750	661,750	743,500
06/01/2047			64,350	64,350	
12/01/2047	615,000	6.000%	64,350	679,350	743,700
06/01/2048			45,900	45,900	
12/01/2048	1,530,000	6.000%	45,900	1,575,900	1,621,800
	10,630,000		12,730,800	23,360,800	23,360,800

NET DEBT SERVICE

**REDTAIL RANCH METROPOLITAN DISTRICT
 GENERAL OBLIGATION BONDS, SERIES 2018
 Non-Rated, 120x, 30-yr. Maturity
 (Sized on Growth thru. 2018)
 [Preliminary -- for discussion only]**

Period Ending	Principal	Interest	Total Debt Service	Debt Service Reserve Fund	Capitalized Interest Fund	Net Debt Service
12/01/2019		637,800	637,800	-867.80	-318,900	318,032.20
12/01/2020	230,000	637,800	867,800	-1,735.60		866,064.40
12/01/2021	220,000	624,000	844,000	-1,735.60		842,264.40
12/01/2022	220,000	610,800	830,800	-1,735.60		829,064.40
12/01/2023	215,000	597,600	812,600	-1,735.60		810,864.40
12/01/2024	220,000	584,700	804,700	-1,735.60		802,964.40
12/01/2025	215,000	571,500	786,500	-1,735.60		784,764.40
12/01/2026	220,000	558,600	778,600	-1,735.60		776,864.40
12/01/2027	220,000	545,400	765,400	-1,735.60		763,664.40
12/01/2028	230,000	532,200	762,200	-1,735.60		760,464.40
12/01/2029	225,000	518,400	743,400	-1,735.60		741,664.40
12/01/2030	240,000	504,900	744,900	-1,735.60		743,164.40
12/01/2031	240,000	490,500	730,500	-1,735.60		728,764.40
12/01/2032	255,000	476,100	731,100	-1,735.60		729,364.40
12/01/2033	260,000	460,800	720,800	-1,735.60		719,064.40
12/01/2034	280,000	445,200	725,200	-1,735.60		723,464.40
12/01/2035	290,000	428,400	718,400	-1,735.60		716,664.40
12/01/2036	310,000	411,000	721,000	-1,735.60		719,264.40
12/01/2037	325,000	392,400	717,400	-1,735.60		715,664.40
12/01/2038	350,000	372,900	722,900	-1,735.60		721,164.40
12/01/2039	365,000	351,900	716,900	-1,735.60		715,164.40
12/01/2040	395,000	330,000	725,000	-1,735.60		723,264.40
12/01/2041	415,000	306,300	721,300	-1,735.60		719,564.40
12/01/2042	450,000	281,400	731,400	-1,735.60		729,664.40
12/01/2043	470,000	254,400	724,400	-1,735.60		722,664.40
12/01/2044	510,000	226,200	736,200	-1,735.60		734,464.40
12/01/2045	535,000	195,600	730,600	-1,735.60		728,864.40
12/01/2046	580,000	163,500	743,500	-1,735.60		741,764.40
12/01/2047	615,000	128,700	743,700	-1,735.60		741,964.40
12/01/2048	1,530,000	91,800	1,621,800	-869,535.60		752,264.40
	10,630,000	12,730,800	23,360,800	-919,000.20	-318,900	22,122,899.80

BOND SOLUTION

**REDTAIL RANCH METROPOLITAN DISTRICT
 GENERAL OBLIGATION BONDS, SERIES 2018
 Non-Rated, 120x, 30-yr. Maturity
 (Sized on Growth thru. 2018)
 [Preliminary -- for discussion only]**

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2019		637,800	-319,768	318,032	918,857	600,825	288.91943%
12/01/2020	230,000	867,800	-1,736	866,064	1,041,975	175,910	120.31148%
12/01/2021	220,000	844,000	-1,736	842,264	1,013,720	171,455	120.35645%
12/01/2022	220,000	830,800	-1,736	829,064	1,000,343	171,279	120.65926%
12/01/2023	215,000	812,600	-1,736	810,864	976,087	165,223	120.37611%
12/01/2024	220,000	804,700	-1,736	802,964	966,352	163,388	120.34805%
12/01/2025	215,000	786,500	-1,736	784,764	943,602	158,838	120.24020%
12/01/2026	220,000	778,600	-1,736	776,864	936,527	159,663	120.55221%
12/01/2027	220,000	765,400	-1,736	763,664	917,309	153,645	120.11944%
12/01/2028	230,000	762,200	-1,736	760,464	913,263	152,799	120.09283%
12/01/2029	225,000	743,400	-1,736	741,664	896,279	154,614	120.84695%
12/01/2030	240,000	744,900	-1,736	743,164	895,007	151,843	120.43195%
12/01/2031	240,000	730,500	-1,736	728,764	880,256	151,492	120.78751%
12/01/2032	255,000	731,100	-1,736	729,364	881,298	151,933	120.83094%
12/01/2033	260,000	720,800	-1,736	719,064	868,676	149,612	120.80649%
12/01/2034	280,000	725,200	-1,736	723,464	872,712	149,247	120.62954%
12/01/2035	290,000	718,400	-1,736	716,664	862,739	146,075	120.38261%
12/01/2036	310,000	721,000	-1,736	719,264	868,943	149,679	120.81000%
12/01/2037	325,000	717,400	-1,736	715,664	860,685	145,020	120.26375%
12/01/2038	350,000	722,900	-1,736	721,164	868,752	147,588	120.46517%
12/01/2039	365,000	716,900	-1,736	715,164	861,896	146,731	120.51717%
12/01/2040	395,000	725,000	-1,736	723,264	871,520	148,256	120.49818%
12/01/2041	415,000	721,300	-1,736	719,564	865,911	146,346	120.33821%
12/01/2042	450,000	731,400	-1,736	729,664	876,943	147,279	120.18448%
12/01/2043	470,000	724,400	-1,736	722,664	872,217	149,552	120.69458%
12/01/2044	510,000	736,200	-1,736	734,464	884,456	149,991	120.42186%
12/01/2045	535,000	730,600	-1,736	728,864	880,612	151,748	120.81975%
12/01/2046	580,000	743,500	-1,736	741,764	893,908	152,144	120.51106%
12/01/2047	615,000	743,700	-1,736	741,964	890,688	148,723	120.04456%
12/01/2048	1,530,000	1,621,800	-869,536	752,264	904,944	152,679	120.29597%
	10,630,000	23,360,800	-1,237,900	22,122,900	27,186,478	5,063,578	

SOURCES AND USES OF FUNDS

**REDTAIL RANCH METROPOLITAN DISTRICT
 GENERAL OBLIGATION BONDS, SERIES 2021
 Non-Rated, 120x, 30-yr. Maturity
 (Sized on All Growth)
 [Preliminary -- for discussion only]**

Dated Date 12/01/2021
 Delivery Date 12/01/2021

Sources:

Bond Proceeds:	
Par Amount	6,350,000.00
	6,350,000.00

Uses:

Project Fund Deposits:	
Project Fund Deposit	5,461,000.00
Other Fund Deposits:	
Debt Service Reserve Fund	635,000.00
Delivery Date Expenses:	
Cost of Issuance	254,000.00
	6,350,000.00

BOND SUMMARY STATISTICS

**REDTAIL RANCH METROPOLITAN DISTRICT
GENERAL OBLIGATION BONDS, SERIES 2021
Non-Rated, 120x, 30-yr. Maturity
(Sized on All Growth)
[Preliminary -- for discussion only]**

Dated Date	12/01/2021
Delivery Date	12/01/2021
First Coupon	06/01/2022
Last Maturity	12/01/2051
Arbitrage Yield	6.000000%
True Interest Cost (TIC)	6.000000%
Net Interest Cost (NIC)	6.000000%
All-In TIC	6.323756%
Average Coupon	6.000000%
Average Life (years)	25.661
Duration of Issue (years)	13.131
Par Amount	6,350,000.00
Bond Proceeds	6,350,000.00
Total Interest	9,776,700.00
Net Interest	9,776,700.00
Bond Years from Dated Date	162,945,000.00
Bond Years from Delivery Date	162,945,000.00
Total Debt Service	16,126,700.00
Maximum Annual Debt Service	1,897,400.00
Average Annual Debt Service	537,556.67
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	
Total Underwriter's Discount	
Bid Price	100.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2051	6,350,000.00	100.000	6.000%	25.661	07/30/2047	8,826.50
	6,350,000.00			25.661		8,826.50

	TIC	All-In TIC	Arbitrage Yield
Par Value	6,350,000.00	6,350,000.00	6,350,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount			
- Cost of Issuance Expense		-254,000.00	
- Other Amounts			
Target Value	6,350,000.00	6,096,000.00	6,350,000.00
Target Date	12/01/2021	12/01/2021	12/01/2021
Yield	6.000000%	6.323756%	6.000000%

BOND DEBT SERVICE

**REDTAIL RANCH METROPOLITAN DISTRICT
 GENERAL OBLIGATION BONDS, SERIES 2021**

**Non-Rated, 120x, 30-yr. Maturity
 (Sized on All Growth)**

[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2022			190,500	190,500	
12/01/2022			190,500	190,500	381,000
06/01/2023			190,500	190,500	
12/01/2023			190,500	190,500	381,000
06/01/2024			190,500	190,500	
12/01/2024	10,000	6.000%	190,500	200,500	391,000
06/01/2025			190,200	190,200	
12/01/2025	10,000	6.000%	190,200	200,200	390,400
06/01/2026			189,900	189,900	
12/01/2026	20,000	6.000%	189,900	209,900	399,800
06/01/2027			189,300	189,300	
12/01/2027	15,000	6.000%	189,300	204,300	393,600
06/01/2028			188,850	188,850	
12/01/2028	25,000	6.000%	188,850	213,850	402,700
06/01/2029			188,100	188,100	
12/01/2029	30,000	6.000%	188,100	218,100	406,200
06/01/2030			187,200	187,200	
12/01/2030	40,000	6.000%	187,200	227,200	414,400
06/01/2031			186,000	186,000	
12/01/2031	45,000	6.000%	186,000	231,000	417,000
06/01/2032			184,650	184,650	
12/01/2032	55,000	6.000%	184,650	239,650	424,300
06/01/2033			183,000	183,000	
12/01/2033	60,000	6.000%	183,000	243,000	426,000
06/01/2034			181,200	181,200	
12/01/2034	70,000	6.000%	181,200	251,200	432,400
06/01/2035			179,100	179,100	
12/01/2035	70,000	6.000%	179,100	249,100	428,200
06/01/2036			177,000	177,000	
12/01/2036	85,000	6.000%	177,000	262,000	439,000
06/01/2037			174,450	174,450	
12/01/2037	90,000	6.000%	174,450	264,450	438,900
06/01/2038			171,750	171,750	
12/01/2038	105,000	6.000%	171,750	276,750	448,500
06/01/2039			168,600	168,600	
12/01/2039	110,000	6.000%	168,600	278,600	447,200
06/01/2040			165,300	165,300	
12/01/2040	125,000	6.000%	165,300	290,300	455,600
06/01/2041			161,550	161,550	
12/01/2041	135,000	6.000%	161,550	296,550	458,100
06/01/2042			157,500	157,500	
12/01/2042	150,000	6.000%	157,500	307,500	465,000
06/01/2043			153,000	153,000	
12/01/2043	160,000	6.000%	153,000	313,000	466,000
06/01/2044			148,200	148,200	
12/01/2044	180,000	6.000%	148,200	328,200	476,400
06/01/2045			142,800	142,800	
12/01/2045	190,000	6.000%	142,800	332,800	475,600
06/01/2046			137,100	137,100	
12/01/2046	210,000	6.000%	137,100	347,100	484,200
06/01/2047			130,800	130,800	
12/01/2047	220,000	6.000%	130,800	350,800	481,600
06/01/2048			124,200	124,200	
12/01/2048	245,000	6.000%	124,200	369,200	493,400
06/01/2049			116,850	116,850	
12/01/2049	1,010,000	6.000%	116,850	1,126,850	1,243,700
06/01/2050			86,550	86,550	
12/01/2050	1,095,000	6.000%	86,550	1,181,550	1,268,100
06/01/2051			53,700	53,700	
12/01/2051	1,790,000	6.000%	53,700	1,843,700	1,897,400
	6,350,000		9,776,700	16,126,700	16,126,700

NET DEBT SERVICE

**REDTAIL RANCH METROPOLITAN DISTRICT
 GENERAL OBLIGATION BONDS, SERIES 2021
 Non-Rated, 120x, 30-yr. Maturity
 (Sized on All Growth)
 [Preliminary -- for discussion only]**

Period Ending	Principal	Interest	Total Debt Service	Debt Service Reserve Fund	Net Debt Service
12/01/2022		381,000	381,000	-1,270	379,730
12/01/2023		381,000	381,000	-1,270	379,730
12/01/2024	10,000	381,000	391,000	-1,270	389,730
12/01/2025	10,000	380,400	390,400	-1,270	389,130
12/01/2026	20,000	379,800	399,800	-1,270	398,530
12/01/2027	15,000	378,600	393,600	-1,270	392,330
12/01/2028	25,000	377,700	402,700	-1,270	401,430
12/01/2029	30,000	376,200	406,200	-1,270	404,930
12/01/2030	40,000	374,400	414,400	-1,270	413,130
12/01/2031	45,000	372,000	417,000	-1,270	415,730
12/01/2032	55,000	369,300	424,300	-1,270	423,030
12/01/2033	60,000	366,000	426,000	-1,270	424,730
12/01/2034	70,000	362,400	432,400	-1,270	431,130
12/01/2035	70,000	358,200	428,200	-1,270	426,930
12/01/2036	85,000	354,000	439,000	-1,270	437,730
12/01/2037	90,000	348,900	438,900	-1,270	437,630
12/01/2038	105,000	343,500	448,500	-1,270	447,230
12/01/2039	110,000	337,200	447,200	-1,270	445,930
12/01/2040	125,000	330,600	455,600	-1,270	454,330
12/01/2041	135,000	323,100	458,100	-1,270	456,830
12/01/2042	150,000	315,000	465,000	-1,270	463,730
12/01/2043	160,000	306,000	466,000	-1,270	464,730
12/01/2044	180,000	296,400	476,400	-1,270	475,130
12/01/2045	190,000	285,600	475,600	-1,270	474,330
12/01/2046	210,000	274,200	484,200	-1,270	482,930
12/01/2047	220,000	261,600	481,600	-1,270	480,330
12/01/2048	245,000	248,400	493,400	-1,270	492,130
12/01/2049	1,010,000	233,700	1,243,700	-1,270	1,242,430
12/01/2050	1,095,000	173,100	1,268,100	-1,270	1,266,830
12/01/2051	1,790,000	107,400	1,897,400	-636,270	1,261,130
	6,350,000	9,776,700	16,126,700	-673,100	15,453,600

BOND SOLUTION

**REDTAIL RANCH METROPOLITAN DISTRICT
 GENERAL OBLIGATION BONDS, SERIES 2021
 Non-Rated, 120x, 30-yr. Maturity
 (Sized on All Growth)**

[Preliminary -- for discussion only]

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Existing Debt Service	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2022		381,000	-1,270	829,064	1,208,794	1,457,488	248,694	120.57370%
12/01/2023		381,000	-1,270	810,864	1,190,594	1,433,232	242,638	120.37954%
12/01/2024	10,000	391,000	-1,270	802,964	1,192,694	1,432,640	239,946	120.11794%
12/01/2025	10,000	390,400	-1,270	784,764	1,173,894	1,409,890	235,996	120.10367%
12/01/2026	20,000	399,800	-1,270	776,864	1,175,394	1,412,141	236,747	120.14188%
12/01/2027	15,000	393,600	-1,270	763,664	1,155,994	1,392,923	236,929	120.49567%
12/01/2028	25,000	402,700	-1,270	760,464	1,161,894	1,398,389	236,495	120.35424%
12/01/2029	30,000	406,200	-1,270	741,664	1,146,594	1,381,405	234,810	120.47895%
12/01/2030	40,000	414,400	-1,270	743,164	1,156,294	1,389,836	233,542	120.19741%
12/01/2031	45,000	417,000	-1,270	728,764	1,144,494	1,375,085	230,591	120.14781%
12/01/2032	55,000	424,300	-1,270	729,364	1,152,394	1,386,023	233,629	120.27332%
12/01/2033	60,000	426,000	-1,270	719,064	1,143,794	1,373,402	229,607	120.07416%
12/01/2034	70,000	432,400	-1,270	723,464	1,154,594	1,387,531	232,937	120.17479%
12/01/2035	70,000	428,200	-1,270	716,664	1,143,594	1,377,559	233,965	120.45870%
12/01/2036	85,000	439,000	-1,270	719,264	1,156,994	1,394,059	237,065	120.48972%
12/01/2037	90,000	438,900	-1,270	715,664	1,153,294	1,385,801	232,507	120.16020%
12/01/2038	105,000	448,500	-1,270	721,164	1,168,394	1,404,370	235,976	120.19659%
12/01/2039	110,000	447,200	-1,270	715,164	1,161,094	1,397,514	236,420	120.36181%
12/01/2040	125,000	455,600	-1,270	723,264	1,177,594	1,417,851	240,257	120.40233%
12/01/2041	135,000	458,100	-1,270	719,564	1,176,394	1,412,242	235,847	120.04831%
12/01/2042	150,000	465,000	-1,270	729,664	1,193,394	1,434,201	240,806	120.17826%
12/01/2043	160,000	466,000	-1,270	722,664	1,187,394	1,429,474	242,080	120.38747%
12/01/2044	180,000	476,400	-1,270	734,464	1,209,594	1,452,858	243,264	120.11119%
12/01/2045	190,000	475,600	-1,270	728,864	1,203,194	1,449,015	245,820	120.43063%
12/01/2046	210,000	484,200	-1,270	741,764	1,224,694	1,473,679	248,984	120.33032%
12/01/2047	220,000	481,600	-1,270	741,964	1,222,294	1,470,458	248,164	120.30313%
12/01/2048	245,000	493,400	-1,270	752,264	1,244,394	1,496,310	251,915	120.24401%
12/01/2049	1,010,000	1,243,700	-1,270		1,242,430	1,493,661	251,231	120.22092%
12/01/2050	1,095,000	1,268,100	-1,270		1,266,830	1,520,555	253,725	120.02831%
12/01/2051	1,790,000	1,897,400	-636,270		1,261,130	1,518,373	257,243	120.39783%
	6,350,000	16,126,700	-673,100	20,096,539	35,550,139	42,757,965	7,207,826	

EXHIBIT G

District Election Questions

Shall Redtail Ranch Metropolitan District, Town of Erie, Colorado, be organized as a special district pursuant to Article 1 of Title 32, C.R.S., and pursuant to its service plan? YES NO

Vote for not more than two (2) Directors, to serve until the next regular special district election (May 2016)

Alan D. Linton

Susan M. Pratt

Vote for not more than three (3) Directors, to serve until the second regular special district election (May 2018)

Richard Dean

Reagan Dean

Keith M. Pockross

Redtail Ranch Metropolitan District Ballot Issue 5A:

SHALL REDTAIL RANCH METROPOLITAN DISTRICT TAXES BE INCREASED \$500,000 ANNUALLY (SUCH TAX INCREASE TO BE COLLECTED IN SUCH AMOUNT NOTWITHSTANDING ANY PROPERTY TAX CUT SPECIFIED BY ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AS IT CURRENTLY EXISTS OR AS AMENDED) OR SUCH LESSER AMOUNT AS NECESSARY TO PAY THE DISTRICT'S ADMINISTRATION AND OPERATIONS AND MAINTENANCE EXPENSES, SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO PAY SUCH EXPENSES AND SHALL THE REVENUE FROM SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2014 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN YES NO

THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Redtail Ranch Metropolitan District Ballot Issue 5B:

SHALL REDTAIL RANCH METROPOLITAN DISTRICT TAXES BE INCREASED **YES**
\$500,000 ANNUALLY (SUCH TAX INCREASE TO BE COLLECTED IN SUCH AMOUNT NOTWITHSTANDING ANY PROPERTY TAX CUT SPECIFIED BY ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AS IT CURRENTLY EXISTS OR AS AMENDED) OR SUCH LESSER AMOUNT AS **NO**
NECESSARY TO PAY THE DISTRICT'S ADMINISTRATION AND **OPERATIONS AND MAINTENANCE EXPENSES**, BY THE IMPOSITION OF A FEE OR FEES IMPOSED, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, TO PAY SUCH EXPENSES AND SHALL THE REVENUE FROM SUCH FEES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2014 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Redtail Ranch Metropolitan District Ballot Issue 5C:

SHALL REDTAIL RANCH METROPOLITAN DISTRICT TAXES BE INCREASED **YES**
\$500,000 ANNUALLY (SUCH TAX INCREASE TO BE COLLECTED IN SUCH AMOUNT NOTWITHSTANDING ANY PROPERTY TAX CUT SPECIFIED BY ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AS IT CURRENTLY EXISTS OR AS AMENDED) OR SUCH LESSER AMOUNT AS **NO**
NECESSARY FOR THE PAYMENT OF AMOUNTS DUE UNDER ONE OR MORE INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, FOR THE PURPOSE OF PAYING THE DISTRICT'S OBLIGATIONS UNDER ANY ONE OR MORE OF SUCH INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS, AND SHALL THE REVENUE FROM SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED,

RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2014 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Redtail Ranch Metropolitan District Ballot Issue 5D:

SHALL REDTAIL RANCH METROPOLITAN DISTRICT BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND ANY AND ALL AMOUNTS ANNUALLY FROM ANY REVENUE SOURCES WHATSOEVER **OTHER THAN AD VALOREM TAXES, INCLUDING BUT NOT LIMITED TO TAP FEES, FACILITY FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GRANTS, OR ANY OTHER FEE, RATE, TOLL, PENALTY, INCOME, OR CHARGE IMPOSED,** COLLECTED, OR AUTHORIZED BY LAW TO BE IMPOSED OR COLLECTED BY THE DISTRICT, AND SHALL SUCH REVENUES BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

YES

NO

Redtail Ranch Metropolitan District Ballot Issue 5E:

SHALL REDTAIL RANCH METROPOLITAN DISTRICT DEBT BE INCREASED \$13,000,000 WITH A REPAYMENT COST OF \$106,600,000, AND SHALL REDTAIL RANCH METROPOLITAN DISTRICT TAXES BE INCREASED \$106,000,000 ANNUALLY (SUCH TAX INCREASE TO BE COLLECTED IN SUCH AMOUNT NOTWITHSTANDING ANY PROPERTY TAX CUT SPECIFIED BY ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AS IT CURRENTLY EXISTS OR AS AMENDED) OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF ISSUED AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING,

YES

NO

FINANCING OR REFINANCING THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, **STREET IMPROVEMENTS**, INCLUDING BUT NOT LIMITED TO CURBS, GUTTERS, CULVERTS, AND OTHER DRAINAGE FACILITIES, UNDERGROUND CONDUITS, SIDEWALKS, TRAILS, PUBLIC PARKING LOTS, STRUCTURES AND FACILITIES, PAVING, LIGHTING, GRADING, LANDSCAPING, BIKE PATHS AND PEDESTRIAN WAYS, PEDESTRIAN OVERPASSES, RETAINING WALLS, FENCING, ENTRY MONUMENTATION, STREETSCAPING, BRIDGES, OVERPASSES, UNDERPASSES, INTERCHANGES, MEDIAN ISLANDS, IRRIGATION, AND A SAFETY PROTECTION SYSTEM THROUGH TRAFFIC AND SAFETY CONTROLS AND DEVICES ON STREETS AND HIGHWAYS AND AT RAILROAD CROSSINGS, SIGNALIZATION, SIGNING AND STRIPING, AREA IDENTIFICATION, DRIVER INFORMATION AND DIRECTIONAL ASSISTANCE SIGNS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND AND EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES; ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Redtail Ranch Metropolitan District Ballot Issue 5F:

SHALL REDTAIL RANCH METROPOLITAN DISTRICT DEBT BE INCREASED **YES**
\$3,500,000 WITH A REPAYMENT COST OF \$28,700,000, AND SHALL REDTAIL
RANCH METROPOLITAN DISTRICT TAXES BE INCREASED \$28,700,000
ANNUALLY (SUCH TAX INCREASE TO BE COLLECTED IN SUCH AMOUNT **NO**
NOTWITHSTANDING ANY PROPERTY TAX CUT SPECIFIED BY ARTICLE X,
SECTION 20 OF THE COLORADO CONSTITUTION, AS IT CURRENTLY
EXISTS OR AS AMENDED) OR SUCH LESSER AMOUNT AS MAY BE
NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS
THEREOF ISSUED AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR
HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT
TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR
INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING OR
REFINANCING THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING,
RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING,
WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, **PARKS AND
RECREATION** FACILITIES, IMPROVEMENTS AND PROGRAMS, INCLUDING
BUT NOT LIMITED TO COMMUNITY PARKS, BIKE PATHS AND
PEDESTRIAN WAYS, FENCING, TRAILS, REGIONAL TRAILS, FIELDS, TOT
LOTS, OPEN SPACE, CULTURAL ACTIVITIES, COMMON AREAS,
COMMUNITY RECREATION CENTERS, TENNIS COURTS, OUTDOOR
LIGHTING, EVENT FACILITIES, IRRIGATION FACILITIES, LAKES, WATER
BODIES, SWIMMING POOLS, PUBLIC FOUNTAINS AND SCULPTURES, ART,
GARDENS, LANDSCAPING, WEED CONTROL, AND OTHER ACTIVE AND
PASSIVE RECREATIONAL FACILITIES, IMPROVEMENTS AND PROGRAMS,
TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT
FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND
IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT
A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER
ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND
WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH
DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT
PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH
DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME,
TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE
DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY
TAXES, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH
TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL
TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE
OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT,
AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET
FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR
THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND
INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH
DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE
USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE

COLLECTED, RETAINED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Redtail Ranch Metropolitan District Ballot Issue 5G:

SHALL REDTAIL RANCH METROPOLITAN DISTRICT DEBT BE INCREASED **YES**
\$3,700,000 WITH A REPAYMENT COST OF \$30,340,000, AND SHALL REDTAIL RANCH METROPOLITAN DISTRICT TAXES BE INCREASED \$30,340,000 **NO**
ANNUALLY (SUCH TAX INCREASE TO BE COLLECTED IN SUCH AMOUNT NOTWITHSTANDING ANY PROPERTY TAX CUT SPECIFIED BY ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AS IT CURRENTLY EXISTS OR AS AMENDED) OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF ISSUED AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING OR REFINANCING THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A POTABLE AND NON-POTABLE **WATER SUPPLY**, STORAGE, TRANSMISSION AND DISTRIBUTION SYSTEM FOR DOMESTIC AND OTHER PUBLIC AND PRIVATE PURPOSES BY ANY AVAILABLE MEANS, AND TO PROVIDE ALL NECESSARY OR PROPER TREATMENT WORKS AND FACILITIES, EQUIPMENT, AND APPURTENANCES INCIDENT THERETO, INCLUDING BUT NOT LIMITED TO WELLS, WATER PUMPS, WATER LINES, WATER FEATURES, PURIFICATION PLANTS, PUMP STATIONS, TRANSMISSION LINES, DISTRIBUTION MAINS AND LATERALS, FIRE HYDRANTS, METERS, WATER TAPS, IRRIGATION FACILITIES, CANALS, DITCHES, WATER RIGHTS, FLUMES, PARTIAL FLUMES, HEADGATES, DROP STRUCTURES, STORAGE RESERVOIRS AND FACILITIES, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM,

AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Redtail Ranch Metropolitan District Ballot Issue 5H:

SHALL REDTAIL RANCH METROPOLITAN DISTRICT DEBT BE INCREASED **YES**
\$5,500,000 WITH A REPAYMENT COST OF \$45,100,000, AND SHALL REDTAIL RANCH METROPOLITAN DISTRICT TAXES BE INCREASED \$45,100,000 **NO**
ANNUALLY (SUCH TAX INCREASE TO BE COLLECTED IN SUCH AMOUNT NOTWITHSTANDING ANY PROPERTY TAX CUT SPECIFIED BY ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AS IT CURRENTLY EXISTS OR AS AMENDED) OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF ISSUED AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING OR REFINANCING THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A **SANITATION SYSTEM** WHICH MAY CONSIST OF STORM OR SANITARY SEWERS, OR BOTH, FLOOD AND SURFACE DRAINAGE, TREATMENT AND DISPOSAL WORKS AND FACILITIES, OR SOLID WASTE DISPOSAL FACILITIES OR WASTE SERVICES, AND ALL NECESSARY OR PROPER

EQUIPMENT AND APPURTENANCES INCIDENT THERETO, INCLUDING BUT NOT LIMITED TO TREATMENT PLANTS AND FACILITIES, COLLECTION MAINS AND LATERALS, LIFT STATIONS, TRANSMISSION LINES, CANALS, SLUDGE HANDLING, REUSE AND DISPOSAL FACILITIES, AND/OR STORM SEWER, FLOOD AND SURFACE DRAINAGE FACILITIES AND SYSTEMS, INCLUDING DETENTION/RETENTION PONDS, BOX CULVERTS AND ASSOCIATED IRRIGATION FACILITIES, EQUIPMENT, LAND, EASEMENTS AND SEWER TAPS, AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Redtail Ranch Metropolitan District Ballot Issue 5I:

SHALL REDTAIL RANCH METROPOLITAN DISTRICT DEBT BE INCREASED \$1,000,000 WITH A REPAYMENT COST OF \$8,200,000, AND SHALL REDTAIL RANCH METROPOLITAN DISTRICT TAXES BE INCREASED \$8,200,000 ANNUALLY (SUCH TAX INCREASE TO BE COLLECTED IN SUCH AMOUNT NOTWITHSTANDING ANY PROPERTY TAX CUT SPECIFIED BY ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AS IT CURRENTLY

YES

NO

EXISTS OR AS AMENDED) OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF ISSUED AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING OR REFINANCING THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, **A SYSTEM TO TRANSPORT THE PUBLIC BY BUS, RAIL OR ANY OTHER MEANS OF CONVEYANCE**, OR ANY COMBINATION THEREOF, OR PURSUANT TO CONTRACT, INCLUDING BUT NOT LIMITED TO PUBLIC TRANSPORTATION SYSTEM IMPROVEMENTS, TRANSPORTATION EQUIPMENT, PARK AND RIDE FACILITIES, PUBLIC PARKING LOTS, STRUCTURES, ROOFS, COVERS AND FACILITIES, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS, AND ALL NECESSARY EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES OR SYSTEMS, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Redtail Ranch Metropolitan District Ballot Issue 5J:

SHALL REDTAIL RANCH METROPOLITAN DISTRICT DEBT BE INCREASED **YES**
\$50,000 WITH A REPAYMENT COST OF \$410,000, AND SHALL REDTAIL
RANCH METROPOLITAN DISTRICT TAXES BE INCREASED \$410,000
ANNUALLY SUCH TAX INCREASE TO BE COLLECTED IN SUCH AMOUNT **NO**
NOTWITHSTANDING ANY PROPERTY TAX CUT SPECIFIED BY ARTICLE X,
SECTION 20 OF THE COLORADO CONSTITUTION, AS IT CURRENTLY
EXISTS OR AS AMENDED OR SUCH LESSER AMOUNT AS MAY BE
NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS
THEREOF ISSUED AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR
HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT
TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR
INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING OR
REFINANCING THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING,
RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING,
WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, MOSQUITO
CONTROL AND ERADICATION FACILITIES, IMPROVEMENTS, PROGRAMS,
EQUIPMENT AND SUPPLIES NECESSARY FOR THE ELIMINATION OF
MOSQUITOES, INCLUDING BUT NOT LIMITED TO THE ELIMINATION OR
TREATMENT OF BREEDING GROUNDS AND PURCHASE, LEASE,
CONTRACTING OR OTHER USE OF EQUIPMENT OR SUPPLIES FOR
MOSQUITO CONTROL WITHIN THE BOUNDARIES OF THE DISTRICT,
TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT
FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND
IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT
A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER
ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND
WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH
DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT
PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH
DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME,
TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE
DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY
TAXES, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH
TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL
TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE
OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT,
AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET
FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR
THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND
INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH
DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE
USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE
COLLECTED, RETAINED AND SPENT BY THE DISTRICT AS A VOTER-
APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING,

REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Redtail Ranch Metropolitan District Ballot Issue 5K:

SHALL REDTAIL RANCH METROPOLITAN DISTRICT DEBT BE INCREASED YES
\$100,000 WITH A REPAYMENT COST OF \$820,000, AND SHALL REDTAIL RANCH METROPOLITAN DISTRICT TAXES BE INCREASED \$820,000 NO
ANNUALLY SUCH TAX INCREASE TO BE COLLECTED IN SUCH AMOUNT NOTWITHSTANDING ANY PROPERTY TAX CUT SPECIFIED BY ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AS IT CURRENTLY EXISTS OR AS AMENDED OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF ISSUED AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING OR REFINANCING THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SAFETY PROTECTION SYSTEM OF TRAFFIC AND SAFETY CONTROLS AND DEVICES ON STREETS AND HIGHWAYS AND AT RAILROAD CROSSINGS, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNALS AND SIGNAGE, AND CONSTRUCTING UNDERPASSES OR OVERPASSES AT RAILROAD CROSSINGS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO

PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Redtail Ranch Metropolitan District Ballot Issue 5L:

SHALL REDTAIL RANCH METROPOLITAN DISTRICT DEBT BE INCREASED **YES**
\$100,000 WITH A REPAYMENT COST OF \$820,000, AND SHALL REDTAIL RANCH METROPOLITAN DISTRICT TAXES BE INCREASED \$820,000 ANNUALLY SUCH TAX INCREASE TO BE COLLECTED IN SUCH AMOUNT **NO**
NOTWITHSTANDING ANY PROPERTY TAX CUT SPECIFIED BY ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AS IT CURRENTLY EXISTS OR AS AMENDED OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF ISSUED AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING OR REFINANCING THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, **TELEVISION RELAY AND TRANSLATION SYSTEM IMPROVEMENTS** THROUGH ANY MEANS NECESSARY, INCLUDING BUT NOT LIMITED TO EQUIPMENT, FACILITIES AND STRUCTURES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES, ALL OF

THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Redtail Ranch Metropolitan District Ballot Issue 5M:

SHALL REDTAIL RANCH METROPOLITAN DISTRICT DEBT BE INCREASED **YES**
\$500,000 WITH A REPAYMENT COST OF \$4,100,000, AND SHALL REDTAIL RANCH METROPOLITAN DISTRICT TAXES BE INCREASED \$4,100,000 ANNUALLY (SUCH TAX INCREASE TO BE COLLECTED IN SUCH AMOUNT NOTWITHSTANDING ANY PROPERTY TAX CUT SPECIFIED BY ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AS IT CURRENTLY EXISTS OR AS AMENDED) OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF ISSUED AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO BE IN ANY FORM DETERMINED BY THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING OR REFINANCING THE DISTRICT'S **OPERATING AND MAINTENANCE EXPENSES**, OR ADVANCES OF OPERATING AND MAINTENANCE EXPENSES MADE TO THE DISTRICT, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, SUCH DEBT TO BE INCURRED AT ONE TIME OR FROM TIME TO TIME AND TO MATURE, BE SUBJECT TO REDEMPTION, WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, AND TO CONTAIN SUCH TERMS, NOT INCONSISTENT HERewith, AND BE MADE PAYABLE FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING **NO**

WITHOUT LIMITATION AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Redtail Ranch Metropolitan District Ballot Issue 5N:

SHALL REDTAIL RANCH METROPOLITAN DISTRICT DEBT BE INCREASED YES
\$27,450,000 WITH A REPAYMENT COST OF \$251,740,000, AND SHALL
REDTAIL RANCH METROPOLITAN DISTRICT TAXES BE INCREASED
\$251,740,000 ANNUALLY (SUCH TAX INCREASE TO BE COLLECTED IN NO
SUCH AMOUNT NOTWITHSTANDING ANY PROPERTY TAX CUT SPECIFIED
BY ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AS IT
CURRENTLY EXISTS OR AS AMENDED) OR SUCH LESSER AMOUNT AS
MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY
REFUNDINGS THEREOF ISSUED AT AN INTEREST RATE THAT IS EQUAL
TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED
DEBT BUT NOT TO EXCEED A MAXIMUM NET EFFECTIVE INTEREST RATE
OF 18% PER ANNUM, SUCH DEBT TO BE IN ANY FORM DETERMINED BY
THE DISTRICT AND ISSUED OR INCURRED FOR THE PURPOSE OF
**REFUNDING, REFINANCING OR DEFEASING ANY OR ALL OF THE
DISTRICT'S DEBT**, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR
TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY,
AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR
WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW
PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM
TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES
OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM

PROPERTY TAXES, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Redtail Ranch Metropolitan District Ballot Issue 50:

SHALL REDTAIL RANCH METROPOLITAN DISTRICT BE AUTHORIZED TO EXERCISE THE POWER TO ESTABLISH, MAINTAIN, AND OPERATE A SYSTEM TO TRANSPORT THE PUBLIC BY BUS, RAIL, OR ANY OTHER MEANS OF CONVEYANCE, OR ANY COMBINATION THEREOF, AND MAY THE DISTRICT CONTRACT TO UNDERTAKE SUCH ACTIVITIES? YES NO

Redtail Ranch Metropolitan District Ballot Question 5-1:

Shall members of the board of directors of Redtail Ranch Metropolitan District be authorized to serve without limitation on their terms of office pursuant to the right granted to the voters of the District in Article XVIII, Section 11 of the Colorado Constitution to lengthen, shorten, or eliminate the limitations on the terms of office imposed by such section? YES NO

EXHIBIT H

Underwriter Commitment Letter



August 20, 2014

Town of Erie
645 Holbrook St.
P.O. Box 750
Erie, CO 80516

RE: Proposed Redtail Ranch Metropolitan District

To Whom It May Concern:

We are engaged as investment banker for Redtail Ranch Metropolitan District. We have reviewed the service plan and the cash flow analyses, which demonstrate the feasibility of the financing based on assumptions provided by the developer.

Based on our work thus far and our understanding of, and experience with, the financial markets, we believe the debt assumptions included in the financial analysis are reasonable. Our engagement provides that we will serve as underwriter to the District's voter authorized debt once sufficient credit support can be identified based on assessed value, guarantees provided by the Developer and/or other forms of credit enhancement.

Please do not hesitate to contact me with questions.

Sincerely,

A handwritten signature in blue ink, appearing to be 'S Sharp', written over a horizontal line.

Sam Sharp
Managing Director

D.A. Davidson & Co. Fixed Income Capital Markets
1600 Broadway, Suite 1100 • Denver, Colorado 80202-4922 • (303) 764-6000 • (800) 942-7557 • Fax (303) 764-5770
www.dadavidson.com

D.A. Davidson & Co.
Member SIPC

EXHIBIT I

Form of Disclosure

FORM OF DISCLOSURE

Special Taxing District. The property is located within the boundaries of Redtail Ranch Metropolitan District, a Title 32 special district (the "District"). The District has issued or expects to issue bonds that are paid by revenues produced from annual tax levies on the taxable property within the District and from other legally available revenues. The buyer may investigate the financing plans of the District, proposed or existing mill levies of the District servicing such indebtedness, and the potential for an increase in such mill levies.

EXHIBIT J

Proof of Ownership and Encumbrances

Colorado Escrow and Title Services, LLC
520 Main Street, Suite C
Longmont, CO 80501
Phone: 303-678-8500
Fax: 303-678-8509

Transmittal Information

Date: 07/29/2014
File No: 23493CET
Property Address
Buyer\Borrower **Stratus Companies, LLC a Colorado limited liability company**
Seller **WWD Limited Liability Company**

For changes and updates please contact your Escrow:
Escrow Officer: Title Officer:
Kelley M. Abernathy Nate Abernathy
Colorado Escrow and Title Services, LLC Colorado Escrow and Title Services, LLC
520 Main Street, Suite C c/o ET Production Services, LLC
Longmont, CO 80501
Phone: 303-678-8500
Fax: 303-678-8509
E-Mail: kabernathy@coloescrow.com
Processor: Kelley M. Abernathy
E-Mail: kabernathy@coloescrow.com

Copies Sent to: Title Commitment and Tax Certificate

Buyer:	Seller:
Stratus Companies, LLC a Colorado limited liability company	WWD Limited Liability Company
Attn: Richard Dean	Attn: Al Linton
Email: rdean@stratuscompanies.com	Email: alinton@prattland.com
	Attn: Susan Pratt
	Email: spratt@prattland.com

Buyer's Attorney:
Greenburg Traurig, LLP
Attn: Keith M. Pockross, Esq.
Email: pockrossk@gtlaw.com

Colorado Escrow and Title Services, LLC
As agent for
First American Title Insurance Company

COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

1. Effective Date: **July 17, 2014 at 8:00 am**

2. Policy or Policies to be issued:

A. ALTA 2006 OWNER'S POLICY **\$7,900,000.00**

Proposed Insured: **Stratus Companies, LLC a Colorado limited liability company**

B. ALTA 2006 LOAN POLICY

Proposed Insured:

Tax Certificate X3	\$ 75.00
Basic Owner's Policy	\$ 5,780.00
Delete Standard Exceptions from Owner's Policy	\$ TBD
Total:	\$ 5,855.00

3. The estate or interest in the land described in this Commitment and covered herein is **Fee Simple** and title thereto is at the effective date hereof vested in:

WWD Limited Liability Company

4. The land referred to in the Commitment is situate in the county of **Weld**, State of **Colorado** and is described as follows:

SEE ATTACHED EXHIBIT "A"

Countersigned
Colorado Escrow and Title Services, LLC

By: 

Nate Abernathy

EXHIBIT "A"

A PORTION OF W1/2 NE1/4, E1/2 NE1/4 AND S 1/2 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 29; THENCE S89°53'54"W, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 29, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 5 (80' WIDE) AS DESCRIBED AT [RECEPTION NO. 1973755](#) IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE S00°33'04"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2628.75 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF A 60' WIDE RIGHT-OF-WAY AS DESCRIBED IN [BOOK 86 AT PAGE 273](#) AS RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, THENCE N89°52'25"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2582.89 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N89°51'56"W, A DISTANCE OF 2592.85 FEET TO A POINT ON THE EASTERLY LINE OF A 60' WIDE RIGHT-OF-WAY LINE AS DESCRIBED IN SAID [BOOK 86 AT PAGE 273](#); THENCE N00°46'44"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1011.94 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND AS DESCRIBED AT [RECEPTION NO. 2360787](#), RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO; THENCE TRAVELING ALONG THE SOUTH AND EASTERLY PORTION OF SAID PARCEL OF LAND, THE FOLLOWING (3) THREE COURSES:

- 1. S89°59'07"E, A DISTANCE OF 1264.97 FEET TO A POINT;**
- 2. N45°48'01"E, A DISTANCE OF 1075.96 FEET TO A POINT;**
- 3. N00°40'10"W, A DISTANCE OF 850.48 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 29;**

THENCE N89°55'44"E, ALONG SAID NORTH LINE, A DISTANCE OF 549.46 FEET TO A POINT ON THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE CONTINUING ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 29, N89°55'15"E, A DISTANCE OF 479.08 FEET TO A POINT; THENCE N48°09'00"E, A DISTANCE OF 1110.81 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE N00°36'26"W, ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 370.76 FEET TO A POINT ON THE SOUTHERLY LINE OF RIGHT-OF-WAY (60' WIDE) AS DESCRIBED IN [BOOK 868 AT PAGE 89](#) AND AT RECEPTION NO. 1687926 AS RECORDED IN WELD COUNTY COLORADO; THENCE NORTH 68°34'00"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1364.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 5; THENCE S00°32'52"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1607.21 FEET TO THE POINT OF BEGINNING.

First American Title Insurance Company
COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION I
REQUIREMENTS

Effective Date: **July 17, 2014 at 8:00am**

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premium, fees and charges for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:
- (d) You must tell us in writing the name of anyone not referred to in this document who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions relating to the interest or the loan.
- (e) **Copy of the current Operating Agreement for WWD, LLC, a limited liability company, setting forth the name of the manager(s), and its members, and their respective powers.**

NOTE: The above requirement must be submitted to and approved by the Company, but need not be recorded.

NOTE: This Commitment may be subject to additional Requirements and/or Exceptions upon receipt of the documents described in the requirement above.

- (f) **Statement of authority for WWD, LLC evidencing the existence of the entity and authority of person authorized to execute instruments, conveying, encumbering or otherwise affecting title to real property on behalf of the entity, and containing the other information required by crs 38-30-172, evidencing the existence of said entity on or prior to its acquisition of title to the land herein.**
- (g) **Deed sufficient to convey fee simple estate or interest in the land described or referred to herein, to the proposed insured, Schedule A, Item 2A.**

NOTE: Section 38-35-109 (2) of the Colorado Revised Statutes, 1973, requires that a notation of the legal address of the purchaser (not necessarily the same as the property address) be included on the face of the deed to be recorded.

NOTE: C.R.S.39-14-102 requires that a Real Property Transfer Declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

*ALTA Commitment - Schedule B
- Section I*

NOTE: This commitment consists of insert pages labeled in Schedule A, Schedule B-Section 1, and Schedule B-Section 2. This commitment is of no force and effect unless all schedules are included, along with any Rider pages incorporated by reference in the insert pages

- (h) Release by the Public Trustee of the County of Weld of the Deed of Trust from WWD Limited Liability Company for the use of J. Stuart Horsfall to secure \$500,000.00, dated December 10, 2012 and recorded December 11, 2012 at [Reception No. 3895217](#).**
- (i) ALTA/ACSM Survey must be furnished to the company. Exception will be taken to adverse matters thereby disclosed.**
- (j) Receipt by the company of the attached agreement indemnifying it against unfiled mechanic's and materialmen's liens.**

NOTE: Due to the liability amount of the policy to be issued hereunder, this commitment in it's entirety is subject to approval by this company's underwriter.

First American Title Insurance Company
COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION II
EXCEPTIONS

Effective Date: **July 17, 2014 at 8:00am**

The Policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements or claims of easements not shown in the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the land would disclose, and which are not shown by the public record.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
7. Any water rights or claims or title to water, in or under the land, whether or not shown by the public records.
8. Taxes due and payable; and any tax, special assessments, charge or lien imposed for water or sewer service, or for any other special taxing district. Note: Upon verification of payment of all taxes the above exception will be amended to read, "Taxes and assessments for the current year, and subsequent years, a lien not yet due and payable."
9. **TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS AS SET FORTH IN OIL AND GAS LEASE TO ENERGY OIL INC. DATED JANUARY 9, 1981 RECORDED FEBRUARY 11, 1981 IN BOOK 927 AT RECEPTION NO. 1849459 AND RE-RECORDED FEBRUARY 24, 1981 IN BOOK 928 AT RECEPTION NO. 1850427 AND ANY AND ALL ASSIGNMENTS THEREOF. AFFIDAVIT RECORDED SEPTEMBER 9, 1982 AT RECEPTION NO. 1903295; SEPTEMBER 16, 1982 AT RECEPTION NO. 1903873; DECEMBER 13, 1982 AT RECEPTION NO. 1911302; JANUARY 19, 1984 AT RECEPTION NO. 1953577; JULY 16, 1993 AT RECEPTION NO. 2341390 AND 2341391.**
10. **RIGHT OF WAY FOR COUNTY ROADS 30 FEET WIDE ON EITHER SIDE OF SECTION AND TOWNSHIP LINES AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS FOR WELD COUNTY RECORDED OCTOBER 14, 1889 IN BOOK 86 AT PAGE 273.**
11. **TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS AS SET FORTH IN WARRANTY DEED FROM THE UNION PACIFIC RAILWAY CO. DATED MAY 10, 1906 AND RECORDED MAY 31, 1906 IN BOOK 233 AT PAGE 42 CONVEYING TO DAVID J. MEACHEN AND OSCAR W. MEACHEN THE FOLLOWING RESERVATION RESERVES ALL OIL, COAL AND OTHER MINERALS WITHIN OR UNDERLYING SAID LANDS.**

12. TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS AS SET FORTH IN RIGHT OF WAY DEED FROM THE ROCKY MOUNTAIN FUEL CO. TO CHICAGO BURLINGTON AND QUINCY RAILROAD COMPANY RECORDED DECEMBER 15, 1899 IN [BOOK 541 AT PAGE 524](#).
13. TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS AS SET FORTH IN RIGHT OF WAY EASEMENT DATED FEBRUARY 22, 1972 AND RECORDED SEPTEMBER 6, 1972 IN BOOK 675 AT [RECEPTION NO. 1596965](#) WHICH GRANTS TO UNION RURAL ELECTRIC ASSOCIATION INC. A 10 FOOT EASEMENT PARALLEL TO NORTH LINE OF SEC 29 FOR INSTALLATION, REPAIR AND MAINTENANCE OF ELECTRIC LINES.
14. TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS AS SET FORTH IN RIGHT OF WAY EASEMENT TO COORS ENERGY COMPANY FOR AN EASEMENT OVER AND ACROSS THE SOUTH 50 FEET OF SEC 29 FOR A HYDROCARBON PIPELINE, EASEMENT DATED OCTOBER 29, 1981 AND RECORDED NOVEMBER 8, 1981 IN BOOK 952 AT [RECEPTION NO. 1873885](#).
15. RIGHT OF WAY FOR PUBLIC HIGHWAY GRANTED TO WELD COUNTY BY INSTRUMENT RECORDED APRIL 11, 1929 IN [BOOK 868 AT PAGE 89](#) OF THE REAL PROPERTY RECORDS OF WELD COUNTY COLORADO.
16. SUBJECT TO RIGHT OF WAY FOR ELECTRIC FACILITIES AND APPURTENANCES GRANTED TO UNION RURAL ELECTRIC ASSOCIATION, INC. BY INSTRUMENT RECORDED OCTOBER 31, 1979 IN BOOK 886 AT [RECEPTION NO. 1808001](#) IN THE REAL PROPERTY RECORDS OF WELD COUNTY AS SHOWN HEREON.
17. RIGHT OF WAY FOR THE CHICAGO BURLINGTON, QUINCY RAILROAD AS SHOWN ON MAP AT NO. 545994.
18. TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS AS SET FORTH IN QUIT CLAIM DEED BY AND BETWEEN WELD COUNTY AND THE PRESENT OWNERS FOR A 30 FOOT STRIP OF LAND ON EACH SIDE OF THE CENTERLINES RECORDED AUGUST 21, 1975 AT [RECEPTION NO. 1667926](#).
19. TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS AS SET FORTH IN RIGHT OF WAY GRANT BY AND BETWEEN KENNETH E. PRATT AND KAREN K. LANDERS AND PANHANDLE EASTERN PIPELINE COMPANY RECORDED FEBRUARY 10, 1982 AT [RECEPTION NO. 1882627](#).
20. TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS AS SET FORTH IN RIGHT OF WAY GRANT BY AND BETWEEN KENNETH E. PRATT AND KAREN K. LANDERS AND PANHANDLE EASTERN PIPELINE COMPANY RECORDED OCTOBER 12, 1982 AT [RECEPTION NO. 1906199](#).
21. TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS AS SET FORTH IN RESOLUTION RECORDED JULY 12, 1984 AT [RECEPTION NO. 1973755](#).
22. TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS AS SET FORTH IN QUIT CLAIM DEED BY AND BETWEEN KAREN K. KRAMER FKA KAREN K. LANDERS AND WWD LIMITED LIABILITY COMPANY RESERVING MINERALS RECORDED DECEMBER 1, 1992 AT [RECEPTION NO. 2312716](#).
23. TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS AS SET FORTH IN QUIT CLAIM DEED BY AND BETWEEN KENNETH E. PRATT AND WWD LIMITED LIABILITY

COMPANY RESERVING MINERALS RECORDED DECEMBER 1, 1992 AT [RECEPTION NO. 2312717](#).

24. **TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS AS SET FORTH IN RIGHT OF WAY GRANT BY AND BETWEEN WWD LIMITED LIABILITY COMPANY AND K N FRONT RANGE GATHERING COMPANY RECORDED MAY 3, 1993 AT [RECEPTION NO. 2331352](#) AND [2331353](#).**
25. **RESERVATION AS CONTAINED IN DEED FROM THE ROCKY MOUNTAIN FUEL COMPANY TO COLORADO LANDFILL, INC., A COLORADO CORPORATION RECORDED SEPTEMBER 17, 1979 IN BOOK 881 AT [RECEPTION NO. 1803442](#), DESCRIBED AS FOLLOWS: "RESERVING UNTO GRANTOR ALL OIL, GAS AND OTHER MINERALS, EXCEPT THOSE CONSIDERED SALVAGE OR BY PRODUCTS FROM LANDFILL OPERATIONS AND RESERVING UNTO GRANTOR THE RIGHT OF INGRESS AND TO USE SO MUCH OF THE SURFACE OF THE PROPERTY AS IS NECESSARY TO PRODUCE SUCH OIL, GAS AND OTHER MINERALS ADDITIONALLY, GRANTEE SHALL HOLD HARMLESS THE GRANTOR FROM THE LIABILITY FOR DAMAGES FROM SUBSIDENCE OR PREVIOUS MINING OPERATIONS WHICH TOOK PLACE ON SAID PROPERTY.**
26. **TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF OIL AND GAS LEASE FROM THE ROCKY MOUNTAIN FUEL COMPANY AND ENERGY OIL RECORDED SEPTEMBER 11, 1981 IN BOOK 974 AS [RECEPTION NO. 1868804](#), AFFIDAVIT OF PRODUCTION RECORDED JANUARY 6, 1983 AT [RECEPTION NO. 1913630](#) AND AFFIDAVIT OF PRODUCTION RECORDED MARCH 31, 1983 AT [RECEPTION NO. 1918859](#) AND ANY AND ALL SUBSEQUENT INSTRUMENTS RELATING THERETO.**
27. **NOTES AND DEVELOPMENT STANDARD AS SHOWN IN SOUTHWEST WELD COUNTY LANDFILL SITE MAP RECORDED OCTOBER 1979 IN BOOK 883 AT [RECEPTION NO. 1805457](#).**
28. **TERMS AND CONDITIONS OF RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF WELD COUNTY COLORADO RECORDED DECEMBER 15, 1987 AT [RECEPTION NO. 2124879](#).**
29. **ANY ASSESSMENT OR LIEN OF THE LEFT HAND WATER DISTRICT AS DISCLOSED BY THE INSTRUMENT RECORDED AUGUST 28, 1990 IN BOOK 1274 AT [RECEPTION NO. 2224977](#).**
30. **NOTICE CONCERNING UNDERGROUND FACILITIES OF UNITED POWER INC., FORMERLY UNION RURAL ELECTRIC ASSOCIATION INC. RECORDED JANUARY 24, 1991 IN BOOK 1288 AT [RECEPTION NO. 2239296](#).**
31. **TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS AS SET FORTH IN GRANT OF PERMANENT PUBLIC ROADWAY AND UTILITIES EASEMENT BY AND BETWEEN WWD LLC AND TOWN OF ERIE RECORDED OCTOBER 17, 2001 AT [RECEPTION NO. 2892722](#) AND [2892723](#).**
32. **TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS AS SET FORTH IN TEMPORARY CONSTRUCTION EASEMENT AGREEMENT BY AND BETWEEN WWD LLC AND VISTA RIDGE METROPOLITAN DISTRICT RECORDED NOVEMBER 26, 2001 AT [RECEPTION NO. 2903153](#).**
33. **TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS AS SET FORTH IN RESOLUTION RECORDED JULY 10, 1985 AT [RECEPTION NO. 2016553](#).**

34. SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS AS SET FORTH IN WARRANTY DEED RECORDED JANUARY 9, 1988 AT [RECEPTION NO. 2127500](#).
35. TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS AS SET FORTH IN PUBLIC SERVICE EASEMENT RECORDED JANUARY 22, 1996 AT [RECEPTION NO. 2472638](#).
36. TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS AS SET FORTH IN MAP RECORDED MARCH 21, 1997 AT [RECEPTION NO. 2539021](#).
37. TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS AS SET FORTH IN RIGHT OF WAY GRANT BY AND BETWEEN WWD LIMITED LIABILITY COMPANY AND KN WATTENBERG TRANSMISSION LLC RECORDED SEPTEMBER 4, 1998 AT [RECEPTION NO. 2638347](#) AND [2638348](#).
38. TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS AS SET FORTH IN WARRANTY DEED BY AND BETWEEN WWD LIMITED LIABILITY COMPANY AND LAIDLAW WASTE RECORDED AT [RECEPTION NO. 2360787](#).
39. MATTERS AS SET FORTH ON SURVEY, INCLUDING, BUT NOT LIMITED TO, FENCES NOT ON PROPERTY LINE AND DIRT ROAD CROSSING PROPERTY, ON SURVEY BY ASPEN SURVEYING INC. DATED MARCH 3, 2005 AT PROJECT NO. 2005-0039.
40. ANY AND ALL LEASES AND/OR TENANCIES.
41. WATER RIGHTS, CLAIMS OR TITLE TO WATER.
42. ANY AND ALL UNPAID TAXES AND ASSESSMENTS.
43. TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS AS SET FORTH IN REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED APRIL 21, 2006 AT [RECEPTION NO. 3381091](#).
44. TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS AS SET FORTH IN PRATT 2 PROPERTY ANNEXATION AGREEMENT RECORDED MAY 14, 2007 AT [RECEPTION NO. 3475773](#) FIRST AMENDMENT RECORDED JANUARY 12, 2010 AS [RECEPTION NO. 3669785](#).
45. ALL NOTES, RESTRICTIONS AND EASEMENTS AS SET FORTH IN PRATT 2 ANNEXATION MAP RECORDED MAY 14, 2007 AT [RECEPTION NO. 3475774](#).
46. ALL NOTES, RESTRICTIONS AND EASEMENTS AS SET FORTH IN PRATT 2 ZONING MAP RECORDED MAY 14, 2007 AT [RECEPTION NO. 3475775](#).
47. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RIGHT-OF-WAY GRANT RECORDED NOVEMBER 17, 2011 AT [RECEPTION NO. 3806190](#).
48. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SURFACE USE AGREEMENT RECORDED JULY 15, 2011 AT [RECEPTION NO. 3780264](#).
49. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RIGHT-OF-WAY AND EASEMENT AGREEMENT RECORDED APRIL 28, 2014 AT [RECEPTION NO. 4011986](#).

Note: Colorado revised statues 10-11-123 requires the following notice:

That there is recorded evidence that a mineral estate has been severed, leased or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third part holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and

That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: The policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

~ WIRING INSTRUCTIONS ~

ON ALL WIRE TRANSFERS, PLEASE CREDIT OUR ACCOUNT AS FOLLOWS:

BANKERS BANK OF THE WEST
1099 18TH Street
Denver, CO 80202

ROUTING NUMBER/ABA: **102003743**

CREDIT TO: **FLATIRONS BANK**

ACCOUNT NUMBER: **1000983**

FOR FURTHER CREDIT TO: **COLORADO ESCROW**

ACCOUNT NUMBER: **01206432 (NEW ACCOUNT)**

PLEASE REFERENCE OUR FILE NUMBER: **23493CET**

AND THE BORROWER'S LAST NAME:

Colorado Escrow and Title Services, LLC
520 Main Street, Suite C
Longmont, Colorado 80501

Additional Documents

First American Title Insurance Company Title Commitment Jacket

Colorado Escrow & Title, LLC. Understanding Your Title Commitment

Colorado Escrow & Title, LLC. Conditions and Stipulation

Colorado Escrow & Title, LLC. Disclosures

ORDINANCE NO. 35-2014
Series of 2014

AN ORDINANCE OF THE TOWN OF ERIE, COLORADO AMENDING TITLE 4, "BUSINESS REGULATIONS," OF THE ERIE MUNICIPAL CODE OF THE TOWN OF ERIE, COLORADO BY ADDING A NEW CHAPTER 11, "RETAIL MARIJUANA BUSINESS PROHIBITION," PROHIBITING MARIJUANA CULTIVATION FACILITIES, MARIJUANA PRODUCT MANUFACTURING FACILITIES, MARIJUANA TESTING FACILITIES, AND RETAIL MARIJUANA STORES IN THE TOWN; AND, SETTING FORTH DETAILS IN RELATION THERETO

WHEREAS, Colorado voters approved an amendment to the State Constitution, Article XVIII, Section 16, which allows in part for the retail sale and cultivation of marijuana in the State of Colorado; and,

WHEREAS, Article XVIII, Section 16, of the Colorado Constitution authorizes local governments, such as the Town of Erie, to "prohibit the operation of marijuana cultivation facilities, marijuana product manufacturing facilities, marijuana testing facilities or retail marijuana stores through the enactment of an ordinance;" and,

WHEREAS, the Board of Trustees of the Town of Erie has carefully considered the provisions of Article XVIII, Section 16, of the Colorado Constitution, and the impact of operation of marijuana cultivation facilities, marijuana product manufacturing facilities, marijuana testing facilities, and retail marijuana stores' licenses on the health, safety and welfare of the Town and the inhabitants thereof, and has determined, as an exercise of its local land use authority, that such marijuana cultivation facilities, marijuana product manufacturing facilities, marijuana testing facilities, and retail marijuana stores shall not be located within the corporate limits of the Town; and,

WHEREAS, the Board of Trustees has determined that it is in the best interest of the citizens of the Town to amend the Erie Municipal Code as set forth herein below.

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

Section 1. That Title 4, "Business Regulations," of the Erie Municipal Code of the Town of Erie, Colorado shall be and hereby is amended to add a new Chapter 11, "Retail Marijuana Business Prohibition," to read as follows:

**TITLE 4
BUSINESS REGULATIONS**

CHAPTER 11 RETAIL MARIJUANA BUSINESS PROHIBITION

- 4-11-1: FINDINGS AND LEGISLATIVE INTENT**
- 4-11-2: DEFINITIONS**
- 4-11-3: MARIJUANA CULTIVATION FACILITIES, MARIJUANA
PRODUCT MANUFACTURING FACILITIES,
MARIJUANA TESTING FACILITIES, AND RETAIL
MARIJUANA STORES' LICENSES PROHIBITED.**
- 4-11-4: PENALTY; NUISANCE DECLARED.**

4-11-1: FINDINGS AND LEGISLATIVE INTENT.

The Board of Trustees of the Town of Erie makes the following legislative findings:

a. The Board of Trustees finds and determines that Article XVIII, Section 16, of the Colorado Constitution specifically authorizes in part that the governing body of a municipality may enact an ordinance to prohibit the operation of marijuana cultivation facilities, marijuana product manufacturing facilities, marijuana testing facilities, and retail marijuana stores.

b. The Board of Trustees finds and determines after careful consideration of the provisions of Article XVIII, Section 16, of the Colorado Constitution, and after evaluating, inter alia, the potential secondary impacts associated with the operation of marijuana cultivation facilities, marijuana product manufacturing facilities, marijuana testing facilities, and retail marijuana stores, that such land uses have an adverse effect on the health, safety and welfare of the Town and the inhabitants thereof.

c. The Board of Trustees therefore finds and determines that as a matter of the Town's local land use and zoning authority, and consistent with the authorization provided by the Article XVIII, Section 16, of the Colorado Constitution, that no suitable location exists within the corporate limits of the Town of Erie for the operation of marijuana cultivation facilities, marijuana product manufacturing facilities, marijuana testing facilities, and retail marijuana stores' licenses.

4-11-2: DEFINITIONS.

For purposes of this Chapter, the following terms shall have the following meanings:

Marijuana has the same meaning as in Section 6-10-3.H. of this Code.

Marijuana accessories has the same meaning as in Section 6-10-12.B. of this Code.

Marijuana cultivation facility means an entity licensed to cultivate, prepare, and package marijuana and sell marijuana to retail marijuana stores, to marijuana product manufacturing facilities, and to other marijuana cultivation facilities, but not to consumers.

Marijuana establishment means a marijuana cultivation facility, a marijuana testing facility, a marijuana product manufacturing facility, or a retail marijuana store.

Marijuana product manufacturing facility means an entity licensed to purchase marijuana; manufacture, prepare, and package marijuana products; and sell marijuana and marijuana products to other marijuana product manufacturing facilities and to retail marijuana stores, but not to consumers.

Marijuana products means concentrated marijuana products and marijuana products that are comprised of marijuana and other ingredients and are intended for use or consumption, such as, but not limited to, edible products, ointments, and tinctures.

Marijuana testing facility means an entity licensed to analyze and certify the safety and potency of marijuana.

Retail marijuana store means an entity licensed to purchase marijuana from marijuana cultivation facilities and marijuana and marijuana products from marijuana product manufacturing facilities and to sell marijuana and marijuana products to consumers.

Person has the same meaning as in Section 4-9-1 of this Code.

4-11-3 MARIJUANA CULTIVATION FACILITIES, MARIJUANA PRODUCT MANUFACTURING FACILITIES, MARIJUANA TESTING FACILITIES, AND RETAIL MARIJUANA STORES' LICENSES PROHIBITED.

It is unlawful for any person to operate, cause to be operated, or permit to be operated, any marijuana cultivation facilities, marijuana product manufacturing facilities, marijuana testing facilities, and retail marijuana stores within the Town, and all such uses are hereby prohibited in any location within the Town, or within any area hereinafter annexed to the Town.

4-11-4: PENALTY: NUISANCE DECLARED.

a. It is unlawful for any person to violate any of the provisions of this Chapter. Any such violation is hereby designated a criminal offense, and any person found guilty of violating any of the provisions of this Chapter shall, upon conviction thereof, be punished pursuant to Title 1, Chapter 4 of this Code. Each day that a violation of any of the provisions of this Chapter continues to exist shall be deemed a separate and distinct violation.

b. The conduct of any activity or business in violation of this Chapter is hereby declared to be a public nuisance, which may be abated pursuant to the provisions for the abatement of nuisance provided for in Title 5, Chapter 1 of this Code.

c. In addition to other remedies available to the Town, the Town may commence an action to enjoin the alleged violation of any provision of this Chapter, or to authorize and compel the removal, termination or abatement of such violation.

Section 2. That Title 1, "Administration and Personnel," Chapter 4, "Municipal Court; General Penalty," Section 1-4-6, "Violations and Penalties Enumerated," sub-part B, "Criminal Violations," of the Erie Municipal Code of the Town of Erie, Colorado shall be and hereby is amended to add Title 4, "Business Regulations," Chapter 11, "Retail Marijuana Businesses Prohibited," Sections 4-11-3 and 4-11-4 to the list of Criminal Violations.

Section 3. Severance Clause. If an article, section, paragraph, sentence, clause or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of Trustees hereby declares that it would have passed this Ordinance and each part or parts thereof, irrespective of the fact that any one part or parts may be declared invalid or unconstitutional.

Section 4. Repeal. All other ordinances, or parts of any ordinances or other Code provisions in conflict herewith are hereby repealed.

Section 5. Effective Date. This ordinance shall take effect thirty (30) days after publication following final passage.

INTRODUCED, PASSED, ADOPTED AND ORDER PUBLISHED IN FULL BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE THIS ____ DAY OF _____, 2014.

PUBLISHED IN FULL ON THE ____ DAY OF _____, 2014.

TOWN OF ERIE, COLORADO, a Colorado
municipal corporation

By: _____
Tina Harris, Mayor

ATTEST:

By: _____
Nancy Parker, Town Clerk

TOWN OF ERIE
BOARD OF TRUSTEE AGENDA ITEM
Board Meeting Date: October 14, 2014

SUBJECT: **ORDINANCES**

Consideration Of Ordinance 33-2014 (Second Reading): An Ordinance Of The Town Of Erie, Colorado, Rezoning The Sierra Vista Property Pursuant To The Petition Of The Owner Thereof, From HR – High Density Residential And CC – Community Commercial To LR - Low Density Residential And CC – Community Commercial; And, Providing For The Effective Date Of This Ordinance; And, Setting Forth Details In Relation Thereto.

PURPOSE: Public Hearing to consider Rezoning of the Sierra Vista property from HR – High Density Residential and CC – Community Commercial to LR – Low Density Residential and CC – Community Commercial.

CODE REVIEW: Erie Municipal Code, Title 10

DEPARTMENT: Community Development

PRESENTER: Todd Bjerkaas, Senior Planner

FISCAL INFORMATION:	Cost as Recommended:	na
	Balance Available:	na
	Budget Line Item Number:	000 . 00 . 000 . 000000 . 000000
	New Appropriation Required:	<input type="checkbox"/> Yes <input type="checkbox"/> No

STAFF RECOMMENDATION: Staff finds the application in compliance with the Rezoning approval criteria and recommends the Board of Trustees approve the Sierra Vista Rezoning application by approving Ordinance 33-2014.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission held a public hearing for the Rezoning request on September 3, 2014. The Planning Commission recommended approval of the Rezoning by approving Resolution P14-17, with the following conditions:

1. Technical corrections to the Sierra Vista Zoning Map shall be made to the Town’s satisfaction.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Owner: **Karen K. Kramer and Pratt Properties, LP**
Karen K. Kramer and Susan Pratt
105 S. Sunset, Suite H
Longmont, CO 80501

BC Land, LLC
Blake Carlson
10261 Arapahoe Road
Lafayette, CO 80026

Applicant: **Highway 7 and Bonanza, LLC**
Jeff Handlin
9033 E. Easter Place, Suite 110
Centennial, CO 80112

Property Location: Northwest Corner of State Highway 7 and Bonanza Drive



Existing Conditions:

- Site Condition: Vacant land
- Property Size: 60.48 acres

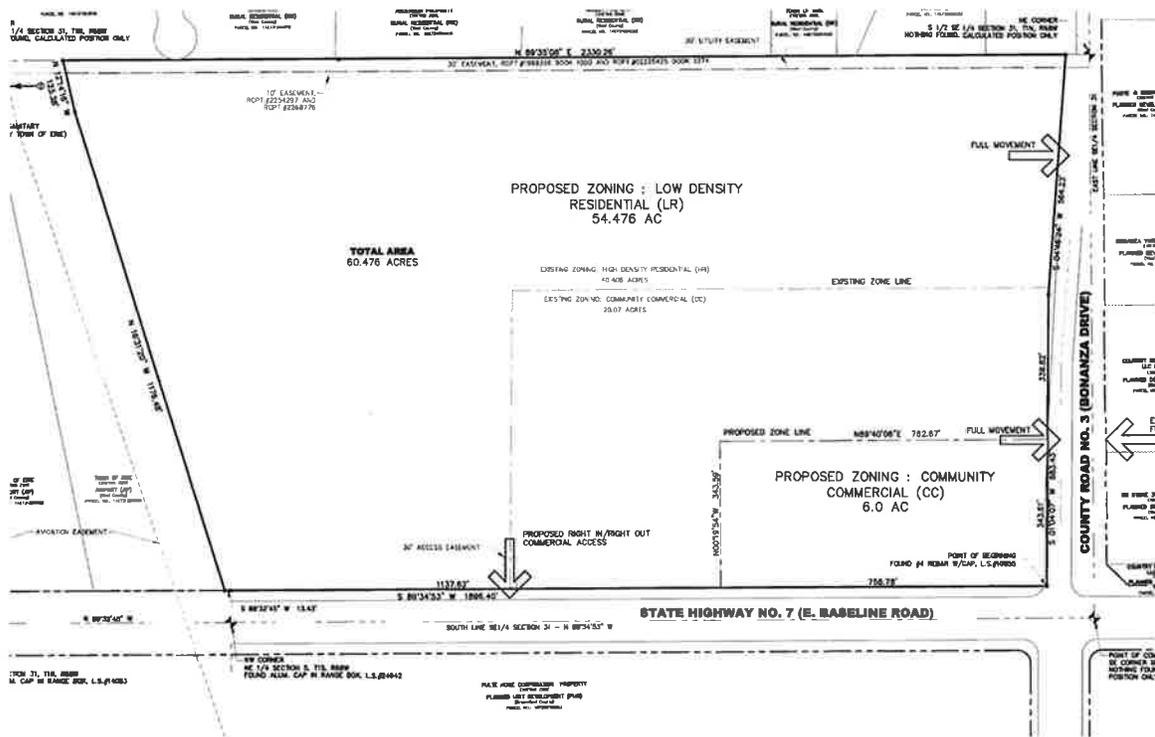
Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	RR – Rural Residential	Erie Air Park Subdivision
SOUTH	PUD (Broomfield) – Residential	Anthem Subdivision
EAST	PD – Commerical	Kum & Go Gas Station
WEST	AP – Airport	Erie Airport

Rezoning Request:

The applicant is requesting to rezone 40.406 acres of HR – High Density Residential and 20.07 acres of CC – Community Commercial to 54.476 acres of LR – Low Density Residential and 6.0 acres of CC – Community Commercial.

Proposed Zoning Map:

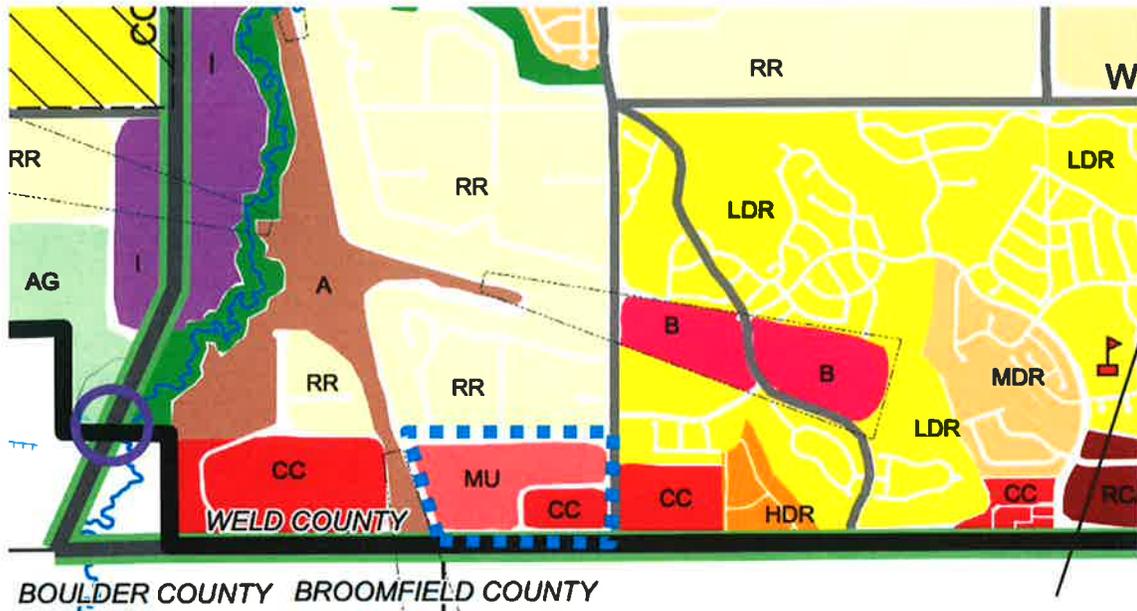


The Rezoning is comprised of the following zone districts:

- 54.476 acres of LR – Low Density Residential
- 6.0 acres of CC – Community Commercial

Compliance with Town of Erie Comprehensive Plan:

The Rezoning application is in general Compliance with the Land Use designations on the 2005 Comprehensive Plan, Land Use Plan Map; as illustrated below.



Staff Review and Analysis

Compliance with Town Standards:

Staff finds the application is consistent with the Approval Criteria of Title 10, Section 7.5 Rezoning:

- a. The Rezoning will promote the public health, safety, and general welfare;

Staff Comment: The applicant's proposed density can reasonably be accomplished in a manner that will promote the general health, safety and welfare of the general public.

- b. The Rezoning is generally consistent with the Town's Comprehensive Master Plan and the purposes of this UDC;

Staff Comment: The proposed zoning districts are in compliance with the Town of Erie Comprehensive Plan recommended land uses.

- c. Adequate facilities and services (including streets and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

Staff Comment: All of the above referenced services are available to the subject property. Impacts on existing development and assuring that adequate levels of service are maintained will be mitigated through subsequent subdivision approval procedures.

- d. The Rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

Staff Comment: No significant adverse impacts to the above referenced qualities/conditions are anticipated. The subsequent subdivision approval process will require the mitigation of impacts to these qualities/conditions if and when they are encountered based on required studies/reports.

- e. The Rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;

Staff Comment: No significant adverse impacts are anticipated to properties in the vicinity of the subject property.

- f. Future uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property; and

Staff Comment: The Comprehensive Plan designates preferred land uses for all lands within the Towns' Planning Area Boundary. Compatibility between adjacent land uses are considered in determining the preferred land uses. In addition, more detailed goals and polices of the Comprehensive Plan will be addressed through subsequent subdivision approval procedures.

- g. The Zoning is generally consistent with the Towns' economic development goals and objectives in bring positive growth and sustainable revenues to the Town.

Staff Comment: The rezoning of CC and LR supports the property's future uses in providing commercial properties along the SH 7 corridor along with new residential areas in close proximity.

Public notice

Notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly:	September 3, 2014
Property Posted:	September 4, 2014
Letters to adjacent property owners within 300':	September 5, 2014

Neighborhood Meeting

The applicant held a meeting with the neighbors on August 26th, 2014. Minutes of the meeting are attached.

Staff Recommendation

Staff recommends that the Board of Trustees approve the Rezoning of Sierra Vista from HR – High Density Residential and CC – Community Commercial to LR – Low Density Residential and Community Commercial by approving Ordinance 33-2014 with the following condition:

1. Technical corrections to the Sierra Vista Zoning Map shall be made to the Town’s satisfaction.

Staff Review:

- ___ Town Attorney
- ___ Town Clerk
-  Community Development Director
- ___ Finance Director
- ___ Police Chief
- ___ Public Works Director

Approved by:



A.J. Krieger
Town Administrator

ATTACHMENTS:

- A. Ordinance 33-2014
- B. Planning Commission minutes
- C. Planning Commission Resolution P14-17
- D. Applicants submittal materials

ATTACHMENT A

ORDINANCE NO. 33-2014

AN ORDINANCE OF THE TOWN OF ERIE, COLORADO, REZONING THE SIERRA VISTA PROPERTY PURSUANT TO THE PETITION OF THE OWNER THEREOF, FROM HR – HIGH DENSITY RESIDENTIAL AND CC – COMMUNITY COMMERCIAL TO LR - LOW DENSITY RESIDENTIAL AND CC – COMMUNITY COMMERCIAL; AND, PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE; AND, SETTING FORTH DETAILS IN RELATION THERETO.

WHEREAS, a request for rezoning has been filed by Highway 7 and Bonanza, LLC, 9033 E. Easter Place, Suite 110, Centennial, CO 80112, for the following real property; to wit:

See “Exhibit A,” attached hereto and incorporated herein by this reference; and,

WHEREAS, the Planning Commission of the Town of Erie, Colorado, conducted a public hearing on September 3, 2014, pursuant to the published notice for consideration of the Sierra Vista Rezoning, and;

WHEREAS, the Board of Trustees of the Town of Erie, Colorado, considered the Sierra Vista Rezoning at a public hearing held on September 23, 2014 for which meeting public notice was legally given, and;

WHEREAS, the Rezoning application and supporting documents are in substantial compliance with the “*Town of Erie, 2005 Comprehensive Plan*” and the “*Town of Erie Municipal Code, Title 10*”; and,

WHEREAS, the Rezoning as proposed will preserve the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado; and,

WHEREAS, the notice has been given and the public hearings have been held, all as required by the Municipal Code of the Town of Erie.

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

Section 1. That following a legally noticed and duly conducted public hearing, the Board of Trustees of the Town of Erie has determined that the proposed Rezoning meets the approval criteria in Municipal Code Title 10, Section 7.5.B.9, and specifically makes the following findings:

- a. The Rezoning will promote the public health, safety, and general welfare;

- b. The Rezoning is generally consistent with the Town's Comprehensive Master Plan and the purposes of this UDC;
- c. Adequate facilities and services (including streets and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;
- d. The Rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;
- e. The Rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;
- f. Future uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property; and
- g. The Zoning is generally consistent with the Towns' economic development goals and objectives in bring positive growth and sustainable revenues to the Town.

Section 2. The property is hereby rezoned from HR – High Density Residential and CC – Community Commercial to LR - Low Density Residential and CC – Community Commercial as more specifically set forth on the rezoning map attached hereto, as “Exhibit B,” and incorporated herein by this reference.

Section 3. The official zone district map of the Town of Erie, dated June 12, 2014, shall be amended by the designation of the above referenced property as LR - Low Density Residential and CC – Community Commercial in accordance with the compliance of the requirements of Section 1, above, and the zoning map attached hereto.

Section 4. Severance Clause. If an article, section, paragraph, sentence, clause or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of Trustees of the Town of Erie, Colorado hereby declares that it would have passed this Ordinance and each part or parts thereof, irrespective of the fact that any one part or parts may be declared invalid or unconstitutional.

Section 5. Repeal. All other ordinances or parts of any ordinances or other Code provisions in conflict herewith are hereby repealed.

Section 6. Effective Date. This Ordinance shall take effect thirty (30) days after publication following final passage or upon the full execution of the Rezoning Map and the Rezoning Ordinance and the recording of the same with the Weld County Clerk and Recorder, whichever occurs later.

INTRODUCED, PASSED, ADOPTED AND ORDERED PUBLISHED IN FULL BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE THIS 14th DAY OF OCTOBER 2014.

PUBLISHED IN FULL ON THE _____ DAY OF _____, 2014.

TOWN OF ERIE, a Colorado municipal corporation

By: _____
Tina Harris, Mayor

ATTEST:

By: _____
Nancy Parker, Town Clerk

Exhibit A

ZONING LEGAL DESCRIPTION - LOW DENSITY RESIDENTIAL:

A PART OF THE S 1/2 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE PARCEL;

THENCE N 16° 31' 20" W, A DISTANCE OF 1176.48 FEET;
THENCE N 12° 14' 16" W, A DISTANCE OF 123.38 FEET;
THENCE N 89° 35' 08" E, A DISTANCE OF 2330.26 FEET;
THENCE S 04° 46' 24" W, A DISTANCE OF 564.23 FEET;
THENCE S 01° 04' 07" W, A DISTANCE OF 339.82 FEET;
THENCE S 89° 40' 06" W, A DISTANCE OF 762.67 FEET;
THENCE S 00° 19' 54" E, A DISTANCE OF 343.59 FEET;
THENCE S 89° 34' 53" W, A DISTANCE OF 1137.62 FEET;
THENCE S 89° 32' 45" W, A DISTANCE OF 13.43 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 54.476 ACRES, MORE OR LESS.

ZONING LEGAL DESCRIPTION - COMMUNITY COMMERCIAL:

A PART OF THE S 1/2 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE PARCEL;

THENCE N 00° 19' 54" W, A DISTANCE OF 343.59 FEET;
THENCE N 89° 40' 06" E, A DISTANCE OF 762.67 FEET;
THENCE S 01° 04' 07" W, A DISTANCE OF 343.61 FEET;
THENCE S 89° 40' 06" W, A DISTANCE OF 758.78 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 6.0 ACRES, MORE OR LESS.

Exhibit B
Sierra Vista Zoning Map

SIERRA VISTA ZONING MAP

A PORTION OF THE S 1/2 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
60.476 ACRES
RZ-14-00021

LEGAL DESCRIPTION:

A PART OF THE S 1/2 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SE 1/4 OF SECTION 31;

THENCE N 00°15'14" E ALONG THE EAST LINE OF SAID SE 1/4, A DISTANCE OF 75.31 FEET;

THENCE N 89°44'45" W, A DISTANCE OF 109.21 FEET TO THE WESTERN RIGHT OF WAY OF COUNTY ROAD NO. 3 AS RECORDED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER IN BOOK 1631 AT RECEPTION NO. 257285B, SAID POINT ALSO BEING THE NORTHERLY RIGHT OF WAY BOUNDARY OF SAID COUNTY ROAD NO. 3 AS RECORDED IN BOOK 1224 AT RECEPTION NO. 217081I AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY OF STATE HIGHWAY NO. 7, ALONG A LINE 75.00 FEET NORTHERLY DISTANT AND PARALLEL, WHEN MEASURED AT RIGHT ANGLES, WITH THE SOUTH LINE OF SAID SE 1/4 THE FOLLOWING 2 COURSES:

1) THENCE N 89°34'53" W, A DISTANCE OF 1895.40 FEET;

2) THENCE S 89°02'45" W, A DISTANCE OF 13.43 FEET TO THE EASTERN LINE OF THAT PARCEL OF LAND AS BEING OWNED BY THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER IN BOOK 1224 AT RECEPTION NO. 2225423;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING 2 COURSES:

1) THENCE N 18°31'20" W, A DISTANCE OF 1176.48 FEET;

2) THENCE S 01°04'07" W, A DISTANCE OF 123.39 FEET TO THE NORTH LINE OF SAID S 1/2 OF THE SE 1/4 OF SECTION 31;

THENCE S 01°04'07" W, A DISTANCE OF 258.26 FEET TO THE WESTERN RIGHT OF WAY OF COUNTY ROAD NO. 3, A DISTANCE OF 258.26 FEET TO CORNER WESTERLY RIGHT OF WAY OF COUNTY ROAD NO. 3, A DISTANCE OF 100.451 AT RECEPTION NO. 257285B, THENCE ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING 2 COURSES:

1) THENCE S 01°04'07" W, A DISTANCE OF 284.43 FEET;

2) THENCE S 01°04'07" W, A DISTANCE OF 169.43 FEET TO THE POINT OF BEGINNING.

ZONING LEGAL DESCRIPTION - LOW DENSITY RESIDENTIAL:

A PART OF THE S 1/2 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE PARCEL;

THENCE N 16°31'20" W, A DISTANCE OF 1176.48 FEET;

THENCE N 12°14'16" W, A DISTANCE OF 123.39 FEET;

THENCE S 01°04'07" W, A DISTANCE OF 258.26 FEET;

THENCE S 01°04'07" W, A DISTANCE OF 123.39 FEET;

THENCE S 01°04'07" W, A DISTANCE OF 359.82 FEET;

THENCE S 89°40'08" W, A DISTANCE OF 762.67 FEET;

THENCE S 89°34'53" W, A DISTANCE OF 1137.64 FEET;

THENCE S 89°32'45" W, A DISTANCE OF 13.43 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 54.476 ACRES, MORE OR LESS.

ZONING LEGAL DESCRIPTION - COMMUNITY COMMERCIAL:

A PART OF THE S 1/2 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE PARCEL;

THENCE N 00°18'54" W, A DISTANCE OF 343.59 FEET;

THENCE N 89°40'08" E, A DISTANCE OF 762.67 FEET;

THENCE S 01°04'07" W, A DISTANCE OF 344.61 FEET;

THENCE S 89°40'08" W, A DISTANCE OF 750.79 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 6.0 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, ROGER A. VERMAAS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, REGISTERED PROFESSIONAL LAND SURVEYOR # 24688, HAVE CAREFULLY EXAMINED THE ABOVE DESCRIBED LEGAL DESCRIPTIONS FOR EACH ZONE DISTRICT.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2014.

ROGER A. VERMAAS
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # 24688
FOR AND ON BEHALF OF CALIBRE ENGINEERING, INC.

PLANNING COMMISSION CERTIFICATE

THIS ZONING MAP WAS REVIEWED BY THE PLANNING COMMISSION ON THE _____ DAY OF _____, 2014.

COMMISSIONER _____ DATE _____

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS ZONING MAP IS TO BE KNOWN AS THE "SIERRA VISTA ZONING MAP" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____ PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON _____, 2014.

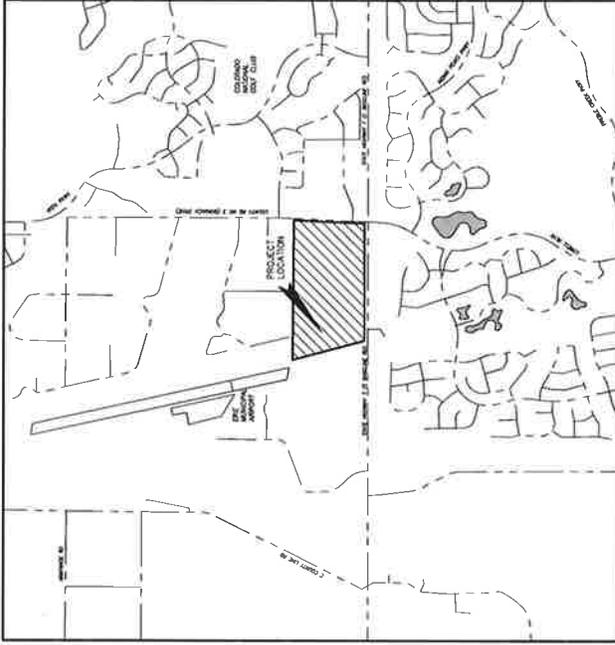
Mayor _____

Attest _____

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO }
COUNTY OF _____ }
I, _____, COUNTY CLERK, HAVE FILED THIS ZONING MAP IN MY OFFICE ON THIS _____ DAY OF _____, 2014, AND WAS RECORDED AT RECEPTION NUMBER _____ DAY _____.

_____ COUNTY CLERK AND RECORDER



VICINITY MAP
SCALE: 1" = 1000'

- NOTES:**
- BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 7. SAID LINE IS ASSUMED TO BEAR N 89°34'53" W, BETWEEN THE MONUMENTS SHOWN HEREON.
 - NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON THIS ZONING MAP WITHIN 10 YEARS OF THE DATE OF THE CERTIFICATION SHOWN HEREON. NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SIERRA VISTA ZONING MAP



Client Name ATT-Eng	Project Name SIERRA VISTA ZONING MAP	Scale 1 inch = 1000 feet	North Arrow
Client Address OREAD SIERRA VISTA HIGHWAY 7 & BONANZA, LLC	Project No. RZ-14-00021	Sheet No. Z01	Drawn By TAL

DATE	REVISION DESCRIPTION

ATTACHMENT B

Town of Erie
Planning Commission Regular Meeting
Wednesday, September 3, 2014
6:30 p.m.
Board Room, Erie Town Hall, 645 Holbrook, Erie, Co 80516

I. CALL MEETING TO ORDER & PLEDGE OF ALLEGIANCE

Chairman Bottenhorn called the Regular Meeting of the Erie Planning Commission to order at 6:30 p.m.

II. ROLL CALL

Commissioner Bottenhorn - Present	Commissioner Fraser - Present
Commissioner Burgard – Present	Commissioner Gippe -Present
Commissioner Campbell - Present	Commissioner Harrison - Present
Commissioner Kemp - Present	

Staff Present: R. Martin Ostholthoff, Community Development Director;
Todd Bjerkaas, Senior Planner; and
Hallie Sawyer, Secretary to the Commission

III. APPROVAL OF THE AGENDA

Commissioner Campbell moved to approve the September 3, 2014, Regular Meeting Agenda as submitted. The motion, seconded by Commissioner Gippe, carried with all voting in favor thereof.

IV. APPROVAL OF MINUTES

a. Minutes from the July 16, 2014, Regular Meeting.

Commissioner Burgard moved to approve the July 16, 2014, Minutes as submitted. The motion, seconded by Commissioner Fraser, carried with all voting in favor thereof.

V. PUBLIC COMMENTS (This agenda item provides the public an opportunity to discuss items other than items that are on the agenda. The Planning Commission is not prepared to decide on matters brought up at this time, but it warranted, will place them on a future agenda.)

Sandelphon, 325 Conrad Drive, spoke against the Ranchwood Minor Subdivision Rezoning.

VI. RESOLUTIONS (This agenda item is for all matters that should be decided by resolutions.)

1. Public Hearing – Sierra Vista Rezoning

Purpose: Consideration of Rezoning

Project File #: RZ-14-00021

Request: Consideration of Resolution P14-17, A Resolution Regarding The Sierra Vista Zoning Map, Rezoning, Adopting Certain Findings Of Fact And Conclusions Favorable To The Rezoning.

Location: NW Corner of Highway 7 & Bonanza Drive

Zoning: HR – High Density Residential & CC – Community Commercial

Applicants: Karen K. Kramer, Pratt Properties, LP, & BC Land LLC

(Staff Planner: Todd Bjerkaas)

Chairman Bottenhorn opened the public hearing at 6:35. Mr. Bjerkaas presented the application for Rezoning of Sierra Vista, outlining the background of the application, entering the documents into the record and presenting the staff recommendation of approval for Resolution P14-17 to the Commission. Carl Nelson, Matt Dieble, & Jeff Handlin, Highway 7 and Bonanza, LLC, and Todd Johnson, Calibre Engineering, applicants presented their request and were available for questions.

Chairman Bottenhorn first took questions from the Commission. Those covered possible commercial end development; how the size of the commercial piece was determined; the reduction in size of the residential (from 480 du to 270); access to Highway 7; how energy & power would be provided to the homes; plans to "adjust" landscaping for building; would Bonanza be extended to the north (to Vista Parkway); a synopsis of the meeting that was held with the neighbors; Highway 7 frontage; acreage around Kum and Go; and a description of mixed uses.

Public Comment was taken from Aaron Miller, 3040 Cherokee Court; Diane Yamamoto, 270 Skylane Drive; Ann Gienger, 130 Stearman Court; and Bryon Bednar, 280 Skylane Drive. Comments included aviation safety; Bonanza Drive; would it be necessary to increase insurance liability; and approval of the lower density.

Additional Commissioner questions and concerns addressed FAA requirements for setbacks; CDOT standards for highway improvements; horizontal height distance design; aviation safety; access to and from development; Bonanza Drive; separation between new development and the existing Air Park; 7:1 ratio; how was the neighborhood meeting notified and attendance; possibility of traffic circles on Bonanza; how does new plan affect drainage; appreciation for meeting early with the neighbors; proposed development schedule; and encouragement to bring a sketch plan to the Planning Commission.

Commissioner comments included: critical aviation reviews and traffic studies; outreach & communication with neighbors important; Highway 7 expansion will impact the community; lower density is a win/win; this proposal is the right direction for development of the property.

Chairman Bottenhorn closed the public hearing at 7:41 p.m.

Commissioner Campbell moved approval of Resolution P14-17, A Resolution Regarding The Sierra Vista Zoning Map, Rezoning, Adopting Certain Findings Of Fact And Conclusions Favorable To The Rezoning. The motion, seconded by Commissioner Burgard, carried with all voting in favor thereof.

VII. STAFF REPORTS (This agenda items is reserved for specific items from Staff requiring Commission direction or just relaying important information.)

Mr. Ostholthoff reminded the Commissioners to hold October 18th for a joint meeting with the Board of Trustees – details will follow when available.

VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS (This agenda item is for all Planning Commission reports and items of information as well as Commission discussion items, not listed on the agenda)

None.

IX. ADJOURNMENT

There being no further business to come before the Commission, Chairman Bottenhorn adjourned the September 3, 2014, Regular Meeting of the Planning Commission at 7:47 p.m.

Respectfully Submitted,

Town of Erie Planning Commission

By: 
Hallie S. Sawyer, Secretary

By: 
J. Eric Bottenhorn, Chair

ATTACHMENT C

RESOLUTION NO. P14-17

A RESOLUTION REGARDING THE SIERRA VISTA ZONING MAP, REZONING, ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE REZONING.

WHEREAS, the Planning Commission of the Town of Erie Colorado has received and considered the Sierra Vista Zoning Map, Rezoning on September 3, 2014 on the application of Highway 7 and Bonanza, LLC, 9033 E. Easter Place, Suite 110, Centennial, CO 80112, for rezoning of the following described real property:

See Exhibit "A," attached hereto and incorporated herein, and

WHEREAS, the application for rezoning is detailed on the zoning map titled Sierra Vista Zoning Map, attached hereto and incorporated herein as Exhibit "B," and

WHEREAS, said Zoning Map is incorporated herein and made a part hereof by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF ERIE, COLORADO, as follows:

Section 1. Findings of Fact

1. The application for rezoning and supporting documents were submitted in accordance with Municipal Code, Title 10, Section 7.5.
2. Following a duly noticed and conducted public hearing, the Planning Commission determined that the application meets the approval criteria as specified in Title 10, Section 7.5 B.9 of the Town of Erie Municipal Code. Specifically that,
 - a. The Rezoning will promote the public health, safety, and general welfare;
 - b. The Rezoning is generally consistent with the Town's Comprehensive Master Plan and the purposes of this UDC;
 - c. Adequate facilities and services (including streets and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;
 - d. The Rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;
 - e. The Rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;

- f. Future uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property; and
- g. The Zoning is generally consistent with the Towns' economic development goals and objectives in bring positive growth and sustainable revenues to the Town.

Section 2. Conclusion and Order

Based on the above Findings of Fact, the Planning Commission hereby forwards the Sierra Vista Zoning Map Rezoning application to the Board of Trustees with the Planning Commission's recommendation for approval, with the following conditions:

- 1. Technical corrections to the Sierra Vista Zoning Map shall be made to the Town's satisfaction.

INTRODUCED, READ, SIGNED AND APPROVED this 3rd day of September 2014.

TOWN OF ERIE, PLANNING COMMISSION



J. Eric Bottenhorn, Chair

ATTEST:



Hallie S. Sawyer, Secretary

Exhibit A
Legal Description

A PART OF THE S 1/2 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SE 1/4 OF SECTION 31;

THENCE N 00° 15' 14" E ALONG THE EAST LINE OF SAID SE 1/4, A DISTANCE OF 75.31 FEET;

THENCE N 89° 44' 46" W, A DISTANCE OF 109.21 FEET TO THE WESTERLY RIGHT OF WAY OF COUNTY ROAD NO 3 AS RECORDED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER IN BOOK 1631 AT RECEPTION NO. 2572958, SAID POINT ALSO BEING THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY NO 7 AS DESCRIBED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER IN BOOK 1224 AT RECEPTION NO. 2170911 AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY OF STATE HIGHWAY NO 7, ALONG A LINE 75.00 FEET NORTHERLY DISTANT AND PARALLEL, WHEN MEASURED AT RIGHT ANGLES, WITH THE SOUTH LINE OF SAID SE 1/4 THE FOLLOWING 2 COURSES;

- 1) THENCE N 89° 34' 53" W, A DISTANCE OF 1896.40 FEET;
- 2) THENCE N 89° 32' 45" W, A DISTANCE OF 13.43 FEET TO THE EASTERLY LINE OF THAT PARCEL OF LAND AS RECORDED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER IN BOOK 1274 AT RECEPTION NO. 2225423;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING 2 COURSES:

- 1) THENCE N 16° 31' 20" W, A DISTANCE OF 1176.48 FEET;
- 2) THENCE N 12° 14' 16" W, A DISTANCE OF 123.38 FEET TO THE NORTH LINE OF SAID S 1/2 OF THE SE 1/4 OF SECTION 31;

THENCE S 89° 35' 08" E ALONG SAID NORTH LINE, A DISTANCE OF 2330.26 FEET TO SAID WESTERLY RIGHT OF WAY OF COUNTY ROAD NO 3 AS DESCRIBED IN BOOK 1631 AT RECEPTION NO. 2572958; THENCE ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING 2 COURSES:

- 1) THENCE S 04° 46' 24" W, A DISTANCE OF 564.23 FEET;
- 2) THENCE S 01° 04' 07" W, A DISTANCE OF 683.43 FEET TO THE POINT OF BEGINNING.

Exhibit B
Sierra Vista Zoning Map

ATTACHMENT D

**SIERRA VISTA
ZONING SUBMITTAL
TOWN OF ERIE, COLORADO**

APPLICANT/CLIENT:

HIGHWAY 7 AND BONANZA, LLC.
9033 E. EASTER PLACE, SUITE 110
CENTENNIAL, CO 80112
CONTACT: JEFF HANDLIN

CONSULTANTS:

LAND PLANNER/CIVIL ENGINEER
CALIBRE ENGINEERING, INC.
9090 SOUTH RIDGELINE BLVD., SUITE 105
HIGHLANDS RANCH, CO 80129
PHONE: 303.730.0434
CONTACT: TODD A. JOHNSON



TOWN OF ERIE

Community Development Department – Planning Division
645 Holbrook Street – PO Box 750 – Erie, CO 80516

Tel: 303.926.2770 – Fax: 303.926.2706 – Web: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed.

STAFF USE ONLY			
FILE NAME:			
FILE NO:	DATE SUBMITTED:	FEES PAID:	

PROJECT/BUSINESS NAME: Sierra Vista

PROJECT ADDRESS: Northwest corner of State Highway 7 and Bonanza Drive

PROJECT DESCRIPTION: Commercial and single family residential development.

LEGAL DESCRIPTION *(attach legal description if Metes & Bounds)*

Subdivision Name: Sierra Vista

Filing #:	Lot #:	Block #:	Section: 31	Township: 1 North	Range: 68 West
-----------	--------	----------	-------------	-------------------	----------------

OWNER *(attach separate sheets if multiple)*

Name/Company: Highway 7 and Bonanza, LLC

Contact Person: Jeff Handlin

Address: 9033 E. Easter Place, Suite 110

City/State/Zip: Centennial, CO 80112

Phone: 303.604.5448 Fax:

E-mail: jeff.handlin@oreadcapital.com

AUTHORIZED REPRESENTATIVE

Company/Firm: Calibre Engineering, Inc

Contact Person: Todd A. Johnson

Address: 9090 S. Ridgeline Blvd., Suite 105

City/State/Zip: Highlands Ranch, CO 80129

Phone: 303-339-5409 Fax: 303-730-1139

E-mail: taj@calibre.us.com

MINERAL RIGHTS OWNER *(attach separate sheets if multiple)*

Name/Company: None

Address:

City/State/Zip:

MINERAL LEASE HOLDER *(attach separate sheets if multiple)*

Name/Company:

Address:

City/State/Zip:

LAND-USE & SUMMARY INFORMATION

Present Zoning: HR & CC

Proposed Zoning: MR & CC

Gross Acreage: 60.476

Gross Site Density (du/ac): TBD

Lots/Units Proposed: Maximum 10 DU/AC

Gross Floor Area:

SERVICE PROVIDERS

Electric: Xcel Energy

Metro District: TBD

Water *(if other than Town)*: Town of Erie

Gas: Xcel Energy

Fire District: Mountain View Fire Protection District

Sewer *(if other than Town)*: Town of Erie

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES

ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor (less than 10 acres)	\$ 2000.00	<input type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
<input type="checkbox"/> Deannexation	\$ 1000.00	<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Road Vacation (constructed)	\$ 1000.00
ZONING/REZONING		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input checked="" type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2200.00
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
SPECIAL REVIEW USE		<input type="checkbox"/> Amendment (major)	\$ 1100.00
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (minor)	\$ 350.00
<input type="checkbox"/> Minor	\$ 400.00	VARIANCE	
<input type="checkbox"/> Oil & Gas	\$ 1200.00		\$ 600.00
		SERVICE PLAN	
			\$ 10,000.00

\$2310

All fees **include** both Town of Erie Planning & Engineering review. These fees **do not include** referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner: [Signature]
 Owner: [Signature]
 Applicant: [Signature]

Date: 5-20-14
 Date: _____
 Date: 5-28-14

STATE OF COLORADO)
 County of ADAMS) ss.

The foregoing instrument was acknowledged before me this 20 day of MAY, 2014, by [Signature].

My commission expires: 12-8-16
 Witness my hand and official seal.



[Signature]
 Notary Public

BC Land, LLC
10261 Arapahoe Road
Lafayette, CO 80026

Martin Ostholthoff
Town of Erie
Director of Community Development
645 Holbrook Street
Erie, CO 80516

Highway 7 & Bonanza, LLC
9033 E. Easter Place
Suite 110
Centennial, CO 80112
Attn: Jeff Handlin

May 29, 2014

RE: Letter of Authorization

Gentlemen:

BC Land, LLC ("Seller") is the owner of a portion of Sierra Vista, more particularly described in Exhibit A attached hereto (the "Property").

Seller is currently under contract to sell the Property to Highway 7 & Bonanza, LLC ("H7B"). By way of this correspondence, Seller hereby fully authorizes H7B to act on Seller's behalf to submit applications to the Town of Erie ("Town") to obtain entitlement approvals pertaining to the Property, including, but not limited to, amendments of the comprehensive plan, site development plans, approval of a final plat map, annexation agreements (or amendments thereto), development agreements, approvals of any zoning designations, and any and all entitlements and approvals required by the Town for design and construction of development infrastructure, residential building lots, and commercial parcels.

Very truly yours,



Blake Carlson for BC Land, LLC

STATE OF COLORADO)
) ss:
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 16th day of June, 2014, by Blake Carlson, as Manager of **BC Land, LLC**, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 12/20/2015

Stephanie M. Reed
Notary Public



My Commission Expires 12/20/2015

EXHIBIT A

THE PROPERTY

A part of the South half of the Southeast Quarter of Section 31, Township 1 North, Range 68 West of the Sixth Principal Meridian, County of Weld, State of Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Section 31, and considering the West line of the South half of said Southeast Quarter of Section 31 to bear North 00°45'47" East, with all bearings hereon relative thereto;

Thence North 83°36'10" East a distance of 628.67 feet to a point on the Northerly Right-of-Way of State Highway No. 7 as described in the office of the Weld County Clerk and Recorder in Book 1224 at Reception No. 02170911 and the Point of Beginning;

Thence North 16°31'20" West a distance of 540.23 feet; Thence South 89°34'53" East a distance of 837.42 feet;

Thence South 00°25'07" West a distance of 516.80 feet to a point on said Northerly Right-of-Way;

Thence North 89°34'53" West along said Northerly Right-of-Way a distance of 666.57 feet;

Thence North 89°32'45" West a distance of 13.43 feet to the Point of Beginning;

Said parcel contains an area of 392,100 square feet, or 9.001 acres, more or less.

Karen K. Kramer & Pratt Properties, LP
105 S. Sunset, Suite H
Longmont, CO 80501

Martin Ostholthoff
Town of Erie
Director of Community Development
645 Holbrook Street
Erie, CO 80516

Highway 7 & Bonanza, LLC
9033 E. Easter Place
Suite 110
Centennial, CO 80112
Attn: Jeff Handlin

May 29, 2014

RE: Letter of Authorization

Gentlemen:

Karen K. Kramer and Pratt Properties, LP (collectively, "Seller") are the owner of a portion of Sierra Vista, more particularly described in Exhibit A attached hereto (the "Property").

Seller is currently under contract to sell the Property to Highway 7 & Bonanza, LLC ("H7B"). By way of this correspondence, Seller hereby fully authorizes H7B to act on Seller's behalf to submit applications to the Town of Erie ("Town") to obtain entitlement approvals pertaining to the Property, including, but not limited to, amendments of the comprehensive plan, site development plans, approval of a final plat map, annexation agreements (or amendments thereto), development agreements, approvals of any zoning designations, and any and all entitlements and approvals required by the Town for design and construction of development infrastructure, residential building lots, and commercial parcels.

Very truly yours,



Karen K. Kramer



Susan Pratt, for Pratt Properties, LP

EXHIBIT A

THE PROPERTY

A part of the South Half of the Southeast Quarter of Section 31, Township 1 North, Range 68 West of the Sixth Principal Meridian, County of Weld, State of Colorado, more particularly described as follows:

Commencing at the Southeast Corner of said Southeast Quarter of Section 31;

Thence North 00°15'14" East along the East line of said Southeast Quarter, a distance of 75.31 feet;

Thence North 89°44'46" West, a distance of 109.21 feet to the Westerly Right-of-Way of County Road No. 3 as recorded in the office of the Weld County Clerk and Recorder in Book 1631 at Reception No. 2572958, said point also being on the Northerly Right-of-Way of State Highway No. 7 as described in the office of the Weld County Clerk and Recorder in Book 1224 at Reception No. 02170911 and the Point of Beginning:

Thence along said Northerly Right-of-Way of State Highway No. 7, along a line seventy-five (75.00) feet Northerly distant and parallel, when measured at right angles, with the South line of said Southeast Quarter the following two (2) courses;

1. Thence North 89°34'53" West, a distance of 1896.40 feet;
2. Thence North 89°32'45" West, a distance of 13.43 feet to the Easterly line of that parcel of land as recorded in the office of the Weld County Clerk and Recorder in Book 1274 at Reception No. 02225423;

Thence along said Easterly line the following two (2) courses:

1. Thence North 16°31'20" West, a distance of 1176.48 feet;
2. Thence North 12°14'16" West, a distance of 123.38 feet to the North line of said South half of the Southeast Quarter of Section 31;

Thence South 89°35'08" East along said North line, a distance of 2330.26 feet to said Westerly Right-of-Way of County Road No. 3 as described in Book 1631 at Reception No. 2572958;

Thence along said Westerly Right-of-Way the following two (2) courses:

1. Thence South 04°46'24" West, a distance of 564.23 feet;
2. Thence South 01°04'07" West, a distance of 683.43 feet to the Point of Beginning,

County of Weld, State of Colorado,

Except:

A part of the South half of the Southeast Quarter of Section 31, Township 1 North, Range 68 West of the Sixth Principal Meridian, County of Weld, State of Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Section 31, and considering the West line of the South half of said Southeast Quarter of Section 31 to bear North $00^{\circ}45'47''$ East, with all bearings hereon relative thereto;

Thence North $83^{\circ}36'10''$ East a distance of 628.67 feet to a point on the Northerly Right-of-Way of State Highway No. 7 as described in the office of the Weld County Clerk and Recorder in Book 1224 at Reception No. 02170911 and the Point of Beginning;

Thence North $16^{\circ}31'20''$ West a distance of 540.23 feet; Thence South $89^{\circ}34'53''$ East a distance of 837.42 feet;

Thence South $00^{\circ}25'07''$ West a distance of 516.80 feet to a point on said Northerly Right-of-Way;

Thence North $89^{\circ}34'53''$ West along said Northerly Right-of-Way a distance of 666.57 feet;

Thence North $89^{\circ}32'45''$ West a distance of 13.43 feet to the Point of Beginning;

Said parcel contains an area of 392,100 square feet, or 9.001 acres, more or less.

June 5, 2014

Martin Ostholthoff
Town of Erie
Community Development Department
645 Holbrook Street
P.O. Box 750
Erie, Colorado 80516

Re: Sierra Vista Minerals

To Martin Ostholthoff:

As you are aware Highway 7 and Bonanza, LLC (H7B) has become the contract purchaser for the Sierra Vista project from Pratt Properties, LP. We have been in contact with the immediate preceding owner in title (Ryan Carlson) to discuss the existing Memorandum of Agreement regarding surface rights recorded under reception number 34627821 in Weld County. We also have discussed the proposed changes which were negotiated previously with mineral owners. We additionally contacted Travis Book with Anadarko E&P Company, LP (Anadarko) to discuss and verify our understanding of the basis for the agreement regarding the minerals and surface use. We understand the basis of the agreement is to terminate surface use at this site and to relinquish or provide lease rights for the remaining mineral interests which are associated at the property.

Essentially, Anadarko has rights to approximately 40 acres of minerals at this site, while H7B are under contract to purchase the remaining minerals. H7B will assign lease rights or convey mineral interests for their prospective interests to control surface rights at the project. We have just begun this process, but will memorialize this agreement contractually as we continue through the entitlement process in Erie.

If you have any further questions, please give me a call at (303) 947-0744.

Thank You,



Carl Nelson
Highway 7 and Bonanza, LLC

June 17, 2014

Todd Bjerkaas
Community Development Department
645 Holbrook Street
Erie, CO 80516

Re: Sierra Vista – Rezoning – Written Narrative

Dear Todd,

Project Concept and Summary of Request

The rezone application seeks to rezone the property from the current split zoning High Density Residential (HR) and Community Commercial (CC) to Low Density Residential (LR) and CC (Community Commercial). The 60.48 acre site at the northwest corner of State Highway 7 and Bonanza Drive. The HR land is comprised of 40.41 acres and is located along the northern and western half of the property. The CC land is comprised of 20.07 acres and is located at the southeast corner along State Highway 7. Access to the residential lots will be from Bonanza Drive. Access to the commercial site will be from Bonanza Drive and State Highway 7.

The land is currently vacant with native grasses and insignificant tree species. The Applicant respectively seeks a staff report in support of the rezone application with a decision by the Town Board mid-summer 2014.

Existing Land Use in Surrounding Area

The site is bounded on the east by Bonanza Drive, on the north by Rural Residential (RR), on the west by Airport (AP), on the south by State Highway 7 and the Anthem residential development, and on the east side by Bonanza Drive.

The proposed rezone specifies two uses and sites the LR land toward the north and west property lines creating a logical transition from the existing RR to higher residential density commercial use (RR to LR to CC), which is consistent with typical planning practices.

Comprehensive Plan and Rezone Approval Criteria

The proposed rezone will promote the public health, safety and general welfare by creating a distinct buffer area between the RR and the CC and business zones fronting State Highway 7. Town of Erie standards will be met for all development planning and construction, further ensuring the public health, safety and general welfare of existing and future residents of Erie.

This proposed rezoning is consistent with the Town’s Comprehensive Master Plan concepts, standards and general codes. The current Comprehensive Land Use Plan Map designates the property as Community Commercial and High Density Residential.

The CC zoning is proposed along a portion of the frontage along State Highway 7 and includes an appropriate planning area for future commercial development. The residential portion of the property

in the northern and western portions of the site will create a buffer between the existing Rural Residential properties and the future commercial uses.

The proposed rezone does not negatively impact infrastructure and/or emergency services. As further detailed in the Impact Assessment, existing facilities and services (including roads and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) are or will be available to serve the property while maintaining adequate service levels to existing development.

The proposed rezone will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated in accordance with the Town of Erie standards, specifications and regulations.

The proposed rezone will not result in significant adverse impacts upon other property in the vicinity of the property. As detailed above, the rezone application and concept site plan create a buffer or transitional area between the existing single-family neighborhood and the future commercial development along State Highway 7.

The proposed conceptual rezone plan and proposed uses are compatible in scale with uses on similar sized and located properties in the immediate area. As noted above, the proposed rezone should assist in alleviating the dramatic transition from low to high density residential by reducing the number of units and potential impacts to the surrounding neighborhood. Site planning efforts (including setbacks, building layouts, parking and drive aisles, garage placement, etc.) will be further defined to help ensure building massing and scale that is compatible and creates a reasonable transition between the uses.

Lot Summary

The maximum density is 5 units per acre.

Open Space

Public and private open space will be provided per the Towns criteria and is projected between 3 to 4.5 acres.

Phasing

Anticipated phasing is projected with an initial concept of providing three residential phases and two commercial phases. Each phase will provide appropriate emergency access, utility redundancy and facilitate public safety. Specific phasing will be determined during the platting process.

Existing Infrastructure

The site will have water supplied from an existing 12-inch waterline within Bonanza Drive and an existing 12-inch from the residential property to the north. The existing 14-inch asbestos concrete pipe along the north property line will be replaced with a new line per the Town's master plan and sites requirements. Appropriate water looping will be provided through the site.

The sanitary sewer from this filing will connect into an 8-inch line proposed in the South Coal Creek Sanitary Sewer capital improvement project, currently designed by the Town. At this time there are no other considerations for sanitary sewer. The proposed extension has been designed to accept flows from this development. There will not be any improvements made to the existing sanitary sewer infrastructure. The Owner will contribute per the annexation agreement or as defined within the project development agreement. Dry utility companies such as Comcast, Century Link and Public Service Company have agreed to provide service to this development. The major transmission lines along Highway 7 will remain.

The access points for the residential and commercial portions of the development will be from Bonanza Drive. The commercial development may also have an access point from State Highway 7. We will work with the Town of Erie and Colorado Department of Transportation (CDOT) when locating the access points.

Transportation

A full movement will be provided at approximately midpoint from Bonanza Drive along with a right in/out into the commercial located near Highway 7. An additional right in/out or three quarter access point will be located at the southeastern portion of the site from Highway 7 within the commercial site. Local streets will provide internal access from the referenced access points and interconnect the residential and commercial. Locations from Highway 7 will be coordinated with CDOT and the Town at the time of the site development plan for the commercial development.

Ownership/Maintenance of Open Space

The open space tracts within the development will be owned and maintained by a separate association. There are no public parks projected within this project.

Covenants

This development will adopt the covenants as described in the Development Agreement.

Enclosed with this letter are copies of the Concept Plan and development reports as required.

Please accept this request on behalf of Highway 7 and Bonanza, LLC and we look forward to working with the Town of Erie's staff on this project.

Sincerely,

CALIBRE ENGINEERING, INC.



Todd A. Johnson, P.E.
Vice President
Director of Professional Services



**SIERRA VISTA
PHASE I DRAINAGE REPORT**

AUGUST 2014

**For:
Highway 7 and Bonanza, LLC
9033 East Easter Place, Suite 110
Englewood, CO 80112**

SIERRA VISTA

PHASE I DRAINAGE REPORT

Page ii of ii

TABLE OF CONTENTS

SCOPE 1

I. INTRODUCTION 1

 A. Location 1

 B. Description of Property 1

II. DRAINAGE BASINS 1

 A. Major Basin Description 1

 B. Sub-Basin Description 1

III. DRAINAGE FACILITY DESIGN 2

 A. General Concept 2

 B. Drainage Design Criteria 2

 C. Specific Details 2

 D. Adaptions of Criteria 3

IV. SUMMARY 3

 A. Compliance with Standards 3

 B. Summary of Concept 3

V. LIST OF REFERENCES 4

APPENDICES

- A. Maps and Exhibits
- B. Copies of Graphs, Tables and References

SIERRA VISTA
PHASE I DRAINAGE REPORT
Page 1 of 4

SCOPE

The purpose of this report is to review at a conceptual level the feasibility and design characteristics of the proposed development and drainage system.

I. INTRODUCTION

A. Location

1. The Sierra Vista site is north of State Highway No. 7 (E. Baseline Road) and west of County Road No. 3 (Bonanza Drive).
2. The site is located in the Southeast quarter of Section 31, Township 1 North, Range 68 West of the 6th Principal Meridian, Town of Erie, County of Weld, State of Colorado.
3. The Tri-County Airport Drainage Ditch runs west of the site into an existing storm drainage conveyance that eventually enters into Coal Creek. Coal Creek is approximately 3,500 feet west of the site.
4. The site is bound on the west and northwest by the Erie Municipal Airport, the south by State Highway No. 7, the east by County Road No. 3, and the north by rural residential homes.

B. Description of Property

1. Sierra Vista is approximately 60.5 acres in size.
2. The site is currently undeveloped land with native grasses. According to the *Natural Resources Conservation Service Web Soil Survey* for Weld County, the site is primarily Hydrologic Soil Group D as Midway-Shingle complex, and some Group C soils as Ulm clay loam.
3. The site is split by a ridge running east to west with slopes ranging from approximately 7-12%.
4. The development will consist of single family and commercial uses.
5. There are no known delineated wetlands onsite.

II. DRAINAGE BASINS

A. Major Basin Description

1. A FEMA Flood Insurance Rate Map (FIRM) is in Appendix A, shown on Community Panel No 080181 0018E. No mapped 100 year flood plains are shown for the site.
2. The site is within the Coal Creek watershed and drains northwest to Coal Creek via the Tri-County Airport Drainage Ditch.
3. There are currently no detention facilities on the site.
4. There are no lakes or ponds which either influence or may be influenced by the local drainage. There are no dams under the State Engineer's Office jurisdiction on site.

B. Sub-Basin Description

1. Detention facilities will need to be constructed on the site to attenuate outflow from the site during the 100 year flood event.
2. Currently, the entire site drains to the Tri-County Airport Drainage Ditch.

SIERRA VISTA
PHASE I DRAINAGE REPORT
Page 2 of 4

3. The increase in storm runoff due to the proposed development will be detained in detention pond(s), and released per Town of Erie criteria. The proposed development will not increase historic runoff and therefore downstream properties should not be adversely affected by the development of the proposed site.

III. DRAINAGE FACILITY DESIGN

A. General Concept

1. The onsite drainage will be, in general, captured by proposed curb and gutter and storm sewer. The minor storm event will be conveyed by inlets and storm pipes. The major storm event will be conveyed by streets and result in a pressurized storm sewer system.
2. The proposed drainage patterns will follow existing drainage patterns as closely as possible. Runoff will generally flow from east to west, by the streets or the proposed storm sewer system.
3. All storm runoff will flow to the onsite detention and water quality facilities.

B. Drainage Design Criteria

1. Criteria used in the development of this Phase I Drainage Report include:
 - The *Town of Erie Standards and Specifications Storm Criteria*.
 - The Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual was also used as a reference and guide for criteria.
2. Hydrologic criteria to be used in the development calculations include:
 - The Rational Method will be used for all hydrologic calculations.
 - The minor event is the 2-year storm with a one hour design rainfall depth of 1.01 inches per hour.
 - The major event is the 100-year storm with a one hour design rainfall depth of 2.70 inches per hour.
 - Runoff coefficients, C, were derived from Tables RO-3 and RO-5 of the USDCM and based on the density from a conceptual site plan.
3. Hydraulic Criteria to be used in the development calculations include:
 - Per *Town of Erie Standards and Specifications Storm Criteria*, Tables 800-7 and 800-8, allowable flow depths within the streets are:
 - To the top of curb flow may spread to crown of street for the minor event.
 - Residential dwellings should be no less than 12 inches above the 100-year flood at the ground line or lowest water entry of the building. The depth of water over the gutter flow line will not exceed 18 inches for the major storm.
 - Urban Drainage Spreadsheets for inlet and detention pond design will be used to size inlets, calculate street capacity and design the detention facilities.

C. Specific Details

1. The proposed development will be comprised of drainage basins that are divided by the existing ridge that runs east to west across the site.

SIERRA VISTA
PHASE I DRAINAGE REPORT
Page 3 of 4

- Proposed detention basin(s) will be provided on the western portion of the site. The detention pond will provide detention for the site and will outlet directly into the Tri-County Airport Drainage Ditch at historic rates.
 - 2. The proposed site improvements include constructed roadways that will become a part of the Town of Erie network. The storm drainage from this site will be detained in proposed detention pond(s) and be released per Town of Erie criteria
- D. Adaptions of Criteria
1. No deviation from criteria is requested for this drainage design at this time.

IV. SUMMARY

A. Compliance with Standards

1. This drainage report is in general compliance with the Town of Erie, *Standards and Specifications for Design and Construction of Public Improvements*.
2. The Urban Drainage and Flood Control District's *Urban Storm Drainage Criteria Manual* was also used as a reference and guide for criteria.

B. Summary of Concept

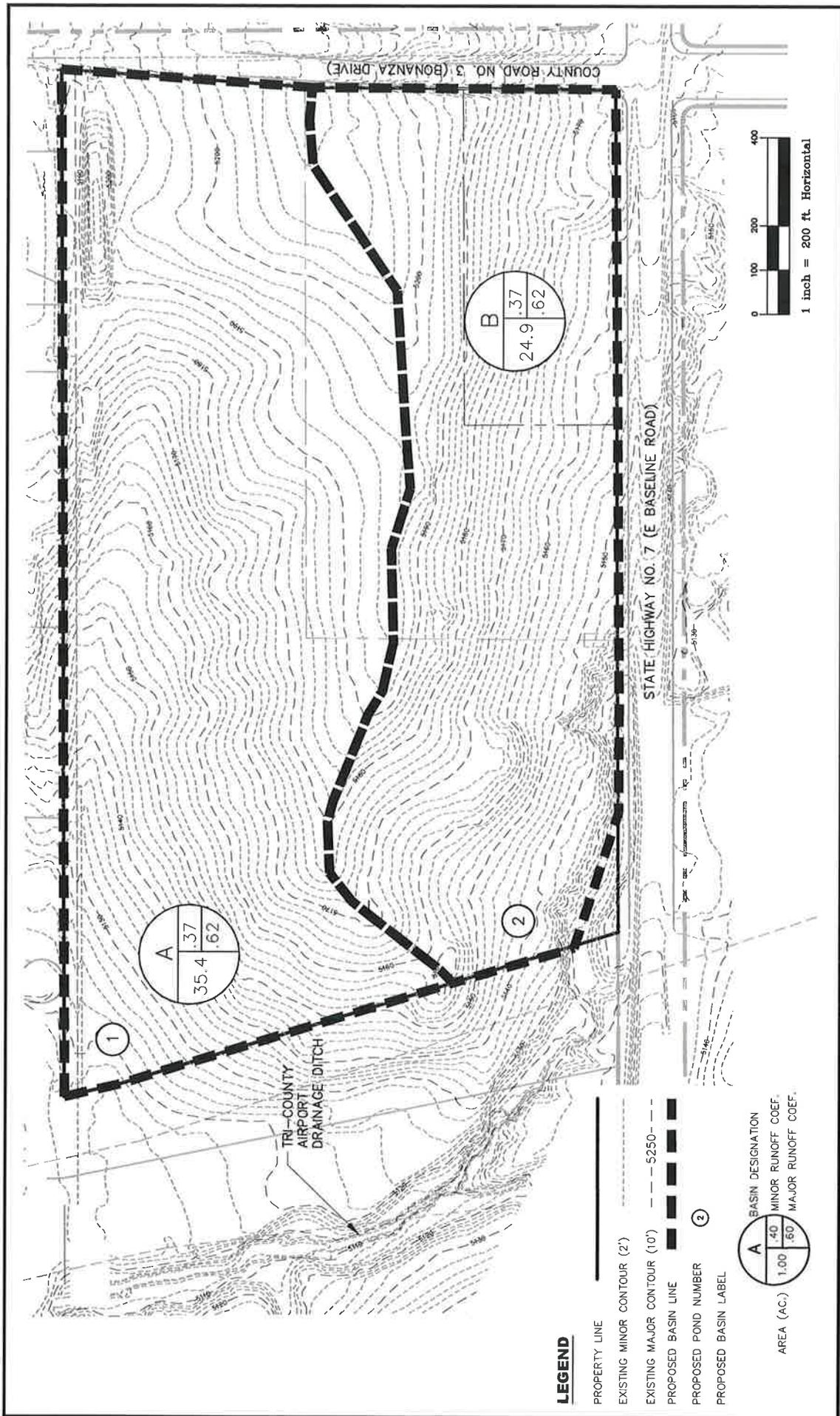
1. Onsite flow will be conveyed per Town criteria in storm systems designed for the minor storm event.
2. Onsite detention facilities will provide adequate on-site drainage, attenuation and control for stormwater.
3. The proposed development will not increase historic runoff and therefore downstream properties should not be adversely affected by the development of the proposed site.

V. LIST OF REFERENCES

All criteria and technical information used

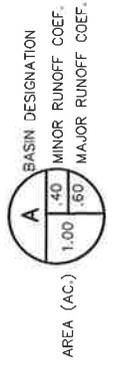
1. The Town of Erie, *Standards and Specifications for Design and Construction of Public Improvements, Section 800, Storm Drainage Facilities*, 2012 Edition.
2. *Urban Storm Drainage Criteria Manuals*, Urban Drainage Flood Control District, Jan 2007.
3. *Flood Insurance Rate Map*, Map Number 0801810018E, Effective Date December 2, 2004, Federal Emergency Management Agency.
4. Hydrologic Group Rating for Weld County, CO, USDA Natural Resources Conservation Service.

APPENDIX A
MAPS AND EXHIBITS



LEGEND

- PROPERTY LINE
- EXISTING MINOR CONTOUR (2')
- EXISTING MAJOR CONTOUR (10')
- PROPOSED BASIN LINE
- PROPOSED POND NUMBER
- PROPOSED BASIN LABEL



		SIERRA VISTA DRAINAGE BASINS MAP	Sheet D1 1 of 1
		Date: AUGUST 6, 2014	
Calibre Engineering, Inc. 8000 S. W. 11th Street, Suite 105 Highlands Ranch, CO 80129 (303) 730-0434 www.calibre-engineering.com		Construction Management Civil Engineering Surveying	
Drawing Name X-Drainage Map Ph 1.dwg			
Job Number OREAD SIERRA VISTA			
Prepared For OREAD CAPITAL & DEVELOPMENT, LLC	Designer R/JL	Checker R/JL	TAJ

PART: E:\OREAD\SIERRA VISTA\ADD\EXHIBITS\X-Drainage Map Ph 1.dwg
 PLOTTED BY: R/obus
 PLOT DATE: Aug 06, 2014 1:11pm
 XREFS: 10.PMA, 10.EPN, 10.ECN, 10.BASE.

APPENDIX B

COPIES OF GRAPHS, TABLES AND REFERENCES

DETENTION VOLUME BY THE FULL SPECTRUM METHOD

Project: Sierra Vista

Basin ID: Pond 1

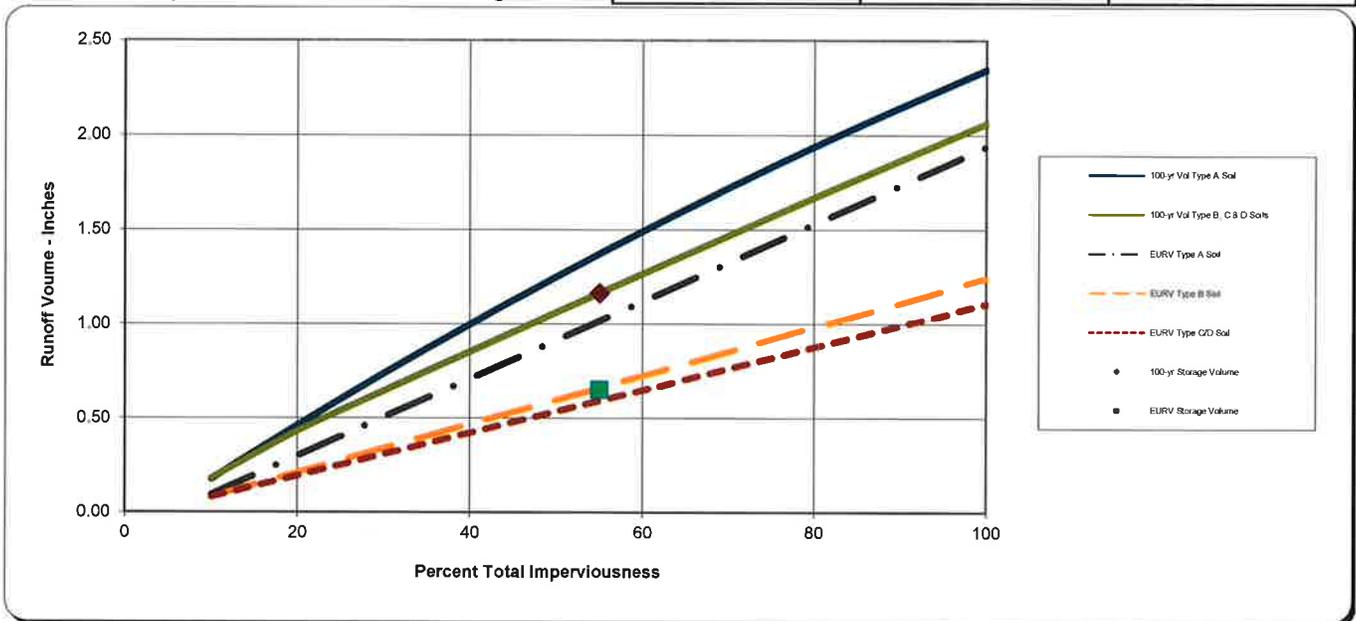
* User input data shown in blue.

Area of Watershed (acres)	35.40	
Subwatershed Imperviousness	55.0%	
Level of Minimizing Directly Connected Impervious Area (MDCIA)	0	0
Effective Imperviousness ¹	55.0%	
Hydrologic Soil Type	Percentage of Area	Area (acres)
Type A		0.0
Type B		0.0
Type C or D	100.0%	35.4

Recommended Horton's Equation Parameters for CUHP		
Infiltration (inches per hour)		Decay Coefficient-- <i>a</i>
Initial-- <i>f_i</i>	Final-- <i>f_o</i>	
3	0.5	0.0018
Detention Volumes ^{2,5}		
(watershed inches)	(acre-feet)	Maximum Allowable Release Rate, cfs ³
0.65	1.92	Design Outlet to Empty EURV in 72 Hours
1.16	3.43	35.40

Excess Urban Runoff Volume⁴

100-year Detention Volume Including WQCV⁵



Notes:

- 1) Effective imperviousness is based on Figure ND-1 of the Urban Storm Drainage Criteria Manual (USDCM).
- 2) Results shown reflect runoff reduction from Level 1 or 2 MDCIA and are plotted at the watershed's total imperviousness value; the impact of MDCIA is reflected by the results being below the curves.
- 3) Maximum allowable release rates for 100-year event are based on Table SO-1. Outlet for the Excess Urban Runoff Volume (EURV) to be designed to empty out the EURV in 72 hours. Outlet design is similar to one for the WQCV outlet of an extended detention basin (i.e., perforated plate with a micro-pool) and extends to top of EURV water surface elevation.
- 4) EURV approximates the difference between developed and pre-developed runoff volume.
- 5) 100-yr detention volume includes EURV. No need to add more volume for WQCV or EURV

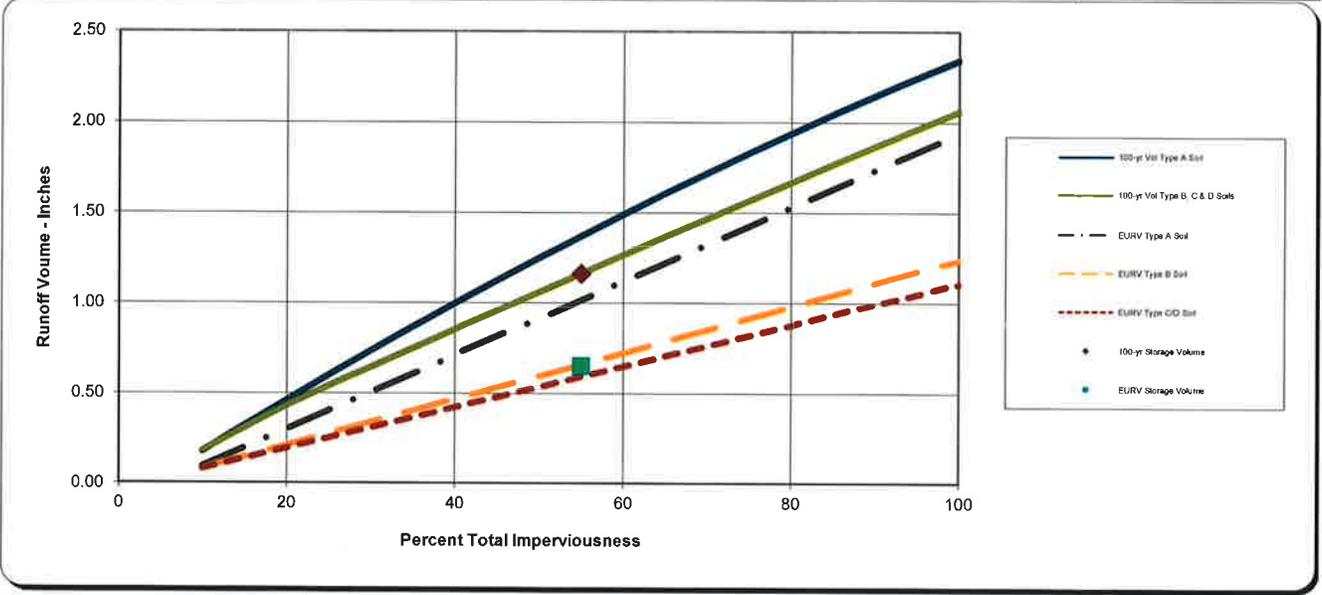
DETENTION VOLUME BY THE FULL SPECTRUM METHOD

Project: Sierra Vista
Basin ID: Pond 2

* User input data shown in blue.

Area of Watershed (acres)	24.90	
Subwatershed Imperviousness	55.0%	
Level of Minimizing Directly Connected Impervious Area (MDCIA)	0	0
Effective Imperviousness ¹	55.0%	
Hydrologic Soil Type	Percentage of Area	Area (acres)
Type A		0.0
Type B		0.0
Type C or D	100.0%	24.9

Recommended Horton's Equation Parameters for CUHP		
Infiltration (inches per hour)		Decay Coefficient-- <i>a</i>
Initial-- <i>f_i</i>	Final-- <i>f_o</i>	
3	0.5	0.0018
Detention Volumes ^{2,5}		Maximum Allowable Release Rate, cfs ³
(watershed inches)	(acre-feet)	
0.65	1.35	
Excess Urban Runoff Volume⁴		Design Outlet to Empty EURV in 72 Hours
100-year Detention Volume Including WQCV⁵		24.90



Notes:

- 1) Effective imperviousness is based on Figure ND-1 of the Urban Storm Drainage Criteria Manual (USDCM).
- 2) Results shown reflect runoff reduction from Level 1 or 2 MDCIA and are plotted at the watershed's total imperviousness value; the impact of MDCIA is reflected by the results being below the curves.
- 3) Maximum allowable release rates for 100-year event are based on Table SO-1. Outlet for the Excess Urban Runoff Volume (EURV) to be designed to empty out the EURV in 72 hours. Outlet design is similar to one for the WQCV outlet of an extended detention basin (i.e., perforated plate with a micro-pool) and extends to top of EURV water surface elevation.
- 4) EURV approximates the difference between developed and pre-developed runoff volume.
- 5) 100-yr detention volume includes EURV. No need to add more volume for WQCV or EURV



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0018E

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
ERIE,
COLORADO
BOULDER AND WELD COUNTIES

PANEL 18 OF 50

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
COMMUNITY: 002101
ERIE, TOWN OF
NUMBER: 00101
PANEL: 0018
SUFFIX: E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
0801810018E

MAP REVISED:
DECEMBER 2, 2004



Federal Emergency Management Agency



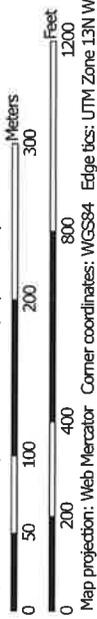
496000 M

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.msc.fema.gov

Hydrologic Soil Group—Adams County Area, Parts of Adams and Denver Counties, Colorado; and Weld County, Colorado, Southern Part

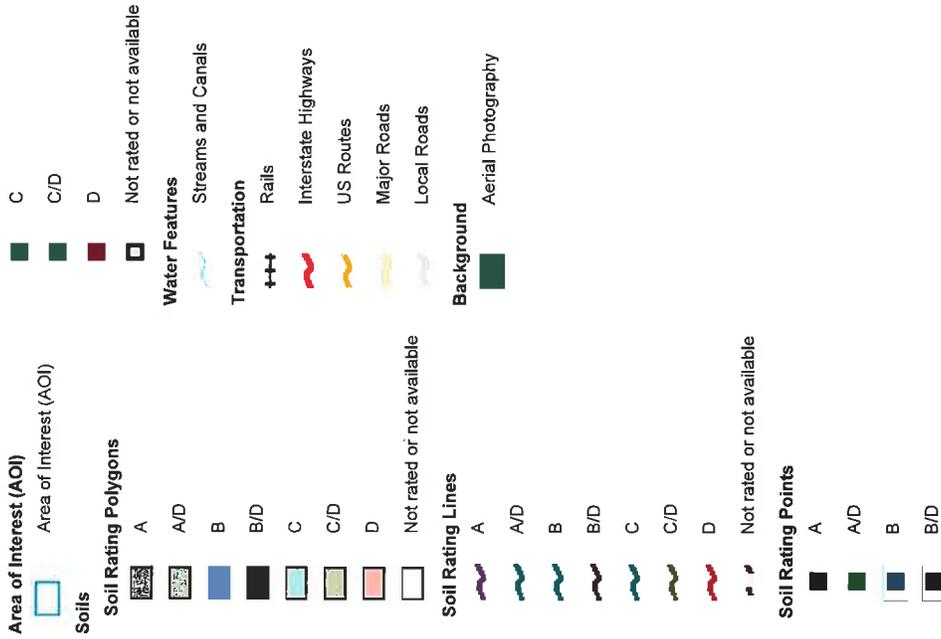


Map Scale: 1:4,630 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at scales ranging from 1:20,000 to 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado
Survey Area Data: Version 10, Dec 24, 2013

Soil Survey Area: Weld County, Colorado, Southern Part
Survey Area Data: Version 12, Jan 3, 2014

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 22, 2011—Apr 13, 2012

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Adams County Area, Parts of Adams and Denver Counties, Colorado (CO001)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ShF	Samsil-Shingle complex, 3 to 35 percent slopes	D	0.3	0.3%
Subtotals for Soil Survey Area			0.3	0.3%
Totals for Area of Interest			78.1	100.0%

Hydrologic Soil Group— Summary by Map Unit — Weld County, Colorado, Southern Part (CO618)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
27	Heldt silty clay, 1 to 3 percent slopes	C	3.8	4.9%
36	Midway-Shingle complex, 5 to 20 percent slopes	D	64.1	82.2%
57	Reno hill clay loam, 3 to 9 percent slopes	C	2.6	3.3%
66	Ulm clay loam, 0 to 3 percent slopes	C	0.2	0.2%
67	Ulm clay loam, 3 to 5 percent slopes	C	7.1	9.1%
Subtotals for Soil Survey Area			77.8	99.7%
Totals for Area of Interest			78.1	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

August 6, 2014

Mr. Todd Bjerkaas

Town of Erie
645 Holbrook Street
P.O. Box 750
Erie, CO 80516

Re: Sierra Vista Rezoning – Submittal #1 Comment Responses

Dear Mr. Bjerkaas,

We have reviewed the comments from the first submittal and met with AJ and Marty on July 31, 2014 to discuss these comments and the project and the following are our responses and the direction we received. Listed in *blue italics* below are the responses to the comments.

Please provide us with any additional questions or comments at your earliest convenience and let us know when we will be scheduled for the Planning Commission and posting requirements.

Feel free to contact me at 303-257-7653 or taj@calibre.us.com.

Sincerely,

CALIBRE ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read "Todd A. Johnson".

Todd A. Johnson, P.E.
Vice President
Director of Professional Services

Community Development/Planning Comments:

1. General

- a. A housing type is not specified in the narrative. Please note that staff is concerned about the ability of the development to meet the MR zoning district density requirements if only single family housing is anticipated. The MR zoning district requires a minimum of 5 units/acre and a maximum of 10 units/acre. Given the acreage of the area proposed for MR zoning (54.476 acres), a minimum of 272 units and a maximum of 544 units will be required.

Per our discussions with the Town we will be proposing LR zoning which will accommodate the proposed concepts that we feel are feasible for the site. Maps have been updated to reflect this.

- b. Please note that staff anticipates that any single family lots will be set back at least 100 feet from the Highway 7/Baseline right-of-way.

Noted, this comment will be further defined at the time of Sketch Plan.

Public Works Comments:

Comments for Rezoning:

1. The proposed zoning map shows a right-in/right-out access onto Highway 7 at approximately 620 feet west of Bonanza Drive. The current Highway 7 Access Control Plan only allows for a $\frac{3}{4}$ access at 1,320 feet west of Bonanza Drive. An Access Control Plan amendment will need to be processed and approved through the Town of Erie, CDOT, and the City and County of Broomfield for this access change. An access permit for construction will also need to be approved by both CDOT and the City and County of Broomfield for any access onto Highway 7.

The right in/out shown on the commercial will be moved to the accepted three-quarter movement location for the zoning process. Further detailed analysis and definition will be performed at the Sketch Plan stage.

2. A preliminary utility study is needed to determine the impacts to utility sizing due to the zoning changes.

As discussed with the Town the proposed plan is LR which is substantially lower than the proposed density of 480 multi-family units and 20 acres of commercial, it was agreed detailed reports will be provided at the Preliminary Plat stage.

3. An updated traffic study is needed to determine the traffic impacts of this proposed zoning change.

As discussed with the Town the proposed plan is LR which is substantially lower than the proposed density of 480 multi-family units and 20 acres of commercial, it was agreed detailed reports will be provided at the Preliminary Plat stage.

4. The Sierra Vista annexation agreement assumed 480 multi-family units for the Airport Sewer Interceptor Extension reimbursement. With the increase in residential area and change to single family units, an amendment to the Annexation Agreement may be needed to determine how the reimbursement will now be handled.

As discussed with the Town this issue will be further defined after the rezoning.

Comments for Phase I Drainage Study:

1. How runoff coefficients and imperviousness were determined needs to be provided.
The coefficients and imperviousness were determined from UDFCD table RO-3 based on the density from a conceptual site plan. The runoff coefficients will be revised once a site plan has been accepted during the preliminary plat process. The numbers used at this level were conservative.

2. For future drainage reports, when the full spectrum detention method is used, a water quality volume does not need to be added to the 100 year volume.
The report has been revised and will be noted for future studies.



August 26, 2014

Re: Sierra Vista – Neighborhood Meeting Minutes

A neighborhood meeting was held with the adjacent neighbors on August 26, 2014. The project (“Sierra Vista”) was presented by Jeff Handlin and Matt Deibel (Developer/Applicant). The purpose of this meeting was to inform the adjacent residents of the proposed zoning changes to Sierra Vista. Approximately forty resident’s attended the meeting.

The following is a general synopsis of the major items presented and discussed at the meeting:

1. Jeff Handlin introduced himself and Matt Deibel as members of Highway 7 and Bonanza LLC development team.
2. Jeff provided a brief history of the partnership’s development experience in communities across the front range of Colorado.
3. An exhibit was shown with a conceptual site plan based on the existing zoning designation of the site showing 20 acres of commercial with apartment building totaling 480 units.
4. An exhibit was shown with a conceptual site plan based on the proposed zoning designation showing 6 acres of commercial and 210 single family residential lots. Two lot types were shown 47’X120’ and 52’X120’.
5. The following general items were discussed with no definitive commitments or direction provided since this was just a rezoning application and these items would be further refined as the project advances into detailed design:
 - a. Potential improvements to Bonanza Drive
 - b. Intersection of Bonanza Drive and Highway 7 potential improvements
 - c. Bonanza Drive be extended to the north to Vista Ridge Parkway
 - d. Fencing concept for Sierra Vista
 - e. Airport interrelation
 - i. FAA regulations for developing by an airport
 - ii. Setbacks from the runway
 - iii. Fencing requirements
 - f. Grading impacts to the site and how will they may impact Erie Air Park
 - g. Proposed lot sizes
 - h. Proposed residential density
 - i. Proposed plan was generally accepted to be more compatible with Erie Air Park compared to three story multi-family apartment buildings.

In summary the majority of the residents in attendance were supportive of the zoning change and felt that the proposed plan is better than the existing zoning. It was explained that most of the planning and engineering questions that were raised at the meeting will be addressed as we proceed with the Town of Erie through the entitlement process.

TOWN OF ERIE
BOARD OF TRUSTEE AGENDA ITEM
Board Meeting Date: October 14, 2014

SUBJECT: **ORDINANCES:**
CONSIDERATION OF ORDINANCE 34-2014 (FIRST READING):
An Ordinance Of The Town Of Erie, Colorado, Approving Canyon Creek PD Amendment No. 7; Making Findings Supporting Canyon Creek PD Amendment No. 7; And, Setting Forth Details In Relation Thereto.

CODE REVIEW: Erie Municipal Code Title 10, Title 10

PURPOSE: Colorado Brown Investments requests approval of Canyon Creek PD Amendment No. 7 to amend the lot setback requirements for the proposed duplex development in Tract B, Canyon Creek Subdivision Filing No. 5.

DEPARTMENT: Community Development

PRESENTER: Deborah Bachelder AICP, Senior Planner

FISCAL INFORMATION:	Cost as Recommended:	na
	Balance Available:	na
	Budget Line Item Number:	000 . 00 . 000 . 000000 . 000000
	New Appropriation Required:	<input type="checkbox"/> Yes <input type="checkbox"/> No

STAFF RECOMMENDATION: Staff finds the application consistent with the PD Amendment approval criteria in Municipal Code Section 10.7.6 D.9 and recommends approval of the Canyon Creek PD Amendment No. 7 application on a second reading of the Ordinance. Staff has provided draft Ordinance 34-2014 approving the application for the Board of Trustees to consider.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission held a public hearing for the PD Amendment request on September 17, 2014. The Planning Commission unanimously (6-0) recommended approval of the PD Amendment in Resolution P14-18.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Applicant/Owner:

Colorado Brown Investments
111 West Cannon Street
Lafayette, Colorado, 80026

Property Location:

Canyon Creek Subdivision Filing No. 5, 1st Amendment is a plat of Tract B on the southeast corner of Erie Parkway and Meller Street.



Site History:

Tract B of Canyon Creek Subdivision Filing No. 5 was originally designated in the PD zoning as a day care site exclusively. In Canyon Creek PD Amendment No. 6, which was approved by the Town in 2012, Tract B was granted expanded uses by adding permitted housing options of duplex, townhome, stacked tri-plex/quad-plex, and manor home that would not exceed 13 dwelling units. The applicant agreed to restrict the height of dwelling units to a maximum of 25 feet in PD Amendment No. 6. The Town’s standard height in most of our residential zoning districts is 35 feet.

Canyon Creek PD Amendment No. 7 - Proposed Amendment:

Canyon Creek PD Amendment No. 7 proposes to amend the lot setback requirements for this specific development only. Below is a chart that shows the current setbacks that are approved in Canyon Creek PD Amendment No. 6 compared to the proposed setbacks in PD Amendment No. 7:

	Front Yard to Garage	Front Yard to Building	Side Yard to Interior Lot Line	Side Yard to Street	Rear Yard
Existing – PD No. 6	20’	15’	5’/0’	10’	15’
Proposed – PD No. 7	20’	10’	5’/0’	5’	5’

The proposed change included:

- Reduction in the front yard setback to the dwelling unit from 15 feet to 10 feet.
- Reduction in the side yard setback to a street from 10 feet to 5 feet.
- Reduction in the rear yard setback from 15 feet to 5 feet.

The requested changes came about because the applicant is proposing to create duplex housing on small individual lots for each dwelling unit that is served with a common ownership alley for garage access and common open space outside the duplex lot on the front of each dwelling unit. By decreasing the setbacks they have increased the common areas that are part of common maintenance.

Additionally, they have requested a note be added that states “Eaves are permitted to encroach into setback a maximum of two (2) feet. Window wells may encroach into the side yard setback a maximum of three (3) feet.” This encroachment will only apply to the Site Yard to Interior Lot Line setback.

STAFF REVIEW AND ANALYSIS

PD Amendment Approval Criteria:

Canyon Creek PD Amendment No. 7 was reviewed for conformance with Municipal Code, Title 10, UDC Section 10.7.23 C.9. Approval Criteria. Staff finds the Canyon Creek PD Amendment No. 7 application in compliance with the Approval Criteria as listed below.

- a. The PD district zoning is generally consistent with the purpose of the PD zone district as set forth in UDC Sections 2.5 and 7.6.

Staff: It is generally consistent.

- b. The modification to the UDC regulations is based on creative and innovative design and amenities incorporated in the PD zone district that could not otherwise be achieved through other standard zoning districts or through another modification processes such as Alternative Equivalent Compliance in UDC Subsection 6.1.C or the PUD Overlay District in UDC Subsection 2.7.D.

Staff: The modification allows for the construction of the proposed duplexes on small lots with minimal setbacks in tradeoff for more common areas.

- c. The PD zoning district will promote the public health, safety, and general welfare.

Staff: The PD Amendment promotes the public health, safety and general welfare.

- d. The PD zoning district is generally consistent with the Town of Erie Comprehensive Master Plan; Transportation Master Plan; Parks, Recreation, Open Space, and Trails Master Plan, and other pertinent Town plan and policy documents.

Staff: The PD Amendment is generally consistent with the Town of Erie master plans.

- e. Adequate and sufficient public safety, utility facilities and services, recreation facilities, parks, open space, and schools are available to serve the property, while maintaining sufficient levels of service to existing development.

Staff: Adequate facilities are available to serve the property and existing development.

- f. The PD zone district provides adequate vehicular circulation and parking facilities in terms of traffic volumes, convenience, safety, access, screening and noise.

Staff: All proposed vehicular facilities meet the Town Municipal Code requirements.

- g. A pedestrian and bicycle circulation system that provides connections to adjacent properties, existing and future trails, parks, open space, recreational facilities, schools, and other places of public gathering.

Staff: Adequate pedestrian facilities are proposed.

- h. The PD zone district is not likely to result in significant adverse impacts to the natural environment, and significant scenic and historic features.

Staff: Significant adverse impacts are not anticipated.

- i. The PD zone district will not result in significant adverse impacts on properties in the vicinity of the PD zone district, or such impacts will be substantially mitigated.

Staff: Significant adverse impacts are not anticipated.

- j. Proposed uses will be compatible in scale with uses on properties in the vicinity of the PD zone district.

Staff: The proposed duplex development proposes dwelling units that are typically smaller than and more restricted in height than adjacent properties. The development will be compatible in scale.

- k. The residential areas of a PD zone district allocate a variety of housing types and densities appropriate to the size of the residential development area.

Staff: The PD Amendment allows for diversification of the housing within Canyon Creek.

- l. Visual relief is provided through building placement, shortened or interrupted street vistas, visual access to open space, parks, and other design methods.

Staff: Visual relief is proposed through the use of alleys and common open spaces.

- m. The modifications permitted in the PD zone district have been made in exchange for greater public benefits that would not have otherwise be achieved through development under another zone district.

Staff: The PD Amendment will allow the proposed duplexes to be built that will diversify the housing options within the Canyon Creek Subdivision.

Staff Recommendation:

Staff finds the application consistent with the PD Amendment approval criteria in Municipal Code Section 10.7.6 D.9 and recommends approval of the Canyon Creek PD Amendment No. 7 application on a second reading of the Ordinance. Staff has provided draft Ordinance 34-2014 approving the application for the Board of Trustees to consider.

PUBLIC NOTICE

Newspaper Publication: September 24, 2014
Notice Posted on Public Notice Boards and on Property; and,
Letters to adjacent property owners mailed: September 26, 2014

The documentation required for the PD Amendment application is complete. The Community Development file for the Canyon Creek PD Amendment No. 7 application is entered into the public record.

NEIGHBORHOOD MEETING:

As required by the Municipal Code a Neighborhood Meeting was held on July 31, 2014. The required notice of the Neighborhood Meeting was provided.

Staff Review:

____ Town Attorney
____ Town Clerk
 Community Development Director
____ Finance Director
____ Police Chief
____ Public Works Director

Approved by:



A. J. Krieger
Town Administrator

ATTACHMENTS:

- A. Ordinance 34-2014
- B. Planning Commission Resolution P14-18
- C. Planning Commission Minutes - Draft
- D. Neighborhood Meeting Materials
- E. Application Materials

ATTACHMENT A

ORDINANCE NO. 34-2014

AN ORDINANCE OF THE TOWN OF ERIE, COLORADO, APPROVING CANYON CREEK PD AMENDMENT NO. 7; MAKING FINDINGS SUPPORTING CANYON CREEK PD AMENDMENT NO. 7; AND, SETTING FORTH DETAILS IN RELATION THERETO.

WHEREAS, Colorado Brown Investments, 111 West Cannon Street, Lafayette, Colorado, 80026, hereinafter known as the “Developer,” has submitted a “PD” Planned Development Amendment (“Canyon Creek PD Amendment No. 7”) for those certain lands within the Town of Erie, Colorado, known as “Canyon Creek”, under the authority provided by the Municipal Code of the Town of Erie, Colorado; and,

WHEREAS, the Planning Commission of the Town of Erie, Colorado, conducted a public hearing on September 17, 2014, pursuant to the published notice for consideration of the Canyon Creek Planned Development “PD” Amendment No. 7, on the application of Colorado Brown Investments, 111 West Cannon Street, Lafayette, Colorado, 80026, and;

WHEREAS, the Board of Trustees of the Town of Erie, Colorado, considered the Canyon Creek PD Amendment No. 7 at a public hearing held on October 14, 2014 for which meeting public notice was legally given, on the application of the Developer, being the amendment of the PD for the following real property; to wit:

Tract B, Canyon Creek Subdivision Filing No. 5, Town Of Erie,
County Of Boulder, State Of Colorado,

and,

WHEREAS, the Developer’s application and supporting documents are in substantial compliance with the “*Town of Erie, 2005 Comprehensive Plan*” and the “*Town of Erie Municipal Code, Title 10*”; and,

WHEREAS, Canyon Creek PD Amendment No. 7 as proposed will preserve the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado; and,

WHEREAS, the notice has been given and the public hearings have been held, all as required by the Municipal Code of the Town of Erie.

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

Section 1. That following a legally noticed and duly conducted public hearing, the Board of Trustees of the Town of Erie has determined that the Canyon Creek PD Amendment No. 7 application meets the approval criteria in Municipal Code Title 10, Section 7.6 D.9., as applied to an existing PD, specifically making the following findings:

- a. The PD district zoning is generally consistent with the purpose of the PD zone district as set forth in UDC Sections 2.5 and 7.6.

Finding: It is generally consistent.

- b. The modification to the UDC regulations is based on creative and innovative design and amenities incorporated in the PD zone district that could not otherwise be achieved through other standard zoning districts or through another modification processes such as Alternative Equivalent Compliance in UDC Subsection 6.1.C or the PUD Overlay District in UDC Subsection 2.7.D.

Finding: The modification allows for the construction of the proposed duplexes on small lots with minimal setbacks in tradeoff for more common areas.

- c. The PD zoning district will promote the public health, safety, and general welfare.

Finding: The PD Amendment promotes the public health, safety and general welfare.

- d. The PD zoning district is generally consistent with the Town of Erie Comprehensive Master Plan; Transportation Master Plan; Parks, Recreation, Open Space, and Trails Master Plan, and other pertinent Town plan and policy documents.

Finding: The PD Amendment is generally consistent with the Town of Erie master plans.

- e. Adequate and sufficient public safety, utility facilities and services, recreation facilities, parks, open space, and schools are available to serve the property, while maintaining sufficient levels of service to existing development.

Finding: Adequate facilities are available to serve the property and existing development.

- f. The PD zone district provides adequate vehicular circulation and parking facilities in terms of traffic volumes, convenience, safety, access, screening and noise.

Finding: All proposed vehicular facilities meet the Town Municipal Code requirements.

- g. A pedestrian and bicycle circulation system that provides connections to adjacent properties, existing and future trails, parks, open space, recreational facilities, schools, and other places of public gathering.

Finding: Adequate pedestrian facilities are proposed.

- h. The PD zone district is not likely to result in significant adverse impacts to the natural environment, and significant scenic and historic features.

Finding: Significant adverse impacts are not anticipated.

- i. The PD zone district will not result in significant adverse impacts on properties in the vicinity of the PD zone district, or such impacts will be substantially mitigated.

Finding: Significant adverse impacts are not anticipated.

- j. Proposed uses will be compatible in scale with uses on properties in the vicinity of the PD zone district.

Finding: The proposed duplex development proposes dwelling units that are typically smaller than and more restricted in height than adjacent properties. The development will be compatible in scale.

- k. The residential areas of a PD zone district allocate a variety of housing types and densities appropriate to the size of the residential development area.

Finding: The PD Amendment allows for diversification of the housing within Canyon Creek.

- l. Visual relief is provided through building placement, shortened or interrupted street vistas, visual access to open space, parks, and other design methods.

Finding: Visual relief is proposed through the use of alleys and common open spaces.

- m. The modifications permitted in the PD zone district have been made in exchange for greater public benefits that would not have otherwise be achieved through development under another zone district.

Finding: The PD Amendment will allow the proposed duplexes to be built that will diversify the housing options within the Canyon Creek Subdivision.

Section 2. That Canyon Creek PD Amendment No. 7, as specifically set forth in the Town of Erie, Canyon Creek PD Amendment No. 7 application, for the Property owned by the Developer, described herein above, is hereby approved, in accordance with the provisions of Municipal Code, Title 10 of the Town of Erie, Colorado.

Section 3. The Canyon Creek PD Amendment No. 7 shall not affect the Developer’s commitments made in the Annexation Agreement, Development Agreements, and the Site Plan Agreements, except as may be specifically amended herein.

Section 4. Severance Clause. If an article, section, paragraph, sentence, clause or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of Trustees of the Town of Erie, Colorado hereby declares that it would have passed this Ordinance and each part or parts thereof, irrespective of the fact that any one part or parts may be declared invalid or unconstitutional.

Section 5. Repeal. All other ordinances, or parts of any ordinances or other Code provisions in conflict herewith are hereby repealed.

Section 6. Effective Date. This Ordinance shall take effect thirty (30) days after publication following final passage or upon the full execution of the Canyon Creek PD Amendment No. 7 and the recording of the same with the Boulder County Clerk and Recorder, whichever occurs later.

INTRODUCED, PASSED, ADOPTED AND ORDERED PUBLISHED IN FULL BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE THIS 24TH DAY OF OCTOBER 2014.

PUBLISHED IN FULL ON THE _____ DAY OF _____, 2014.

TOWN OF ERIE, a Colorado municipal corporation

By: _____

Tina Harris, Mayor

ATTEST:

By: _____

Nancy Parker, Town Clerk

ATTACHMENT B

RESOLUTION NO. P14-18

**A RESOLUTION REGARDING THE HEARING ON
CANYON CREEK PD AMENDMENT NO. 7, ADOPTING CERTAIN FINDINGS OF
FACT AND CONCLUSIONS FAVORABLE TO THE PD AMENDMENT.**

WHEREAS, the Planning Commission of the Town of Erie, Colorado, considered the PD Amendment on Wednesday, September 17, 2014, on the application of Colorado Brown Investments, 111 West Cannon Street, Lafayette, Colorado, 80026, for the PD Amendment of the following real property; to wit:

Tract B, Canyon Creek Subdivision Filing No. 5, Town Of Erie, County Of Boulder, State Of Colorado,

and has held at a public hearing on the proposed PD Amendment on Wednesday, September 17, 2014.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF ERIE, COLORADO, AS FOLLOWS:

Section 1. Findings of Fact.

1. The applicant's application and supporting documents are in substantial compliance with the Town of Erie Municipal Code, Title 10.
2. Following a duly noticed and conducted public hearing, the Planning Commission determined that the application meets the approval criteria in Municipal Code Title 10, Section 10.7.23 C.9. Approval Criteria:
 - a The PD district zoning is generally consistent with the purpose of the PD zone district as set forth in UDC Sections 2.5 and 7.6.
 - b The modification to the UDC regulations is based on creative and innovative design and amenities incorporated in the PD zone district that could not otherwise be achieved through other standard zoning districts or through another modification processes such as Alternative Equivalent Compliance in UDC Subsection 6.1.C or the PUD Overlay District in UDC Subsection 2.7.D.
 - c The PD zoning district will promote the public health, safety, and general welfare.
 - d The PD zoning district is generally consistent with the Town of Erie Comprehensive Master Plan; Transportation Master Plan; Parks, Recreation, Open Space, and Trails Master Plan, and other pertinent Town plan and policy documents.
 - e Adequate and sufficient public safety, utility facilities and services, recreation facilities, parks, open space, and schools are available to serve the property, while maintaining sufficient levels of service to existing development.
 - f The PD zone district provides adequate vehicular circulation and parking facilities in terms of traffic volumes, convenience, safety, access, screening and noise.
 - g A pedestrian and bicycle circulation system that provides connections to adjacent properties, existing and future trails, parks, open space, recreational facilities, schools, and other places of public gathering.

- h The PD zone district is not likely to result in significant adverse impacts to the natural environment, and significant scenic and historic features.
 - i The PD zone district will not result in significant adverse impacts on properties in the vicinity of the PD zone district, or such impacts will be substantially mitigated.
 - j Proposed uses will be compatible in scale with uses on properties in the vicinity of the PD zone district.
 - k The residential areas of a PD zone district allocate a variety of housing types and densities appropriate to the size of the residential development area.
 - l Visual relief is provided through building placement, shortened or interrupted street vistas, visual access to open space, parks, and other design methods.
 - m The modifications permitted in the PD zone district have been made in exchange for greater public benefits that would not have otherwise be achieved through development under another zone district.
3. That the proposed Canyon Creek Planned Development Amendment No. 7 will preserve the health, safety, welfare, and interest of the citizens of Erie, Colorado:

Section 2. Conclusions and Order Recommending Approval to the Board of Trustees for Canyon Creek PD Amendment No. 7.

- 1. The applicant's application and supporting documents are in substantial compliance with Municipal Code, Title 10.
- 2. Based on the above, Findings of Fact, the Planning Commission hereby forwards the Canyon Creek PD Amendment No. 7 application to the Board of Trustees with the Planning Commission's recommendation for approval.

INTRODUCED, READ, SIGNED AND APPROVED this 17th day of September 2014.

TOWN OF ERIE, PLANNING COMMISSION

By: 
J. Eric Bortenhorn, Chair

ATTEST:

By: 
Hallie S. Sawyer, Secretary

ATTACHMENT C

Town of Erie
Planning Commission Regular Meeting
Wednesday, September 17, 2014
6:30 p.m.
Board Room, Erie Town Hall, 645 Holbrook, Erie, Co 80516

I. CALL MEETING TO ORDER & PLEDGE OF ALLEGIANCE

Chairman Bottenhorn called the Regular Meeting of the Erie Planning Commission to order at 6:29 p.m.

II. ROLL CALL

Commissioner Bottenhorn - Present

Commissioner Burgard – Excused

Commissioner Campbell - Present

Commissioner Kemp - Present

Commissioner Fraser - Present

Commissioner Gippe -Present

Commissioner Harrison -Present

Staff Present:

R. Martin Ostholthoff, Community Development Director;
Deborah Bachelder, Senior Planner; and
Hallie Sawyer, Secretary to the Commission

III. APPROVAL OF THE AGENDA

Commissioner Kemp moved to approve the September 17, 2014, Regular Meeting Agenda as submitted. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

IV. APPROVAL OF MINUTES

a. Minutes from the September 3, 2014, Regular Meeting.

Commissioner Gippe moved to approve the September 3, 2014, Minutes as submitted. The motion, seconded by Commissioner Fraser, carried with all voting in favor thereof.

V. PUBLIC COMMENTS

(This agenda item provides the public an opportunity to discuss items other than items that are on the agenda. The Planning Commission is not prepared to decide on matters brought up at this time, but it warranted, will place them on a future agenda.)

None.

VI. RESOLUTIONS (This agenda item is for all matters that should be decided by resolutions.)

1. Public Hearing – Canyon Creek Filing 5 Tract B Planned Development Amendment

Purpose: Consideration of a Planned Development Amendment

Project File #: PDA-13-00074

Request: Consideration of Resolution P14-18, A Resolution Regarding The Hearing On Canyon Creek PD Amendment No. 7, Adopting Certain Findings Of Fact And Conclusions Favorable To The PD Amendment.

Location: the Southeast Corner of Erie Parkway and Meller Street

Zoning: Canyon Creek Planned Development

Applicants: Colorado Brown Investors

(Staff Planner: Deborah Bachelder)

Chairman Bottenhorn disclosed that Bowman Vision Land, the civil engineer and applicant's representative for the Canyon Creek resolutions before us this evening is also a civil consultant to the architectural firm he works for. Bowman has several active projects with Chairman Bottenhorn's firm, but none of those affect or are connected to the Canyon Creek proposals being considered.

Chairman Bottenhorn then opened the Public Hearings at 6:32 p.m. Deborah Bachelder, Senior Planner, presented the applications for the Canyon Creek Filing 5 Tract B Planned Development

Amendment, Preliminary Plat and Site Plan, entered the documents into evidence and presented the staff recommendations for approval of the three resolutions.

Reid Phillips, Nest Home Company, made the applicants presentation and was available to field any questions or concerns.

Public Comment was taken from Glenn Murray, 601 N. Beshear Court, who expressed concerns that headlights entering the property to be developed will be shining into his home unless more trees are planted for a buffer near Meller Street.

Planning Commission questions and concerns covered trees; changing trees to 3-4' shrubbery; setbacks; privacy fencing along the existing homes; parking requirements; alternative fencing; locations of trees to be added; and whether the privacy fence was on the property line.

Chairman Bottenhorn closed the public hearing at 6:56 p.m.

Planning Commission comments included workable density; good source of alternative housing; and appreciation of changes from the former plan.

Commissioner Kemp moved approval of Resolution P14-18, A Resolution Regarding The Hearing On Canyon Creek PD Amendment no. 7, Adopting Certain Findings Of Fact And Conclusions Favorable To The PD Amendment. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

2. Public Hearing – Canyon Creek Filing 5 Tract B Preliminary Plat

Purpose: Consideration of a Preliminary Plat

Project File #: PP-13-00013

Request: Consideration of Resolution P14-19, A Resolution Regarding The Preliminary Plat Of Canyon Creek Subdivision Filing No., 5, 1st Amendment, Adopting Certain Findings Of Fact And Conclusions Favorable To The Preliminary Plat.

Location: the Southeast Corner of Erie Parkway and Meller Street

Zoning: Canyon Creek Planned Development

Applicants: Colorado Brown Investors
(Staff Planner: Deborah Bachelder)

Commissioner Fraser moved approval of Resolution P14-18, A Resolution Regarding The Preliminary Plat Of Canyon Creek Subdivision Filing No., 5, 1st Amendment, Adopting Certain Findings Of Fact And Conclusions Favorable To The Preliminary Plat. The motion, seconded by Commissioner Kemp carried with all voting in favor thereof.

3. Public Hearing – Canyon Creek Filing 5 Tract B Site Plan

Purpose: Consideration of a Site Plan

Project File #: SP-13-00033

Request: Consideration of Resolution P14-20, A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Site Plan For Canyon Creek Subdivision Filing No. 5, 1st Amendment, Town Of Erie, County Of Boulder, State Of Colorado.

Location: the Southeast Corner of Erie Parkway and Meller Street

Zoning: Canyon Creek Planned Development

Applicants: Colorado Brown Investors
(Staff Planner: Deborah Bachelder)

Commissioner Gippe moved approval of Resolution P14-18, A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Site Plan For Canyon Creek Subdivision Filing No. 5, 1st Amendment, Town Of Erie, County Of Boulder, State Of Colorado. The motion, seconded by Commissioner Harrison carried with all voting in favor thereof.

VII. STAFF REPORTS (This agenda items is reserved for specific items from Staff requiring Commission direction or just relaying important information.)

Reminder that Biscuit Day is Saturday, 9/20/14, from 8 to noon; and today is the 227th anniversary of the adoption of the Constitution of the United States.

VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS (This agenda item is for all Planning Commission reports and items of information as well as Commission discussion items, not listed on the agenda)
None.

IX. ADJOURNMENT

There being no further business to come before the Commission, Chairman Bottenhorn adjourned the September 17, 2014, Regular Meeting of the Planning Commission at 6:59 p.m.

Respectfully Submitted,

Town of Erie Planning Commission

By: _____
Hallie S. Sawyer, Secretary

By: _____
J. Eric Bottenhorn, Chair

DRAFT

ATTACHMENT D

Bowman

V I S I O N L A N D

July 14, 2014

RE: Neighborhood Meeting Concerning Meller Street Estates

To Whom It May Concern:

A neighborhood meeting will occur at on Thursday, July 31, 2014 from 1-3 pm at the Lloyd Room in the Erie Community Center (Rec Center) to discuss the proposed Meller Street Estates project. The Meller Street Estates (Canyon Creek Filing 5, Tract B) will be a 12-unit multi-family duplex subdivision at the corner of Erie Parkway and Meller Street. You have been sent this letter because you live in close proximity to this project. Interested parties are encouraged to attend the meeting and speak on the matter. Addition information can be obtained by calling the Town of Erie at 303-926-2700 or David Lewis at 720-726-4171.

Sincerely,



Lincoln Thomas

For and on Behalf of Colorado Brown Investments

Meller Estates – Neighborhood Meeting

Meeting Minutes

Date: July 31, 2014
Time: 1:00 P.M.
Location: Erie Community Center

Meeting Notes

1. Reid Phillips with Nest Home Company gave a summary of his company, introduced the design team members in attendance and gave a brief history of the lot. Originally zoned for daycare, but recently rezoned to allow for medium density residential, up to 13 units, as well.
2. Anne Postle with Osmosis Art and Architecture gave a brief summary of the architecture, floor plans and target market (50+ and single women).
3. Units will be 1400 square foot and priced from the low \$300s.
4. Lincoln Thomas with Bowman Vision Land gave a brief summary of the site layout.
5. Question was asked what is the separation from the south property line to the alley?
Answer: 16 feet minimum.
6. Residents expressed concern with the traffic in the alley and proximity to homes.
7. Landscape screening along the south property line was discussed. Existing trees to remain and new trees planted ant the alley entrance off Meller Street.
8. Residents expressed concern over the timing of the neighborhood meeting; meeting time was done at the request of the Town in order to allow Town staff to attend during normal working hours if they could.
9. Resident asked if a traffic study had been completed as part of the proposed development. Answer: yes.
10. Construction timing for the project is 1 – 1 ½ years.
11. HOA will be created to address common area maintenance but will not be responsible for maintaining exterior of buildings.

Action Items from Meeting

1. Design Team will send site plan and architecture plans to residence who provided email addresses.

ATTACHMENT E



TOWN OF ERIE

Community Development Department – Planning Division
645 Holbrook Street – PO Box 750 – Erie, CO 80516
Tel: 303.926.2770 – Fax: 303.926.2706 – Web: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed.

STAFF USE ONLY		
FILE NAME:		
FILE NO:	DATE SUBMITTED:	FEES PAID:

PROJECT/BUSINESS NAME: Meller St. Estates
PROJECT ADDRESS: 0 Meller St.
PROJECT DESCRIPTION: Sketch Plan, Preliminary Plat, Site Plan, and Final Plat of 13 attached patio homes

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: _____
 Filing #: 5 Lot #: _____ Block #: _____ Section: S 1/2 of 24 Township: 1 North Range: 69

OWNER (attach separate sheets if multiple)

Name/Company: Colorado Brown Investments
 Contact Person: Reid Phillips
 Address: 111 W. Cannon St.
 City/State/Zip: Lafayette, CO 80026
 Phone: 719-510-1360 Fax: _____
 E-mail: reid@craftsmanproperties.com

AUTHORIZED REPRESENTATIVE

Company/Firm: Vision Land Consultants
 Contact Person: Lincoln Thomas
 Address: 603 Park Point Drive, Suite 100
 City/State/Zip: Golden, CO 80401
 Phone: 303-204-5065 Fax: 303-674-3263
 E-mail: lincolnt@vlc.com

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: James S' Haley, Trustee
 Address: _____
 City/State/Zip: Longmont, CO

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company: _____
 Address: _____
 City/State/Zip: _____

LAND-USE & SUMMARY INFORMATION

Present Zoning: PD/Daycare/Medium Density Residential
 Proposed Zoning: Medium Density Residential
 Gross Acreage: 1.84 Acres

Gross Site Density (du/ac): _____
 # Lots/Units Proposed: _____
 Gross Floor Area: _____

SERVICE PROVIDERS

Electric: Xcel
 Metro District: N/A
 Water (if other than Town): Town of Erie

Gas: Xcel
 Fire District: Mountain View Fire District 6
 Sewer (if other than Town): Town of Erie

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES

ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor (less than 10 acres)	\$ 2000.00	<input checked="" type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
<input type="checkbox"/> Deannexation	\$ 1000.00	<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Road Vacation (constructed)	\$ 1000.00
ZONING/REZONING		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<input checked="" type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2200.00
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
SPECIAL REVIEW USE		<input type="checkbox"/> Amendment (major)	\$ 1100.00
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (minor)	\$ 350.00
<input type="checkbox"/> Minor	\$ 400.00	VARIANCE	
<input type="checkbox"/> Oil & Gas	\$ 1200.00	\$ 600.00	
		SERVICE PLAN	
		\$ 10,000.00	

All fees include both Town of Erie Planning & Engineering review. These fees do not include referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner: _____

Date: 11/18/13

Owner: _____

Date: _____

Applicant: _____

Date: _____

STATE OF COLORADO)
County of Adams) ss.

The foregoing instrument was acknowledged before me this 18 day of November, 2013, by Theresa M. Chipp.

My commission expires: 8/27/14
Witness my hand and official seal.

THERESA M. CHIPP
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 313061
MY COMMISSION EXPIRES AUG. 24, 2016


 Notary Public



CANYON CREEK PD – Amendment No. 7
Written Narrative 11-21-13

A. *Project Description and Purpose of the Request:*

Canyon Creek PD – Filing No. 5 – Tract B:

The request is to amend the required setbacks for the Medium Density Residential / Townhomes. The proposed setbacks are as follows.

PLANNING AREA (Filing No.)	FRONT YARD (feet)	SIDE YARD	REAR YARD (feet)
Filing No. 5 – MDR	Interior Lot: 10'	Meller Street side: 5'	5'
	Facing Erie Parkway: 15'	Interior side: 5'/0*	
	Front Porch encroachment: 8' max	Alley Side: 10'	

*Side yard setbacks are 0-feet for attached building only.

**Eaves and fireplace cantilevers are permitted to encroach into the sideyard setback a maximum of two (2) feet. Window wells may encroach into the sideyard setback of SFD homes a maximum of three (3) feet.

B. *Variation in the Underlying Zone District*

Given the property is Zoned PD; there are no variations from the underlying Zone district.

C. *Proposed Development Time Line*

The Site Plan and Plat are being submitted concurrently with this proposed PD Amendment. It is the intent to construct the homes immediately after approval of the required documents.

D. *Relationship of Land Uses*

The relationship of the existing and surrounding land uses remain the same.

E. Compliance with Comprehensive Master Plan and Approval Criteria of the UDC

The proposed change in setbacks remains in compliance with the Comprehensive Master Plan which designates Filing No. 5 Medium Density Residential (MDR). The proposed setbacks do not encroach the 30 foot landscape buffers provided along Meller Blvd. and Plum Creek Parkway.

Approval Criteria

1. *The PUD addresses a unique situation, confers a substantial benefit to the Town, or incorporates creative site design such that it achieves the purposes of this Code and represents an improvement in quality over what could have been accomplished through strict application of the otherwise applicable district or development standards. Such improvements in quality may include, but are not limited to improvements in open space provision and access; environmental protection; tree/vegetation and preservation; efficient provision of streets, roads and other utilities and services; or increased choice of living and housing environments.*

The proposed request is for an amendment to an existing PD. The zone districts of the UDC are not applicable to the Canyon Creek PD. However, the proposed amendment, as well as the original PD, is of a high quality design which the UDC aims to achieve.

2. *The PUD Amendment will promote the public health, safety, and general welfare.*

The proposal will continue to promote the public health, safety and general welfare, given this was proven with the original PD zoning of the property. There are no material changes in the proposal that will affect the public health, safety and welfare of the residents. The intent for development remains the same as the residential parcel was originally designated.

3. The PUD Amendment is consistent with the Town's Comprehensive Plan in that the land use remains MDR.

The proposal is within the existing Canyon Creek PD which is mostly developed. The development of these parcels will not require the extension of community services and facilities.

Natural Resources and Environment

The natural features of Canyon Creek have been preserved in open space corridors. Filing 5, Tract B is relatively flat grasslands with no environmentally significant features. The natural features within Canyon Creek have already been preserved as part of the PD. Therefore the proposed changes will have no impact on the site.

There are no oil wells, mining or undermining areas that will affect the development of the Tract B site.

Parks, Recreation and Trails

Public Land Dedication will be met through on-site amenities or cash-in-lieu of land.

Open Space

Other Tracts have been identified throughout Canyon Creek and Filing 5 for open space.

Public Facilities and Services

All of the basic services are in place within the Canyon Creek PD and the surrounding development to support the proposed MDR use without a significant impact to the existing facilities and services.

Regional Coordination

Not applicable to this application.

Transportation and Mobility

The street network and pedestrian trails and bicycle paths have already been established within Canyon Creek. The proposed townhome design does not create the need for changes to the systems; however, the opportunity exists to create connections to the pedestrian ways.



Housing and Neighborhoods

Canyon Creek is an established neighborhood that has continued to develop over the past 10 years. The proposed change in setbacks will not change or impact the neighborhood or change the connections between neighborhoods, and the existing parks, trails and open space.

Community Character and Design

The townhome neighborhood is designed to meet the UDC.

Economic Development

The new townhomes will bring additional residents to the Town which will support existing businesses enforcing the economic vitality of the Town.

Common Area Controls

There is no proposed change in any common areas including open space, parks, trails, common areas and buildings.

Canyon Creek PD Amendment No. 7

Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the South One-Half Section 14, Township 36 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado
553.43 ACRES
PDA - 12-00014

Statement of Commitments

1. Dedication

Filing No.	Tract	Area (AC)	Usage
Filing No. 1	A, B, K	1.13 AC	Landscape Buffer
	C	16.15 AC	Open Space, Park, Drainage
	D, E	2.88 AC	Open Space, Park
	F, G, H	2.54 AC	Open Space, Drainage
	I	2.84 AC	Open Space, Drainage
Filing No. 2	J	0.13 AC	Park, Open Space
	L	0.31 AC	Park, Open Space
	M	0.02 AC	Landscape Entry Feature
	A, E	1.37 AC	Open Space, Utilities, Landscape Buffer
	B	0.09 AC	Park, Open Space
Filing No. 3	C	1.12 AC	Open Space, Utilities, Landscape Buffer, Park
	D	11.26 AC	Drainage, Utilities, Landscape Buffer, Park
	H, I	14.36 AC	Drainage, Utilities, Landscape Buffer, Park
	A	5.14 AC	Open Space, Drainage, Utilities, Landscape Buffer, Trail
Filing No. 4	B	1.34 AC	Open Space, Drainage, Utilities, Landscape Buffer
	C	1.13 AC	Open Space, Drainage, Utilities, Landscape Buffer
	D	0.05 AC	Open Space, Drainage, Utilities, Landscape Buffer
	H	0.08 AC	EVA Access, Open Space, Drainage, Utilities, Trail
	I	0.08 AC	School Site
Filing No. 5	A, B, D, E, F	2.56 AC	Open Space, Utilities, Drainage, Landscape Buffer
	A, C, D, E	1.96 AC	Open Space, Utilities, Landscape Buffer
	B	1.84 AC	Open Space, Utilities, Landscape Buffer
	F	0.50 AC	Medium Density Residential / Day Care
	G	0.50 AC	Park
Filing No. 6	A, B	2.37 AC	Open Space, Utilities, Landscape Buffer
	C	3.99 AC	Open Space, Drainage, Utilities, Landscape Buffer
	D	9.01 AC	Open Space, Drainage, Utilities, Landscape Buffer
	E	4.87 AC	Commercial/Religious Assembly
	F	0.13 AC	Open Space, Drainage, Utilities, Landscape Buffer
Filing No. 7	G	0.13 AC	Open Space, Pedestrian Access
	A	1.83 AC	School Site, Park
	B, E	3.95 AC	Open Space, Utilities, Landscape Buffer
	C, D, G, H	9.14 AC	Open Space, Utilities, Landscape Buffer
	I, J	NA	Open Space, Utilities, Landscape Buffer
Filing No. 8	A	5.53 AC	Drainage, Open Space
	B	19.23 AC	Park, Open Space
	C	0.09 AC	Open Space, Drainage, Utilities, Landscape Buffer
	D, G	0.09 AC	Open Space, Drainage, Utilities, Landscape Buffer
	E	0.10 AC	Open Space, Drainage, Utilities, Landscape Buffer

General Provisions

Authority

The Development Plan is authorized by chapter 5-10 of the Colorado Revised Statutes, the Planning and Zoning Ordinance adopted pursuant to the Town of Erie Zoning Ordinance adopted pursuant to the Colorado Planned Unit Development Act of 1972.

Applicability

The provisions of this Development Plan shall run with the land and shall be binding on all successors in interest. The provisions shall be bound by this Development Plan as amended and approved by the Director or Town Board of Trustees.

Adoption

The adoption of this Development Plan shall evidence the findings and decision of the Town of Erie Board of Trustees that this Development Plan for Canyon Creek is in general conformity with the Town of Erie Comprehensive Plan; is authorized by the provision of the Colorado Planned Unit Development Act of 1972, and that each Chapter 5 and the Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

Relationship to Town Regulations

The provisions of this Development Plan shall prevail and govern the development of Canyon Creek provided, however, that the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Town of Erie Municipal Code, Title 10, as amended, or any other applicable ordinance or regulations of the Town of Erie, shall be applicable.

Enforcement

To enforce the public interest of the residents, occupants, and visitors of Canyon Creek, the Board of Trustees shall be authorized to take any action necessary to enforce the provisions of this Plan relating to the use of lands and the location of common open space shall run in favor of the Town of Erie and shall be enforceable at law or in equity without limitation on any power or regulation.

Conflict

Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless otherwise determined otherwise by the Director.

Maximum Level of Development

The total number of dwellings or the total commercial, business, or industrial intensity approved for development within the Planning Area is the maximum development permitted for planning or construction (plus any other development permitted for residential or commercial dwellings or level of development for commercial business, or industrial properties may be less due to subdivision or site improvement plan requirement plan requirements or other requirements of the Town Board of Trustees.

Project Tracking

At the time of subdivision final plat, the applicant shall provide a summary of the development to date, along with the final plat submitted to ensure maximum development limits are not exceeded.

Vicinity Map



SCALE 1" = 2000'

Planning & Zoning Commission Certificate

Approved by the Planning & Zoning Commission on _____ day of _____ A.D. 20____

Board of Trustees Certificate

Approved by the Board of Trustees on _____ day of _____ A.D. 20____

Chairman _____ Mayor _____

Town Clerk _____ Recorder's Certificate _____

This Development Plan was filed for record in the office of the County Clerk and Recorder of Boulder County on _____ day of _____ A.D. 20____ at _____ o'clock _____ P.M. _____

Book _____ Page _____ Section No. _____

By _____

Recorder County Clerk and Recorder

14. Amendment #7

Filing No. 5 - Tract B
 Establish setbacks

7. Payment of Taxes on Land to be Dedicated for Public

Tax provisions to be determined at a later date.

8. Other Commitments Imposed by the Board of Trustees

To be determined at a later date and documented in the Development Agreement.

9. PD Amendment No. 2

The amendment includes the following changes:

- Removal of the Minimum Lot Coverage requirement for the Filing 5 and Filing 7 Single Family lots.
- All single family home building permits for Canyon Creek Filing 5, applied for after approval of this Development Plan, shall be subject to the provisions of the Development Plan, including the Detached Dwelling, Detached Dwelling, and the accessory home built within the Detached Dwelling. All Canyon Creek Filing 5 and Filing 7 lots shall be subject to the provisions of the Development Plan, including the Detached Dwelling, Detached Dwelling, and the accessory home built within the Detached Dwelling.
- Removal of items 701, 702, 704, 1101, 1102, 1103, and 1104 that have been reviewed by the Planning & Zoning Commission and approved for removal.
- Single-Family Detached Dwellings shall be allowed to be constructed in Canyon Creek Filing 5 and Filing 7 lots.
- Single-Family Detached Dwellings shall be allowed to be constructed in Canyon Creek Filing 5 and Filing 7 lots.

10. PD Amendment No. 3

Filing No. 6 - Add a note to Table V that septic and fireplaces easements are permitted to encroach into the setback setback of SFD homes a maximum of 10 feet. The setback setback of SFD homes a maximum of three (3) feet.

11. PD Amendment No. 4

- Filing No. 6 - Add Religious Assembly as a Permitted Land Use to Tract D
- Add CBR district as a Permitted Land Use to Tract F.
 - Modifications to Table II as shown:
 - Require maximum building height of 45 feet with a maximum of 10 feet for porches.
 - A cross may be placed on top of the dome portion, however the dome may not exceed 55 feet and the total height of the dome and cross may not exceed 80 feet.
 - A wall tower is permitted but shall not be considered an appearance and shall not exceed 45 feet in height.

12. Amendment #5

Filing No. 8 - Change Land Use Designation: From Townhome to Medium Density Residential (MDR) with the following permitted housing types:

- Duplex;
- Townhouse;
- Stacked Triplex / Quad-plex;
- Removal of maximum lot coverage for MDR.

Filing No. 9

-Reassignment of planning areas in Filing 9 due to relocation of Brennan Street in Minor Amendment Plat.

13. Amendment #6

Filing No. 5 - TRACT B
 -Add Medium Density Residential (MDR) as a permitted land use, for a maximum of 13 dwelling units, with the following permitted housing types:

- Stacked Home;
- Stacked Triplex / Quad-plex;
- Minor Home

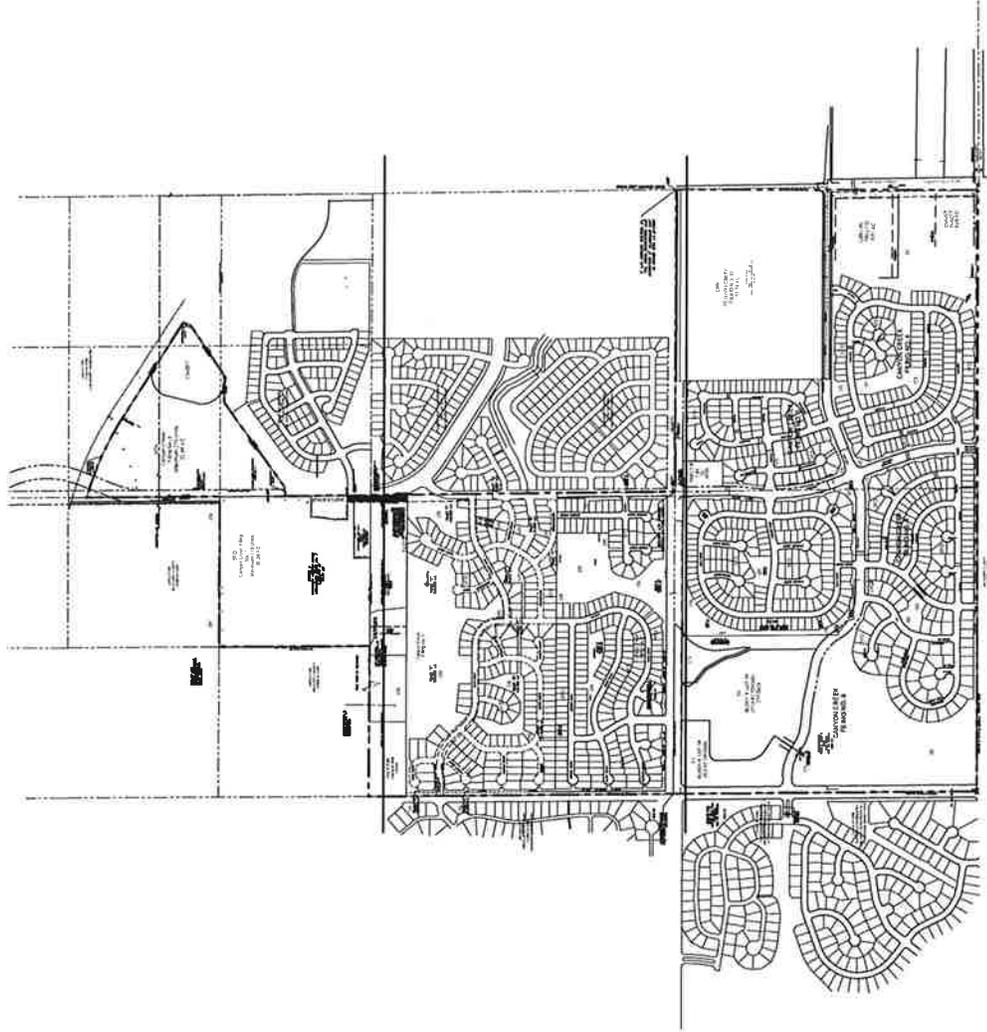
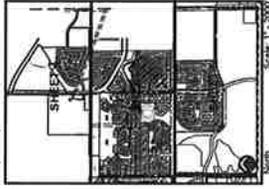
Canyon Creek PD Amendment No. 7

A Portion of the Southwest One-Quarter of Section 13 and A Portion of the Southwest One-Quarter of the Southwest One-Quarter of Section 13 and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Eric, County of Boulder, State of Colorado

553.43 ACRES

PDA - 12-00014

Key Map



DEVELOPMENT PLAN
SHEET 3 OF 6
CANYON CREEK PD

Architect: Boulder Creek Neighborhoods, LLC
 712 Main Street
 Louisville, CO 80024
 Planner: Henry Design Group, Inc.
 1501 Wazee Street Suite 1-C
 Denver, CO 80202
 303.448.2349

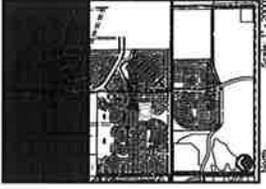
AMENDMENT DATE: JUNE 24, 2014
 ISSUE DATE: MAY 12, 2014

Canyon Creek PD Amendment No. 7

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 14, and A Portion of the Southwest One-Quarter of Section 15, Township 36 North, Range 69 West of the 6th Principal Meridian, Town of Erie, County of Boulder, State of Colorado

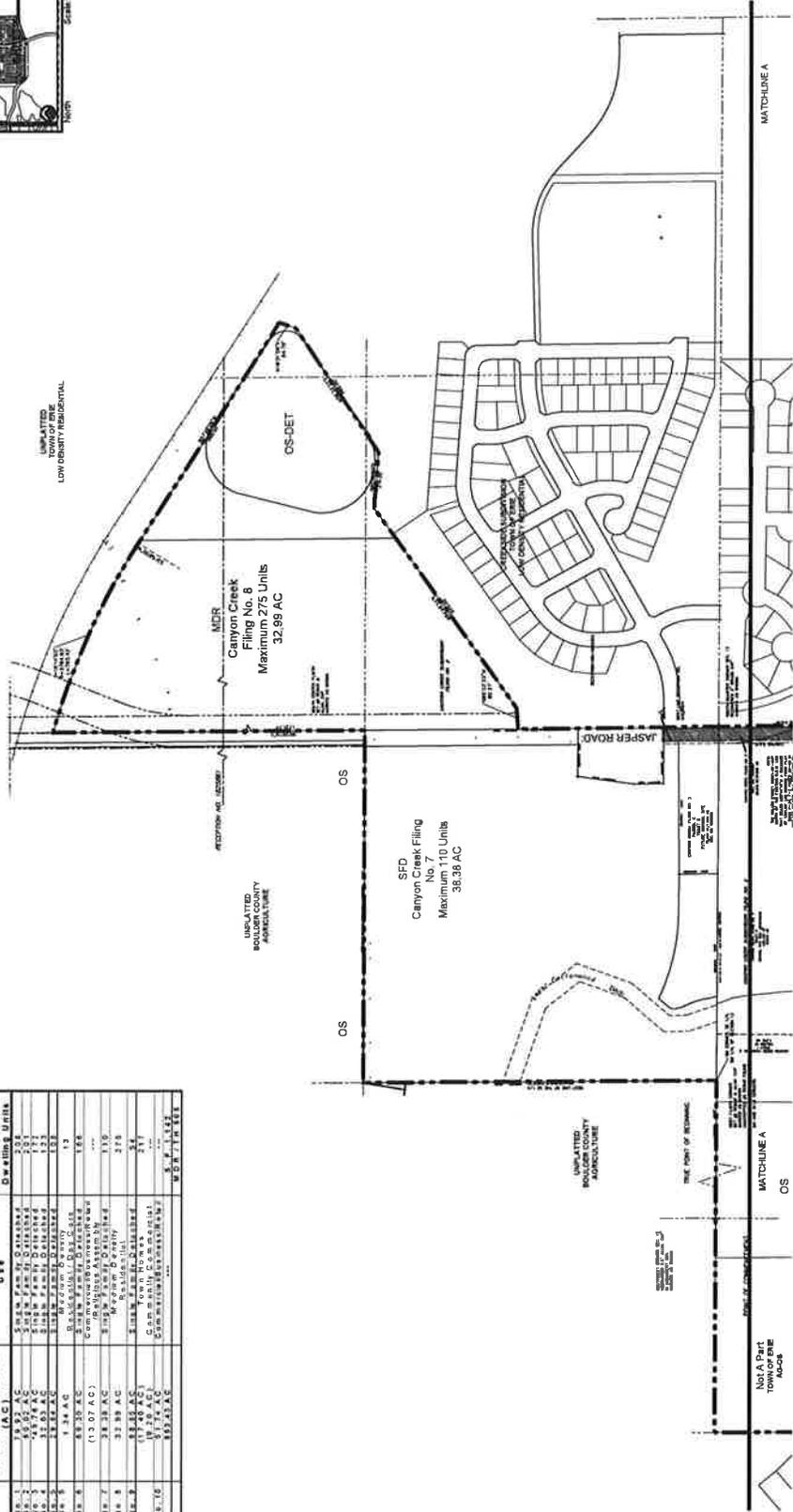
553.43 ACRES
PDA - 12-00014

Key Map



Land Use Summary - Filing No's 1 - 10

Filing	Total Acres (AC)	Use	Max. Number of Dwelling Units
Filing No. 1	15.52 AC	Single-Family Detached	23
Filing No. 2	14.78 AC	Single-Family Detached	22
Filing No. 3	14.78 AC	Single-Family Detached	22
Filing No. 4	14.78 AC	Single-Family Detached	22
Filing No. 5	14.78 AC	Single-Family Detached	22
Filing No. 6	14.78 AC	Single-Family Detached	22
Filing No. 7	38.38 AC	Single-Family Detached	110
Filing No. 8	32.99 AC	Single-Family Detached	275
Filing No. 9	32.99 AC	Single-Family Detached	275
Filing No. 10	32.99 AC	Single-Family Detached	275
Total	553.43 AC		1100



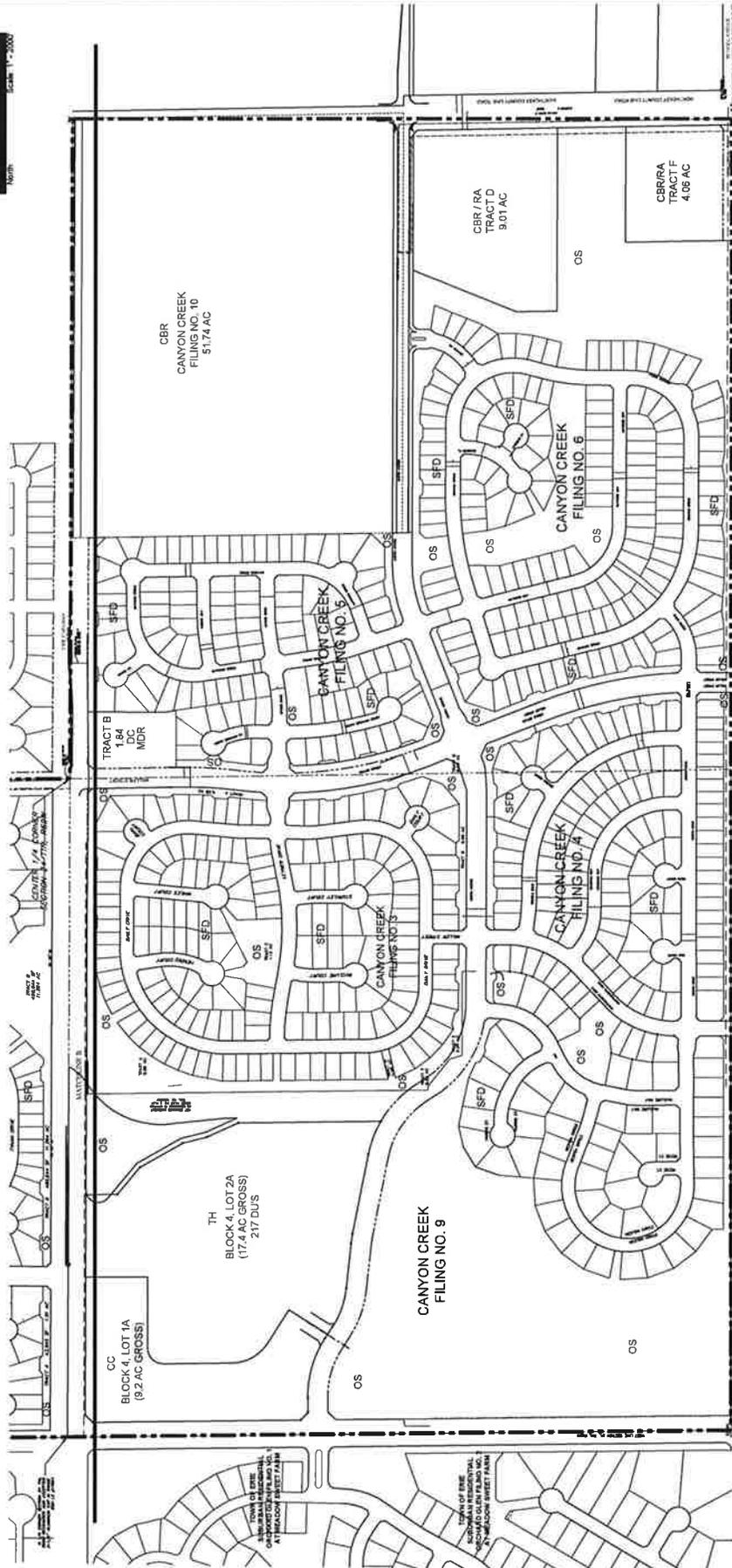
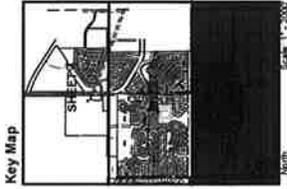
Architect: Boulder Creek Neighborhoods, LLC
712 Main Street
Louisville, CO 80024
Planner: Henry Design Group, Inc.
1001 Walnut Street Suite 1-C
Denver, CO 80202
303.544.7200

AMENDMENT DATE: JUNE 24, 2014
ISSUE DATE: MAY 17, 2011

Canyon Creek PD Amendment No. 7

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the South One-Half Section 14, Township 36S, Range 69W, of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

553.43 ACRES
PDA - 12-00014



BOULDER COUNTY
AGRICULTURE
DEPARTMENT



DEVELOPMENT PLAN
SHEET 6 OF 6
CANYON CREEK PD

Applicants:
Boulder Creek Neighborhoods, LLC
712 Main Street
Louisville, CO 80204
Henry Design Group, Inc.
1501 Wazee Street Suite 1-C
Denver, CO 80202
303.449.2766

AMENDMENT DATE: JUNE 24, 2014
MAY 17, 2004

TOWN OF ERIE
BOARD OF TRUSTEE AGENDA ITEM
Board Meeting Date: October 14, 2014

SUBJECT: RESOLUTIONS

Consideration of Resolution 14-114: A Resolution Making Certain Findings Of Fact And Conclusions Favorable To Canyon Creek Subdivision Filing No. 5, 1st Amendment Preliminary Plat; Imposing Conditions Of Approval; Approving The Canyon Creek Subdivision Filing No. 5, 1st Amendment Preliminary Plat With Conditions; And Setting Forth Details In Relation Thereto.

CODE: Municipal Code, Title 10

PURPOSE: Colorado Brown Investments requests Preliminary Plat approval to plat 12 lots for duplex dwelling units in Canyon Creek Subdivision Filing No. 5, 1st Amendment.

DEPARTMENT: Community Development

PRESENTER: Deborah Bachelder AICP, Senior Planner

FISCAL	Cost as Recommended:	n/a
INFORMATION:	Balance Available:	n/a
	Budget Line Item Number:	000 . 00 . 000 . 000000 . 000000
	New Appropriation Required:	<input type="checkbox"/> Yes <input type="checkbox"/> No

STAFF RECOMMENDATION: Staff finds the application consistent with the Preliminary Plat approval criteria in Municipal Code, Section 10.7.7.C.10, and recommends approval of the Canyon Creek Subdivision Filing No. 5, 1st Amendment Preliminary Plat application. Staff has provided Resolution 14-114, for Board of Trustee consideration, approving the application with the following conditions:

- a. Canyon Creek PD Amendment No. 7, that modifies the lot setback requirements to allow the duplex development proposed in the Preliminary Plat, shall be approved and recorded before the Preliminary Plat approval comes into effect.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission held a public hearing for the Canyon Creek Subdivision Filing No. 5, 1st Amendment Preliminary Plat application on September 17, 2014. The Planning Commission recommended conditional approval to the Board of Trustees, on a 6 to 0 vote, of Canyon Creek Subdivision Filing No. 5, 1st Amendment Preliminary Plat by approving Resolution P14-19 with conditions.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Applicant/Owner: Colorado Brown Investments
111 West Cannon Street
Lafayette, Colorado, 80026

Property Location:

Canyon Creek Subdivision Filing No. 5, 1st Amendment is a plat of Tract B on the southeast corner of Erie Parkway and Meller Street.



Current Land Use and Zoning:

Current Land Use: Vacant Land
 Current Zoning: Canyon Creek PD – Planned Development:
 DC – Day Care and MDR – Medium Density Residential

Adjacent Land Use and Zoning:

	ZONING	LAND USE
NORTHWEST	Canyon Creek PD – Planned Development	Single Family Residential
NORTHEAST	LR – Low Density Residential	Single Family Residential
SOUTH	Canyon Creek PD – Planned Development	Single Family Residential
EAST	Canyon Creek PD – Planned Development	Single Family Residential
WEST	Canyon Creek PD – Planned Development	Single Family Residential

Site Specific Information:

The applicant is proposing to plat 12 lots for duplex dwelling units in Canyon Creek Subdivision Filing No. 5, 1st Amendment. Four duplex dwelling units will face Erie Parkway and the other 8 duplex dwelling units will face onto a common open space that will side onto Meller Street. All of the garages are alley loaded. The alley access into the site is located on Meller Street; an emergency access from the end of the alley is also linked to Meller Street. All of the adjacent streets to this subdivision have been constructed.

Development Data:

- Preliminary Plat Size: 1.843 Acres
- Number of Duplex Lots Proposed: 12 lots
- Number of Dwelling Units Proposed: 12 dwelling units
- Max. Number Dwelling Units Allowed - PD: 13 dwelling units

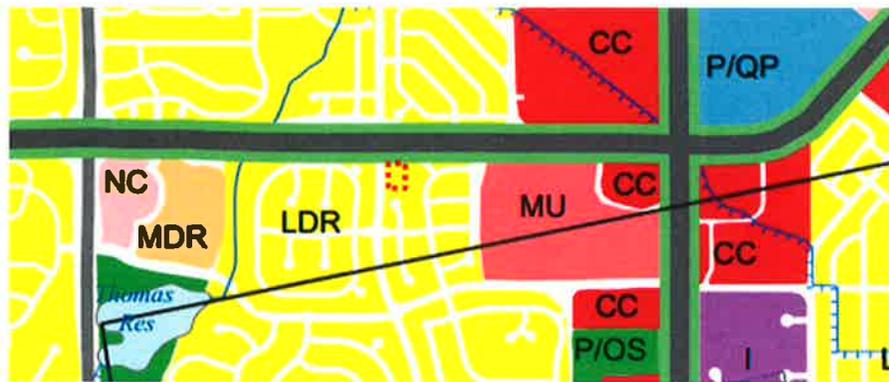
- Number of Tracts: 3 tracts (2 landscaping & 1 alley)
- Residential Density Proposed: 6.5 dwelling units per acre

Landscaping, Parks and Trails:

- 30 foot landscape buffer is provided on Erie Parkway and Meller Street; in addition to landscaping within the right of way.
- A formal park is not proposed within the duplex development; however, these dwelling units are close to the existing pocket parks in Canyon Creek.
- At final plat the applicant will be required to pay a fee-in-lieu for pocket park, neighborhood park and community park dedication. The open space dedication requirements for this site have been met through previous open space dedications within the overall Canyon Creek subdivision.
- HOA owned and maintained landscape areas within the development include the landscaped courtyard that 8 units front onto plus the landscaping areas along Erie Parkway and Meller Street.
- Sidewalks will be added along Erie Parkway and Meller Street. The internal sidewalk system connects the duplex dwelling units to adjacent streets.

Compliance with Town of Erie Comprehensive Plan:

The application is in Compliance with the Land Use designation of Low Density Residential on the 2005 Comprehensive Plan, Land Use Plan Map.



Compliance with Canyon Creek PD Amendment No. 7:

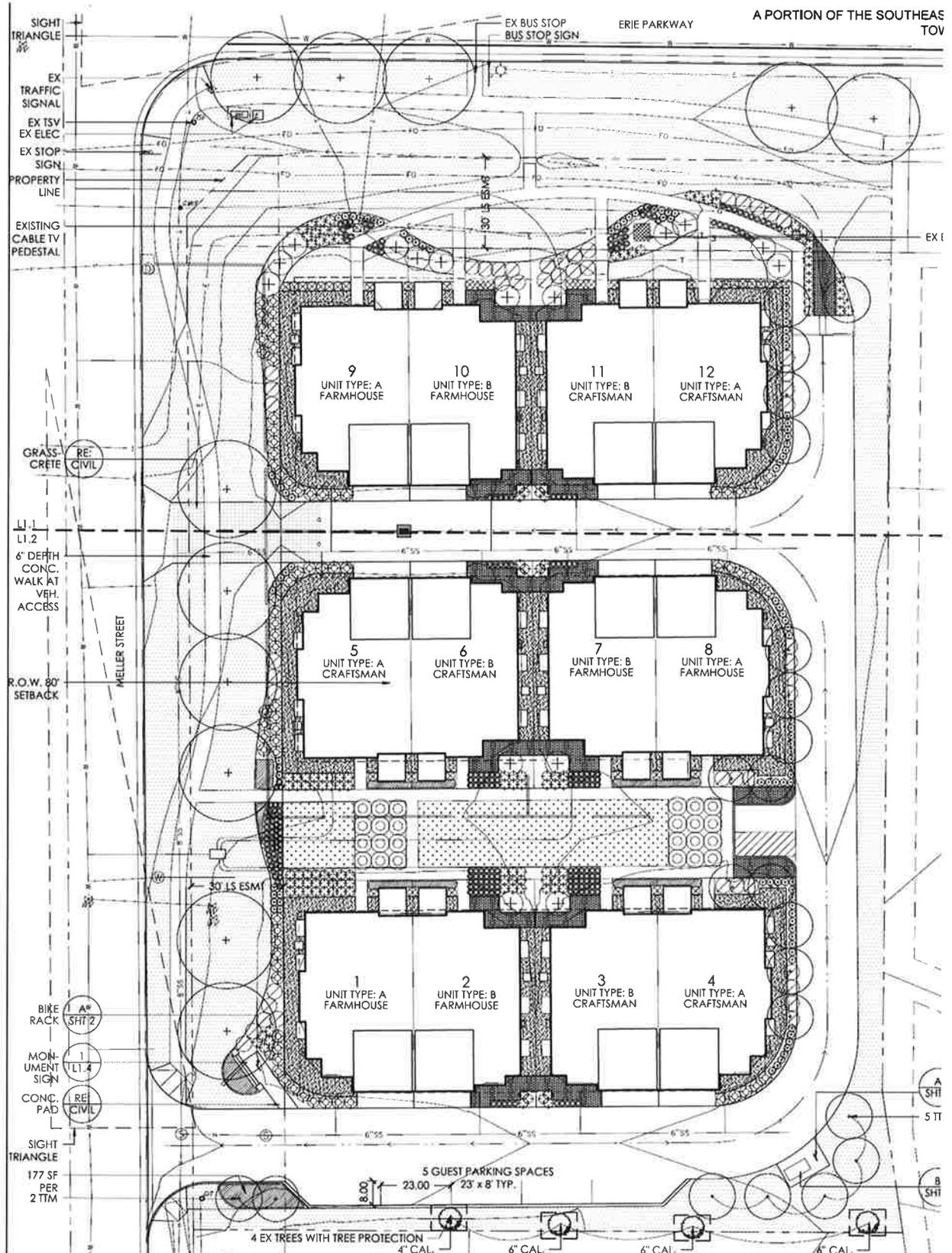
The applicant is proposing an amendment to the Canyon Creek PD that will bring the proposed duplex residential lots into compliance with the regulations.

Site Plan Approved by Planning Commission:

On September 18, 2014 the Planning Commission unanimously approved the Site Plan for the site with the following conditions:

- The Site Plan approval requires the Canyon Creek Planned Development Amendment No. 7 be approved and recorded before the Site Plan is signed and put into effect.
- The Site Plan may only be signed and put into effect after a Final Plat for the property is recorded.
- Staff may direct the consultants to make technical corrections to the documents.

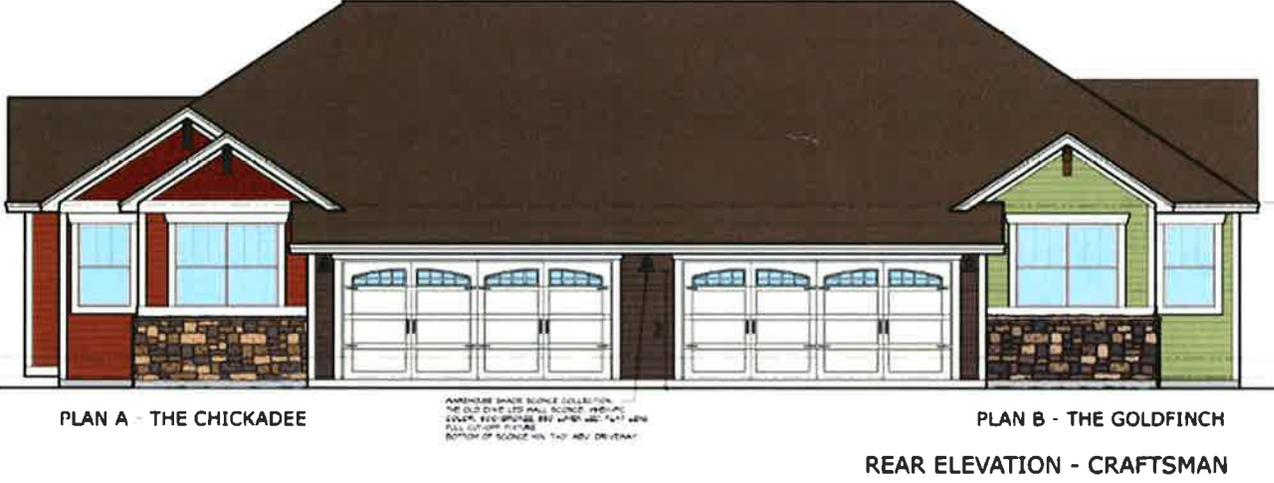
Below are the approved layout of the Site Plan and the approved architecture of the duplexes.



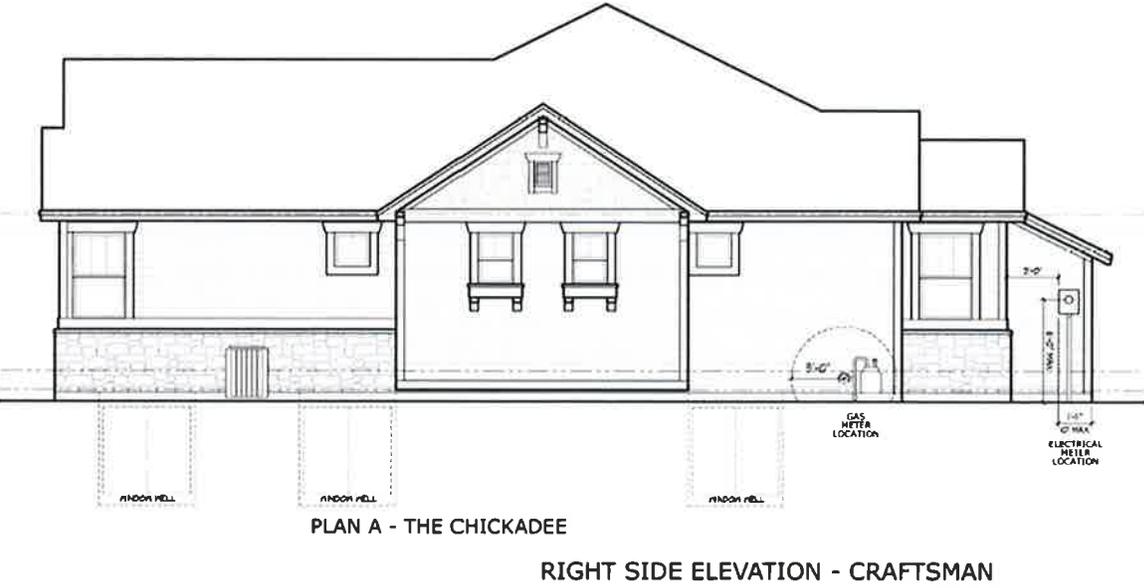
Front Elevation:



Rear Elevation:



Side Elevation to Meller Street:



STAFF REVIEW AND ANALYSIS

Staff finds the application is consistent with the Preliminary Plat approval criteria in Municipal Code, Section 10.7.7.C.10, as outline below:

- a. *The subdivision is consistent with the Town's Comprehensive Master Plan.*

Staff comment: The subdivision is generally consistent with the Comprehensive Plan.

- b. *The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.*

Staff comment: The subdivision is in compliance with the proposed Canyon Creek PD Amendment No. 7.

- c. *The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town's standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC.*

Staff comment: The subdivision meets the Town's standards.

- d. *The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this Chapter or this UDC. Applicants shall refer to the Development Standards in Chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.*

Staff comment: The subdivision meets the Town's standards.

- e. *The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.*

Staff comment: The subdivision will meet the standards.

- f. *The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.*

Staff comment: Significant adverse impacts are not anticipated.

- g. *The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.*

Staff comment: Pedestrian access is adequately provided.

- h. *The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.*

Staff comment: Significant adverse impacts are not anticipated.

- i. *Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.*

Staff comment: Adequate facilities are available to serve the property.

- j. *As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.*

Staff comment: Adequate infrastructure is available.

NEIGHBORHOOD MEETING

As required by the Municipal Code a Neighborhood Meeting was held on July 31, 2014. The required notice of the Neighborhood Meeting was provided.

PUBLIC NOTICE:

Newspaper Publication: September 24, 2014

Notice Posted on Public Notice Boards and on Property; and,
Letters to adjacent property owners mailed: September 26, 2014

The documentation required for the Preliminary Plat application is complete. The Community Development file for the Canyon Creek Subdivision Filing No. 5, 1st Amendment Preliminary Plat application is entered into the public record.

STAFF RECOMMENDATION:

Staff finds the application consistent with the Preliminary Plat approval criteria in Municipal Code, Section 10.7.7.C.10, and recommends approval of the Canyon Creek Subdivision Filing No. 5, 1st Amendment Preliminary Plat application. Staff has provided Resolution 14-114, for Board of Trustee consideration, approving the application with the following conditions:

- a. Canyon Creek PD Amendment No. 7, that modifies the lot setback requirements to allow the duplex development proposed in the Preliminary Plat, shall be approved and recorded before the Preliminary Plat approval comes into effect.

Staff is requesting that the Board of Trustees continue the decision on the Preliminary Plat Resolution until the October 28th meeting when the Planned Development (PD) Amendment will be voted on.

Staff Review:

- ___ Town Attorney
- ___ Town Clerk
-  Community Development Director
- ___ Finance Director
- ___ Police Chief
- ___ Public Works Director

Approved by:


A.J. Krieger
Town Administrator

ATTACHMENTS:

- A. Resolution 14-114
- B. Planning Commission Resolution P14-19
- C. Planning Commission Meeting Minutes - Draft
- D. Neighborhood Meeting Materials
- E. Application Materials

ATTACHMENT A

RESOLUTION NO. 14-114

A RESOLUTION MAKING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO CANYON CREEK SUBDIVISION FILING NO. 5, 1ST AMENDMENT PRELIMINARY PLAT; IMPOSING CONDITIONS OF APPROVAL; APPROVING THE CANYON CREEK SUBDIVISION FILING NO. 5, 1ST AMENDMENT PRELIMINARY PLAT WITH CONDITIONS; AND SETTING FORTH DETAILS IN RELATION THERETO.

WHEREAS, the Board of Trustees of the Town of Erie, Colorado, held a Public Hearing for the Canyon Creek Subdivision Filing No. 5, 1st Amendment Preliminary Plat on Tuesday, October 14, 2014, on the application of Colorado Brown Investments, 111 West Cannon Street, Lafayette, Colorado, 80026, such Preliminary Plat being a plat of the following real property; to wit:

Tract B, Canyon Creek Subdivision Filing No. 5, Town Of Erie, County Of
Boulder, State Of Colorado; and,

WHEREAS, said Canyon Creek Subdivision Filing No. 5, 1st Amendment Preliminary Plat, see Exhibit "A," attached hereto and incorporated herein by this reference; and,

WHEREAS, the Board of Trustees has determined that the Preliminary Plat meets the approval Criteria as specified in Municipal Code Title 10.

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

Section 1. Findings of Fact.

1. That the applicant's application and supporting documents are in substantial compliance with Municipal Code 10.7.7 C.
2. The Preliminary Plat has met Municipal Code Title 10, Section 10.7.7 C.10. Approval Criteria:
 - a. The subdivision is consistent with the Town's Comprehensive Master Plan.
Finding: The subdivision is generally consistent with the Comprehensive Plan.
 - b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.
Finding: The subdivision is in compliance with the proposed Canyon Creek PD Amendment No. 7.
 - c. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town's standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing

trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC.

Finding: The subdivision meets the Town's standards.

- d. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this Chapter or this UDC. Applicants shall refer to the Development Standards in Chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.

Finding: The subdivision meets the Town's standards.

- e. The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.

Finding: The subdivision will meet the standards.

- f. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.

Finding: Significant adverse impacts are not anticipated.

- g. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.

Finding: Pedestrian access is adequately provided.

- h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.

Finding: Significant adverse impacts are not anticipated.

- i. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.

Finding: Adequate facilities are available to serve the property.

- j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

Finding: Adequate infrastructure is available.

3. The Zoning for the property shall be followed in the development of the property.
4. That a detailed Development Agreement (DA) will be required at such time as the property is approved for a final plat.
5. That the following conditions shall be imposed as a condition of approval:

- a. Canyon Creek PD Amendment No. 7, that modifies the lot setback requirements to allow the duplex development proposed in the Preliminary Plat, shall be approved and recorded before the Preliminary Plat approval comes into effect.
6. That the Preliminary as proposed, subject to the conditions set forth herein, will preserve the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.

Section 2. Conclusions and Order Approving Canyon Creek Subdivision Filing No. 5, 1st Amendment Preliminary Plat.

1. Based on the above Findings of Fact, the Board of Trustees hereby approves the Canyon Creek Subdivision Filing No. 5, 1st Amendment Preliminary Plat application with the following conditions:
 - a. Canyon Creek PD Amendment No. 7, that modifies the lot setback requirements to allow the duplex development proposed in the Preliminary Plat, shall be approved and recorded before the Preliminary Plat approval comes into effect.

ADOPTED AND APPROVED THIS 28TH DAY OF OCTOBER 2014 BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO.

TOWN OF ERIE, a Colorado municipal corporation

By: _____

Tina Harris, Mayor

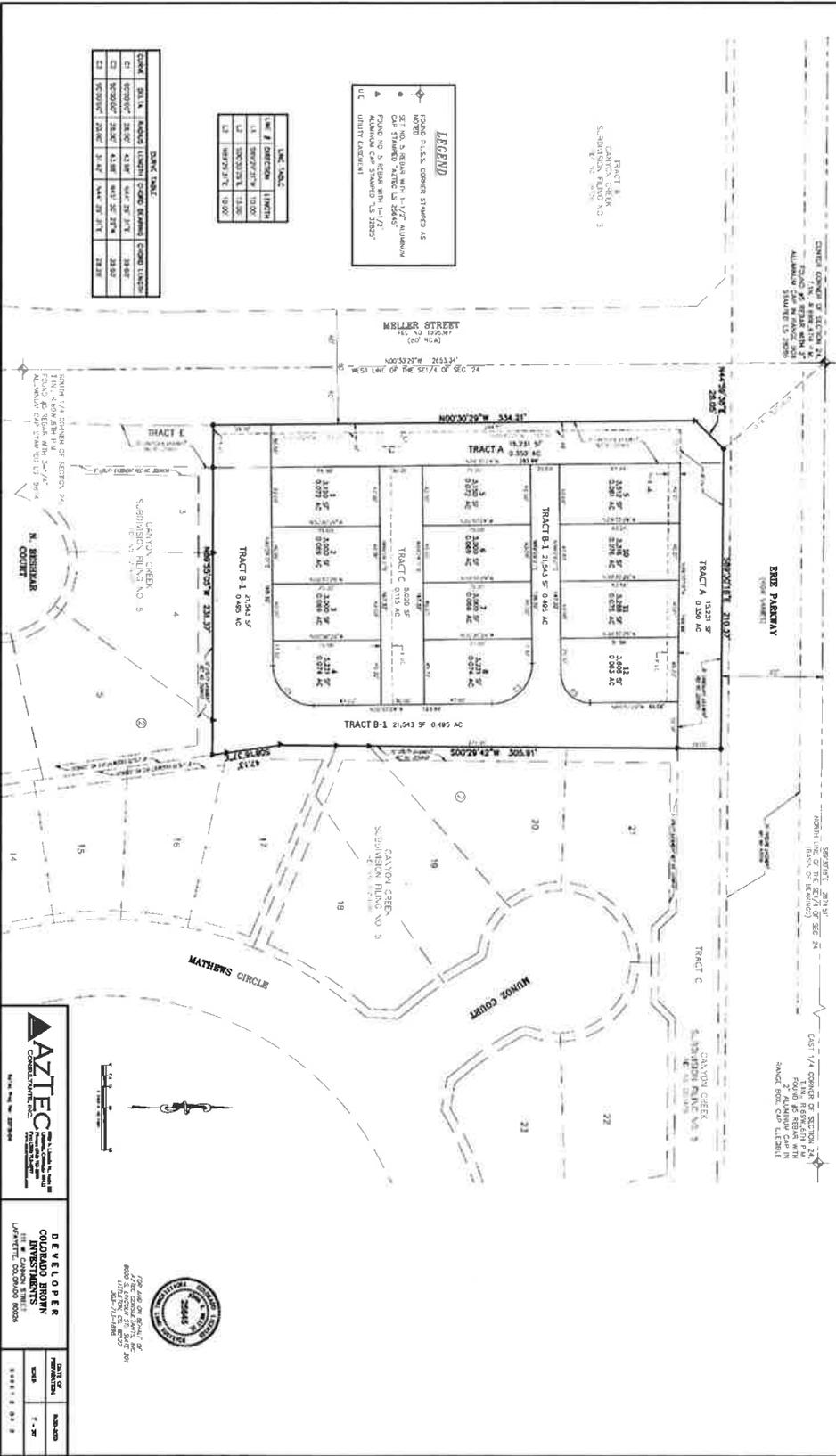
ATTEST:

By: _____

Nancy Parker, Town Clerk

CANYON CREEK SUBDIVISION FILING NO. 5, 1ST AMENDMENT PRELIMINARY PLAT

AN AMENDMENT OF TRACT B, CANYON CREEK SUBDIVISION FILING NO. 5
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.
 1.843 ACRES - 12 LOTS, 3 TRACTS
 PPA-18-00033



ATTACHMENT B

RESOLUTION NO. P14-19

A RESOLUTION REGARDING THE PRELIMINARY PLAT OF CANYON CREEK SUBDIVISION FILING NO. 5, 1ST AMENDMENT, ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE PRELIMINARY PLAT.

WHEREAS, the Planning Commission of the Town of Erie, Colorado, considered the Preliminary Plat of Canyon Creek Subdivision Filing No. 5, 1st Amendment on Wednesday, September 17, 2014, on the application of Colorado Brown Investments, 111 West Cannon Street, Lafayette, Colorado, 80026, such Preliminary Plat being a plat of the following real property; to wit:

Tract B, Canyon Creek Subdivision Filing No. 5, Town Of Erie, County Of Boulder, State Of Colorado,

and has held at a public hearing on the proposed Preliminary Plat on Wednesday, September 17, 2014.

WHEREAS, the application for Preliminary Plat is detailed on Exhibit A: Canyon Creek Subdivision Filing No. 5, 1st Amendment Preliminary Plat, dated June 6, 2014.

WHEREAS, said Canyon Creek Subdivision Filing No. 5, 1st Amendment Preliminary Plat is incorporated herein and made part hereof by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF ERIE, COLORADO, as follows:

Section 1. Findings of Fact.

1. The applicant's application and supporting documents are in substantial compliance with the Town of Erie Municipal Code, Title 10.
2. The Preliminary Plat has met Municipal Code Title 10, Section 10.7.7 C.10. Approval Criteria:
 - a. The subdivision is generally consistent with the Town's Comprehensive Master Plan.
 - b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.
 - c. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town's standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC.
 - d. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this Chapter or this UDC. Applicants shall refer to the Development Standards in Chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.

- e. The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.
 - f. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.
 - g. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.
 - h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.
 - i. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.
 - j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.
- 3. The Canyon Creek PD – Planned Development shall be followed in the development of the property.
 - 4. A Detailed Development Agreement (DA) will be required at such time as the property is approved for the final plat.
 - 5. The Preliminary Plat as proposed, subject to the following conditions, will preserve the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.
 - a. Canyon Creek PD Amendment No. 7, that modifies the lot setback requirements to allow the duplex development proposed in the Preliminary Plat, shall be approved and recorded before the Preliminary Plat approval comes into effect.
 - b. The Town and Owner will enter into a Development Agreement, prior to recordation of the Canyon Creek Subdivision Filing No. 5, 1st Amendment Final Plat.

Section 2. Conclusions and Order Recommending Approval of the Preliminary Plat Canyon Creek Subdivision Filing No. 5, 1st Amendment to the Board of Trustees.

- 1. Based on the above Findings of Fact, the Planning Commission hereby forwards the Canyon Creek Subdivision Filing No. 5, 1st Amendment Preliminary Plat application to the Board of Trustees with the Planning Commission's recommendation for approval with the following conditions:
 - a. Canyon Creek PD Amendment No. 7, that modifies the lot setback requirements to allow the duplex development proposed in the Preliminary Plat, shall be approved and recorded before the Preliminary Plat approval comes into effect.
 - b. The Town and Owner will enter into a Development Agreement, prior to recordation of the Canyon Creek Subdivision Filing No. 5, 1st Amendment Final Plat.

INTRODUCED, READ, SIGNED AND APPROVED this 17th day of September 2014.

TOWN OF ERIE, PLANNING COMMISSION

By: 
J. Eric Bottenhorn, Chair

ATTEST:

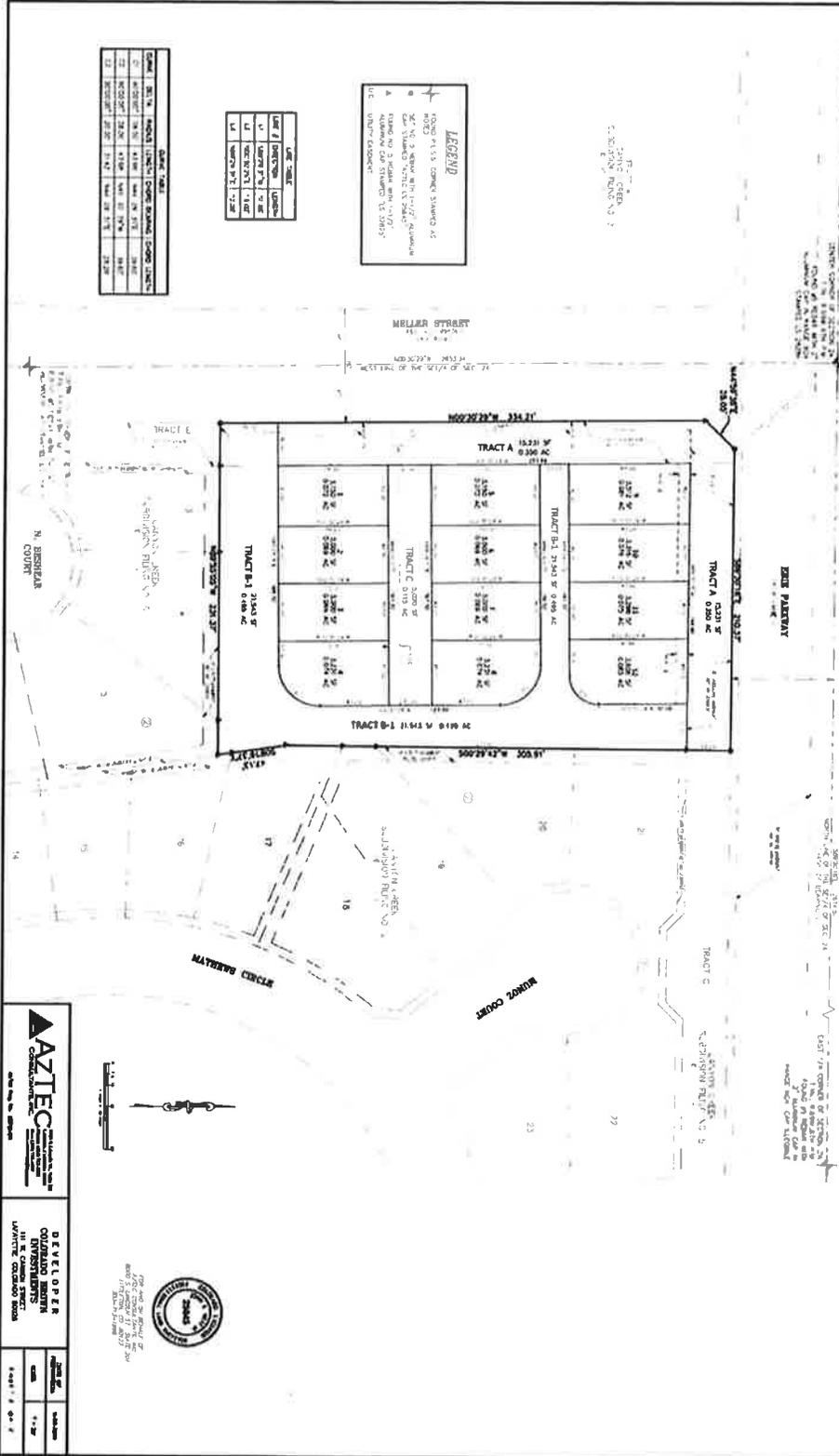
By: 
Hallie S. Sawyer, Secretary

EXHIBIT A

(Canyon Creek Subdivision Filing No. 5, 1st Amendment Preliminary Plat)

CANYON CREEK SUBDIVISION FILING NO. 5, 1ST AMENDMENT PRELIMINARY PLAT

AN AMENDMENT OF TRACT B, CANYON CREEK SUBDIVISION FILING NO. 5
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 99 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF EREE, COUNTY OF BOULDER, STATE OF COLORADO.
 1.843 ACRES - 12 LOTS 3 TRACTS
 PPA-13-00633



LEGEND
 BOUNDARY OF 1/4 SECTION 24
 BOUNDARY OF 1/4 SECTION 25
 BOUNDARY OF 1/4 SECTION 26
 BOUNDARY OF 1/4 SECTION 27
 BOUNDARY OF 1/4 SECTION 28
 BOUNDARY OF 1/4 SECTION 29
 BOUNDARY OF 1/4 SECTION 30
 BOUNDARY OF 1/4 SECTION 31
 BOUNDARY OF 1/4 SECTION 32
 BOUNDARY OF 1/4 SECTION 33
 BOUNDARY OF 1/4 SECTION 34
 BOUNDARY OF 1/4 SECTION 35
 BOUNDARY OF 1/4 SECTION 36
 BOUNDARY OF 1/4 SECTION 37
 BOUNDARY OF 1/4 SECTION 38
 BOUNDARY OF 1/4 SECTION 39
 BOUNDARY OF 1/4 SECTION 40
 BOUNDARY OF 1/4 SECTION 41
 BOUNDARY OF 1/4 SECTION 42
 BOUNDARY OF 1/4 SECTION 43
 BOUNDARY OF 1/4 SECTION 44
 BOUNDARY OF 1/4 SECTION 45
 BOUNDARY OF 1/4 SECTION 46
 BOUNDARY OF 1/4 SECTION 47
 BOUNDARY OF 1/4 SECTION 48
 BOUNDARY OF 1/4 SECTION 49
 BOUNDARY OF 1/4 SECTION 50
 BOUNDARY OF 1/4 SECTION 51
 BOUNDARY OF 1/4 SECTION 52
 BOUNDARY OF 1/4 SECTION 53
 BOUNDARY OF 1/4 SECTION 54
 BOUNDARY OF 1/4 SECTION 55
 BOUNDARY OF 1/4 SECTION 56
 BOUNDARY OF 1/4 SECTION 57
 BOUNDARY OF 1/4 SECTION 58
 BOUNDARY OF 1/4 SECTION 59
 BOUNDARY OF 1/4 SECTION 60
 BOUNDARY OF 1/4 SECTION 61
 BOUNDARY OF 1/4 SECTION 62
 BOUNDARY OF 1/4 SECTION 63
 BOUNDARY OF 1/4 SECTION 64
 BOUNDARY OF 1/4 SECTION 65
 BOUNDARY OF 1/4 SECTION 66
 BOUNDARY OF 1/4 SECTION 67
 BOUNDARY OF 1/4 SECTION 68
 BOUNDARY OF 1/4 SECTION 69
 BOUNDARY OF 1/4 SECTION 70
 BOUNDARY OF 1/4 SECTION 71
 BOUNDARY OF 1/4 SECTION 72
 BOUNDARY OF 1/4 SECTION 73
 BOUNDARY OF 1/4 SECTION 74
 BOUNDARY OF 1/4 SECTION 75
 BOUNDARY OF 1/4 SECTION 76
 BOUNDARY OF 1/4 SECTION 77
 BOUNDARY OF 1/4 SECTION 78
 BOUNDARY OF 1/4 SECTION 79
 BOUNDARY OF 1/4 SECTION 80
 BOUNDARY OF 1/4 SECTION 81
 BOUNDARY OF 1/4 SECTION 82
 BOUNDARY OF 1/4 SECTION 83
 BOUNDARY OF 1/4 SECTION 84
 BOUNDARY OF 1/4 SECTION 85
 BOUNDARY OF 1/4 SECTION 86
 BOUNDARY OF 1/4 SECTION 87
 BOUNDARY OF 1/4 SECTION 88
 BOUNDARY OF 1/4 SECTION 89
 BOUNDARY OF 1/4 SECTION 90
 BOUNDARY OF 1/4 SECTION 91
 BOUNDARY OF 1/4 SECTION 92
 BOUNDARY OF 1/4 SECTION 93
 BOUNDARY OF 1/4 SECTION 94
 BOUNDARY OF 1/4 SECTION 95
 BOUNDARY OF 1/4 SECTION 96
 BOUNDARY OF 1/4 SECTION 97
 BOUNDARY OF 1/4 SECTION 98
 BOUNDARY OF 1/4 SECTION 99
 BOUNDARY OF 1/4 SECTION 100

Lot #	Area (Ac)	Area (Sq Ft)
1	0.150	10,433
2	0.150	10,433
3	0.150	10,433
4	0.150	10,433
5	0.150	10,433
6	0.150	10,433
7	0.150	10,433
8	0.150	10,433
9	0.150	10,433
10	0.150	10,433
11	0.150	10,433
12	0.150	10,433

Lot #	Area (Ac)	Area (Sq Ft)
13	0.150	10,433
14	0.150	10,433
15	0.150	10,433
16	0.150	10,433
17	0.150	10,433
18	0.150	10,433
19	0.150	10,433
20	0.150	10,433
21	0.150	10,433
22	0.150	10,433
23	0.150	10,433
24	0.150	10,433
25	0.150	10,433
26	0.150	10,433
27	0.150	10,433
28	0.150	10,433
29	0.150	10,433
30	0.150	10,433
31	0.150	10,433
32	0.150	10,433
33	0.150	10,433
34	0.150	10,433
35	0.150	10,433
36	0.150	10,433
37	0.150	10,433
38	0.150	10,433
39	0.150	10,433
40	0.150	10,433
41	0.150	10,433
42	0.150	10,433
43	0.150	10,433
44	0.150	10,433
45	0.150	10,433
46	0.150	10,433
47	0.150	10,433
48	0.150	10,433
49	0.150	10,433
50	0.150	10,433
51	0.150	10,433
52	0.150	10,433
53	0.150	10,433
54	0.150	10,433
55	0.150	10,433
56	0.150	10,433
57	0.150	10,433
58	0.150	10,433
59	0.150	10,433
60	0.150	10,433
61	0.150	10,433
62	0.150	10,433
63	0.150	10,433
64	0.150	10,433
65	0.150	10,433
66	0.150	10,433
67	0.150	10,433
68	0.150	10,433
69	0.150	10,433
70	0.150	10,433
71	0.150	10,433
72	0.150	10,433
73	0.150	10,433
74	0.150	10,433
75	0.150	10,433
76	0.150	10,433
77	0.150	10,433
78	0.150	10,433
79	0.150	10,433
80	0.150	10,433
81	0.150	10,433
82	0.150	10,433
83	0.150	10,433
84	0.150	10,433
85	0.150	10,433
86	0.150	10,433
87	0.150	10,433
88	0.150	10,433
89	0.150	10,433
90	0.150	10,433
91	0.150	10,433
92	0.150	10,433
93	0.150	10,433
94	0.150	10,433
95	0.150	10,433
96	0.150	10,433
97	0.150	10,433
98	0.150	10,433
99	0.150	10,433
100	0.150	10,433

AZTEC
 CONSULTANTS
 1000 17th Street, Suite 1000
 Boulder, CO 80502
 303.440.1000

DEVELOPER
 COLORADO BENTON
 INVESTMENTS
 1400 17th Street, Suite 1000
 Boulder, CO 80502

DATE: 10/15/13



ATTACHMENT C

Town of Erie
Planning Commission Regular Meeting
Wednesday, September 17, 2014
6:30 p.m.
Board Room, Erie Town Hall, 645 Holbrook, Erie, Co 80516

I. CALL MEETING TO ORDER & PLEDGE OF ALLEGIANCE

Chairman Bottenhorn called the Regular Meeting of the Erie Planning Commission to order at 6:29 p.m.

II. ROLL CALL

Commissioner Bottenhorn - Present

Commissioner Burgard – Excused

Commissioner Campbell - Present

Commissioner Kemp - Present

Commissioner Fraser - Present

Commissioner Gippe -Present

Commissioner Harrison -Present

Staff Present: R. Martin Ostholthoff, Community Development Director;
Deborah Bachelder, Senior Planner; and
Hallie Sawyer, Secretary to the Commission

III. APPROVAL OF THE AGENDA

Commissioner Kemp moved to approve the September 17, 2014, Regular Meeting Agenda as submitted. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

IV. APPROVAL OF MINUTES

a. Minutes from the September 3, 2014, Regular Meeting.

Commissioner Gippe moved to approve the September 3, 2014, Minutes as submitted. The motion, seconded by Commissioner Fraser, carried with all voting in favor thereof.

V. PUBLIC COMMENTS (This agenda item provides the public an opportunity to discuss items other than items that are on the agenda. The Planning Commission is not prepared to decide on matters brought up at this time, but if warranted, will place them on a future agenda.)

None.

VI. RESOLUTIONS (This agenda item is for all matters that should be decided by resolutions.)

1. Public Hearing – Canyon Creek Filing 5 Tract B Planned Development Amendment

Purpose: Consideration of a Planned Development Amendment

Project File #: PDA-13-00074

Request: Consideration of Resolution P14-18, A Resolution Regarding The Hearing On Canyon Creek PD Amendment No. 7, Adopting Certain Findings Of Fact And Conclusions Favorable To The PD Amendment.

Location: the Southeast Corner of Erie Parkway and Meller Street

Zoning: Canyon Creek Planned Development

Applicants: Colorado Brown Investors

(Staff Planner: Deborah Bachelder)

Chairman Bottenhorn disclosed that Bowman Vision Land, the civil engineer and applicant's representative for the Canyon Creek resolutions before us this evening is also a civil consultant to the architectural firm he works for. Bowman has several active projects with Chairman Bottenhorn's firm, but none of those affect or are connected to the Canyon Creek proposals being considered.

Chairman Bottenhorn then opened the Public Hearings at 6:32 p.m. Deborah Bachelder, Senior Planner, presented the applications for the Canyon Creek Filing 5 Tract B Planned Development

Amendment, Preliminary Plat and Site Plan, entered the documents into evidence and presented the staff recommendations for approval of the three resolutions.

Reid Phillips, Nest Home Company, made the applicants presentation and was available to field any questions or concerns.

Public Comment was taken from Glenn Murray, 601 N. Beshear Court, who expressed concerns that headlights entering the property to be developed will be shining into his home unless more trees are planted for a buffer near Meller Street.

Planning Commission questions and concerns covered trees; changing trees to 3-4' shrubbery; setbacks; privacy fencing along the existing homes; parking requirements; alternative fencing; locations of trees to be added; and whether the privacy fence was on the property line.

Chairman Bottenhorn closed the public hearing at 6:56 p.m.

Planning Commission comments included workable density; good source of alternative housing; and appreciation of changes from the former plan.

Commissioner Kemp moved approval of Resolution P14-18, A Resolution Regarding The Hearing On Canyon Creek PD Amendment no. 7, Adopting Certain Findings Of Fact And Conclusions Favorable To The PD Amendment. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

2. Public Hearing – Canyon Creek Filing 5 Tract B Preliminary Plat

Purpose: Consideration of a Preliminary Plat

Project File #: PP-13-00013

Request: Consideration of Resolution P14-19, A Resolution Regarding The Preliminary Plat Of Canyon Creek Subdivision Filing No., 5, 1st Amendment, Adopting Certain Findings Of Fact And Conclusions Favorable To The Preliminary Plat.

Location: the Southeast Corner of Erie Parkway and Meller Street

Zoning: Canyon Creek Planned Development

Applicants: Colorado Brown Investors
(Staff Planner: Deborah Bachelder)

Commissioner Fraser moved approval of Resolution P14-18, A Resolution Regarding The Preliminary Plat Of Canyon Creek Subdivision Filing No., 5, 1st Amendment, Adopting Certain Findings Of Fact And Conclusions Favorable To The Preliminary Plat. The motion, seconded by Commissioner Kemp carried with all voting in favor thereof.

3. Public Hearing – Canyon Creek Filing 5 Tract B Site Plan

Purpose: Consideration of a Site Plan

Project File #: SP-13-00033

Request: Consideration of Resolution P14-20, A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Site Plan For Canyon Creek Subdivision Filing No. 5, 1st Amendment, Town Of Erie, County Of Boulder, State Of Colorado.

Location: the Southeast Corner of Erie Parkway and Meller Street

Zoning: Canyon Creek Planned Development

Applicants: Colorado Brown Investors
(Staff Planner: Deborah Bachelder)

Commissioner Gippe moved approval of Resolution P14-18, A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Site Plan For Canyon Creek Subdivision Filing No. 5, 1st Amendment, Town Of Erie, County Of Boulder, State Of Colorado. The motion, seconded by Commissioner Harrison carried with all voting in favor thereof.

VII. STAFF REPORTS (This agenda items is reserved for specific items from Staff requiring Commission direction or just relaying important information.)

Reminder that Biscuit Day is Saturday, 9/20/14, from 8 to noon; and today is the 227th anniversary of the adoption of the Constitution of the United States.

VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS (This agenda item is for all Planning Commission reports and items of information as well as Commission discussion items, not listed on the agenda)
None.

IX. ADJOURNMENT

There being no further business to come before the Commission, Chairman Bottenhorn adjourned the September 17, 2014, Regular Meeting of the Planning Commission at 6:59 p.m.

Respectfully Submitted,

Town of Erie Planning Commission

By: _____
Hallie S. Sawyer, Secretary

By: _____
J. Eric Bottenhorn, Chair

DRAFT

ATTACHMENT D

Meller Estates – Neighborhood Meeting

Meeting Minutes

Date: July 31, 2014
Time: 1:00 P.M.
Location: Erie Community Center

Meeting Notes

1. Reid Phillips with Nest Home Company gave a summary of his company, introduced the design team members in attendance and gave a brief history of the lot. Originally zoned for daycare, but recently rezoned to allow for medium density residential, up to 13 units, as well.
2. Anne Postle with Osmosis Art and Architecture gave a brief summary of the architecture, floor plans and target market (50+ and single women).
3. Units will be 1400 square foot and priced from the low \$300s.
4. Lincoln Thomas with Bowman Vision Land gave a brief summary of the site layout.
5. Question was asked what is the separation from the south property line to the alley?
Answer: 16 feet minimum.
6. Residents expressed concern with the traffic in the alley and proximity to homes.
7. Landscape screening along the south property line was discussed. Existing trees to remain and new trees planted ant the alley entrance off Meller Street.
8. Residents expressed concern over the timing of the neighborhood meeting; meeting time was done at the request of the Town in order to allow Town staff to attend during normal working hours if they could.
9. Resident asked if a traffic study had been completed as part of the proposed development. Answer: yes.
10. Construction timing for the project is 1 – 1 ½ years.
11. HOA will be created to address common area maintenance but will not be responsible for maintaining exterior of buildings.

Action Items from Meeting

1. Design Team will send site plan and architecture plans to residence who provided email addresses.

Bowman

V I S I O N L A N D

July 14, 2014

RE: Neighborhood Meeting Concerning Meller Street Estates

To Whom It May Concern:

A neighborhood meeting will occur at on Thursday, July 31, 2014 from 1-3 pm at the Lloyd Room in the Erie Community Center (Rec Center) to discuss the proposed Meller Street Estates project. The Meller Street Estates (Canyon Creek Filing 5, Tract B) will be a 12-unit multi-family duplex subdivision at the corner of Erie Parkway and Meller Street. You have been sent this letter because you live in close proximity to this project. Interested parties are encouraged to attend the meeting and speak on the matter. Addition information can be obtained by calling the Town of Erie at 303-926-2700 or David Lewis at 720-726-4171.

Sincerely,



Lincoln Thomas
For and on Behalf of Colorado Brown Investments

ATTACHMENT E



TOWN OF ERIE

Community Development Department – Planning Division
645 Holbrook Street – PO Box 750 – Erie, CO 80516
Tel: 303.926.2770 – Fax: 303.926.2706 – Web: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed.

STAFF USE ONLY		
FILE NAME:		
FILE NO:	DATE SUBMITTED:	FEES PAID:

PROJECT/BUSINESS NAME: Meller St. Estates
PROJECT ADDRESS: 0 Meller St.
PROJECT DESCRIPTION: Sketch Plan, Preliminary Plat, Site Plan, and Final Plat of 13 attached patio homes

LEGAL DESCRIPTION *(attach legal description if Metes & Bounds)*

Subdivision Name: _____
 Filing #: 5 Lot #: _____ Block #: _____ Section: S 1/2 of 24 Township: 1 North Range: 69

OWNER *(attach separate sheets if multiple)*

Name/Company: Colorado Brown Investments
 Contact Person: Reid Phillips
 Address: 111 W. Cannon St.
 City/State/Zip: Lafayette, CO 80026
 Phone: 719-510-1360 Fax: _____
 E-mail: reid@craftsmanproperties.com

AUTHORIZED REPRESENTATIVE

Company/Firm: Vision Land Consultants
 Contact Person: Lincoln Thomas
 Address: 603 Park Point Drive, Suite 100
 City/State/Zip: Golden, CO 80401
 Phone: 303-204-5065 Fax: 303-674-3263
 E-mail: lincolnt@vlc.com

MINERAL RIGHTS OWNER *(attach separate sheets if multiple)*

Name/Company: James S' Haley, Trustee
 Address: _____
 City/State/Zip: Longmont, CO

MINERAL LEASE HOLDER *(attach separate sheets if multiple)*

Name/Company: _____
 Address: _____
 City/State/Zip: _____

LAND-USE & SUMMARY INFORMATION

Present Zoning: <u>PD/Daycare/Medium Density Residential</u>	Gross Site Density (du/ac): _____
Proposed Zoning: <u>Medium Density Residential</u>	# Lots/Units Proposed: _____
Gross Acreage: <u>1.84 Acres</u>	Gross Floor Area: _____

SERVICE PROVIDERS

Electric: <u>Xcel</u>	Gas: <u>Xcel</u>
Metro District: <u>N/A</u>	Fire District: <u>Mountain View Fire District 6</u>
Water <i>(if other than Town)</i> : <u>Town of Erie</u>	Sewer <i>(if other than Town)</i> : <u>Town of Erie</u>

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES			
ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor (less than 10 acres)	\$ 2000.00	<input checked="" type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
<input type="checkbox"/> Deannexation	\$ 1000.00	<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Road Vacation (constructed)	\$ 1000.00
ZONING/REZONING		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<input checked="" type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2200.00
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
SPECIAL REVIEW USE		<input type="checkbox"/> Amendment (major)	\$ 1100.00
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (minor)	\$ 350.00
<input type="checkbox"/> Minor	\$ 400.00	VARIANCE	\$ 600.00
<input type="checkbox"/> Oil & Gas	\$ 1200.00	SERVICE PLAN	\$ 10,000.00

All fees include both Town of Erie Planning & Engineering review. These fees do not include referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner: _____
 Owner: _____
 Applicant: _____

Date: 11/18/13
 Date: _____
 Date: _____

STATE OF COLORADO)
 County of Adams) ss.
 The foregoing instrument was acknowledged before me this 18 day of November, 2013, by Theresa M. Chipp.

Theresa M. Chipp
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 313061
 MY COMMISSION EXPIRES AUG. 24, 2016

My commission expires: 8/24/14
 Witness my hand and official seal.

 Notary Public



November 20, 2013

Deborah Bachelder, Senior Planner
Town of Erie, Colorado
Community Development Department – Planning Division
645 Holbrook Street
Erie, CO, 80516

RE: Meller Street Estates Preliminary Plat Submittal Narrative

Dear Deborah:

On behalf of Colorado Brown Investments, we respectfully submit our application for Preliminary Plat to the Town of Erie. This submittal includes all required items as outlines in the Preliminary Plat user's guide. The Preliminary Plat drawings reflect overall lot layout and areas; tract locations, areas and uses; and new and existing easements.

General Description

The Meller Street Estates project is a 1.84 acre parcel located at the southeast corner of Erie Parkway and Meller Street and within the Canyon Creek PD. Project intends to create 13 single family patio homes (7 D.U./acre) that will be alley loaded. Access to the alley will be off Meller Street. Project will be constructed in one phase.

Availability & Adequacy of Existing Infrastructure & other Necessary Services

Drainage

The proposed development is planned to outfall to the existing regional detention facility along the South Boulder Creek Ditch between N. 119th Street and County Line Road. A Final Drainage Report has been provided as a part of this submittal.

Water Distribution

The proposed development is planned to be served by the Town of Erie Water Distribution System. There is an existing 12" waterline within Meller Street which the project intended to tie into for water services for the buildings.

Sewer System

The proposed development is planned to be served by the Town of Erie sanitary sewer system. There is an existing 8" sanitary sewer stub into the property. Project intends to

extend this existing line along the Meller Street and extend private services into the Site to provide sanitary sewer services to the buildings.

Utility Sources

The proposed development will be served by the following utility sources:

- Electric : United Power
- Gas : Xcel
- Telephone : Qwest
- Cable TV : Comcast

Fire Protection

The proposed development is located within the Mountain View Fire Protection District 6 (MVFPD). The community infrastructure will follow the design criteria required by the MVFPD.

Oil and Gas Facilities

There is an existing gas main on the north side of the site within a 30' landscape easement.

Mineral Rights are reserved by:

- Carl A. Miller, Fern Miller Wikstrand and Helen Miller
- James S. Haley

Mineral Leases are held by:

- J. Michael McGhee
- Encana Oil & Gas (USA) Inc.

Ownership and Maintenance

All area outside the building footprints will be maintained by Home Owners Association that will be created for this development. No special conditions or covenants are proposed at this time.

Development Reports and Plans

Since this project is part of the existing Canyon Creek Subdivision Filing No. 5, development team assumes that the following reports were submitted and approved with the original subdivision approval and this project will not be required to prepare duplicate reports.

- Threatened and Endangered Species, Habitat and Wetlands report
- Cultural, Archaeological and Historical Resource Report and Protection Plan

- Native Tree and Vegetation Survey and Protection Plan
- Environmental Hazards Report

We believe that we have addressed all submittal requirements for the Preliminary Plat submittal. On behalf of the Developer, we would like to thank you for your support and assistance on this new project.

Sincerely,

Vision Land Consultants



Lincoln J. Thomas, P.E.
Project Manager

CC: Reid Phillips, Colorado Brown Investments

ALTA/ACSM LAND TITLE SURVEY

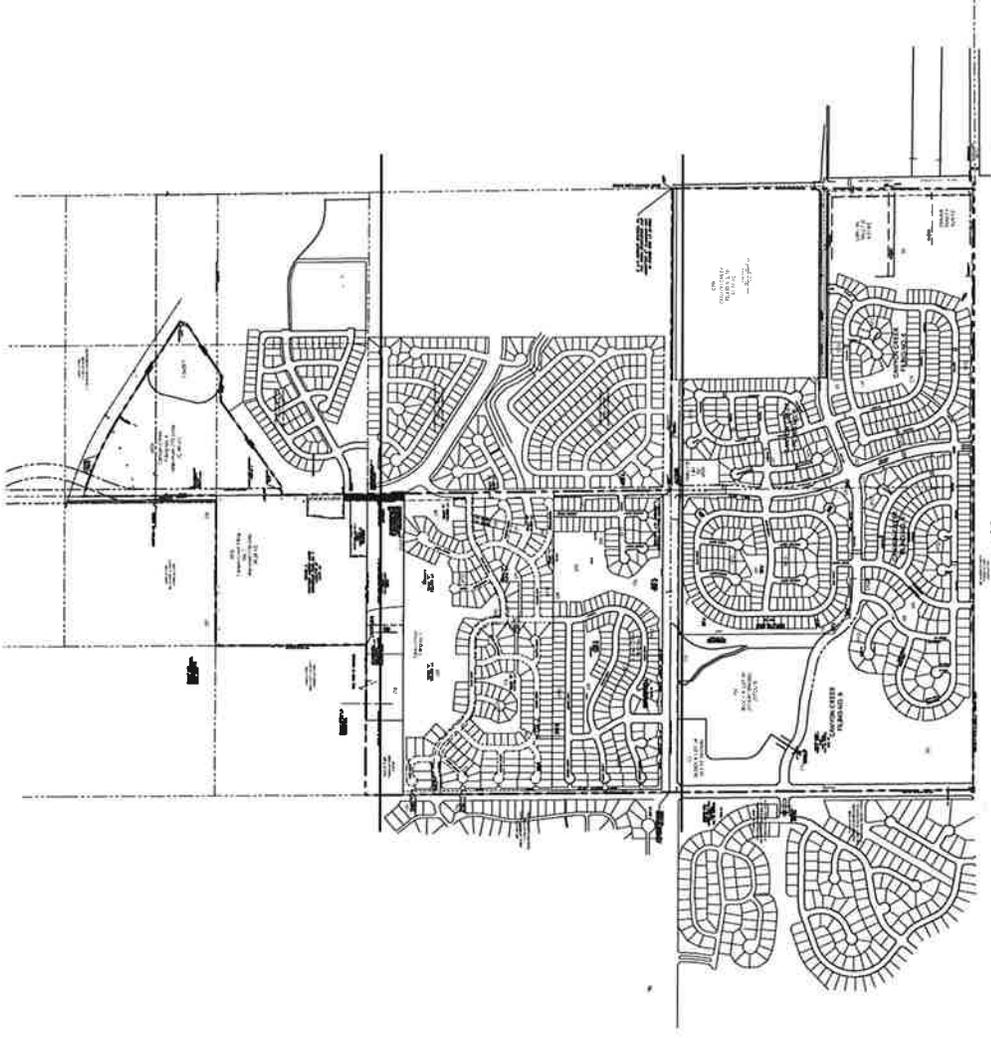
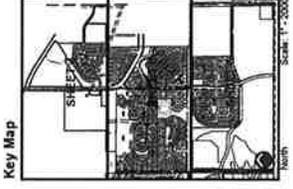
TRACT B, CANYON CREEK SUBDIVISION FILING NO. 5
A PARCEL LOCATED IN THE SOUTHEAST 1/4 OF SECTION 24,
TOWNSHIP 1 NORTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

LEGAL DESCRIPTION
FROM COUNTY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 244-174584-1-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1291-1292-1293-1294-1295-1296-1297-1298-1299-1300-1301-1302-1303-1304-1305-1306-1307-1308-1309-1310-1311-1312-1313-1314-1315-1316-1317-1318-1319-1320-1321-1322-1323-1324-1325-1326-1327-1328-1329-1330-1331-1332-1333-1334-1335-1336-1337-1338-1339-1340-1341-1342-1343-1344-1345-1346-1347-1348-1349-1350-1351-1352-1353-1354-1355-1356-1357-1358-1359-1360-1361-1362-1363-1364-1365-1366-1367-1368-1369-1370-1371-1372-1373-1374-1375-1376-1377-1378-1379-1380-1381-1382-1383-1384-1385-1386-1387-1388-1389-1390-1391-1392-1393-1394-1395-1396-1397-1398-1399-1400-1401-1402-1403-1404-1405-1406-1407-1408-1409-1410-1411-1412-1413-1414-1415-1416-1417-1418-1419-1420-1421-1422-1423-1424-1425-1426-1427-1428-1429-1430-1431-1432-1433-1434-1435-1436-1437-1438-1439-1440-1441-1442-1443-1444-1445-1446-1447-1448-1449-1450-1451-1452-1453-1454-1455-1456-1457-1458-1459-1460-1461-1462-1463-1464-1465-1466-1467-1468-1469-1470-1471-1472-1473-1474-1475-1476-1477-1478-1479-1480-1481-1482-1483-1484-1485-1486-1487-1488-1489-1490-1491-1492-1493-1494-1495-1496-1497-1498-1499-1500-1501-1502-1503-1504-1505-1506-1507-1508-1509-1510-1511-1512-1513-1514-1515-1516-1517-1518-1519-1520-1521-1522-1523-1524-1525-1526-1527-1528-1529-1530-1531-1532-1533-1534-1535-1536-1537-1538-1539-1540-1541-1542-1543-1544-1545-1546-1547-1548-1549-1550-1551-1552-1553-1554-1555-1556-1557-1558-1559-1560-1561-1562-1563-1564-1565-1566-1567-1568-1569-1570-1571-1572-1573-1574-1575-1576-1577-1578-1579-1580-1581-1582-1583-1584-1585-1586-1587-1588-1589-1590-1591-1592-1593-1594-1595-1596-1597-1598-1599-1600-1601-1602-1603-1604-1605-1606-1607-1608-1609-1610-1611-1612-1613-1614-1615-1616-1617-1618-1619-1620-1621-1622-1623-1624-1625-1626-1627-1628-1629-1630-1631-1632-1633-1634-1635-1636-1637-1638-1639-1640-1641-1642-1643-1644-1645-1646-1647-1648-1649-1650-1651-1652-1653-1654-1655-1656-1657-1658-1659-1660-1661-1662-1663-1664-1665-1666-1667-1668-1669-1670-1671-1672-1673-1674-1675-1676-1677-1678-1679-1680-1681-1682-1683-1684-1685-1686-1687-1688-1689-1690-1691-1692-1693-1694-1695-1696-1697-1698-1699-1700-1701-1702-1703-1704-1705-1706-1707-1708-1709-1710-1711-1712-1713-1714-1715-1716-1717-1718-1719-1720-1721-1722-1723-1724-1725-1726-1727-1728-1729-1730-1731-1732-1733-1734-1735-1736-1737-1738-1739-1740-1741-1742-1743-1744-1745-1746-1747-1748-1749-1750-1751-1752-1753-1754-1755-1756-1757-1758-1759-1760-1761-1762-1763-1764-1765-1766-1767-1768-1769-1770-1771-1772-1773-1774-1775-1776-1777-1778-1779-1780-1781-1782-1783-1784-1785-1786-1787-1788-1789-1790-1791-1792-1793-1794-1795-1796-1797-1798-1799-1800-1801-1802-1803-1804-1805-1806-1807-1808-1809-1810-1811-1812-1813-1814-1815-1816-1817-1818-1819-1820-1821-1822-1823-1824-1825-1826-1827-1828-1829-1830-1831-1832-1833-1834-1835-1836-1837-1838-1839-1840-1841-1842-1843-1844-1845-1846-1847-1848-1849-1850-1851-1852-1853-1854-1855-1856-1857-1858-1859-1860-1861-1862-1863-1864-1865-1866-1867-1868-1869-1870-1871-1872-1873-1874-1875-1876-1877-1878-1879-1880-1881-1882-1883-1884-1885-1886-1887-1888-1889-1890-1891-1892-1893-1894-1895-1896-1897-1898-1899-1900-1901-1902-1903-1904-1905-1906-1907-1908-1909-1910-1911-1912-1913-1914-1915-1916-1917-1918-1919-1920-1921-1922-1923-1924-1925-1926-1927-1928-1929-1930-1931-1932-1933-1934-1935-1936-1937-1938-1939-1940-1941-1942-1943-1944-1945-1946-1947-1948-1949-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959-1960-1961-1962-1963-1964-1965-1966-1967-1968-1969-1970-1971-1972-1973-1974-1975-1976-1977-1978-1979-1980-1981-1982-1983-1984-1985-1986-1987-1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662

Canyon Creek PD Amendment No. 7

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the South One-Half Section 14, Township 10 North, Range 69 West of the Sixth Principal Meridian, Town of Eric, County of Boulder, State of Colorado

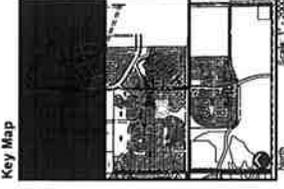
553.43 ACRES
PDA - 12-00014



Canyon Creek PD Amendment No. 7

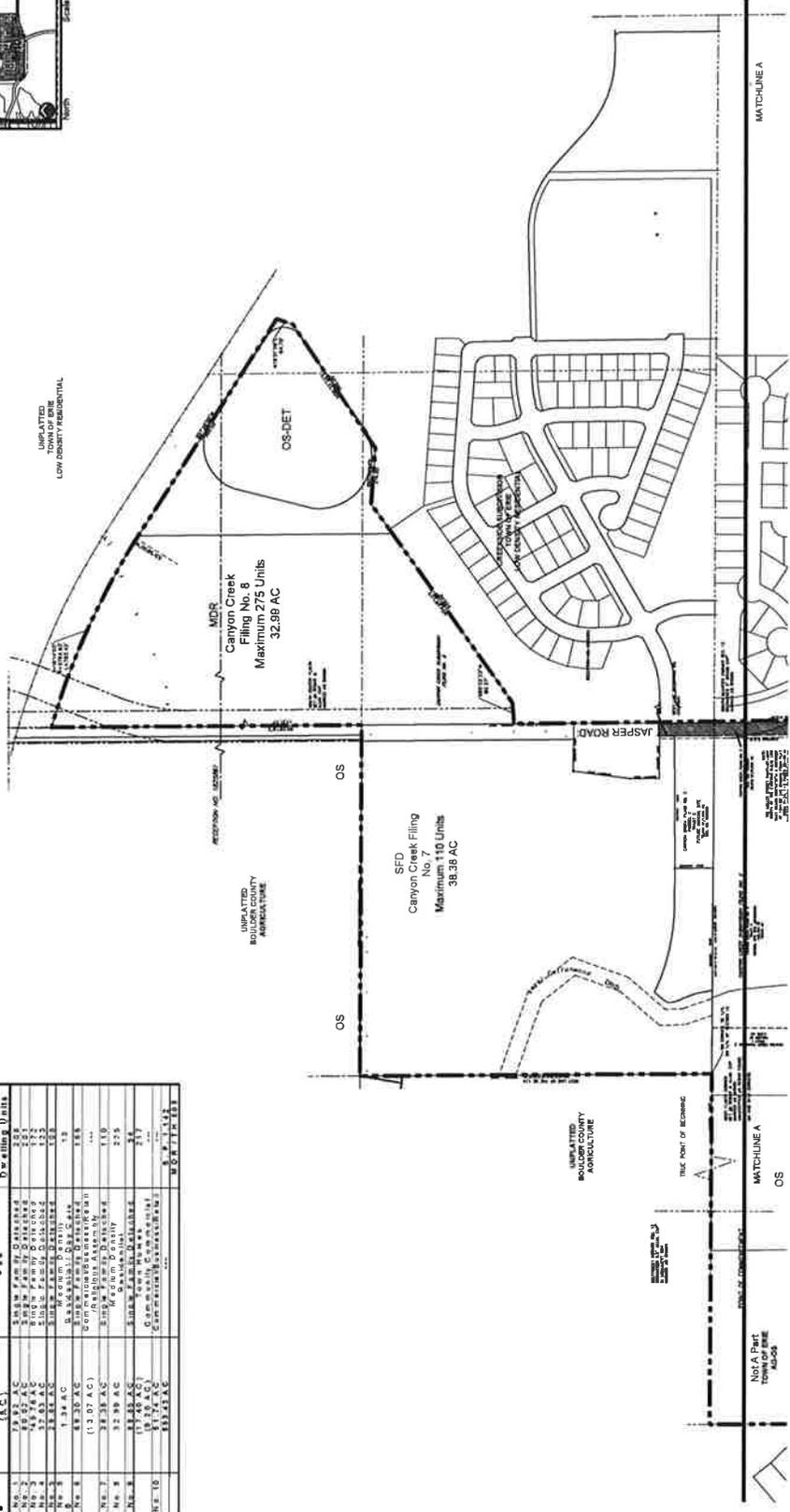
A Portion of the Southeast One-Quarter of Section 13 and A Portion of the Southwest One-Quarter of Section 13 and A Portion of the Southwest One-Quarter of Section 13 and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

553.43 ACRES
PDA - 12-00014



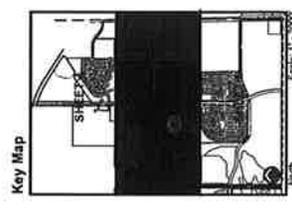
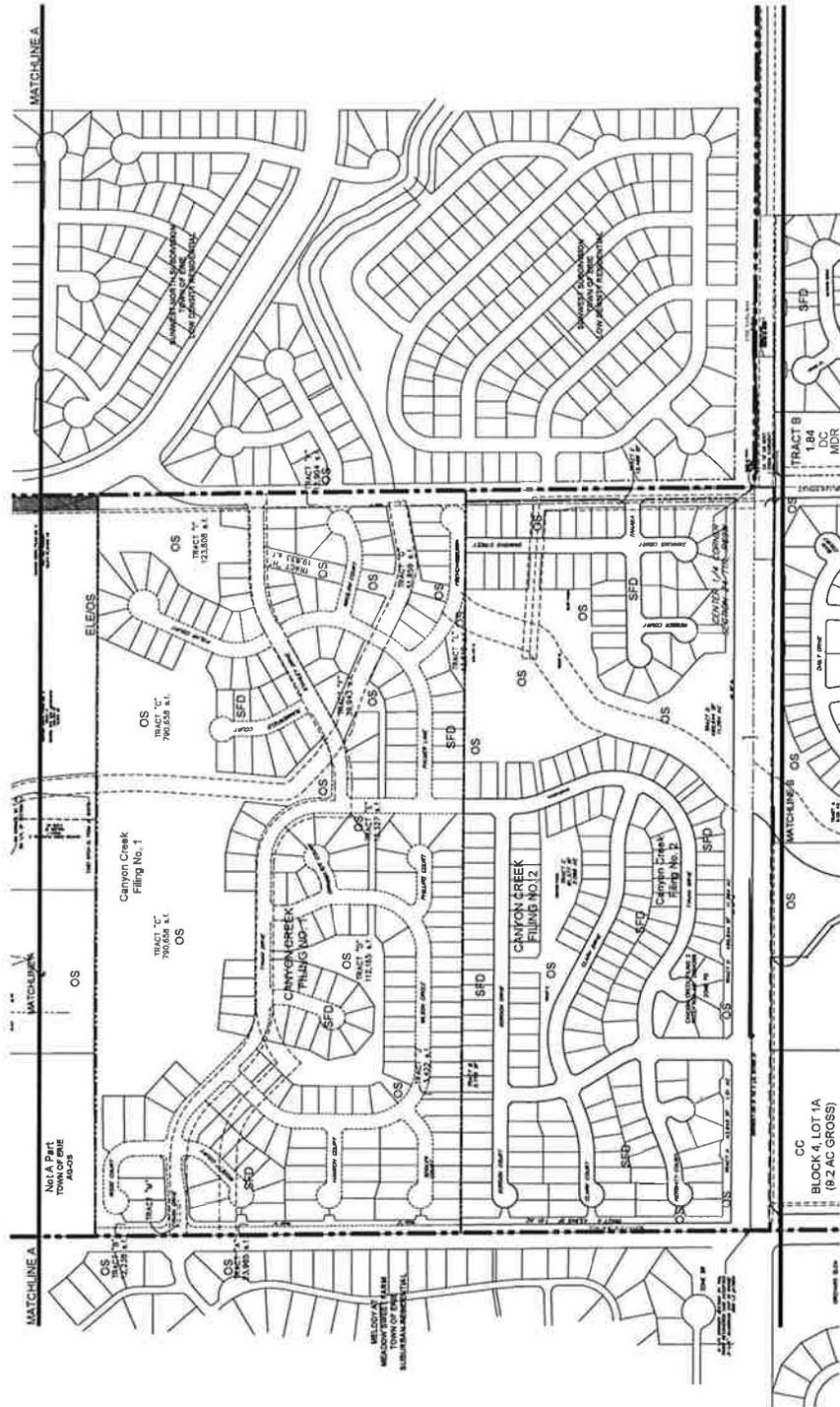
Land Use Summary - Filing No's 1 - 10

Filing	Total Gross Acres	Use	Max. Number of Dwelling Units
Filing No. 1	14.52 AC	UNIMPLANTED BUDGETARY AGRICULTURE	25
Filing No. 2	14.52 AC	UNIMPLANTED BUDGETARY AGRICULTURE	25
Filing No. 3	14.52 AC	UNIMPLANTED BUDGETARY AGRICULTURE	25
Filing No. 4	14.52 AC	UNIMPLANTED BUDGETARY AGRICULTURE	25
Filing No. 5	14.52 AC	UNIMPLANTED BUDGETARY AGRICULTURE	25
Filing No. 6	14.52 AC	UNIMPLANTED BUDGETARY AGRICULTURE	25
Filing No. 7	38.38 AC	SFD Canyon Creek Filing No. 7	110
Filing No. 8	32.98 AC	MDR Canyon Creek Filing No. 8	275
Filing No. 9	32.98 AC	MDR Canyon Creek Filing No. 8	275
Filing No. 10	19.74 AC	UNIMPLANTED BUDGETARY AGRICULTURE	27
TOTAL	553.43 AC		607



Canyon Creek PD Amendment No. 7

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southeast One-Quarter of Section 14, Township 36S, Range 69W, of the Sixth Principal Meridian, Tenth of Erie, County of Boulder, State of Colorado
 553.43 ACRES
 PDA - 12-00014



DEVELOPMENT PLAN
 SHEET 5 OF 6
 CANYON CREEK PD

Architect: Boulder Creek Neighborhoods, LLC
 717 Kent Street
 Loveland, CO 80024
 Planner: Henry Design Group, Inc.
 1501 Washen Street Suite 140
 Denver, CO 80202
 303.445.7355
 AMENDMENT DATE: JUNE 24, 2014
 ISSUE DATE: MAY 17, 2011

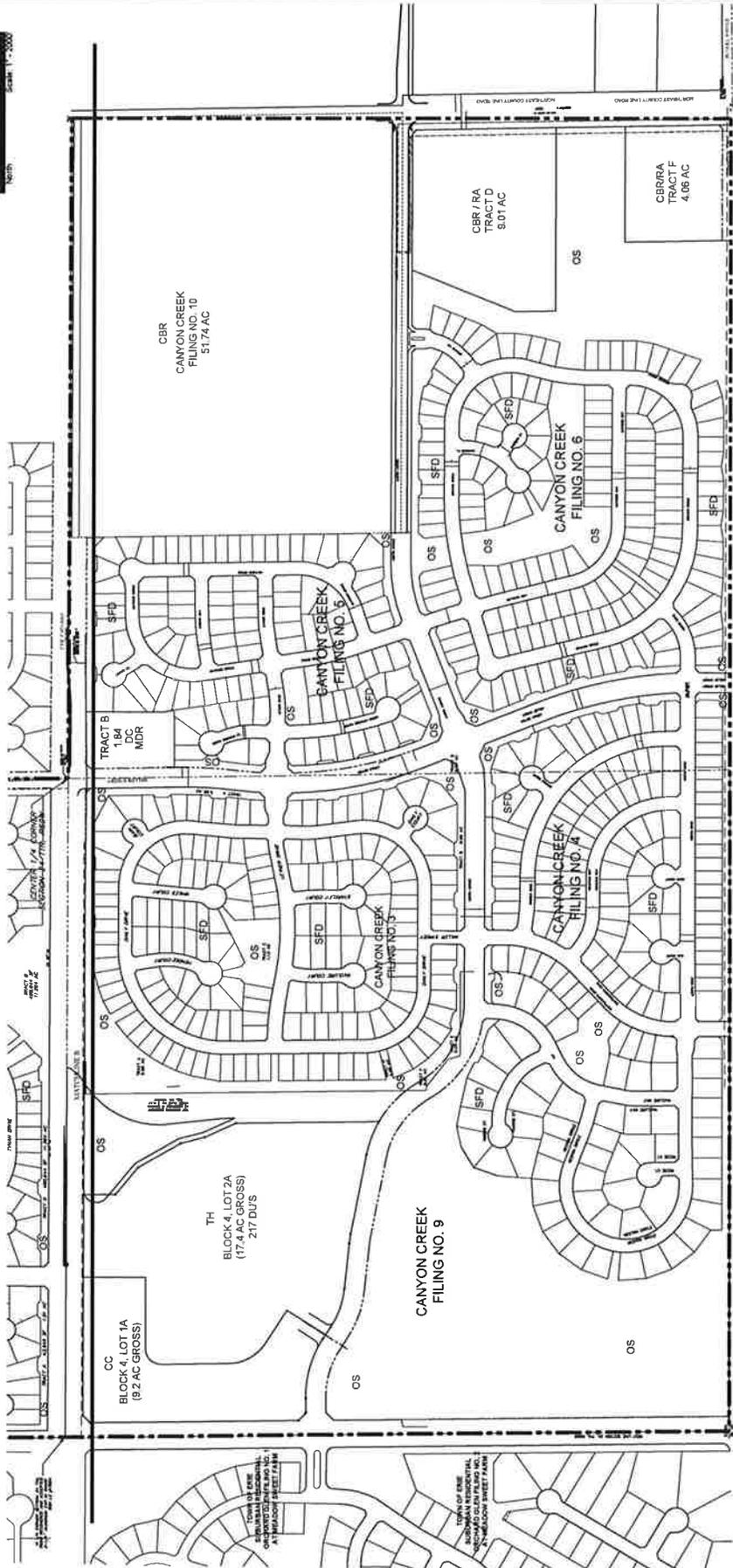
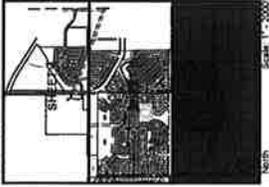
Canyon Creek PD Amendment No. 7

A portion of the Southeast One-Quarter of Sections 11 and 14 North of the Southwest One-Quarter of Section 12, and a portion of the South One-Half, Sections 13, 14, 15 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

553.43 ACRES

PDA - 12-00014

Key Map



BOULDER COUNTY
APPLICABLE ZONING
UNPLATTED



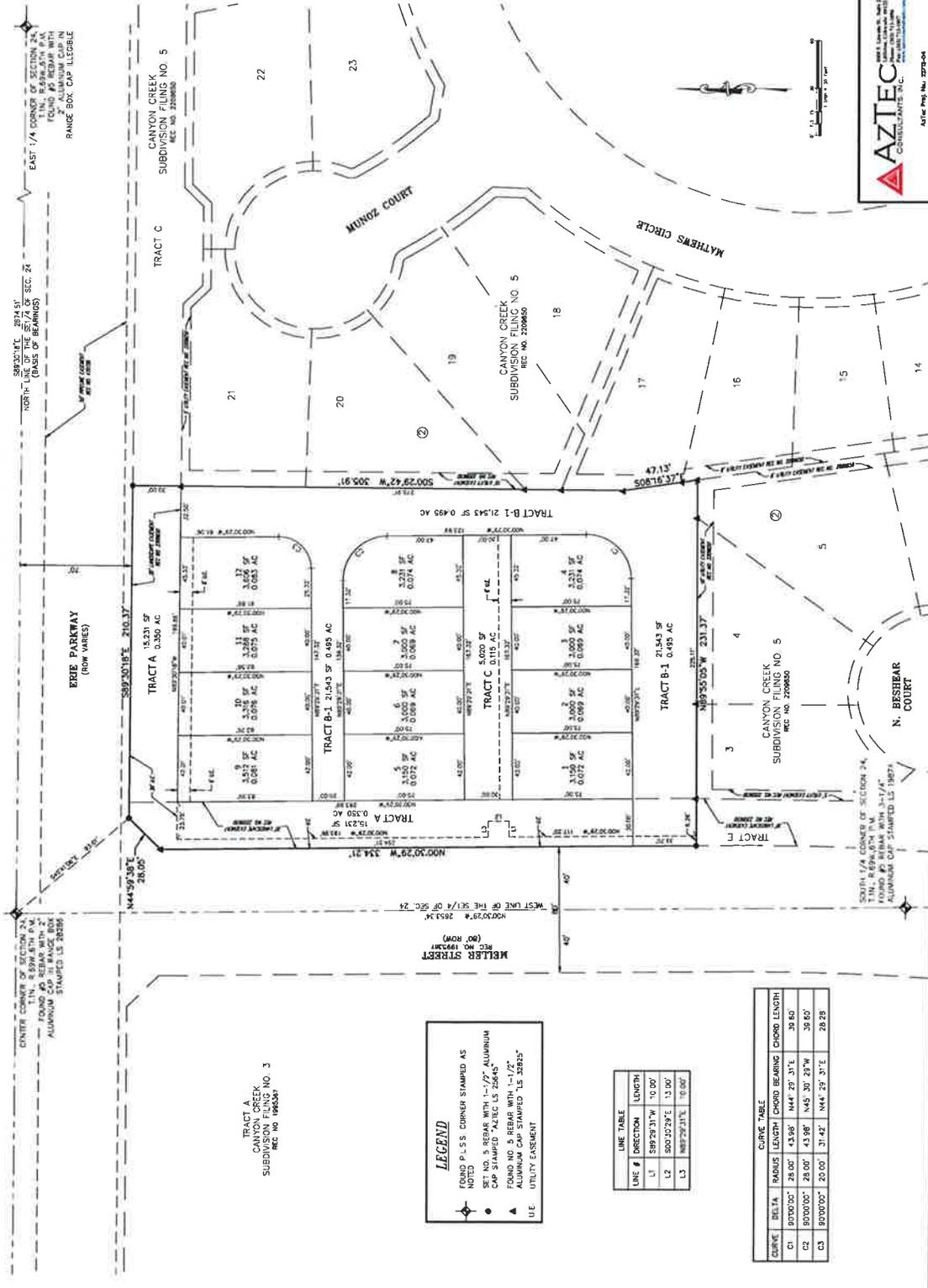
DEVELOPMENT PLAN
SHEET 6 OF 6
CANYON CREEK PD

Prepared by:
Boulder Creek Neighborhoods, LLC
717 Main Street
Louisville, CO 80024
Drawn by:
Henry Design Group, Inc
1501 Watson Street Suite 1-C
Denver, CO 80202
303.448.2368

AMENDMENT DATE: JUNE 24, 2014
ISSUE DATE: MAY 17, 2014

CANYON CREEK SUBDIVISION FILING NO. 5, 1ST AMENDMENT PRELIMINARY PLAT

AN AMENDMENT OF TRACT B, CANYON CREEK SUBDIVISION FILING NO. 5
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.
 1.843 ACRES - 12 LOTS 3 TRACTS
 PPA-13-00033



CENTER CORNER OF SECTION 24, T1N, R69W, 69TH P.M. FOUND NO. 5 REBAR WITH 1/2" ALUMINUM CAP STAMPED "LS 2885" RANGE BOX CAP ILLICIBLE

NORTH LINE OF THE SE 1/4 OF SEC. 24 (BASE OF BEARINGS) 58°32'14"E 2874.51'

CENTER CORNER OF SECTION 24, T1N, R69W, 69TH P.M. FOUND NO. 5 REBAR WITH 1/2" ALUMINUM CAP STAMPED "LS 2885"

TRACT A
 CANYON CREEK
 SUBDIVISION FILING NO. 3
 REC. NO. 148304

LEGEND
 FOUND P.L.S.S. CORNER STAMPED AS NOTED
 SET NO. 5 REBAR WITH 1/2" ALUMINUM CAP STAMPED "ALNIC LS 2885"
 FOUND NO. 5 REBAR WITH 1/2" ALUMINUM CAP STAMPED "LS 2885"
 U.E. UTILITY EASEMENT

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S89°29'31"W	70.00'
L2	S00°00'29"E	13.00'
L3	N89°29'31"E	70.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	28.00'	43.98'	N44°29'31"E	38.80'
C2	90°00'00"	28.00'	43.98'	N45°30'29"W	38.80'
C3	90°00'00"	20.00'	31.42'	N44°29'31"E	28.28'



FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC.
 8000 S. CANTON ST., SUITE 207
 LITTLETON, CO 80120
 (303) 741-6166



DEVELOPER
 COLORADO BROWN
 INVESTMENTS
 111 W. CANTON STREET
 LITTLETON, COLORADO 80120

DATE OF
 MODIFICATION
 SCALE
 SHEET 3 OF 3



ALDRIDGE TRANSPORTATION CONSULTANTS, LLC

Advanced Transportation Planning and Traffic Engineering

John M.W. Aldridge, PE, PTOE, AICP
Colorado Registered Professional Engineer
Professional Traffic Operations Engineer
American Institute of Certified Planners

1082 Chimney Rock Road
Highlands Ranch, CO 80126
Tele: 303-703-9112
Fax: 303-703-9152
Mobile: 303-594-4132
Email john@atceng.com

October 16, 2013

Matt Wiederspahn, P.E., CFM
Development Engineer
Town of Erie | Public Works Department
645 Holbrook Street | P.O. Box 750 | Erie, CO 80516

RE: Transportation Impact Study
Canyon Creek, Erie CO

Dear Matt:

This traffic letter provides a study of the traffic impact occasioned by a proposed residential development in Erie. The letter proposes to waive the normal impact analysis requirements because the trip generation from the project is too small to be meaningfully evaluated.



The project proposes to build 13 single-family homes in the Canyon Creek community. The homes will be located in the vacant lot on the southeast corner of Erie Parkway and Meller Street. Access to the site will be from Meller Street at one full-movement intersection. A second emergency access will be available on the north end of the site. The exhibit on the left shows the location and surrounding area on an aerial photograph.

EXISTING CONDITIONS

In this area, Erie Parkway is a fully developed four-lane arterial roadway. It features left turn deceleration lanes on the east and west approaches. The outside through lanes double as a shared right turn lane. The intersection is two-way stop sign controlled. The

northbound approach is 48 feet wide but not striped for lane designation. The estimated current AADT is 7 to 9,000 on Erie Parkway.



FUTURE BACKGROUND TRAFFIC PROJECTIONS

According to the Erie Transportation Master Plan 2008, this section of Eric Parkway in 2030 is expected to carry 12,000 AADT. Meller St. at the same time is expected to carry 1,000 AADT. These volumes are well within the carrying capacity of the roadways and they would operate at LOS A.

PROJECT TRAFFIC

The proposed land use is single-family homes. The estimated trip generation is based on rates and values from the 9th Edition of the ITE Trip Generation Manual. The following chart shows the trip generation for the weekday, and AM and PM peak hours.

Trip Generation Worksheet								
ITE CODE	LAND USE	UNIT	QUANTITY	ADT	AM		PM	
					IN	OUT	IN	OUT
210	Single Family	KSF	13.0	9.52	0.19	0.56	0.63	0.37
				124	2	7	8	5
Total Trips				124	2	7	8	5

TRAFFIC IMPACT CONSIDERATIONS

The turning movements at the intersection would be less than five vehicles per hour. This is too small to have any measurable impact on the level of service for any movement (i.e. left turn in, right turn out, etc.).

CONCLUSION & RECOMMENDATIONS

As shown in the trip generation worksheet the AM and PM peak hours' trip generation are less than five vehicles per hour when assigned to a particular turning movement. Moreover, the roadways and intersection are fully developed and properly controlled with two-way stop signs. Consequently, in my professional opinion any further analysis of the traffic impact would not yield any useful information and therefore should be waived.

Should you have any questions or need additional information please call me at 303-703-9112. Thank you for the opportunity to be of service.

Kind regards,

Aldridge Transportation Consultants, LLC

John M.W. Aldridge, PE, PTOE, AICP
Principal

April 11, 2014

Matt Wiederspahn
Development Engineer
Town of Erie
645 Holbrook St
Erie, CO 80516

Re: Canyon Creek Filing 5, Tract B, Amendment 1

Subject: Preliminary Utility Report

Dear Matt:

Canyon Creek Filing No. 5, Tract B, Amendment 1 is a replat of Canyon Creek Filing No. 5, Tract B (1.84 AC.). Tract B is surrounded by Erie Parkway to the north, Meller Street to the west, and the Canyon Creek Subdivision Filing No. 5 to the east and south. The original land use for Tract B was to be a commercial daycare. The replat will subdivide Tract B into 12 lots (single family attached) and 3 tracts (open space and public access).

The originally planned daycare on Tract B would have contributed sanitary sewer flows into the existing 8" sanitary sewer in Meller Street on the south side of Tract B, and tapped the existing 12" water main in Meller Street for water service.

The proposed sanitary sewer system for Tract B, Amendment 1 will include an extension of the existing main to the north and will collect flows from all 12 lots via 2 – 6" private sanitary sewer mains and convey flows to the existing sanitary sewer in Meller Street. There will be 12 sanitary services connecting to the 6" private sanitary sewer mains and each one of these services will require a pump system to discharge flows to the gravity system, due to the basement being deeper than the 6" private sanitary sewers.

We original Tract B sanitary sewer was designed to handle flows from a commercial daycare. We estimate the average flows from the daycare were calculated by, the acreage of 1.84 AC., and the land use flow factor of 3000 gallons per net acre day (GPAD). The resulting average flow rate for the daycare would have been 0.0085 cfs, with a peaking factor of 5.0 and a peak flow rate of 0.0425 cfs.

Estimated average sanitary sewer flows for the 12 lots on Filing No. 5, Tract B, Amendment 1, were based on the number of lots, an assumed density of 2.79 persons per unit (PPU), and a flow factor of 115 gallons per capita-day (GPCD). As shown in Table 1, the average flow rate for Filing 5, Tract B, Amendment 1, is 0.0059 cfs, with a peaking factor of 5.0 and a peak flow rate of 0.0298 cfs.

Sanitary Flows	Filing No. 5, Tract B - Daycare	Filing No. 5, Tract B, Amendment 1 – 12 Lots
Average Flow (cfs)	0.0085	0.0059
Peak Flow (cfs)	0.0425	0.0298

Table 1 – Sanitary Flows

Since the amended Tract B has lower flows than the originally planned Tract B, the proposed development will have no adverse impact to the existing sanitary sewer system.

The originally planned daycare was to receive water service via the existing 12” water main in Meller Street. We estimate this daycare was expected to require a daily average volume of 0.93 gallons per minute (GPM), with a peaking factor of 3.2 and a peak demand of 2.99 GPM. This was determined by using a demand of 4.52 GPM/acre-building, and an assumed building size of 9,000 SF.

Demand for the 12 proposed lots was determined by estimating 2.79 people per lot, and 160 gallons per person per day. This equals an average demand of 3.72 GPM, with a peaking factor of 2.8 and a peak demand of 10.42 GPM. These values are summarized in Table 2.

Water Demand	Filing No. 5, Tract B - Daycare	Filing No. 5, Tract B, Amendment 1 – 12 Lots
Average Demand (gpm)	0.93	3.72
Peak Demand (gpm)	2.99	10.42

Table 2 – Water Demand

Existing water services on site include a meter pit and fire service.

Proposed conditions for the site will use the existing meter pit for irrigation purposes, and ¾” domestic services for each duplex. Meters for Lots 1-8 will be placed in a meter vault.

Respectfully submitted,



Lincoln Thomas, P.E.
Project Manager
For and on behalf of Bowman | VISION LAND

cc: 020033 file

Phase II Drainage Report

Meller Street Estates

Erie, Colorado

April 11, 2014

Prepared For:

**Colorado Brown Investments
111 W. Cannon St.
Lafayette, Colorado 80026
Contact: Mr. Reid Phillips**

Prepared By:

Bowman
VISION LAND

**603 Park Point Drive, Suite 100
Golden, Colorado 80401
Phone: 303.674.7355
Contact: Lincoln Thomas, PE**

Project No. 020033

TABLE OF CONTENTS

1.0 General Location and Description 1
 1.1 Location..... 1
 1.2 Description of Property 1
2.0 Drainage Basins 1
 2.1 Major Basin Description 1
3.0 Drainage Design Criteria 1
 3.1 Regulations..... 1
 3.2 Hydrology..... 2
 3.3 Hydraulics 2
 3.4 Water Quality Enhancement 2
4.0 Drainage Facility Design 2
 4.1 General Concept..... 2
5.0 Drainage Plan..... 3
 5.1 Sub-Basin Description..... 3
6.0 Summary 4
7.0 References..... 5

FIGURES

- Vicinity Map
- FEMA FIRM Map

APPENDICES

- Appendix A – Hydrology Calculations
- Appendix B – Hydraulic Calculations
- Appendix C – Reference Material
- Appendix D – Final Drainage Map

1.0 General Location and Description

This Phase II Drainage Report summarizes the concept for managing stormwater for the proposed Meller Street Estates development located in the Town of Erie, Colorado. This Report is intended to support the Subdivision Plat and Site Plan submittals to the Town.

1.1 Location

The development is located in the Town of Erie, Boulder County, Colorado and is located within Tract B, Canyon Creek Subdivision Filing No. 5 Subdivision (Site). The Site is bounded by Meller Street on the west, Erie Parkway on the north, and single family homes on the south and east. The Site is bounded by the Canyon Creek Filing No. 3 Subdivision on the west, and Sunset Subdivision is to the north. The site is located in Section 24, Township 1 North, Range 69 West of the 6th Principal Meridian.

1.2 Description of Property

The Site is a proposed attached single family development 1.84 acres in size. The site is currently undeveloped and is vegetated with short grasses and four trees along the southern portion of the site. No major drainageways or irrigation facilities are currently located within or adjacent to the site.

2.0 Drainage Basins

2.1 Major Basin Description

The site falls within the Coal Creek watershed. Love & Associates prepared an OSP in 2001 for Erie and Adjacent Areas which included the Canyon Creek filings. The Meller Street Estates project is located within Basin 475, as shown on the attached excerpts for the OSP in Appendix C, which has a calculated imperviousness of 57.7% for future conditions. The OSP identifies the site being tributary to a regional pond on the south side of Erie Parkway between Meller Street and N. 119th Street.

There is no FEMA regulatory floodplain mapped on the property per the included FIRM panel 08013C0437.

3.0 Drainage Design Criteria

3.1 Regulations

This drainage report was prepared in accordance with the Town of Erie Standards and Specifications for Design and Construction of Public Improvements (TOE Standards and Specifications) and the Urban Drainage and Flood Control District (UDFCD) Drainage Criteria Manuals.

There currently are no adaptations requested at this time.

3.2 Hydrology

The Rational Method was used to calculate the storm runoff associated with the proposed development. The project design rainfall intensities were determined using Table 800-2 of the TOE Standards and Specifications. The one hour depths for the 2-year storm and 100-year storms are 1.01 inches and 2.70 inches. Runoff coefficients were calculated for each on-site basin using values listed in Table 800-3 of the TOE Standards and Specifications. The developed time of concentrations for the basins were calculated in accordance with the procedures established by UDFCD. The initial overland flow time was calculated using UDFCD's Equation RO-3. Overland travel times were calculated using Equation RO-4 of the UDFCD Drainage Criteria Manuals and a conveyance coefficient of 20 for concrete swales and 7 for grass swales. Rainfall Intensity was interpolated from the Rain Intensity Duration Curves in the TOE Standards and Specifications.

The storm sewer and inlet sizing is based upon the major storm event. The minor storm was calculated for the 2-year recurrence interval. The major storm was calculated at the 100-year recurrence interval.

3.3 Hydraulics

All storm sewers are private and sized to convey the 100-year storm event. The locations of the storm sewer are indicated on the enclosed Final Drainage Map located in Appendix. Inlets have been sized to capture runoff either using nomographs from manufacturer or with software created by UDFCD. NeoUDSewer, a software program developed by UDFCD, was used to determine hydraulic grade lines and storm sewer velocities.

3.4 Water Quality Enhancement

There currently are no adaptations requested at this time.

4.0 Drainage Facility Design

4.1 General Concept

Stormwater detention and water quality will be provided by the existing regional pond located on the west side of Canyon Creek Filing No. 3. Per the Final Drainage Report for Canyon Creek Filing No's 4, 5, 6, 7, 8 and 9 prepared by S.A. Miro, Inc. dated January 9, 2001, runoff from the Site flows west to this detention pond. Per the Final Drainage Report for Canyon Creek Subdivision Filing No. 3 prepared by JR Engineering, LTD., this detention pond was sized for a developed area of 234.00 acres and a 100-year runoff coefficient of 0.58 (63% imperviousness), based on an OSP prepared by Centennial Engineering, Inc. in 1997, to calculate a required 100-yr storage volume of 12.22 ac-ft. A

copy of this OSP could not be obtained, but the Filing No. 3 drainage report states that the runoff conditions were analyzed from the developed conditions assuming primarily urban residential uses in the OSP.

Per the attached Canyon Creek Filing 3 Historic and Developed Basins map, the Site is within Basin C which is part of the overall 113.50 acres tributary to the regional detention facility. 100-year runoff coefficient for Basin C is 0.60. Site composite 100-year runoff coefficient is 0.54, which is less than the Filing 3 value and therefore pond should have adequate capacity for the new development and not require any modifications.

5.0 Drainage Plan

Stormwater from the Site will either surface flow to Meller Street and be collected in an existing street inlet at the southeast corner of Erie Parkway intersection and conveyed to the regional pond or be collected by a series of storm sewers, swales onsite and conveyed via underground conduit to the existing Meller Street inlet where it will be conveyed to the regional pond.

As shown on the Canyon Creek Filing No's 4, 5, 6, 7, 8 and 9 Final Drainage Plan, a small amount of off-site flows enter the site from the adjacent single family home lots to the south and west of the site. This off-site flow is rear yards of these lots.

While the existing Meller Street inlet the Site is tributary to has capacity (7.1 cfs) to capture the developed runoff from our site, the existing storm pipes from the inlet to the regional pond do not have the hydraulic capacity to convey the 100-year flow from our site to the pond. Based on current developed area and new developed area, the existing system has capacity for a 50-year storm event (refer to UDSewer results in Appendix B). A drainage swale will be constructed that will properly handle the 100 year flows. This includes grated manhole lids on the current storm sewer along Erie Parkway to allow for high flows to rise out of the manholes and spill into the drainage ditch. Design information will be provided in the Phase III Drainage Report.

5.1 Sub-Basin Description

The site is not within a defined sub-basin in either the Filing 3 or Filing No's 4, 5, 6, 7, 8 and 9 Final Drainage Reports. For this report, on-site basins have been designated "A" sub-basins and off-site basins have been designated "OS" sub-basins. Table below provides a summary of sub-basins.

Basin A1 (0.20 ac) is located in the middle portion of the Site. Land use types include roof, landscaping and sidewalks. Runoff will be captured by a series of area drains and conveyed by storm sewer (design point 1) to the existing curb inlet at the southeast corner of Meller Street and Erie Parkway intersection.

Basin A2 (0.76 ac) is located in the eastern portion of the Site. Land use types include roof, alley and landscaping. Runoff will be conveyed by the alley to an area inlet (design point 2) at the end of the alley where it will be captured and conveyed by storm sewer to the existing curb inlet at the southeast corner of Meller Street and Erie Parkway intersection.

Basin A3 (0.88 ac) is located along the western and northern portion of the Site. Land use types include alley, landscaping and roofs. Runoff will surface flow to Meller Street and be captured by the existing curb inlet at the southeast corner of Meller Street and Erie Parkway intersection.

Basin OS1 (0.15 ac) is located along the southern boundary of the Site. Land use types include single family homes. Offsite runoff will be collected in alley and conveyed to Meller Street.

Basin OS2 (0.33 ac) is located along the eastern boundary of the Site. Land use types include single family homes. Offsite runoff will surface flow to basin A2 where it will be captured and conveyed by storm sewer to the existing curb inlet at the southeast corner of Meller Street and Erie Parkway intersection.

Meller Street Estates Design Point Summary				
Sub-basin	Area	Imperviousness	Q2 (cfs)	Q100 (cfs)
A1	0.20 ac	55%	0.2	1.0
A2	0.76 ac	67%	1.0	3.8
A3	0.88 ac	39%	0.6	3.6
OS1	0.15 ac	40%	0.1	0.7
OS2	0.33 ac	40%	0.3	1.5
Total	2.32 ac	50%	2.2	10.3

6.0 Summary

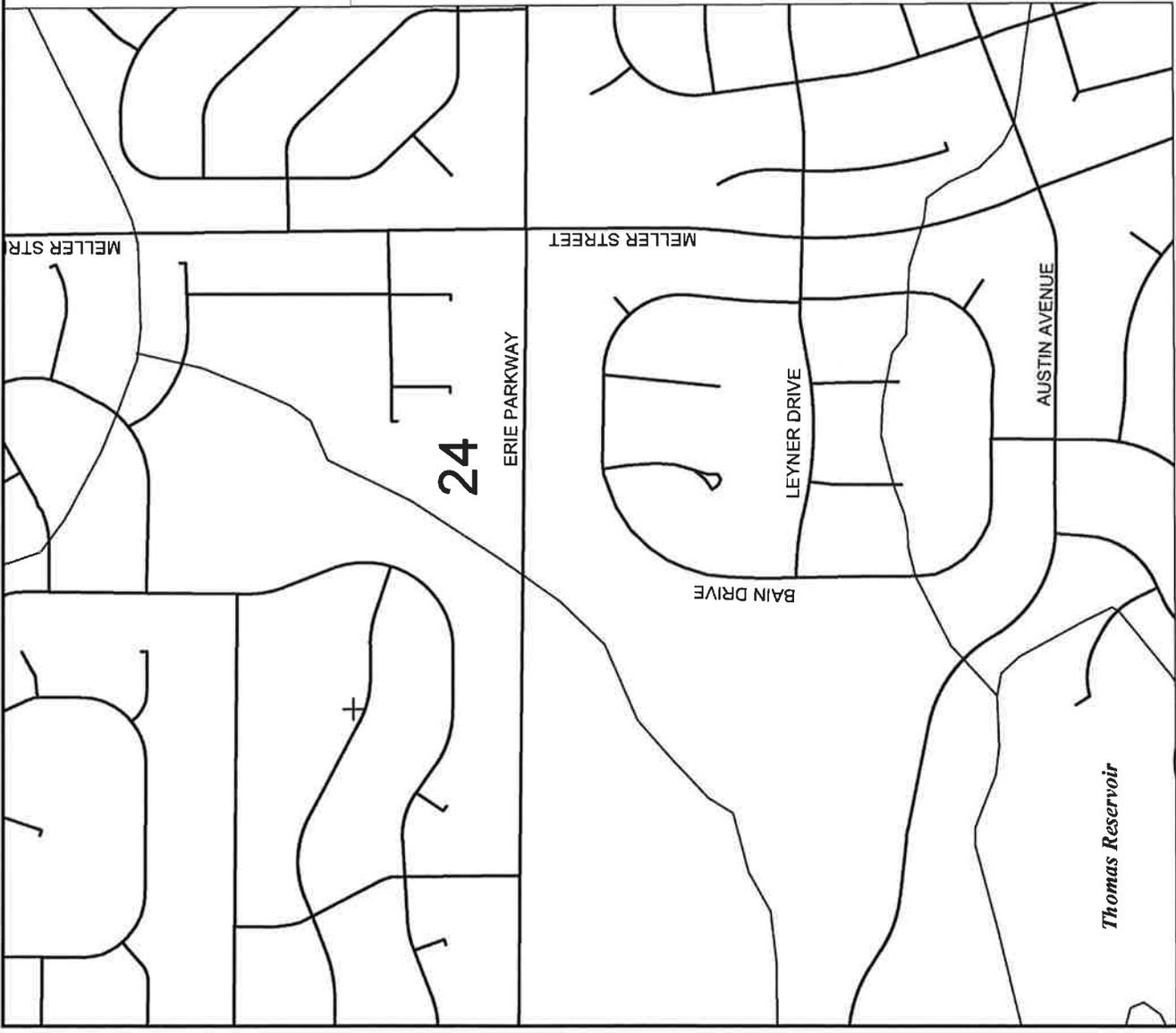
The plan for managing stormwater for the Meller Street Estates development will comply with the Town of Erie Standards, UDFCD criteria, and the previous final drainage reports.

7.0 References

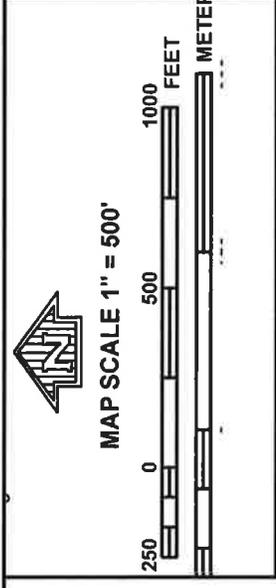
1. JR Engineering, LTD. January 04, 2000. *Final Drainage Report for Canyon Creek Subdivision Filing No. 3.*
2. Town of Erie. December 2008. *Standards and Specifications for Design and Construction of Public Improvements.*
3. S.A. Miro, Inc. January 9, 2001. *Final Drainage Report for Canyon Creek Filing No's 4, 5, 6, 7, 8 and 9.*
4. Love & Associates, Inc. May 2001. *Erie Outfall Systems Planning Preliminary Design Erie and Adjacent Boulder and Weld Count Areas.*
5. Urban Drainage and Flood Control District. June 2001. *Urban Storm Drainage and Technical Criteria Manual, Volume I and II.*
6. Urban Drainage and Flood Control District. November 2010. *Urban Storm Drainage and Technical Criteria Manual, Volume III.*



Vicinity Map



105° 03'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0437J

FIRM
FLOOD INSURANCE RATE MAP
BOULDER COUNTY,
COLORADO
AND INCORPORATED AREAS

PANEL 437 OF 615
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BOULDER COUNTY	080223	0437	J
ERIE, TOWN OF	080181	0437	J

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
08013C0437J

MAP REVISED
DECEMBER 18, 2012

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Appendix A – Hydrology Calculations



PROJECT: Meller Street Estates
SUBJECT: Site Improvements - Impervious Cover Calculations

JOB #: 2753.E0
DATE: 11/21/13
BY: LJT

Updated
3/31/2014
KJS

	% Imp (1)	2-year (1)	5-year (1)	10-year (1)	100-year (1)
Lanscaping	0	0.00	0.01	0.05	0.20
Streets	100	0.87	0.88	0.90	0.93
Walks	96	0.87	0.87	0.88	0.89
Roofs	90	0.80	0.85	0.90	0.90

Subbasin	Total Area (acres)	Land Use Area per Sub-Basin												Composite Imperviousness	Runoff Coefficients (2)					
		Landscaping			Walks			Streets			Roofs				% Check	2-year	5-year	10-year	50-year	100-year
		Area (acres)	%	%	Area (acres)	%	%	Area (acres)	%	%	Area (acres)	%								
A1	0.20	0.08	40.0%	0.03	15.0%	0.00	0.0%	0.09	45.0%						0.33	0.38	0.43	0.49	0.54	
A2	0.76	0.22	28.9%	0.02	2.6%	0.25	32.9%	0.27	35.5%						0.43	0.47	0.51	0.57	0.60	
A3	0.88	0.52	59.1%	0.08	9.1%	0.10	11.4%	0.18	20.5%						0.23	0.29	0.35	0.56	0.49	
Subtotal	1.84	0.82	44.6%	0.13	7.1%	0.35	19.0%	0.54	29.3%						0.31	0.36	0.42	0.50	0.53	
OS1	0.15														0.23	0.30	0.36	0.46	0.50	
OS2	0.33														0.23	0.30	0.36	0.46	0.50	
Total	2.32														0.29	0.35	0.40	0.49	0.52	

- From Table 800-3 in Town of Erie Standards and Specifications
- Runoff Coefficients based on equation RO-6 and RO-7 in the UDFCD



PROJECT: Meller Street Estates
 SUBJECT: Site Improvements - Time of Concentration

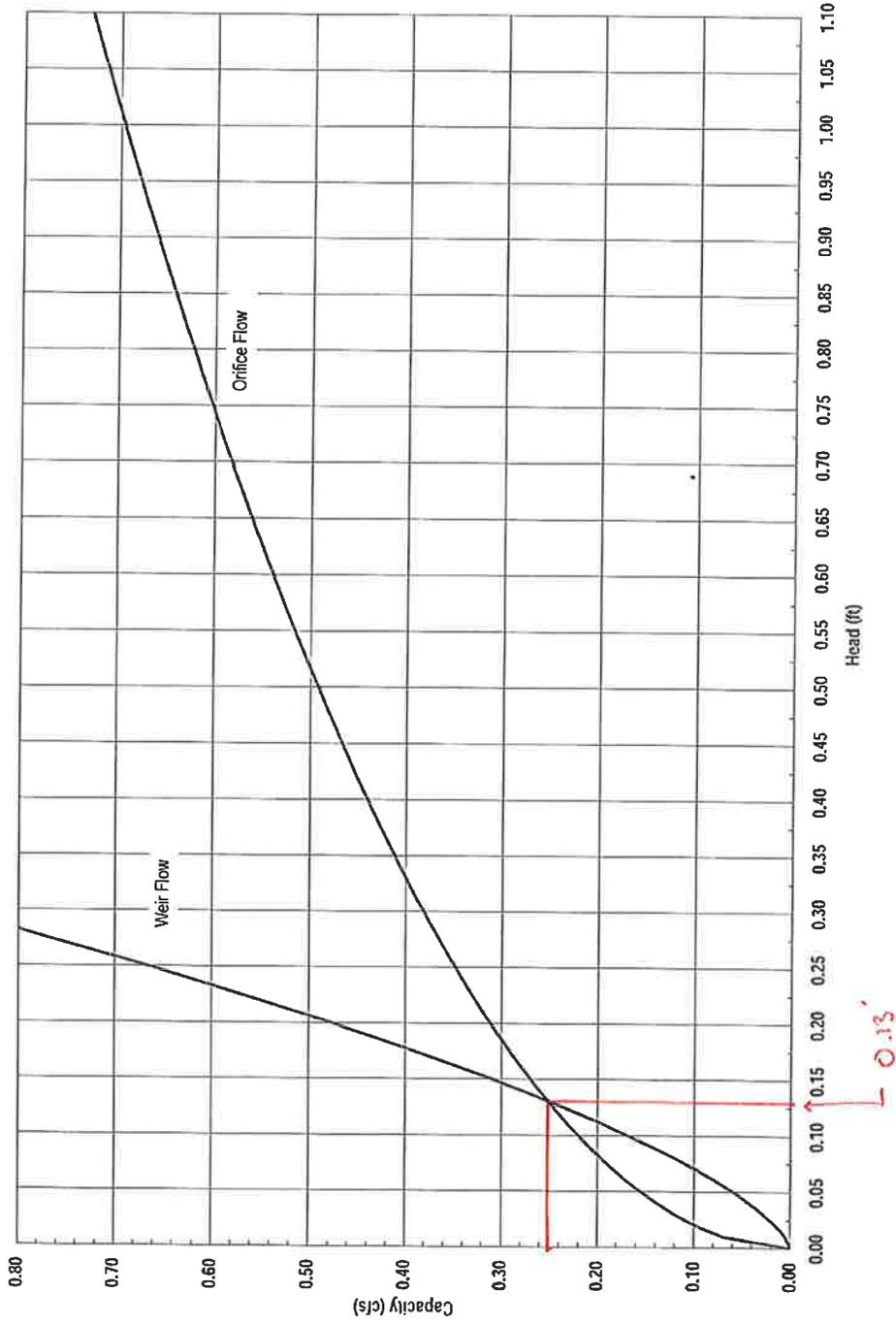
JOB #: 2700.e0
 DATE: 10/10/13
 BY: LJT

Basin No.	Area (acres)	5Yr. co-eff.	INITIAL/OVERLAND TIME (Ti) /Max. 3007						TRAVEL TIME (Tt)						Tc CHECK (Urbanized Basins)			FINAL Tc	Remarks
			Elevations		Dist. (ft)	Slope (%)	Ti (min)	Elevations		Dist. (ft)	Slope (%)	Vel. (fps)	Tt (min)	Tc (min)	Tc (min)	Tc (min)			
			U/S	D/S				U/S	D/S										
A1	0.20	0.38	5137.00	5136.45	5	11.00	1.33	5136.45	5134.00	110	2.23	1.04	1.8	3.1	115.00	10.6	5.0	5 MIN MINIMUM	
A2	0.76	0.47	5137.00	5136.10	18	5.00	2.89	5136.10	5133.40	386	0.70	1.67	3.8	6.7	404.00	12.2	6.7		
A3	0.88	0.29	5137.00	5136.10	18	5.00	3.67	5136.10	5131.00	421	1.21	2.20	3.2	6.9	439.00	12.4	6.9		
OS1	0.15	0.30															5.0	5 MIN MINIMUM	
OS2	0.33	0.30															5.0	5 MIN MINIMUM	

Appendix B – Hydraulic Calculations

BASIN A1: $Q_{in} = 1.0 \text{ cfs}$
 4 drains $\rightarrow 0.25 \text{ cfs/drain}$

Nyloplast 8" Standard Grate Inlet Capacity Chart



Program: UDSEWER Math Model Interface 2.1.1.5 Run Date: 4/10/2014 11:55:41 AM	<h2>UDSewer Results Summary</h2> <p>Project Title: Meller Street Estates Project Description: Default system</p>
--	---

System Input Summary

Rainfall Parameters

Rainfall Return Period: 100
Rainfall Calculation Method: Formula

One Hour Depth (in): 2.70
Rainfall Constant "A": 28.5
Rainfall Constant "B": 10
Rainfall Constant "C": 0.786

Rational Method Constraints

Minimum Urban Runoff Coeff.: 0.20
Maximum Rural Overland Len. (ft): 500
Maximum Urban Overland Len. (ft): 300
Used UDFCD Tc. Maximum: No

Sizer Constraints

Minimum Sewer Size (in): 12.00
Maximum Depth to Rise Ratio: 0.90
Maximum Flow Velocity (fps): 18.0
Minimum Flow Velocity (fps): 2.0

Backwater Calculations:

Tailwater Elevation (ft): 5128.38

Manhole Input Summary:

Element Name	Ground Elevation (ft)	Given Flow		Sub Basin Information						
		Total Known Flow (cfs)	Local Contribution (cfs)	Drainage Area (Ac.)	Runoff Coefficient	5yr Coefficient	Overland Length (ft)	Overland Slope (%)	Gutter Length (ft)	Gutter Velocity (fps)
OUTFALL 1	5131.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

MH 1 SWR 1 - 1	5133.75	6.20	0.00	1.37	0.56	0.38	0.00	0.00	0.00	0.00
MH 3 SWR 3 - 1	5134.00	1.00	0.00	0.16	0.67	0.55	0.00	0.00	0.00	0.00
MH 4 SWR 4 - 1	5135.92	1.00	0.00	0.16	0.67	0.55	25.00	4.00	20.00	1.50
MH 2 SWR 2 - 1	5133.15	6.20	0.00	1.21	0.60	0.40	22.00	3.60	422.00	1.70

Manhole Output Summary:

Element Name	Local Contribution					Total Design Flow				Comment
	Overland Time (min)	Gutter Time (min)	Basin Tc (min)	Intensity (in/hr)	Local Contrib (cfs)	Coeff. Area	Intensity (in/hr)	Manhole Tc (min)	Peak Flow (cfs)	
OUTFALL 1	0.00	0.00	0.00	0.00	0.00	1.71	3.63	38.67	6.20	
MH 1 SWR 1 - 1	0.00	0.00	5.00	9.16	7.03	1.71	3.63	38.67	6.20	Used Minimum Tc
MH 3 SWR 3 - 1	0.00	0.00	5.00	9.16	0.98	0.21	4.66	25.39	1.00	Used Minimum Tc
MH 4 SWR 4 - 1	3.14	0.22	5.00	9.16	0.98	0.11	9.33	4.65	1.00	Used Minimum Tc
MH 2 SWR 2 - 1	3.88	4.14	8.02	7.93	5.76	0.73	8.54	6.39	6.20	

Sewer Input Summary:

Element Name	Sewer Length (ft)	Elevation			Loss Coefficients			Given Dimensions		
		Downstream Invert (ft)	Slope (%)	Upstream Invert (ft)	Mannings n	Bend Loss	Lateral Loss	Cross Section	Rise (ft or in)	Span (ft or in)
MH 1 SWR 1 - 1	119.00	5127.75	0.8	5128.70	0.013	0.00	0.00	CIRCULAR	18.00 in	18.00 in
MH 3 SWR 3 - 1	93.00	5129.20	1.0	5130.13	0.011	1.32	0.00	CIRCULAR	8.00 in	8.00 in
MH 4 SWR 4 - 1	46.00	5130.13	1.0	5130.59	0.011	0.05	0.00	CIRCULAR	8.00 in	8.00 in
MH 2 SWR 2 - 1	51.00	5128.87	0.8	5129.28	0.013	0.05	0.00	CIRCULAR	18.00 in	18.00 in

Sewer Flow Summary:

Element Name	Full Flow Capacity		Critical Flow		Normal Flow				Flow (cfs)	Surcharged Length (ft)	Comment
	Flow (cfs)	Velocity (fps)	Depth (in)	Velocity (fps)	Depth (in)	Velocity (fps)	Froude Number	Flow Condition			
MH 1 SWR 1 - 1	9.42	5.33	11.55	5.18	10.66	5.69	1.17	Supercritical	6.20	0.00	
MH 3 SWR 3 - 1	1.43	4.10	5.69	3.76	4.92	4.44	1.33	Supercritical Jump	1.00	49.29	
MH 4 SWR 4 - 1	1.43	4.10	5.69	3.76	4.92	4.44	1.33	Supercritical	1.00	0.00	
MH 2 SWR 2 - 1	9.42	5.33	11.55	5.18	10.66	5.69	1.17	Supercritical	6.20	0.00	

- A Froude number of 0 indicates that pressured flow occurs (adverse slope or undersized pipe).

- If the sewer is not pressurized, full flow represents the maximum gravity flow in the sewer.
- If the sewer is pressurized, full flow represents the pressurized flow conditions.

Sewer Sizing Summary:

Element Name	Peak Flow (cfs)	Cross Section	Existing		Calculated		Used		Area (ft ²)	Comment
			Rise	Span	Rise	Span	Rise	Span		
MH 1 SWR 1 - 1	6.20	CIRCULAR	18.00 in	18.00 in	18.00 in	18.00 in	18.00 in	18.00 in	1.77	
MH 3 SWR 3 - 1	1.00	CIRCULAR	8.00 in	8.00 in	12.00 in	12.00 in	8.00 in	8.00 in	0.35	Height is too small. Width is too small. Existing height is smaller than the suggested height. Existing width is smaller than the suggested width.
MH 4 SWR 4 - 1	1.00	CIRCULAR	8.00 in	8.00 in	12.00 in	12.00 in	8.00 in	8.00 in	0.35	Height is too small. Width is too small. Existing height is smaller than the suggested height. Existing width is smaller than the suggested width.
MH 2 SWR 2 - 1	6.20	CIRCULAR	18.00 in	18.00 in	18.00 in	18.00 in	18.00 in	18.00 in	1.77	

- Calculated diameter was determined by sewer hydraulic capacity rounded up to the nearest commercially available size.
- Sewer sizes should not decrease downstream.
- All hydraulics were calculated using the 'Used' parameters.

Grade Line Summary:

Tailwater Elevation (ft): 5128.38

Element Name	Invert Elev.		Downstream Manhole Losses		HGL		EGL		
	Downstream (ft)	Upstream (ft)	Bend Loss (ft)	Lateral Loss (ft)	Downstream (ft)	Upstream (ft)	Downstream (ft)	Friction Loss (ft)	Upstream (ft)
MH 1 SWR 1 - 1	5127.75	5128.70	0.00	0.00	5128.64	5129.66	5129.14	0.94	5130.08
MH 3 SWR 3 - 1	5129.20	5130.13	0.17	0.00	5130.12	5130.60	5130.25	0.58	5130.82
MH 4 SWR 4 - 1	5130.13	5130.59	0.01	0.00	5130.61	5131.06	5130.85	0.44	5131.28
MH 2 SWR 2 - 1	5128.87	5129.28	0.01	0.00	5129.76	5130.24	5130.26	0.40	5130.66

- Bend and Lateral losses only apply when there is an outgoing sewer. The system outfall, sewer #0, is not considered a sewer.

- Bend loss = Bend K * $V_{fi}^2 / (2 * g)$
- Lateral loss = $V_{fo}^2 / (2 * g)$ - Junction Loss K * $V_{fi}^2 / (2 * g)$.
- Friction loss is always Upstream EGL - Downstream EGL.

Excavation Estimate:

The trench side slope is 1.0 ft/ft

The minimum trench width is 2.00 ft

Element Name	Length (ft)	Wall (in)	Bedding (in)	Bottom Width (ft)	Downstream			Upstream			Volume (cu. yd)	Comment
					Top Width (ft)	Trench Depth (ft)	Cover (ft)	Top Width (ft)	Trench Depth (ft)	Cover (ft)		
MH 1 SWR 1 - 1	119.00	2.50	4.00	4.92	6.00	3.79	1.54	9.60	5.59	3.34	114.42	Sewer Too Shallow
MH 3 SWR 3 - 1	93.00	1.67	4.00	3.94	9.43	5.02	3.74	8.07	4.34	3.06	83.93	
MH 4 SWR 4 - 1	46.00	1.67	4.00	3.94	8.07	4.34	3.06	10.99	5.80	4.52	48.30	
MH 2 SWR 2 - 1	51.00	2.50	4.00	4.92	9.26	5.42	3.17	7.24	4.41	2.16	51.37	

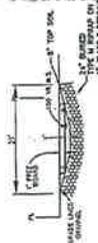
Total earth volume for sewer trenches = 298 cubic yards.

- The trench was estimated to have a bottom width equal to the outer pipe diameter plus 36 inches.
- If the calculated width of the trench bottom is less than the minimum acceptable width, the minimum acceptable width was used.
- The sewer wall thickness is equal to: (equivalent diameter in inches/12)+1 inches
- The sewer bedding thickness is equal to:
 - Four inches for pipes less than 33 inches.
 - Six inches for pipes less than 60 inches.
 - Eight inches for all larger sizes.

FINAL DRAINAGE PLAN
CANYON CREEK FILING NO. 3
 LOCATED IN THE SOUTH ONE-HALF OF SECTION 24,
 TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO



TYPICAL CHANNEL SECTION



SECTION A-A
 VERTICAL SCALE 1" = 10"
 ORIGIN POINT FROM
 10' + 0" TO 10' + 10"
 10' + 10" TO 10' + 20"
 10' + 20" TO 10' + 30"
 10' + 30" TO 10' + 40"
 10' + 40" TO 10' + 50"
 10' + 50" TO 10' + 60"
 10' + 60" TO 10' + 70"
 10' + 70" TO 10' + 80"
 10' + 80" TO 10' + 90"
 10' + 90" TO 10' + 100"

RUNOFF TABLE

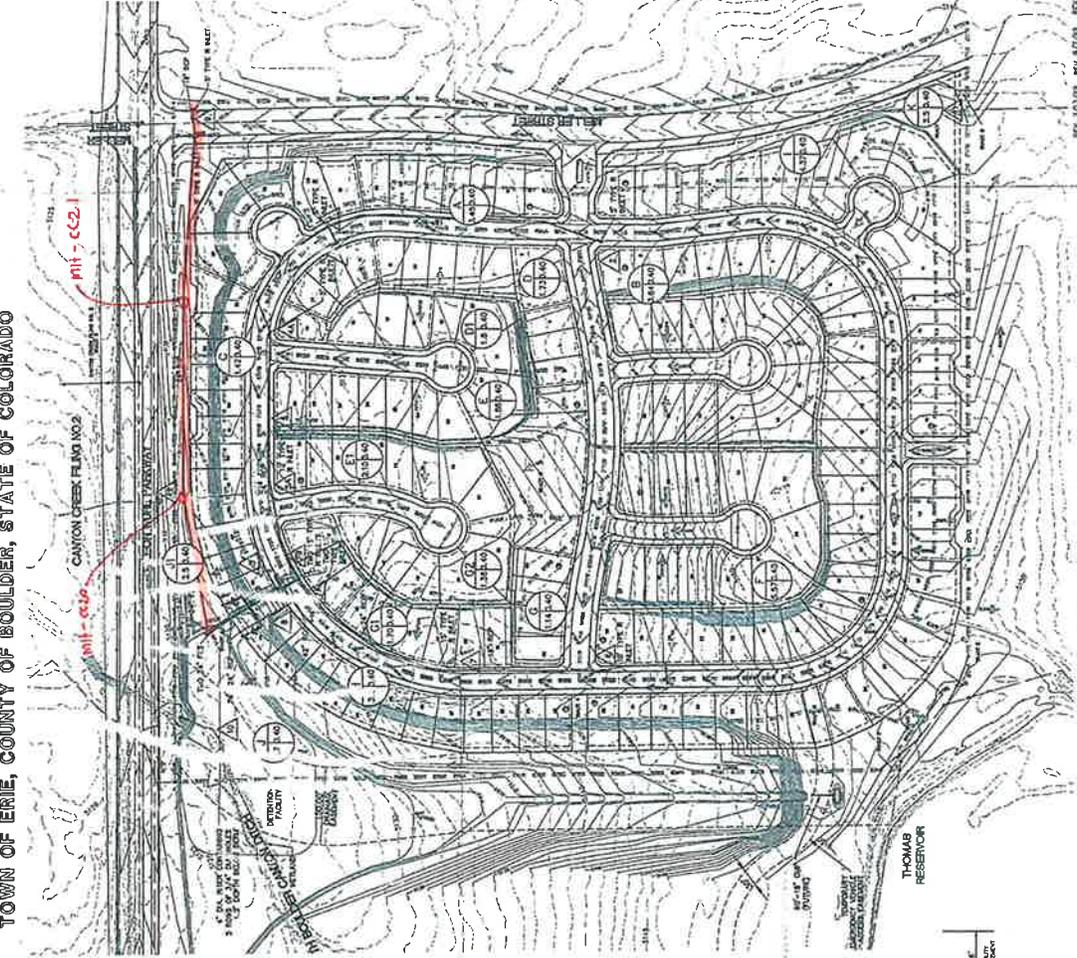
SECTION	AREA (AC)	CONTRIBUTING AREA (AC)	QUALITY OF SURFACE	C	Q ₁ (CFS)	Q ₂ (CFS)
1	1.845	2.1	18.4	0.82	3.1	7.3
2	3.04	3.4	17.7	2.4	12.7	18.7
3	1.42	1.2	4.9	10.74	4.1	10.7
4	1.73	1.5	6.5	17.5	1.5	8.3
5	1.25	1.8	7.0	12.48	1.5	12.3
6	2.50	2.5	8.1	14.58	2.0	8.1
7	5.57	5.5	21.0	5.57	5.5	21.0
8	1.50	1.2	4.8	6.17	8.1	12.3
9	1.50	1.5	6.5	8.17	7.5	20.0
10	3.58	3.8	10.7	12.37	10.7	20.0
11	4.27	3.8	14.8	4.37	3.8	16.5
12	4.9	4.1	16.5	20.27	27.8	112.2
13	2.52	2.7	12.7	2.52	2.7	12.7
14	3.5	3.4	8.4	2.59	2.4	8.4



TYPICAL SECTION (64' ROW)



TYPICAL SECTION (60' ROW)



LEGEND

- A - BASIN DESIGNATOR
- B - AREA IN WORKS
- C - 2' HIGH TURNUP CURB POINT
- DEITCH POINT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 3/4" - BASIN BOUNDARY
- PROPOSED STORM SEWER
- PROPOSED TYPE R INLET
- DRAINAGE FLOW DIRECTION
- EXISTING STORM SEWER
- 8' CROSS PAV

NOTES:

1. SEE SHEET 62 FOR 100' OVERLAY CHANNEL DETAIL

ENGINEERS STATEMENT

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS FOR CANYON CREEK FILING NO. 3 WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO.

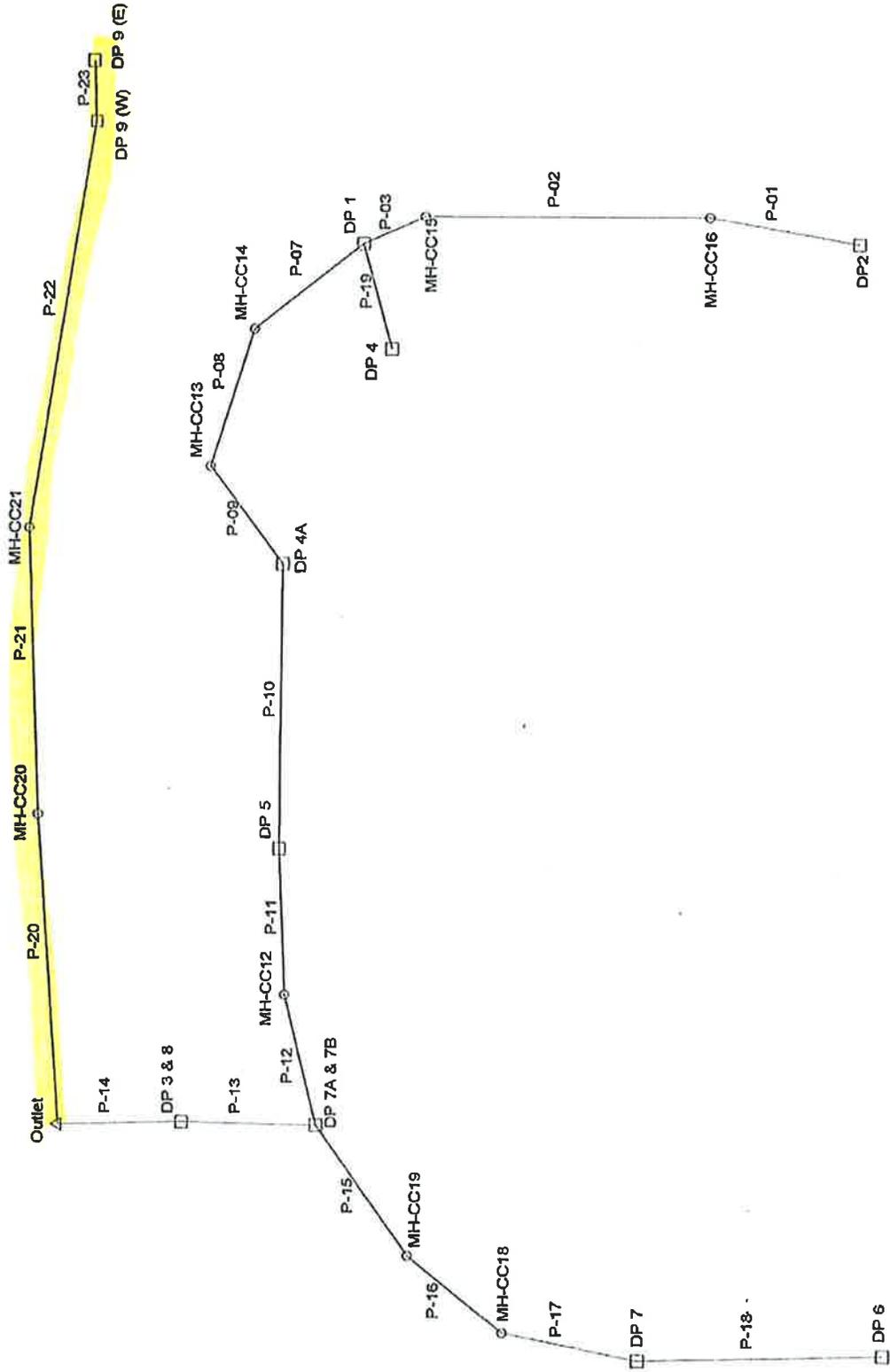
FOR AND BEHALF OF:
 J. R. JOHNSON
 ENGINEER

FINAL DRAINAGE PLAN
 CANYON CREEK FILING NO. 3
 JOB NUMBER: 3592.03
 DATE: MAY 19, 1999
 SHEET DRI OF 1

JR
 Engineering Ltd.
 650 Greenwood Park Blvd.
 Ft. Collins, CO 80526
 TEL: (970) 226-8300
 FAX: (970) 226-8011

ENGINEERING/PLANNING/SUPERVISING
 REG. NO. 107399 REG. 8/77/98 REG. 8/25/98 REG. 12/26/98

MAJOR STORM



Pipe Report

Pipe	Length (ft)	Section Size	Upstream Invert Elevation (ft)	Downstream Invert Elevation (ft)	Constructed Slope (ft/ft)	Upstream HGL (ft)	Downstream HGL (ft)	Discharge (cfs)	Average Velocity (ft/s)	Capacity (cfs)	Section Material
P-01	112.98	18 inch	5,139.00	5,138.23	0.007	5,139.71	5,138.89	3.50	4.43	8.67	Concret
P-02	344.55	18 inch	5,138.03	5,134.60	0.010	5,138.74	5,135.20	3.50	4.78	10.48	Concret
P-03	62.52	18 inch	5,134.40	5,133.87	0.008	5,135.16	5,135.22	3.50	2.98	9.67	Concret
P-19	33.34	18 inch	5,133.78	5,133.65	0.004	5,135.26	5,135.22	3.90	2.21	6.56	Concret
P-07	96.04	18 inch	5,133.55	5,133.12	0.004	5,135.03	5,134.54	7.90	4.52	7.03	Concret
P-08	106.17	18 inch	5,132.92	5,132.30	0.006	5,134.38	5,133.81	7.90	4.48	8.03	Concret
P-09	64.16	18 inch	5,132.10	5,131.73	0.006	5,133.62	5,133.26	7.90	4.47	7.98	Concret
P-18	301.85	18 inch	5,136.00	5,132.20	0.013	5,137.26	5,133.89	10.70	6.41	11.79	Concret
P-10	183.02	18 inch	5,131.53	5,130.05	0.008	5,133.04	5,131.61	9.30	5.26	9.45	Concret
P-17	106.03	18 inch	5,132.10	5,130.20	0.018	5,133.44	5,131.66	12.70	7.43	14.06	Concret
P-11	139.83	24 inch	5,130.05	5,128.85	0.009	5,131.33	5,130.48	12.70	5.30	20.96	Concret
P-16	127.02	24 inch	5,130.10	5,127.82	0.018	5,131.38	5,130.37	12.70	5.01	30.31	Concret
P-23	51.31	18 inch	5,124.83	5,124.61	0.004	5,126.91	5,126.80	4.90	2.77	6.88	Concret
P-12	128.94	24 inch	5,128.65	5,127.00	0.013	5,130.32	5,129.99	12.70	4.28	25.59	Concret
P-15	81.46	24 inch	5,127.72	5,125.60	0.026	5,130.25	5,129.99	12.70	4.04	36.49	Concret
P-22	328.27	24 inch	5,124.21	5,122.90	0.004	5,126.63	5,125.22	14.80	4.71	14.29	Concret
P-13	33.34	42 inch	5,125.37	5,124.50	0.026	5,129.88	5,129.85	64.60	3.36	325.03	Concret
P-21	376.66	24 inch	5,122.80	5,121.29	0.004	5,125.05	5,123.44	14.80	4.71	14.32	Concret
P-14	152.98	24 inch	5,124.40	5,120.15	0.028	5,128.24	5,122.15	90.30	14.37	75.41	Concret
P-20	260.60	24 inch	5,121.19	5,120.15	0.004	5,123.27	5,122.15	14.80	4.71	14.29	Concret

Node Report

Node	HGL In (ft)	HGL Out (ft)	Ground Elevation (ft)	Velocity (ft/s)
DP2	5,139.85	5,139.71	5,142.00	4.22
MH-CC16	5,138.86	5,138.74	5,140.74	4.22
MH-CC15	5,135.28	5,135.16	5,137.10	3.87
DP 4	5,135.30	5,135.26	5,137.00	2.21
DP 1	5,135.22	5,135.03	5,137.00	4.48
MH-CC14	5,134.54	5,134.38	5,136.07	4.50
MH-CC13	5,133.81	5,133.62	5,135.16	4.47
DP 6	5,137.61	5,137.26	5,139.21	6.77
DP 4A	5,133.26	5,133.04	5,135.00	5.26
DP 7	5,133.89	5,133.44	5,135.41	7.62
DP 5	5,131.61	5,131.33	5,133.37	5.97
MH-CC18	5,131.66	5,131.38	5,134.35	5.97
DP 9 (E)	5,126.97	5,126.91	5,128.00	2.77
MH-CC12	5,130.48	5,130.32	5,132.17	4.52
MH-CC19	5,130.37	5,130.25	5,132.40	4.04
DP 9 (W)	5,126.80	5,126.63	5,128.00	4.71
DP 7A & 7B	5,129.99	5,129.88	5,130.75	3.36
MH-CC21	5,125.22	5,125.05	5,126.10	4.71
DP 3 & 8	5,129.85	5,128.24	5,130.75	14.37
MH-CC20	5,123.44	5,123.27	5,124.40	4.71
Outlet	5,122.15	5,122.15	5,126.00	0.00

ROAD CAPACITY, INLET CAPACITY CALCULATION SHEET - MAJOR STORM

Dsn pt	Q (cfs)	S (%)	inlet size (ft)	inlet capacity	road capacity	R	Qint	Qcarry	Comments
DP 1	12.4	1.3	R-5	5.2	20.5	0.254	3.1	9.3	Qcarry to DP 3
DP 2	13.7	1.7	R-5	5.6	22.0	0.255	3.5	10.2	Qcarry to DP 4
DP 4	15.1	1.0	R-5	5.0	19.5	0.256	3.9	11.2	Qcarry to DP 4A
DP 4A	18.2	0.9	R-5	5.0	18.5	0.270	4.9	13.3	Qcarry to DP 5
DP 5	20.3	0.9	R-10	10.3	18.5	0.557	11.3	9.0	Qcarry to DP 5A
DP 5A	17.1	0.9	none					17.1	No Inlet, Qcarry to 7A & 7B
DP 6	21.0	1.8	R-10	12.5	24.5	0.510	10.7	10.3	Qcarry to DP 7
DP 7	14.9	1.3	R-15	11.0	20.5	0.537	8.0	6.9	Qcarry to DP 7A + 7B
DP 7A +									
DP 7B	36.0	1.2	R-15 (2)	42.0		1.000	36.0	0.0	*
DP 8 &									
DP 3:	24.9		R-15 (2)	42.0		1.000	24.9	0.0	*
DP 9	4.9	1.3	R-5	12.0		1.000	4.9	0.0	*East Side of Road, Collects ~1/3 of Q @ DP 9
DP 9	9.9	1.3	R-5	12.0		1.000	9.9	0.0	*West Side of Road, Collects ~2/3 of Q @ DP 9

See page 5 of 5 for inlet and road capacity calculations.

NOTES:

- * Signifies a low point-sump conditions in effect.
- > DP 9 Calculations are based on 1.0' depth of flow.
- > Figure 902 of Boulder County Storm Drainage Manual was referenced for allowable gutter capacity for a minor storm (using 0.33' for depth of flow value).
- > Figure 903 of Boulder County Storm Drainage Manual was referenced for allowable gutter capacity for a major storm (using 0.63' for depth of flow value).
- > Figure 805 of Boulder County Storm Drainage Manual was referenced for allowable inlet capacity on a continuous grade (using 0.33' for depth of flow value).
- > Figure 903 of the Storm Drainage Design Manual was referenced for allowable inlet capacity in sump conditions (using 0.63' for depth of flow value).

STANDARD FORM SF-2 TIME OF CONCENTRATION

Subdivision
Location

CANYON CREEK 3

Project Name: CANYON CREEK

Project No. 3592.03

Calculated By: KDM

Checked By:

Date: 9/7/99

BASIN ID	SUB-BASIN DATA			INITIAL/OVERLAND (T _i)				TRAVEL TIME (T _f)				T _c CHECK (URBANIZED BASINS)			FINAL T _c (MIN)
	D.A. (AC)	C _s	L (FT)	S (%)	T _i (MIN)	L (FT)	S (%)	VEL. (FPS)	T _f (MIN)	COMP. T _c (MIN)	TOTAL LENGTH(FT)	MIN. T _c (MIN)			
A	3.45	0.45	65	1.6	8.0	1000	1.3	2.3	7.2	15.3	1065.0	15.9	15.3		
B	3.64	0.45	180	1.7	13.2	550	1.7	2.7	3.4	16.5	730.0	14.1	14.1		
C	1.42	0.45	65	2.0	7.5	1200	1.0	2.0	10.0	17.5	1265.0	17.0	17.0		
D	1.73	0.45	100	2.5	8.6	650	1.0	2.0	5.4	14.0	750.0	14.2	14.0		
D1	1.80	0.45	100	2.0	9.3	400	0.9	1.9	3.5	12.8	500.0	12.8	12.8		
E	1.86	0.45	150	2.0	11.4	550	0.9	1.9	4.8	16.2	700.0	13.9	13.9		
E1	2.10	0.45	150	2.0	11.4	480	0.9	1.9	4.2	15.6	630.0	13.5	13.5		
F	5.57	0.45	180	2.0	12.5	550	1.4	2.4	3.8	16.3	730.0	14.1	14.1		
G	1.1	0.45	50	2.0	6.6	650	1.35	2.3	4.7	11.3	700.0	13.9	11.3		
G1	1.70	0.45	150	1.7	12.0	520	1.7	2.7	3.2	15.2	670.0	13.7	13.7		
G2	1.38	0.45	150	2.0	11.4	310	2.0	2.8	1.8	13.2	460.0	12.6	12.6		
H	3.20	0.45	200	2.0	13.1	1210	1.9	2.8	7.2	20.3	1410.0	17.8	17.8		
I	4.37	0.45	100	2.0	9.3	1250	1.0	2.0	10.4	19.7	1350.0	17.5	17.5		
J	7.19	0.45	200	2.0	13.1	860	3.5	3.7	3.9	17.0	1060.0	15.9	15.9		
K	2.52	0.45	200	2.0	13.1				13.1	26.2	200.0	11.1	11.1		

NOTES:

$T_i = (1.8 * (1.1 - C_s) * (L)^{0.5}) / (S^{0.33})$

$T_f = L / 60V$ (Velocity From Fig. 3-2)

$T_c \text{ Check} = 10 + L / 180$

Program: UDSEWER Math Model Interface 2.1.1.5 Run Date: 4/10/2014 11:52:57 AM	<h2 style="margin: 0;">UDSewer Results Summary</h2> <p>Project Title: New UDSEWER System Module Project Description: Default system</p>
--	--

System Input Summary

Rainfall Parameters

Rainfall Return Period: 50
Rainfall Calculation Method: Formula

One Hour Depth (in): 2.40
Rainfall Constant "A": 28.5
Rainfall Constant "B": 10
Rainfall Constant "C": 0.786

Rational Method Constraints

Minimum Urban Runoff Coeff.: 0.20
Maximum Rural Overland Len. (ft): 500
Maximum Urban Overland Len. (ft): 300
Used UDFCD Tc. Maximum: No

Sizer Constraints

Minimum Sewer Size (in): 18.00
Maximum Depth to Rise Ratio: 0.90
Maximum Flow Velocity (fps): 18.0
Minimum Flow Velocity (fps): 2.0

Backwater Calculations:

Tailwater Elevation (ft): 5122.15

Manhole Input Summary:

Element Name	Ground Elevation (ft)	Given Flow		Sub Basin Information						
		Total Known Flow (cfs)	Local Contribution (cfs)	Drainage Area (Ac.)	Runoff Coefficient	5yr Coefficient	Overland Length (ft)	Overland Slope (%)	Gutter Length (ft)	Gutter Velocity (fps)
OUTFALL 1	5126.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
P-20	5124.40	17.00	0.00	6.69	0.60	0.45	0.00	0.00	0.00	0.00
P-21	5126.10	17.00	0.00	6.69	0.60	0.45	0.00	0.00	0.00	0.00

P-22	5128.00	17.00	0.00	6.69	0.60	0.45	0.00	0.00	0.00	0.00
P-23	5128.00	9.90	0.00	3.76	0.60	0.45	100.00	2.00	1250.00	2.00

Manhole Output Summary:

Element Name	Local Contribution					Total Design Flow				Comment
	Overland Time (min)	Gutter Time (min)	Basin Tc (min)	Intensity (in/hr)	Local Contrib (cfs)	Coeff. Area	Intensity (in/hr)	Manhole Tc (min)	Peak Flow (cfs)	
OUTFALL 1	0.00	0.00	0.00	0.00	0.00	14.30	1.19	163.39	17.00	
P-20	0.00	0.00	5.00	8.14	32.68	14.30	1.19	163.39	17.00	Used Minimum Tc
P-21	0.00	0.00	5.00	8.14	32.68	10.28	1.65	104.01	17.00	Used Minimum Tc
P-22	0.00	0.00	5.00	8.14	32.68	6.27	2.71	50.75	17.00	Used Minimum Tc
P-23	9.34	10.42	19.75	4.75	10.72	2.26	4.39	22.92	9.90	Surface Water Present (Upstream)

Sewer Input Summary:

Element Name	Sewer Length (ft)	Elevation			Loss Coefficients			Given Dimensions		
		Downstream Invert (ft)	Slope (%)	Upstream Invert (ft)	Mannings n	Bend Loss	Lateral Loss	Cross Section	Rise (ft or in)	Span (ft or in)
P-20	260.60	5120.15	0.4	5121.19	0.013	0.00	0.00	CIRCULAR	24.00 in	24.00 in
P-21	376.66	5121.29	0.4	5122.80	0.013	0.05	0.00	CIRCULAR	24.00 in	24.00 in
P-22	328.27	5122.90	0.4	5124.21	0.013	0.05	0.00	CIRCULAR	24.00 in	24.00 in
P-23	51.31	5124.62	0.4	5124.83	0.013	0.05	0.00	CIRCULAR	18.00 in	18.00 in

Sewer Flow Summary:

Element Name	Full Flow Capacity		Critical Flow		Normal Flow				Flow (cfs)	Surcharged Length (ft)	Comment
	Flow (cfs)	Velocity (fps)	Depth (in)	Velocity (fps)	Depth (in)	Velocity (fps)	Froude Number	Flow Condition			
P-20	14.35	4.57	24.00	5.41	24.00	5.41	0.00	Pressurized	17.00	260.60	
P-21	14.35	4.57	24.00	5.41	24.00	5.41	0.00	Pressurized	17.00	376.66	
P-22	14.35	4.57	24.00	5.41	24.00	5.41	0.00	Pressurized	17.00	328.27	
P-23	6.66	3.77	18.00	5.60	18.00	5.60	0.00	Pressurized	9.90	51.31	

- A Froude number of 0 indicates that pressured flow occurs (adverse slope or undersized pipe).
- If the sewer is not pressurized, full flow represents the maximum gravity flow in the sewer.
- If the sewer is pressurized, full flow represents the pressurized flow conditions.

Sewer Sizing Summary:

Element Name	Peak Flow (cfs)	Cross Section	Existing		Calculated		Used			Comment
			Rise	Span	Rise	Span	Rise	Span	Area (ft ²)	
P-20	17.00	CIRCULAR	24.00 in	24.00 in	27.00 in	27.00 in	24.00 in	24.00 in	3.14	Existing height is smaller than the suggested height. Existing width is smaller than the suggested width. Exceeds max. Depth/Rise
P-21	17.00	CIRCULAR	24.00 in	24.00 in	27.00 in	27.00 in	24.00 in	24.00 in	3.14	Existing height is smaller than the suggested height. Existing width is smaller than the suggested width. Exceeds max. Depth/Rise
P-22	17.00	CIRCULAR	24.00 in	24.00 in	27.00 in	27.00 in	24.00 in	24.00 in	3.14	Existing height is smaller than the suggested height. Existing width is smaller than the suggested width. Exceeds max. Depth/Rise
P-23	9.90	CIRCULAR	18.00 in	18.00 in	21.00 in	21.00 in	18.00 in	18.00 in	1.77	Existing height is smaller than the suggested height. Existing width is smaller than the suggested width. Exceeds max. Depth/Rise

- Calculated diameter was determined by sewer hydraulic capacity rounded up to the nearest commercially available size.
- Sewer sizes should not decrease downstream.
- All hydraulics were calculated using the 'Used' parameters.

Grade Line Summary:

Tailwater Elevation (ft): 5122.15

Element Name	Invert Elev.		Downstream Manhole Losses		HGL		EGL		
	Downstream (ft)	Upstream (ft)	Bend Loss (ft)	Lateral Loss (ft)	Downstream (ft)	Upstream (ft)	Downstream (ft)	Friction Loss (ft)	Upstream (ft)
P-20	5120.15	5121.19	0.00	0.00	5122.15	5123.61	5122.60	1.46	5124.07
P-21	5121.29	5122.80	0.02	0.00	5123.64	5125.75	5124.09	2.12	5126.21
P-22	5122.90	5124.21	0.02	0.00	5125.77	5127.62	5126.23	1.84	5128.07
P-23	5124.62	5124.83	0.02	0.00	5127.64	5128.10	5128.13	0.45	5128.58

- Bend and Lateral losses only apply when there is an outgoing sewer. The system outfall, sewer #0, is not considered a sewer.
- Bend loss = Bend K * V_{fi}² / (2 * g)
- Lateral loss = V_{fo}² / (2 * g) - Junction Loss K * V_{fi}² / (2 * g).
- Friction loss is always Upstream EGL - Downstream EGL.

Excavation Estimate:

The trench side slope is 1.0 ft/ft

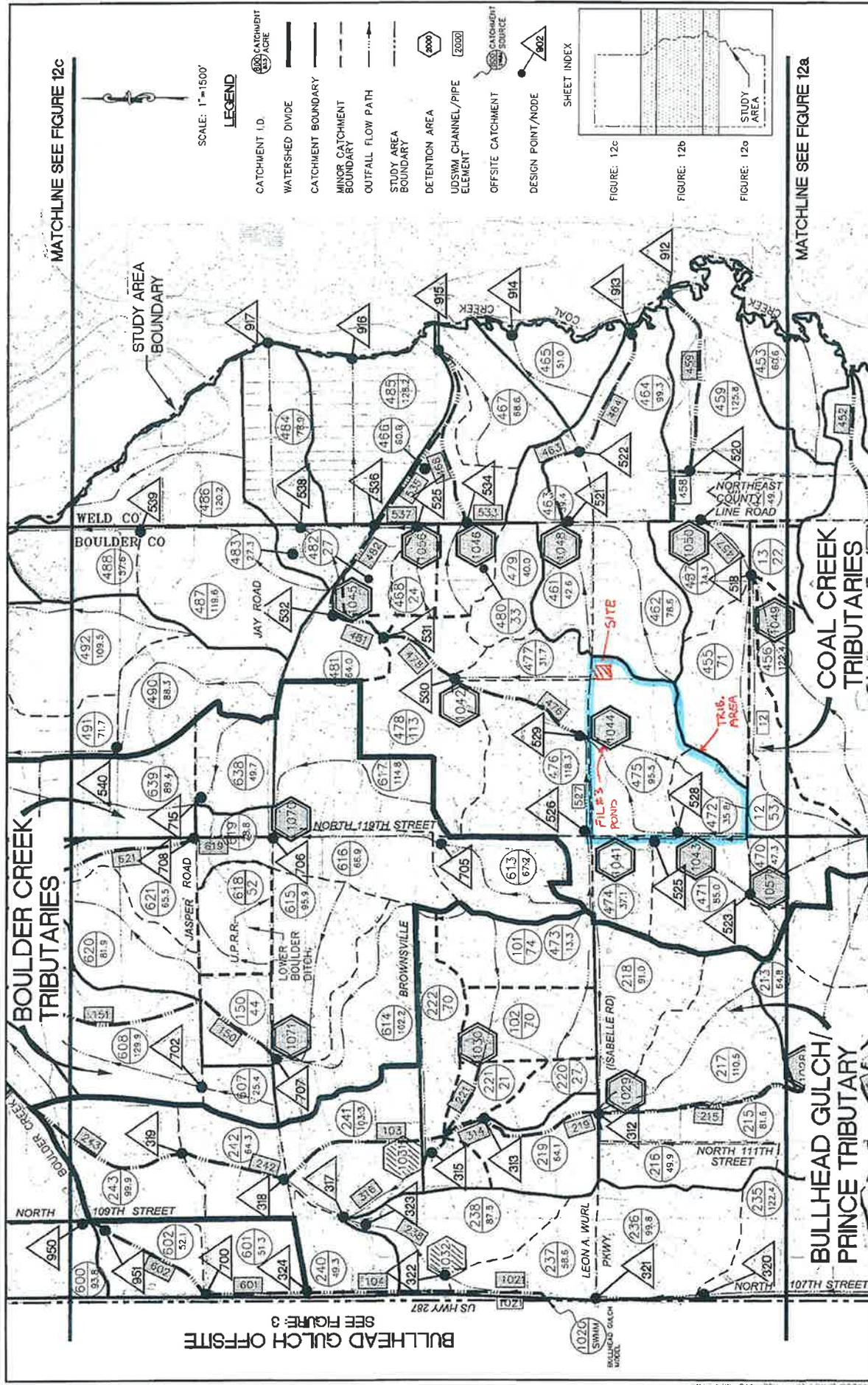
The minimum trench width is 2.00 ft

Element Name	Length (ft)	Wall (in)	Bedding (in)	Bottom Width (ft)	Downstream			Upstream			Volume (cu. yd)	Comment
					Top Width (ft)	Trench Depth (ft)	Cover (ft)	Top Width (ft)	Trench Depth (ft)	Cover (ft)		
P-20	260.60	3.00	4.00	5.50	10.70	6.44	3.60	5.50	3.79	0.96	278.71	Sewer Too Shallow
P-21	376.66	3.00	4.00	5.50	0.00	3.69	0.86	5.60	3.88	1.05	257.69	Sewer Too Shallow
P-22	328.27	3.00	4.00	5.50	0.00	3.79	0.95	6.58	4.37	1.54	242.73	Sewer Too Shallow
P-23	51.31	2.50	4.00	4.92	6.25	3.92	1.67	5.84	3.71	1.46	36.26	Sewer Too Shallow

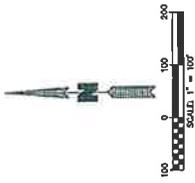
Total earth volume for sewer trenches = 815 cubic yards.

- The trench was estimated to have a bottom width equal to the outer pipe diameter plus 36 inches.
- If the calculated width of the trench bottom is less than the minimum acceptable width, the minimum acceptable width was used.
- The sewer wall thickness is equal to: (equivalent diameter in inches/12)+1 inches
- The sewer bedding thickness is equal to:
 - Four inches for pipes less than 33 inches.
 - Six inches for pipes less than 60 inches.
 - Eight inches for all larger sizes.

Appendix C – Reference Material

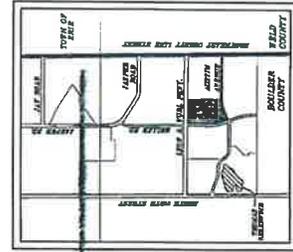
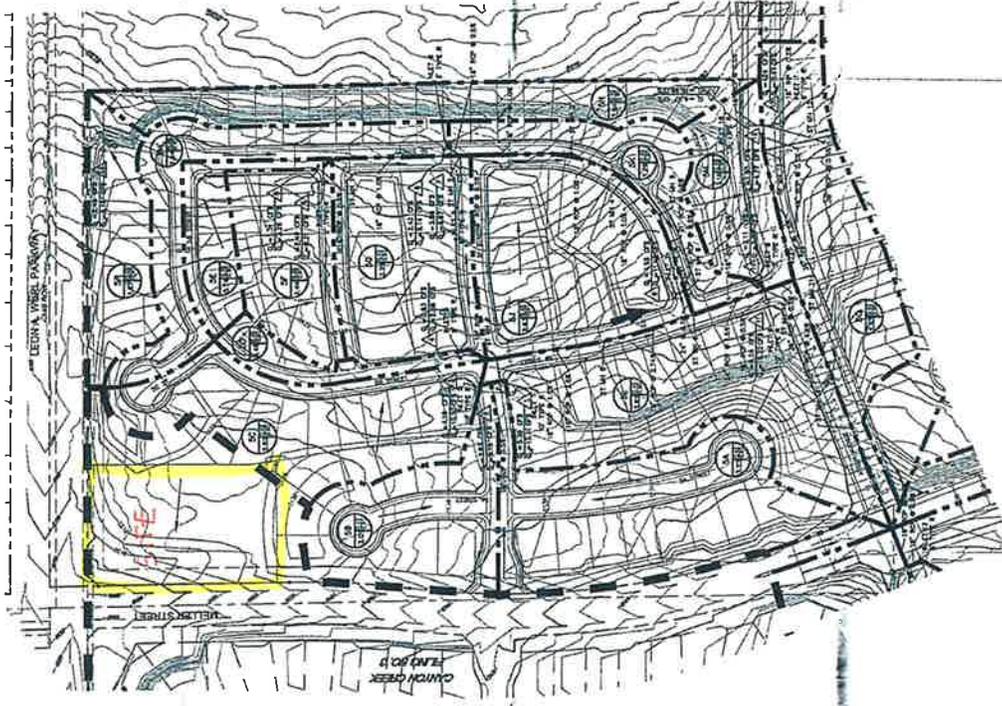


D:\Projects\2008\11-11-08\11-11-08-01.dwg DATE: 11/11/08 DRAWN: [Name] CHECKER: [Name] DATE: 11/11/08		Associates, Inc. 1111 11th Street Erie, PA 16590-1111 Phone: 814-833-1111 Fax: 814-833-1112	
TOWN OF ERIE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT		ERIE AND ADJACENT AREAS OUTFALL SYSTEMS PLANNING	
BULLHEAD GULCH/ PRINCE TRIBUTARY		COAL CREEK TRIBUTARIES	
BOLDER CREEK TRIBUTARIES		OUTFALL SYSTEMS MAP	
MATCHLINE SEE FIGURE 12c		MATCHLINE SEE FIGURE 12a	
SCALE: 1"=1500' LEGEND CATCHMENT I.D. WATERSHED DIVIDE CATCHMENT BOUNDARY MINOR CATCHMENT BOUNDARY OUTFALL FLOW PATH STUDY AREA BOUNDARY DETENTION AREA UDSWIM CHANNEL/PIPE ELEMENT OFFSITE CATCHMENT DESIGN POINT/NODE SHEET INDEX FIGURE: 12c FIGURE: 12b FIGURE: 12a		Figure 12b Page V-4	



- LEGEND:**
- 42 --- EXIST. INTERMEDIATE CONTOURS
 - 43 --- EXIST. ROCK CONTOURS
 - 44 --- PROPOSED INTERMEDIATE CONTOURS
 - 45 --- PROPOSED ROCK CONTOURS
 - BENCH MARK
 - FLOW ARROW
 - △ DESIGN POINT DESIGNATION
 - BASH DESIGNATION
 - X BASH AREA (ACRES) / 100 YEAR COMPOSITE 6
 - X BASH AREA (ACRES) / 100 YEAR COMPOSITE 2
 - 100 YEAR OVER FLOW PATH

DESIGN POINT	BASH DESIGNATION	COMPOSITE 2 AREA (ACRES)	COMPOSITE 6 AREA (ACRES)	100YR PEAK FLOW (CFS)
1	41	3.29	3.33	33.41
2	42	2.52	2.52	25.20
3	43	2.52	2.52	25.20
4	44	2.52	2.52	25.20
5	45	2.52	2.52	25.20
6	46	2.52	2.52	25.20
7	47	2.52	2.52	25.20
8	48	2.52	2.52	25.20
9	49	2.52	2.52	25.20
10	50	2.52	2.52	25.20
11	51	2.52	2.52	25.20
12	52	2.52	2.52	25.20
13	53	2.52	2.52	25.20
14	54	2.52	2.52	25.20
15	55	2.52	2.52	25.20



S.A. MIRO, INC.
CONSULTING ENGINEERS
 505 S. GLENN ST., SUITE 100, DENVER, COLORADO 80202 (303) 741-3377

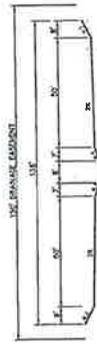
DATE: 01/09/01
 DRAWING NO.: 100-300
 PROJECT NO.: 100-300
 SHEET NO.: 1 OF 1
 SCALE: AS SHOWN

**CANYON CREEK SUBDIVISION FILINGS
 NO. 4, 5, 6, 9 AND A REPEAT OF A
 PORTION OF FILING NO. 3**

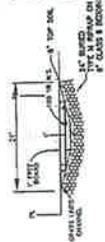
**FINAL DRAINAGE PLAN
 FILING NO. 5**

PROPERTY MAP
 100-300

FINAL DRAINAGE PLAN
CANYON CREEK FILING NO. 3
 LOCATED IN THE SOUTH ONE-HALF OF SECTION 24,
 TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO



TYPICAL CHANNEL SECTION



TYPICAL SECTION (64' ROW)

TYPICAL SECTION (90' ROW)

RUNOFF TABLE

DESIGN POINT	BASIN AREA (ACRES)	CONCENTRATION TIME (MIN)	COEFFICIENT OF PEAK	PEAK FLOW (CFS)	DESIGN FLOW (CFS)
1	2.45	21	0.82	11.1	11.1
2	3.14	23	0.82	14.1	14.1
3	4.12	25	0.82	18.1	18.1
4	5.45	27	0.82	23.1	23.1
5	7.12	29	0.82	29.1	29.1
6	9.15	31	0.82	36.1	36.1
7	11.5	33	0.82	44.1	44.1
8	14.2	35	0.82	53.1	53.1
9	17.1	37	0.82	63.1	63.1
10	20.2	39	0.82	74.1	74.1
11	23.5	41	0.82	86.1	86.1
12	27.0	43	0.82	99.1	99.1
13	30.7	45	0.82	113.1	113.1
14	34.6	47	0.82	128.1	128.1
15	38.7	49	0.82	144.1	144.1
16	43.0	51	0.82	161.1	161.1
17	47.5	53	0.82	179.1	179.1
18	52.2	55	0.82	198.1	198.1
19	57.1	57	0.82	218.1	218.1
20	62.2	59	0.82	239.1	239.1
21	67.5	61	0.82	261.1	261.1
22	73.0	63	0.82	284.1	284.1
23	78.7	65	0.82	308.1	308.1
24	84.6	67	0.82	333.1	333.1
25	90.7	69	0.82	359.1	359.1
26	97.0	71	0.82	386.1	386.1
27	103.5	73	0.82	414.1	414.1
28	110.2	75	0.82	443.1	443.1
29	117.1	77	0.82	473.1	473.1
30	124.2	79	0.82	504.1	504.1
31	131.5	81	0.82	536.1	536.1
32	139.0	83	0.82	569.1	569.1
33	146.7	85	0.82	603.1	603.1
34	154.6	87	0.82	638.1	638.1
35	162.7	89	0.82	674.1	674.1
36	171.0	91	0.82	711.1	711.1
37	179.5	93	0.82	749.1	749.1
38	188.2	95	0.82	788.1	788.1
39	197.1	97	0.82	828.1	828.1
40	206.2	99	0.82	869.1	869.1
41	215.5	101	0.82	911.1	911.1
42	225.0	103	0.82	954.1	954.1
43	234.7	105	0.82	998.1	998.1
44	244.6	107	0.82	1043.1	1043.1
45	254.7	109	0.82	1089.1	1089.1
46	265.0	111	0.82	1136.1	1136.1
47	275.5	113	0.82	1184.1	1184.1
48	286.2	115	0.82	1233.1	1233.1
49	297.1	117	0.82	1283.1	1283.1
50	308.2	119	0.82	1334.1	1334.1
51	319.5	121	0.82	1386.1	1386.1
52	331.0	123	0.82	1439.1	1439.1
53	342.7	125	0.82	1493.1	1493.1
54	354.6	127	0.82	1548.1	1548.1
55	366.7	129	0.82	1604.1	1604.1
56	379.0	131	0.82	1661.1	1661.1
57	391.5	133	0.82	1719.1	1719.1
58	404.2	135	0.82	1778.1	1778.1
59	417.1	137	0.82	1838.1	1838.1
60	430.2	139	0.82	1899.1	1899.1
61	443.5	141	0.82	1961.1	1961.1
62	457.0	143	0.82	2024.1	2024.1
63	470.7	145	0.82	2088.1	2088.1
64	484.6	147	0.82	2153.1	2153.1
65	498.7	149	0.82	2219.1	2219.1
66	513.0	151	0.82	2286.1	2286.1
67	527.5	153	0.82	2354.1	2354.1
68	542.2	155	0.82	2423.1	2423.1
69	557.1	157	0.82	2493.1	2493.1
70	572.2	159	0.82	2564.1	2564.1
71	587.5	161	0.82	2636.1	2636.1
72	603.0	163	0.82	2709.1	2709.1
73	618.7	165	0.82	2783.1	2783.1
74	634.6	167	0.82	2858.1	2858.1
75	650.7	169	0.82	2934.1	2934.1
76	667.0	171	0.82	3011.1	3011.1
77	683.5	173	0.82	3089.1	3089.1
78	700.2	175	0.82	3168.1	3168.1
79	717.1	177	0.82	3248.1	3248.1
80	734.2	179	0.82	3329.1	3329.1
81	751.5	181	0.82	3411.1	3411.1
82	769.0	183	0.82	3494.1	3494.1
83	786.7	185	0.82	3578.1	3578.1
84	804.6	187	0.82	3663.1	3663.1
85	822.7	189	0.82	3749.1	3749.1
86	841.0	191	0.82	3836.1	3836.1
87	859.5	193	0.82	3924.1	3924.1
88	878.2	195	0.82	4013.1	4013.1
89	897.1	197	0.82	4103.1	4103.1
90	916.2	199	0.82	4194.1	4194.1
91	935.5	201	0.82	4286.1	4286.1
92	955.0	203	0.82	4379.1	4379.1
93	974.7	205	0.82	4473.1	4473.1
94	994.6	207	0.82	4568.1	4568.1
95	1014.7	209	0.82	4664.1	4664.1
96	1035.0	211	0.82	4761.1	4761.1
97	1055.5	213	0.82	4859.1	4859.1
98	1076.2	215	0.82	4958.1	4958.1
99	1097.1	217	0.82	5058.1	5058.1
100	1118.2	219	0.82	5159.1	5159.1
101	1139.5	221	0.82	5261.1	5261.1
102	1161.0	223	0.82	5364.1	5364.1
103	1182.7	225	0.82	5468.1	5468.1
104	1204.6	227	0.82	5573.1	5573.1
105	1226.7	229	0.82	5679.1	5679.1
106	1249.0	231	0.82	5786.1	5786.1
107	1271.5	233	0.82	5894.1	5894.1
108	1294.2	235	0.82	6003.1	6003.1
109	1317.1	237	0.82	6113.1	6113.1
110	1340.2	239	0.82	6224.1	6224.1
111	1363.5	241	0.82	6336.1	6336.1
112	1387.0	243	0.82	6449.1	6449.1
113	1410.7	245	0.82	6563.1	6563.1
114	1434.6	247	0.82	6678.1	6678.1
115	1458.7	249	0.82	6794.1	6794.1
116	1483.0	251	0.82	6911.1	6911.1
117	1507.5	253	0.82	7029.1	7029.1
118	1532.2	255	0.82	7148.1	7148.1
119	1557.1	257	0.82	7268.1	7268.1
120	1582.2	259	0.82	7389.1	7389.1
121	1607.5	261	0.82	7511.1	7511.1
122	1633.0	263	0.82	7634.1	7634.1
123	1658.7	265	0.82	7758.1	7758.1
124	1684.6	267	0.82	7883.1	7883.1
125	1710.7	269	0.82	8009.1	8009.1
126	1737.0	271	0.82	8136.1	8136.1
127	1763.5	273	0.82	8264.1	8264.1
128	1790.2	275	0.82	8393.1	8393.1
129	1817.1	277	0.82	8523.1	8523.1
130	1844.2	279	0.82	8654.1	8654.1
131	1871.5	281	0.82	8786.1	8786.1
132	1899.0	283	0.82	8919.1	8919.1
133	1926.7	285	0.82	9053.1	9053.1
134	1954.6	287	0.82	9188.1	9188.1
135	1982.7	289	0.82	9324.1	9324.1
136	2011.0	291	0.82	9461.1	9461.1
137	2039.5	293	0.82	9600.1	9600.1
138	2068.2	295	0.82	9740.1	9740.1
139	2097.1	297	0.82	9881.1	9881.1
140	2126.2	299	0.82	10023.1	10023.1
141	2155.5	301	0.82	10166.1	10166.1
142	2185.0	303	0.82	10310.1	10310.1
143	2214.7	305	0.82	10455.1	10455.1
144	2244.6	307	0.82	10601.1	10601.1
145	2274.7	309	0.82	10748.1	10748.1
146	2305.0	311	0.82	10896.1	10896.1
147	2335.5	313	0.82	11045.1	11045.1
148	2366.2	315	0.82	11195.1	11195.1
149	2397.1	317	0.82	11346.1	11346.1
150	2428.2	319	0.82	11498.1	11498.1
151	2459.5	321	0.82	11651.1	11651.1
152	2491.0	323	0.82	11805.1	11805.1
153	2522.7	325	0.82	11960.1	11960.1
154	2554.6	327	0.82	12116.1	12116.1
155	2586.7	329	0.82	12273.1	12273.1
156	2619.0	331	0.82	12431.1	12431.1
157	2651.5	333	0.82	12590.1	12590.1
158	2684.2	335	0.82	12750.1	12750.1
159	2717.1	337	0.82	12911.1	12911.1
160	2750.2	339	0.82	13073.1	13073.1
161	2783.5	341	0.82	13236.1	13236.1
162	2817.0	343	0.82	13400.1	13400.1
163	2850.7	345	0.82	13565.1	13565.1
164	2884.6	347	0.82	13731.1	13731.1
165	2918.7	349	0.82	13898.1	13898.1
166	2953.0	351	0.82	14066.1	14066.1
167	2987.5	353	0.82	14235.1	14235.1
168	3022.2	355	0.82	14405.1	14405.1
169	3057.1	357	0.82	14576.1	14576.1
170	3092.2	359	0.82	14748.1	14748.1
171	3127.5	361	0.82	14921.1	14921.1
172	3163.0	363	0.82	15095.1	15095.1
173	3198.7	365	0.82	15270.1	15270.1
174	3234.6	367	0.82	15446.1	15446.1
175	3270.7	369	0.82	15623.1	15623.1
176	3307.0	371	0.82	15801.1	15801.1
177	3343.5	373	0.82	15980.1	15980.1
178	3380.2	375	0.82	16160.1	16160.1
179	3417.1	377	0.82	16341.1	16341.1
180	3454.2	379	0.82	16523.1	16523.1
181	3491.5	381	0.82	16706.1	16706.1
182	3529.0	383	0.82	16890.1	16890.1
183	3566.7	385	0.82	17075.1	17075.1
184	3604.6	387	0.82	17261.1	17261.1
185	3642.7	389	0.82	17448.1	17448.1
186	3681.0	391	0.82	17636.1	17636.1
187	3719.5	393	0.82	17825.1	17825.1
188	3758.2	395	0.82	18015.1	18015.1
189	3797.1	397	0.82	18206.1	18206.1
190	3836.2	399	0.82	18408.1	18408.1
191	3875.5	401	0.82	18611.1	18611.1
192	3915				

Appendix D – Final Drainage Map

STORMWATER MANAGEMENT PLAN

MELLER STEET ESTATES ERIE, COLORADO

April 2014

Prepared for:

Colorado Brown Investments
111 W. Cannon Street
Lafayette, Colorado 80026

Contact: Reid Phillips

Prepared by:

Bowman VISION LAND
603 Park Point Drive, Suite 100
Golden, CO 80401
(303) 674-7355

Contact: Lincoln J. Thomas, P.E.

TABLE OF CONTENTS

I.	INTRODUCTION	1
II.	SITE DESCRIPTION	1
	A. Project Location.....	1
	B. Site Description.....	1
	C. Current Site Conditions.....	1
	D. Description of Construction Activities.....	2
	E. Proposed Sequence for Major Activities.....	2
	F. Area and Quantity Estimates.....	3
	G. Runoff Coefficients.....	3
	H. Potential Pollution Source.....	3
	I. Non-Stormwater Discharge Components.....	3
III.	SITE MAP	3
IV.	BMPs FOR STORMWATER POLLUTION PREVENTION	3
	A. Required BMPs.....	3
V.	FINAL STABILIZATION AND LONG-TERM STORMWATER MANAGEMENT	5
VI.	INSPECTION AND MAINTENANCE	5
	REFERENCES	7
	APPENDIX A	
	Vicinity Map	A-1
	NRCS Soil Survey	A-2
	Stormwater Management Plan Field Review Forms	A-3
	Spill Prevention and Control Plan	A-4
	Grading and Erosion Control Plan	A-5

I. INTRODUCTION

The purpose of this report is to develop an Erosion and Sediment Control and Stormwater Management Plan (SWMP) for the site development of a vacant piece of land located at the southeast corner of Erie Parkway and Meller Street in the Town of Erie, Colorado. In general, the intent of the SWMP is to minimize water pollution and prevent sediment from reaching receiving waters by providing guidance on how to protect waterways during land development activities. Development, implementation and maintenance of the SWMP will provide contractors on site with the framework for reducing soil erosion and minimizing pollutants in stormwater during construction.

This report is based on the Colorado Department of Public Health and Environment, Water Quality Control Division Standards and the Urban Storm Drainage Criteria Manual.

SWMP Administrator

Company Name: _____

Contact: _____

Phone: _____

Email Address: _____

II. SITE DESCRIPTION

A. Project Location

The Meller Street Estates site (Site) is located at the southeast corner of the intersection of Erie Parkway and Meller Street, and is contained within Section 24, Township 1 North, and Range 69 West of 6th Principal Meridian, County of Boulder, State of Colorado. The Site is located at 40°02'10" N Latitude and 105°03'52" W Longitude.

B. Site Description

The Site will be located within Tract B, Canyon Creek Subdivision Filing No. 5 with a total area of 1.84 acres. Approximately 2.1 acres will be disturbed during construction activities. The Site is surrounded by single family homes, with Erie Parkway along the north boundary and Meller Street along the west boundary.

C. Current Site Conditions

Current Site is undeveloped with native vegetation. The Site is within the Coal Creek watershed. Soil types on the property are mostly loams and were determined to be Hydrologic Soil Group B. The NRCS soil survey is included in Appendix A-2. Existing vegetative ground cover is estimated at 80%.

D. Description of Construction Activities

The major construction activities that may impact stormwater runoff for this project include clearing and grubbing, site grading, utility construction, paving, home construction and final landscaping. It is the intent of this report to implement Best Management Practices (BMPs) for enhancing the quality of stormwater discharges during and after the construction activity. Construction of BMPs as outlined in the Stormwater Management Plans in Appendix A-5.

E. Proposed Sequence for Major Activities

Grading - This phase includes clearing & grubbing of the site, basement excavation and site rough grading.

Utility Construction - This phase includes construction of the sanitary sewer main, site storm sewer, and utility services for the buildings.

Vertical Construction - This phase includes construction of structures.

Final Stabilization - This phase includes final grading around houses and landscaping.

F. Area and Quantity Estimates

Total disturbed area is estimated at 2.0 acres. Earthwork quantity estimates for this project are 7,300 cubic yards. The majority of this volume is excavation for basements. No significant change to the existing topography is anticipated. If topsoil is stripped as part of the demolition activities, it will be temporarily stockpiled after clearing and grubbing and redistributed after demolition is completed.

G. Runoff Coefficients

The estimated imperviousness and 100-year runoff coefficient before construction were estimated to be 0% and 0.20 respectively. The imperviousness and runoff coefficient after site development will be 55% and 0.54 respectively.

H. Potential Pollution Source

Potential pollution sources during construction for this site include:

- Disturbed soil and stockpiles
- General transportation – gasoline, oil, and lubricating fluids
- Vehicle tracking of sediments
- On-site waste management practices
- Portolets
- Concrete truck chute rinsing and concrete pump clean-up
- Material stockpiles
- Landscaping – fertilizer and sprinkler line joint glue
- Building Materials – paints, solvents, drywall

I. Non-Stormwater Discharge Components

Non-stormwater discharges will include water used for dust control. The excess water from these non-storm water discharges will eventually be discharged to public storm sewer system in Meller Street after incidental sediment is removed by way of site BMPs. If groundwater is encountered, appropriate measures will be taken to protect all storm water discharge points as necessary. This includes obtaining a State dewatering permit, and the incorporation of additional BMPs to remove sediment from the groundwater prior to discharging.

III. SITE MAP

Construction site boundaries and areas of soil disturbance are shown on the SWMP included in Appendix A-5 of this report.

IV. BMPS FOR STORMWATER POLLUTION PREVENTION

A. Required BMPs

Special control measures will be incorporated during the construction to prevent erosion and sediment from leaving the Site. See the attached Erosion Control Plans for Best Management Practices to be utilized. Specifically, the following measures will be incorporated:

Vehicle Tracking Control: Vehicle tracking control pad will be installed off of Meller Street, as shown on the attached SWMP, in order to prevent mud from being carried into the surrounding roadways by construction vehicles.

Perimeter Control: Silt fencing, or other approved perimeter control BMP is to be located along the limits of construction in order to protect surrounding streets until re-vegetation is established and the soil stabilized. For location of the silt fence see the attached SWMP.

Inlet Protection: Inlet protection will be installed and maintained to protect existing inlets that have tributary areas within the construction limits before construction begins. In addition, inlet protection will be provided at proposed storm inlets once they have been constructed.

Site Stabilization: When dry and windy conditions create fugitive dust, then watering exposed unvegetated areas will be utilized to control the quantity of fugitive dust leaving the site. If construction activities will be delayed for more than 21 days on any part of the site, any exposed unvegetated areas of the site shall be stabilized within 14 days. Mulching, tacked or fastened by an approved method suitable for the type of mulch used, with a combination of soil roughening and temporary seeding will be used to satisfy this requirement. Disturbed surfaces will be left in a roughened condition at all times by equipment tracking, scarifying or disking the surface on contour with a 2 to 4 inch minimum variation in soil

surface. During the seasons when seeding does not produce vegetative cover, temporary stabilization will occur. Temporary stabilization will consist of 1.5 tons certified weed free forage per acre, mechanically crimped into the soil in combination with an organic mulch tackifier or an approved substitute. Construction activities will be limited to those areas within the limits of disturbance as shown on the SWMP. Material stockpiles will also be surrounded by silt fence in order to prevent sediment transport.

Spill Prevention/Containment: If fuel is stored on site, it will be stored in small quantities in designated areas out of the way of construction traffic and construction activities. Construction and building materials will be stored for short periods of time in relatively flat areas and covered when appropriate. Paints, fertilizers, and any other liquids or fine grained soluble substances capable of polluting stormwater discharge will be stored in the original containers in sheltered and secure locations until time of use. Any spills of construction-related materials, such as paints, solvents, or other fluids and chemicals shall be cleaned up immediately and disposed of properly. Material wastes will be properly disposed of at approved off-site landfills. Soil stockpiles will be stored onsite and placed in locations that will not interfere with construction activity.

A well-maintained and adequately secured portable toilet shall be provided on-site and out of the way of construction traffic and construction activities. Contractor shall locate portable toilet away from storm drain inlets. Toilets shall be inspected for leaks, and if found repaired or replaced immediately. Dispose of sanitary waste in accordance with state or local regulations.

See Appendix A-4 for more detailed information on spill prevention and control.

Street Sweeping: Paved surfaces on adjacent dedicated public streets will be swept daily and when sediment and other materials are tracked or discharged onto them.

Maintenance of the SWMP shall include inspections of the facilities at a minimum of every 14 days and after any significant precipitation event. A build-up of excessive sediment occurring in flat areas, and behind perimeter control will be removed and redistributed within the confines of the protected area. Collapsed or torn silt fences will be repaired immediately. In addition, any damage or sedimentation caused by storm activity will be repaired immediately.

V. FINAL STABILIZATION AND LONG-TERM STORMWATER MANAGEMENT

When development is completed all disturbed areas of the Site will be stabilized through re-vegetation, paving or building footprint. Stormwater from the Site will continue to flow west to the regional detention pond west of Canyon Creek Filing No. 3. In general, the historic drainage conditions have been maintained.

VI. INSPECTION AND MAINTENANCE

A copy of this SWMP shall be maintained at the Site in the job trailer at all times. The implemented BMPs may have to be modified to adapt to changing site conditions, or to ensure that potential pollutants are consistently and properly managed and should be reviewed on an ongoing basis. When BMPs or other site conditions change, the SWMP must be modified to accurately reflect the actual field conditions. Specifically:

- SWMP revisions must be made immediately after changes are made in the field to address BMP installation and/or implementation issues; or
- SWMP revisions must be made as soon as practicable, but in no case more than 72 hours, after change(s) in BMP installation and/or implementation occur at the Site that require development of materials to modify the SWMP.

The SWMP should be viewed as a “living document” that is continuously being reviewed and modified as part of the overall process of assessing and managing stormwater quality issues at the Site.

Maintenance of the erosion control measures shall comply with the criteria set forth by the Urban Drainage and Flood Control District and the Town of Eire. All temporary and permanent erosion and sediment control practices shall be maintained and repaired by the contractor during site development as needed to assure continued performance of their intended function. Any sediment accumulated shall be removed and disposed of properly. All disturbed areas are to be stabilized in accordance with this approved SWMP or approved amendments and shall be reviewed onsite by the Owner’s representative (field review personnel).

Certified field review personnel shall individually observe each BMP that is shown in this SWMP or approved amendments, construction site perimeter and areas used for material/waste storage that are exposed to precipitation. Any deviations from the approved plan shall be noted on a Field Review Report. The reviewer shall note any BMP not in compliance with the approved plan/approved amendments. The review shall also include recommended courses of action based on the field review. BMPs shall be reviewed in accordance with the “Erosion Control BMPs” and/or “Sediment Control BMPs” specifications and criteria listed hereinafter. Copies of the Field Report together with conclusions, notations, and recommended courses of action will be emailed to the Stormwater Administrator.

During construction, all structural BMPs shall be inspected once every 14-calendar days, and within 24 hours after any precipitation or snowmelt event that results in runoff or causes surface erosion.

The following are inspection and maintenance practices that will be used to maintain erosion and sediment control BMPs:

- All measures will be maintained in good working order; if a repair is necessary, it will be initiated as soon as possible.

- Built up sediment shall be removed from silt fence when it has reached a height of six inches, or if there is any evidence that sediment is bypassing the BMP device.
- Vehicle tracking pads will be repaired/refreshed as needed to maintain function and integrity.
- Regular inspection and testing of equipment and operational systems to uncover conditions such as cracks or slow leaks, which could cause breakdowns or failures that result in discharge of pollutants to down stream facilities.

Records of inspections shall be maintained for review at all times, and shall be kept for a minimum of three years by the developer after the permit is terminated. These records shall include a record of any spills along with a record of remedial action taken to prevent further spills. Should changes in the SWMP become necessary, this SWMP shall be amended as necessary to control pollutants from entering the stormwater discharge.

REFERENCES

1. Urban Storm Drainage Criteria Manual Volume III, *Urban Drainage and Flood Control District*, November 2010.
2. Water Quality Control Division Guidelines, *Colorado Department of Public Health and Environment*, Denver Colorado.
3. Standards and Specifications for Design and Construction of Public Improvements, *Town of Erie*, 2008.

APPENDIX A

Vicinity Map	A-1
NRCS Soil Survey	A-2
Stormwater Management Plan Field Review Form	A-3
Spill Prevention and Control Plan	A-4
Grading and Erosion Control Plan	A-5

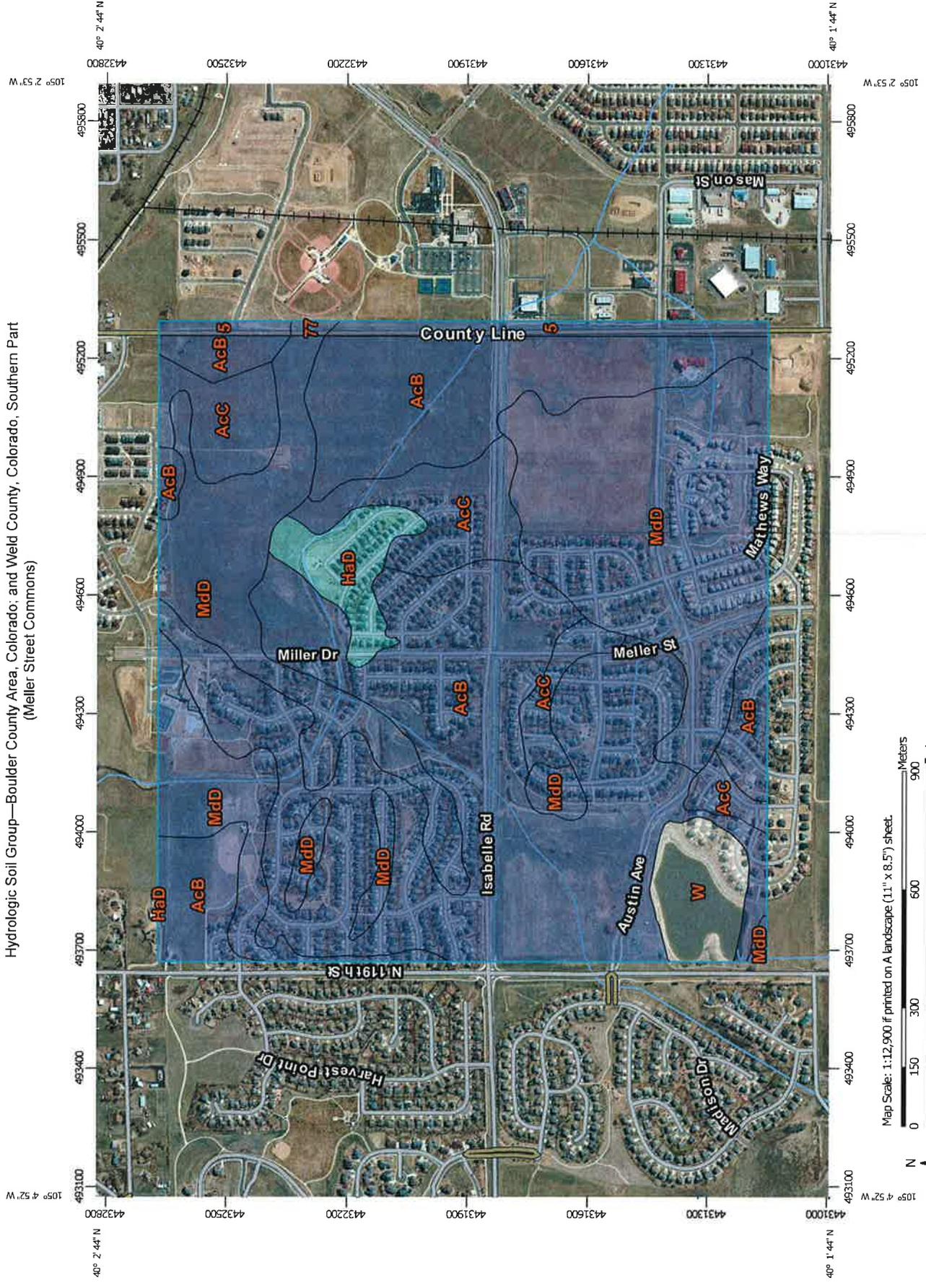
Vicinity Map

A-1

NRCS Soil Survey

A-2

Hydrologic Soil Group—Boulder County Area, Colorado: and Weld County, Colorado, Southern Part
(Meller Street Commons)

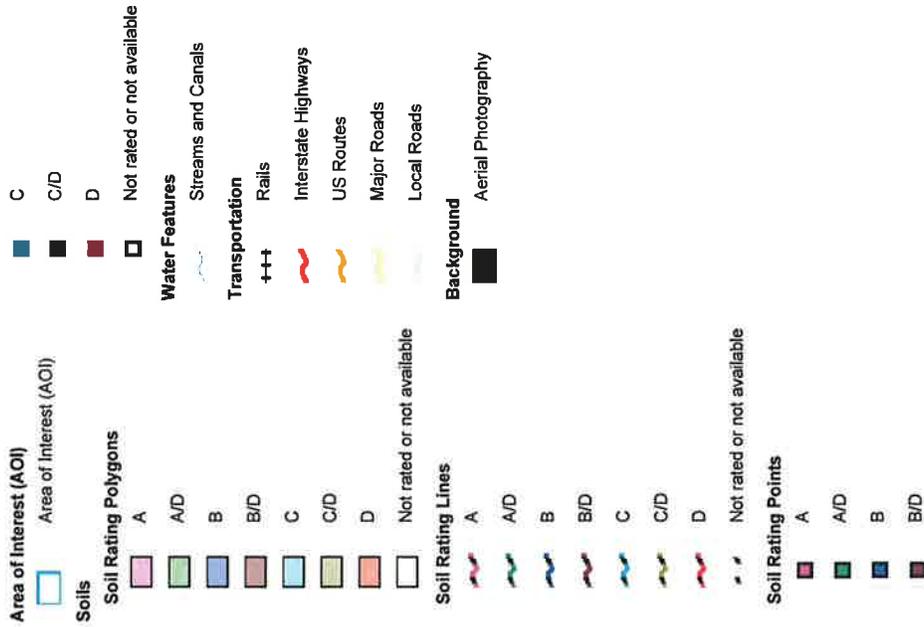


Map Scale: 1:12,900 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at scales ranging from 1:20,000 to 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Boulder County Area, Colorado
 Survey Area Data: Version 9, May 1, 2009

Soil Survey Area: Weld County, Colorado, Southern Part
 Survey Area Data: Version 11, Aug 27, 2009

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 22, 2011—Apr 13, 2012

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Boulder County Area, Colorado (CO643)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AcB	Ascalon sandy loam, 1 to 3 percent slopes	B	305.5	49.8%
AcC	Ascalon sandy loam, 3 to 5 percent slopes	B	53.6	8.7%
HaD	Hargreave fine sandy loam, 3 to 9 percent slopes	C	17.4	2.8%
MdD	Manter sandy loam, 3 to 9 percent slopes	B	203.8	33.2%
W	Water		18.6	3.0%
Subtotals for Soil Survey Area			599.0	97.7%
Totals for Area of Interest			613.3	100.0%

Hydrologic Soil Group— Summary by Map Unit — Weld County, Colorado, Southern Part (CO618)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
5	Ascalon sandy loam, 1 to 3 percent slopes	B	13.3	2.2%
77	Vona sandy loam, 3 to 5 percent slopes	B	1.0	0.2%
Subtotals for Soil Survey Area			14.3	2.3%
Totals for Area of Interest			613.3	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Stormwater Management Plan Field Review Forms

A-3

**STORMWATER MANAGEMENT PLAN/
BEST MANAGEMENT PRACTICE/
LOG BOOK**

**MELLER STEET ESTATES
ERIE, COLORADO**

A. EXHIBIT 2 – EROSION AND SEDIMENT CONTROL FIELD INSPECTION REPORT

Erosion and Sediment Control Plan EROSION AND SEDIMENT CONTROL FIELD INSPECTION REPORT		Project: MELLER STEET ESTATES ERIE, COLORADO Address: SE corner of Erie Parkway and Meller Street			
At a minimum the Contractor or his agent shall inspect all BMP's every 14 days and after significant precipitation events. Installations, as required by City and County of Denver will be implemented within 48 hours of notification.					
Contractor:		Contractor's Inspector:			
Date of Inspection:		Reason for Inspection:			
B. INSPECTION CHECKLIST					
Best Management Practices for Erosion Control	Practice Used		Maintenance And/or Sediment Removal Required		Explain Course of Action
	yes	no	yes	no	
Seeding					
Mulching					
Sodding					
Silt Fencing					
Erosion Bales					
Earth Berm					
Diversion Swales/Berms					
Surface Roughening					
Check Dams					
Inlet Protection					
Outlet Protection					
Erosion Blankets					
Sediment Trap Basin					
Other					
Contractor's Comments:					
Inspector's Comments					
I Certify this Erosion and Sediment Control Field Inspection Report is Complete and Accurate					
Contractor's Inspector/Date				Reviewed By:	

EXHIBIT 3 - CORRECTIVE ACTION REPORT

Site: _____

Inspector: _____ Date: _____

Control Measure/Facility Requiring Attention:

Recommended Corrective Action:

Scheduled Completion Date: _____ Date: _____ Completed: _____

Control Measures/Facility Requiring Attention:

Recommended Corrective Action:

Scheduled Completion Date: _____ Date: _____ Completed: _____

Control Measure/Facility Requiring Attention:

Recommended Corrective Action:

Scheduled Completion Date: _____ Date: _____ Completed: _____

Spill Prevention and Control Plan

SPILL PREVENTION AND CONTROL PLAN

SPILL PREVENTION and CONTROL PLAN

Whenever significant quantities of fuels, materials, vehicle fluids, or other pollutants are to be used on site, specific procedures for material containment and spill prevention shall be developed and implemented.

Introduction

The following Spill Prevention and Response Plan shall be implemented during the site development of the Meller Street Estates project. This plan will be implemented to meet the requirements of the State of Colorado.

Materials On-Site

Spill control procedures such as earthen berms or approved substitute will be implemented when materials are stockpiled. Secondary containment devices will be used if chemicals and/or fluids are stored on-site.

Stockpiles of Dry Materials

The following spill prevention procedures shall be implemented:

All materials shall be stockpiled in designated areas, with BMPs used to reduce and minimize the runoff of contaminants. BMPs such as silt fence and sediment control logs will be installed according to Urban Drainage Flood Control District (UDFCD) criteria using the details shown in the Stormwater Management Plans (SWMP). Loading and unloading operations shall be performed in a manner to limit materials from being spilled. Only skilled and experienced operators will be used for these operations. Operators will take precautions not to overfill buckets or overload trucks to prevent spills. Any spilled materials shall be swept up immediately after the operations are performed.

Vehicle Fueling

The following spill prevention procedures shall be implemented:

If possible, vehicle fueling will be done off-site. All on-site fueling operations will be performed in designated areas. Measures will be taken where necessary to reduce and minimize spills during vehicle fueling operations. These measures may include the placement of a temporary berm around the fueling area, covering the fueling area under a temporary portable structure, and/or the placement of drip pans under valves and tank openings. Berms will be constructed around all permanent fueling areas. An adequate supply of absorbents will also be stockpiled at each fueling area.

Routine Vehicle and Equipment Maintenance

The following spill prevention procedures shall be implemented:

All vehicle maintenance will be performed off-site when possible. However, there may be occasions where construction equipment and vehicles may break down at the site and on-site repairs are more feasible. On-site vehicle and equipment maintenance, if needed, will be performed in designated areas, where practical, and enclosed by earthen berms. All maintenance areas will maintain an adequate supply of drip pans. These pans will be placed underneath vehicles as needed and absorbents will be used in the event of a minor spill or leak.

SPILL RESPONSE

NOTE: IN CASE OF FIRE, EVACUATE ALL PERSONNEL FROM THE IMMEDIATE AREA, RENDER FIRST AID TO ANYONE WHO IS INJURED, AND DIAL 911 IMMEDIATELY. TAKE APPROPRIATE STEPS TO PROTECT HUMAN LIFE AND TO CONTROL FIRES FIRST. SPILL CONTROL IS A SECONDARY CONCERN.

Cleanup and Removal Procedures

- Upon detection of any spill, the first action to be taken is to ensure personal safety. All possible ignition sources, including running engines, electrical equipment (including cellular telephones, etc.), or other hazards will be immediately turned off or removed from the area. The extent of the spill and the nature of the spilled material will be evaluated to determine if remedial actions could result in any health hazards, escalation of the spill, or further damage that would intensify the problem. If such conditions exist, a designated employee will oversee the area of the spill and the construction supervisor will be notified immediately.
- The source of the spill will be identified and if possible the flow of pollutants stopped if it can be done safely. However, no employee will attend to the source or begin cleanup of the spill until **ALL** emergency priorities (fire, injuries, etc.) have been addressed.

Small Spills

Small spills (usually <5 gallons) consist of minor quantities of gasoline, oil, anti-freeze, or other materials that can be cleaned up by a single employee using readily available materials.

The following procedures shall be used for clean up of small spills:

1. Ensure personal safety, evaluate the spill, and if possible, stop the flow of pollutants.
2. Contain the spread of the spill using absorbents, portable berms, sandbags, or other available measures.

3. Spread absorbent materials on the area to soak up as much of the liquid as possible and to prevent or minimize infiltration into the soil.

4. Once the liquids have been absorbed, remove all absorbents from the spill and place the materials in a suitable storage container. On paved areas, wipe any remaining liquids from the surface and place the materials in a storage container. Do not spray or wash down the area using water. For open soil areas, excavate any contaminated soil as soon as possible and place the soil in a suitable storage container. All materials will then be transported off-site for disposal.

5. If immediate transfer and storage of the contaminated soil is not practical, excavate and place the contaminated soil on a double thickness sheet of 3-mil or higher polyethylene film. In addition, a small berm should be formed around the outer edges of the soil stockpile, underneath the polyethylene film, to ensure that contaminants are not washed from the site during precipitation events and that materials do not seep through the berm.

6. Record all significant facts and information about the spill, including the following:

- Type of pollutant
- Location
- Apparent source
- Estimated volume
- Time of discovery
- Actions taken to clean up spill

Medium to Large Spills

Medium to large spills consist of larger quantities of materials (usually >5 – 25 gallons) that are used on site that cannot be controlled by a single employee. Generally, a number of facility personnel will be needed to control the spill and a response may require the suspension of other facility activities.

The following procedure shall be used for the cleanup of medium to large spills:

1. Ensure personal safety, evaluate the spill, and if possible, stop the flow of pollutants.
2. Immediately dispatch a front-end loader or similar equipment to the spill and construct a berm or berms down gradient of the spill to minimize the spread of potential pollutants. On paved surfaces, portable berms, sandbags, booms, or other measures will be used to control the lateral spread of the pollutants.
3. When the spread of the spill has been laterally contained, contact the supervisor or designated facility employee and provide them information on the location, type, and amount of spilled material, and a briefing on the extent of the spread and measures undertaken to contain the contaminants.

4. Depending on the nature of the spill, mobilize additional resources as needed to contain the contaminants.

5. Cleanup will commence when the lateral spread has been contained and the notification to the supervisor has been made.

6. Freestanding liquid will be bailed or pumped into 55-gallon storage drums, steel tanks, or other suitable storage containers. When all the liquid has been removed from the pavement or soil layer, absorbents will be applied to the surface and transferred to the storage containers when they have soaked up as much of the spill as possible.

7. On paved surfaces, the remaining contaminants will be removed to the extent possible, with rags, sweeping, or similar measures. The area of the spill will not be sprayed or washed down using water. Any contaminant soaked materials will be placed into the storage containers with the other absorbents.

8. The remaining contaminated soils will be excavated and loaded into a dump truck(s) for disposal off-site at a designated facility. If transport off-site is not immediately available, the remaining soils will be stockpiled on a double thickness sheet of 3-mil or higher polyethylene film. In addition, a small berm will be formed around the outer edges of the soil stockpile, underneath the polyethylene film, to ensure that contaminants are not washed from the site during precipitation and do not seep through the berm.

9. Record all significant facts and information about the spill, including the following:

- Type of pollutant
- Location
- Apparent source
- Estimated volume
- Time of discovery
- Actions taken to clean up spill

NOTIFICATION

Notification to the Colorado Department of Public Health & Environment (CDPHE) is required if there is any release or suspected release of any substance, including oil or other substances that spill into or threaten State waters. Unless otherwise noted, notifications are to be made by the supervisor and only after emergency responses related to the release have been implemented. This will prevent misinformation and assures that notifications are properly conducted.

The notification requirements are as follows:

1. **Spills into/or Threatens State Waters:** Immediate notification is required for releases that occur beneath the surface of the land or impact or threaten waters of the State of threaten the public health and welfare. Notifications that will be made are:

a. For any substance, regardless of quantity, contact CDPHE at 1-877-518-5608. State as follows:

- a) Give you name.
- b) Give location of spill (name of city).
- c) Describe the nature of the spill, type of products, and estimate size of spill.
- d) Describe type of action taken thus far, type of assistance or equipment needed.

b. For any quantity of oil or other fluids, call the National Response Center at 1-800-424-8802. State as follows:

- a) Give your name.
- b) Give location of spill (name of city and state).
- c) Describe the nature of the spill, type of product, and estimate size of spill.
- d) Describe type of action taken thus far, type of assistance or equipment needed.

2. **Reportable Quantity Spill on Land Surface:** Immediate notification is required of a release upon the land surface of an oil in quantity that exceeds 25 gallons, or of a hazardous substance that equals or exceeds 10 pounds or its reportable quantity under Section 101(14) of the Comprehensive Environmental Response, Compensation Liability Act (CERCLA) of 1980 as amended (40 CFR Part 302) and Section 329 (3) of the Emergency Planning and Community Right to Know Act of 1986 (40 CFR Part 355) whichever is less. This requirement does apply at a minimum to the substances listed in Table A below.

TABLE A

Substances Requiring Notification

SUBSTANCE	REPORTABLE QUANTITY
Motor Oil	25 Gallons
Hydraulic Oil	25 Gallons
Gasoline/Diesel Fuel	25 Gallons

The notification procedures to be followed are:

- a) Give your name.
- b) Give location of spill (name of city and state).
- c) Describe nature of the spill, type of product, and estimate size of spill.
- d) Describe type of action taken thus far, type of assistance or equipment needed.
- e) Give name of land owner
- f) Specify department responsible for any facilities that may be impacted

3. Notification is not required for release of oil upon the land surface of 25 gallons or less that will not constitute a threat to public health and welfare, the environmental or a threat of entering the waters of the State.

4. Notification, as required in paragraphs 1 and 2 above, will be made to the CDPHE using the 24-hour telephone number to report environmental spills. All information known about the release at the time of discovery is to be included, such as the time of occurrence, quantity and type of material, location and any corrective or clean-up actions presently being taken. Table B lists these phone numbers.

SPILL RESPONSE CONTACTS

TABLE B

Emergency Notification Contacts

<u>Name/Agency</u>	<u>Number</u>
Fire Department	911
Police Department	911
Ambulance	911
Hospital	911
National Response Center	1-800-424-8802
CDPHE-Report Environmental Spills (24 hrs/day)	1-877-518-5608
Colorado Emergency Planning Committee	303-273-1622

It is the responsibility of the supervisor to contact the CDPHE, and/or the National Response Center.

- **The National Response Center** is to be contacted when a release containing a hazardous substance or oil in an amount equal to or in excess of a reportable quantity established under either 40 CFR 110, 4- DFR 117, or 40 CFR 302 occurs during a 24-hour period.
- Notification to the **CDPHE** is required if there is any release or suspected release of any material, including oil or hazardous substances that spill into or threaten state waters.

REPORTS

The CDPHE requires written notification of a spill or discharge of oil or other substance that may cause pollution of the waters of the State of Colorado including groundwater. A written report must be submitted to the Water Quality Control District (WQCD) within five days after becoming aware of the spill or discharge.

The CDPHE requires a written final report within 15 days for all releases of an oil or hazardous substance that require implementation of a contingency plan. The CDPHE may also require additional reports on the status of the clean up until any required remedial action has been complete.

Written notification of reports must contain at a minimum:

1. Date, time, and duration of the release.
2. Location of the release.
3. Person or persons causing and responsible for the release.
4. Type and amount of oil or substance released.
5. Cause of the release.
6. Environmental damage caused by the release.
7. Actions taken to respond, contain, and clean up the release.
8. Location and method of ultimate disposal of the oil or other fluids.
9. Actions taken to prevent a reoccurrence of the release.
10. Any known or anticipated acute or chronic health risks associated with the release.
11. When appropriate advice regarding medical attention necessary for exposed individuals.

TOWN OF ERIE
BOARD OF TRUSTEE AGENDA ITEM
Board Meeting Date: October 14, 2014

SUBJECT: **STAFF REPORT**

 Community Development Monthly Reports

DEPARTMENT: Community Development

PRESENTER: R. Martin Ostholthoff, Director

FISCAL	Cost as Recommended:	n/a				
INFORMATION:	Balance Available:	n/a				
	Budget Line Item Number:	000 . 00 . 000 . 000000 . 000000				
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				

STAFF
RECOMMENDATION: n/a

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Building Permit Monthly Report

The attached Building Permit Report indicates the number of new residential building permits issued to date (through September 2014) versus the building permit projections utilized in determining the 2014 budget. The Town issued 10 new residential building permits in September.

For 2014 the Town has issued 229 building permits or 76 percent of the yearly projected total of 300 building permits.

The Building Permit Reports for 2013 and 2012 are attached hereto for comparison.

Historic Erie Neighborhood Building Permit Fee Waiver

The effective date of the Historic Erie Neighborhood waiver was October 6, 2012.

A total of 11 permits valued at \$815.72 in fees were waived for the month of September 2014. The cumulative value of fees waived since the inception of the program is \$19,953.09. A breakdown of the fees waived is attached hereto.

Staff Review:

___ Town Attorney
___ Town Clerk
 Community Development Director
___ Finance Director
___ Police Chief
___ Public Works Director

Approved by:



A.J. Krieger
Town Administrator

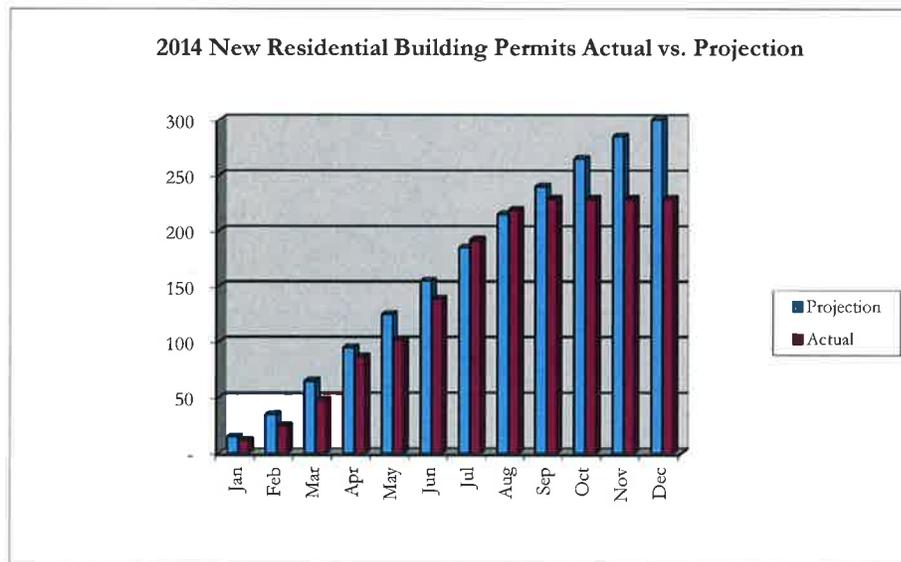
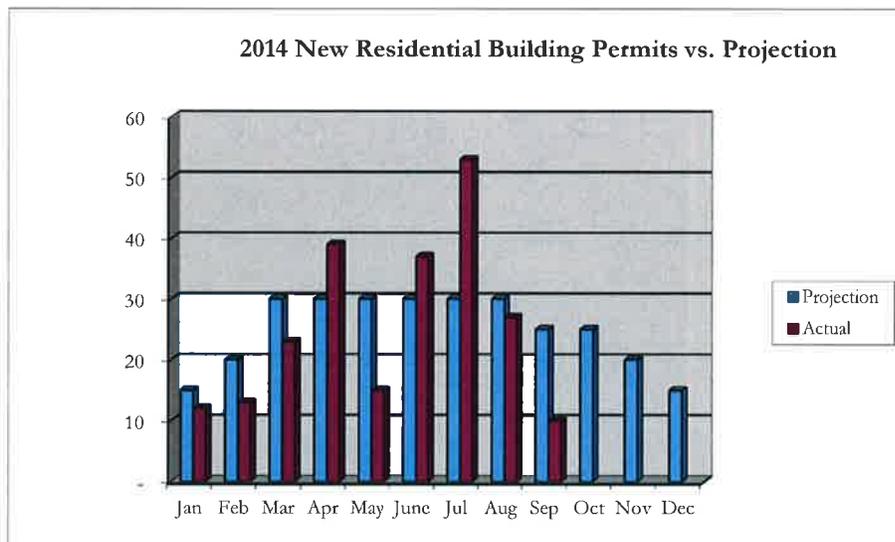
ATTACHMENTS:

- A. 2014/2013/2012 Building Permits to Projection Comparison
- B. Historic Erie Neighborhood Fees Waived

ATTACHMENT A

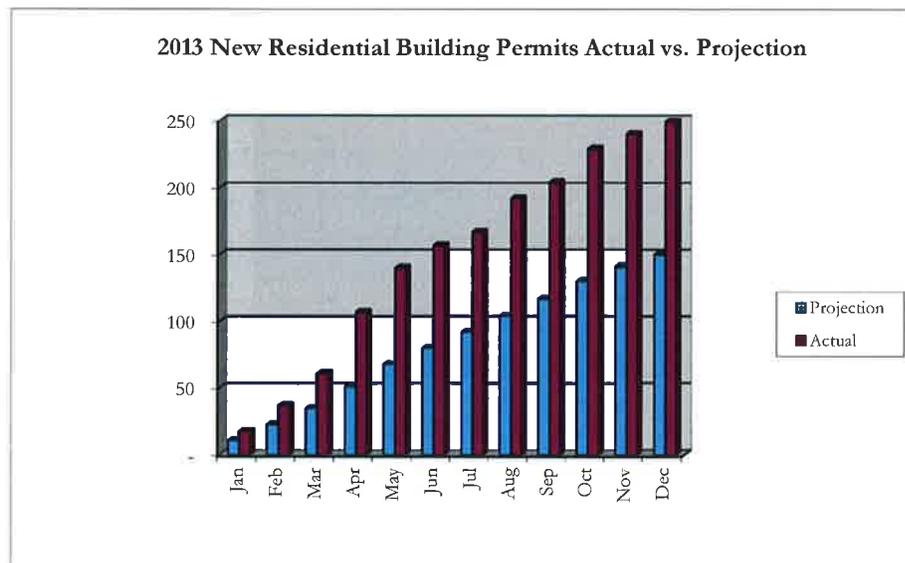
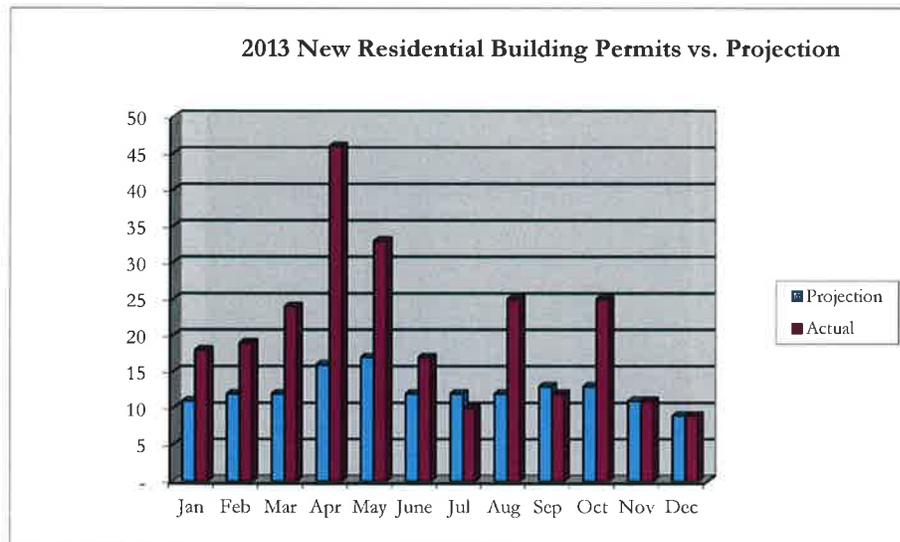
2014 Building Permits to Projection Comparison

2014	Month by Month		Seasonal Projection	Accumulation		
	Projection	Actual		Projection	Actual	
Jan	15	12	8%	Jan	15	12
Feb	20	13	7%	Feb	35	25
Mar	30	23	11%	Mar	65	48
Apr	30	39	12%	Apr	95	87
May	30	15	10%	May	125	102
June	30	37	11%	Jun	155	139
Jul	30	53	10%	Jul	185	192
Aug	30	27	8%	Aug	215	219
Sep	25	10	7%	Sep	240	229
Oct	25		6%	Oct	265	229
Nov	20		7%	Nov	285	229
Dec	15		5%	Dec	300	229
Total	300					



2013 Building Permits to Projection Comparison

2013	Month by Month		Seasonal Projection	Accumulation		
	Projection	Actual		Projection	Actual	
Jan	11	18	8%	Jan	11	18
Feb	12	19	7%	Feb	23	37
Mar	12	24	11%	Mar	35	61
Apr	16	46	12%	Apr	51	107
May	17	33	10%	May	68	140
June	12	17	11%	Jun	80	157
Jul	12	10	10%	Jul	92	167
Aug	12	25	8%	Aug	104	192
Sep	13	12	7%	Sep	117	204
Oct	13	25	6%	Oct	130	229
Nov	11	11	7%	Nov	141	240
Dec	9	9	5%	Dec	150	249
Total		150				



ATTACHMENT B

Historic Erie Neighborhood Fees Waived - Ordinance 25-2012

SEPTEMBER 2014

Permit No.	Permit Type	Contractor Name	Home Owner	Property Address	Building Fee	Electrical Fee	Mechanical Fee	Plumbing Fee	Misc. Fee	Total Fees Waived	Use Tax Collected
	Re-Install Gas & Elect										
BP-14-1295	Meters	The Service Guys	HUD	175 Holbrook St	\$ 23.50					\$ 23.50	\$ 8.75
BP-14-1305	Re-Roof	AAA Roofing	David Rosenberg	544 Moffatt St	\$ 47.00					\$ 47.00	\$ 51.10
BP-14-1306	Re-Roof	AAA Roofing	David Rosenberg	485 Main St	\$ 47.00					\$ 47.00	\$ 51.10
BP-14-1307	Re-Roof	AAA Roofing	David Rosenberg	535 Mofatt St	\$ 47.00					\$ 47.00	\$ 51.10
BP-14-1351	Replace W/Owner		Hans Bowker	280 Wells St.	\$ 32.65					\$ 32.65	\$ 14.00
BP-14-01336	Re-Roof	Formula Roofing	Wendy Anderson	435 Briggs St.	\$ 47.00					\$ 47.00	\$ 38.50
BP-14-1338	Re-Roof	MD Home Improv	Paul Page	650 Kattell St.	\$ 47.00					\$ 47.00	\$ 52.50
BP-14-1200	Patio Cove Furnace & Srv	MD Home Improv	Paul Page	650 Kattell St.	\$ 83.25				\$ 54.11	\$ 137.36	\$ 43.75
BP-14-1309	Upgrade Expand Walk-in Cooler New	Precision Plumbing	Barbara Nichols	325 Wells St.		\$ 90.00	\$ 68.00			\$ 158.00	\$ 164.50
BP-14-1245	Cooler New	New Beginning Bldrs	Charles Hepp	285 Cheesman St.	\$ 97.25				\$ 63.21	\$ 160.46	\$ 70.00
BP-14-1237	Window & Elect	Home Owner	Bruce Cohen	464 Holbrook St.	\$ 38.75	\$ 30.00				\$ 68.75	\$ 17.50
										\$ 815.72	\$ 562.80

AUGUST 2014

TOWN OF ERIE
BOARD OF TRUSTEE AGENDA ITEM
Board Meeting Date: October 14, 2014

SUBJECT: STAFF REPORT

DEPARTMENT: Parks & Recreation

PRESENTER: Farrell Buller, Parks & Recreation Director

FISCAL INFORMATION: Cost as Recommended: N/A
Balance Available:
Budget Line Item Number: 000 : 00 : 000 : 000000 : 000000
000 : 00 : 000 : 000000 : 000000

New Appropriation Required: Yes No

STAFF RECOMMENDATION: None

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

In June of 2014, the Parks and Recreation Department completed a Parks Recreation Open Space and Trails survey. The previous survey was completed in 2008 and was a critical component to completing the Department's 2010 Master Plan.

For your review is the executive summary and summarized report findings.

This information will be shared with the Open Space Trails Advisory Board and posted on the Town's website later this month.

Staff Review:

____ Town Attorney
____ Town Clerk
____ Community Development Director
____ Finance Director
____ Police Chief
AB ____ Public Works Director
____ Park & Recreation Director

Approved by:



A.J. Krieger
Town Administrator

Attachments:

- a. PROST Survey Final Report & Executive Summary

Erie Parks, Recreation, Open Space, and Trails Survey 2014

Final Report

June 2014

Prepared for:

Town of Erie

Prepared by:

RRC Associates, LLC

4940 Pearl East Circle, Ste 103

Boulder, CO 80301

303/449-6558

www.rrcassoc.com



Table of Contents

INTRODUCTION/METHODOLOGY.....	2
EXECUTIVE SUMMARY.....	3
RESPONDENT PROFILE	6
HIGHLIGHTS FROM THE ANALYSIS OF RESULTS.....	9
Values and Vision	9
Current Programs and Facilities	12
Future Recreation Facilities, Amenities, and Services.....	30
Trails and Open Space	37
Programs, Activities, and Special Events	44
Communication.....	48
Financial Choices	50
Suggestions.....	52

INTRODUCTION/METHODOLOGY

The 2014 Erie Parks, Recreation, Open Space, and Trails Survey was designed as an update to the 2008 Master Plan Survey, and was conducted as a mailback and online survey. The survey was sent to every identified household within the Town of Erie, which may include households outside the town limits as well as Erie P.O. boxes belonging to residents who live outside the town limits. Unique passwords were included in the mailed invitation, in order to allow recipients to complete the survey online, should they prefer. Completed surveys received totaled 790 out of approximately 7,141 delivered. This represents a robust response rate of approximately 11.1%. Based upon the total sample size of 790 responses received, overall results have a margin of error of approximately +/- 3.5 percentage points calculated for questions at 50% response¹. Also, note that the resultant database is weighted by age of respondent to ensure appropriate representation of Town residents across different demographic cohorts in the overall sample.

The primary list source used for the mailing was a third party list purchased from Melissa Data Corp., a leading provider of data quality solutions with emphasis on U.S., Canadian, and international address and phone verification and postal software. Use of the Melissa Data list also includes renters in the sample who are frequently missed in other list sources such as utility billing lists.

¹ For the total sample size of 790, margin of error is +/- 3.5 percent calculated for questions at 50% response (if the response for a particular question is “50%”—the standard way to generalize margin of error is to state the larger margin, which occurs for responses at 50%). Note that the margin of error is different for every single question response on the survey depending on the resultant sample sizes, proportion of responses, and number of answer categories for each question. Comparison of differences in the data between various segments, therefore, should take into consideration these factors. As a general comment, it is sometimes more appropriate to focus attention on the general trends and patterns in the data rather than on the individual percentages.

EXECUTIVE SUMMARY

Overall, residents indicate a high degree of satisfaction with Erie Parks, Recreation, Open Space, and Trails. Although some variation exists, responses to the 2014 survey are very similar to 2008, suggesting that priorities and interests among residents have remained consistent. Trails, open space, aquatics, and fitness space/equipment continue to be areas of interest for residents, with notable shares of respondents indicating desire for expansion of related amenities and services. Erie is well-served to consider how best to expand such facilities to meet the needs of a growing resident population, including trail connectivity and expansion of Community Center facilities. Specific key findings from the survey of all Erie households include the following:

Values and Vision: Respondents were asked to indicate which three parks, recreation, open space, and trails services they feel are most important for the Town to provide. Promoting healthy active lifestyles is viewed as most important (52 percent), followed by preserving sensitive natural areas and protecting wildlife (44 percent) and enhancing property values (41 percent).

Usage Levels and Frequency of Participation: The Erie Community Center (84 percent), Town trails (79 percent), neighborhood parks (74 percent), and Town open space areas (62 percent) are used by the greatest shares of residents. These facilities are also used most frequently on an annual basis, with the Community Center used 50.7 times per year on average, Town trails 49.2 times, neighborhood parks 32.4 times, and Town open space areas 31.8 times. Therefore, not only are these facilities utilized widely, but regularly as well. As compared to 2008, residents use most all of the facilities and programs with greater frequency, suggesting a higher degree of engagement among community members in 2014.

Level of Needs Met by Current Programs and Facilities: Overall, most current facilities and programs available in Erie receive positive satisfaction ratings. Rated highest is the Erie Community Center (83 percent mostly/completely meeting needs), neighborhood parks (77 percent), Erie Community Park/The Ballpark at Erie (72 percent), Town open space areas (72 percent), Thomas Reservoir/Erie Lake (71 percent), Town trails (69 percent), recreation programs and classes (68 percent), and community special events (66 percent). When compared to 2008, results show that satisfaction has clearly improved with regards to Town open space areas and trails.

Areas for Improvement: Respondents noted several areas of improvement for parks and recreation facilities, services, and programs, including size of facilities/amount of space available (32 percent), lack of facilities and amenities (23 percent), price/user fees (21 percent), hours of operation (20 percent), “don’t have the programs I want” (18 percent), and lack of parking (17 percent). Size of facilities/amount of space available was mentioned with much greater frequency in 2014 than in 2008. Not being aware of the facilities offered was mentioned less frequently in 2014 than in 2008. Awareness and communications are clearly much improved since 2008, while demand for additional facilities (primarily weight room, fitness space, and aquatics) has clearly increased.

Satisfaction with Erie Parks & Recreation: Respondents rated a variety of aspects of the Parks and Recreation department. Ratings are positive overall, with the following ranking the highest (81 to 87 percent excellent scores): maintenance of facilities provided by the Erie Community Center, Erie Community Park/the Ballpark at Erie/Skate Plaza, safety and security at parks and recreation locations, and customer service by Erie Parks and Recreation staff.

When responses are compared to 2008, results show a high degree of similarity between the two survey years. However, respondents are slightly more approving of the following areas this year: variety of recreation programs offered, number of parks maintained by the Town, quality and maintenance of open space areas, trail maintenance, amount of open space areas available, number of trails available, and outdoor restrooms.

Respondents also indicated which aspects they feel are most in need of improvement. Number of trails available is by far the highest priority (51 percent). Open space areas available (34 percent) is also indicated as a relatively high priority.

Erie Community Center: When compared to 2008 findings, results show that, across-the-board, most all levels of needs being met are lower in 2014 than in 2008. Relative to areas most in need of improvement, pricing/user fees tops the list (34 percent), closely followed by fitness class space (30 percent), weight room and cardio fitness areas (29 percent), lap pool (27 percent), and hours of operation (23 percent).

Future Facilities to be Added, Expanded or Improved Over Next 5 to 10 Years: The top-rated indoor future facilities include swimming pool/aquatics area (66 percent), weight room and cardio fitness space/equipment (52 percent), and fitness class space (49 percent). Meanwhile, the top-rated outdoor facilities include outdoor pool (43 percent), open space/natural areas (40 percent), and paved and/or soft surface trails (38 percent).

Importance of Trails and Open Space: The survey probed the importance of various aspects of trails and open space among respondents. With regards to trails, most important are improving trail connectivity within Erie and between neighborhoods (70 percent), improving trail connectivity to regional trails outside of Erie (66 percent), and building more soft surface trails (52 percent). With regards to open space, most important are preserving views and view corridors (62 percent), preserving wildlife habitat/creating viewing opportunities (60 percent), and protecting rivers, creeks, canal corridors, and wetlands (59 percent).

Decision to Move to Erie: A new question to the 2014 survey explored the importance of the presence of parks, recreation facilities and programs, trails, and open space in respondents' decision to move or continue living in Erie. Results show that these facilities and amenities are increasingly important among cohorts of newer residents, suggesting that they play a significant role in the growth of Erie and attracting new residents to the area. Sixty-four percent of respondents who have lived in Erie for less than a year indicated that such facilities were "very important" in their decision to move to Erie. Roughly half of residents who have lived in Erie for between one and 20 years cite such facilities as "very important" to their decision.

Programs and Activities: Residents report the most need for fitness and wellness programs (73 percent of households have a need), individual activities such as road biking and hiking (71 percent), and community special events (71 percent). Compared to 2008, respondents currently indicate higher levels of need for each of these choices. In particular, needs for community special events (71 percent in 2014 vs. 39 percent in 2008) are now more in demand.

Relative to how well programs, activities, and events are currently meeting household needs, responses reveal a wide range of needs being met and unmet. Fitness and wellness programs top the list (58 percent of respondents with needs *met*), followed by youth athletic leagues (56 percent), community special events (54 percent), and children/youth activities (53 percent). Meanwhile, several categories have high shares of respondents reporting needs being unmet, including gymnastics programs (65 percent of respondents with needs *unmet*), teen activities

(60 percent), golf programs (55 percent), special needs/therapeutic (52 percent), and environmental/natural programs (52 percent).

Communication: According to residents, email or text message notices are the best way to reach them, with 42 percent of respondents noting this to be their number one communication choice. Having a newsletter or flyer mailed with the utility bill came in as a distant second (17 percent). Interestingly, social media is not preferred among most respondents, with a slim 5 percent of respondents choosing Facebook and 1 percent of respondents choosing Twitter.

Financial Preferences: Residents report the strongest support for user fees as a mechanism for funding the operations and maintenance of new facilities, with 53 percent of respondents indicating “probable” or “definite” support. General property tax (35 percent) and new dedicated property tax (32 percent) earn relatively lower levels of support, with higher shares of respondents indicating they would not support such mechanisms than those who would support them.

Suggestions: Residents were also provided the opportunity to offer any additional comments or suggestions regarding parks, recreation facilities, services, and programs in Erie. Respondents offered a variety of insightful comments, the full set of which can be found in the appendix to the report. Commonly identified themes include:

- Concerns regarding taxes and fees
- Desire for an outdoor pool area
- Worries about the impact of growth and development in Erie on Town feel and use of facilities and amenities
- Preservation and maintenance of open space
- Increased trail connectivity
- Positive satisfaction with the overall work of Erie Parks and Recreation

RESPONDENT PROFILE

Based on US Census data of the adult population (over 18 years old) for the Town of Erie, the age profile of residents is distributed as follows (which is the basis for the weighting of the survey data): 24 percent are under 35 years old, 29 percent between 35 and 44 years, 25 percent between 45 and 54 years, 14 percent between 55 and 64 years, and 9 percent 65 years or over.

Fifty-nine percent of responding households have kids living at home, 18 percent are couples without kids, 7 percent are single without kids, and 14 percent are empty-nesters (couples and singles with kids no longer at home). As compared to 2008, a greater share of resident households has children, while proportionately fewer households identify as empty-nesters.

In regards to household income, 66 percent of responding households have annual incomes greater than \$100,000 (compared to 50 percent in 2008), suggesting that Erie residents skew affluent.

The majority of respondents (84 percent) live within the Town limits of Erie, compared to 10 percent who live outside the Town in unincorporated Weld County and 7 percent in Boulder County.

Respondents report an average length of residency of 8.6 years (compared to 7.0 years in 2008). Forty percent of respondents have lived in Erie for five years or less (vs. 57 percent in 2008), with 7 percent of respondents living in Erie for less than a year.

**Figure 1
Respondent Demographics
2014 vs. 2008**

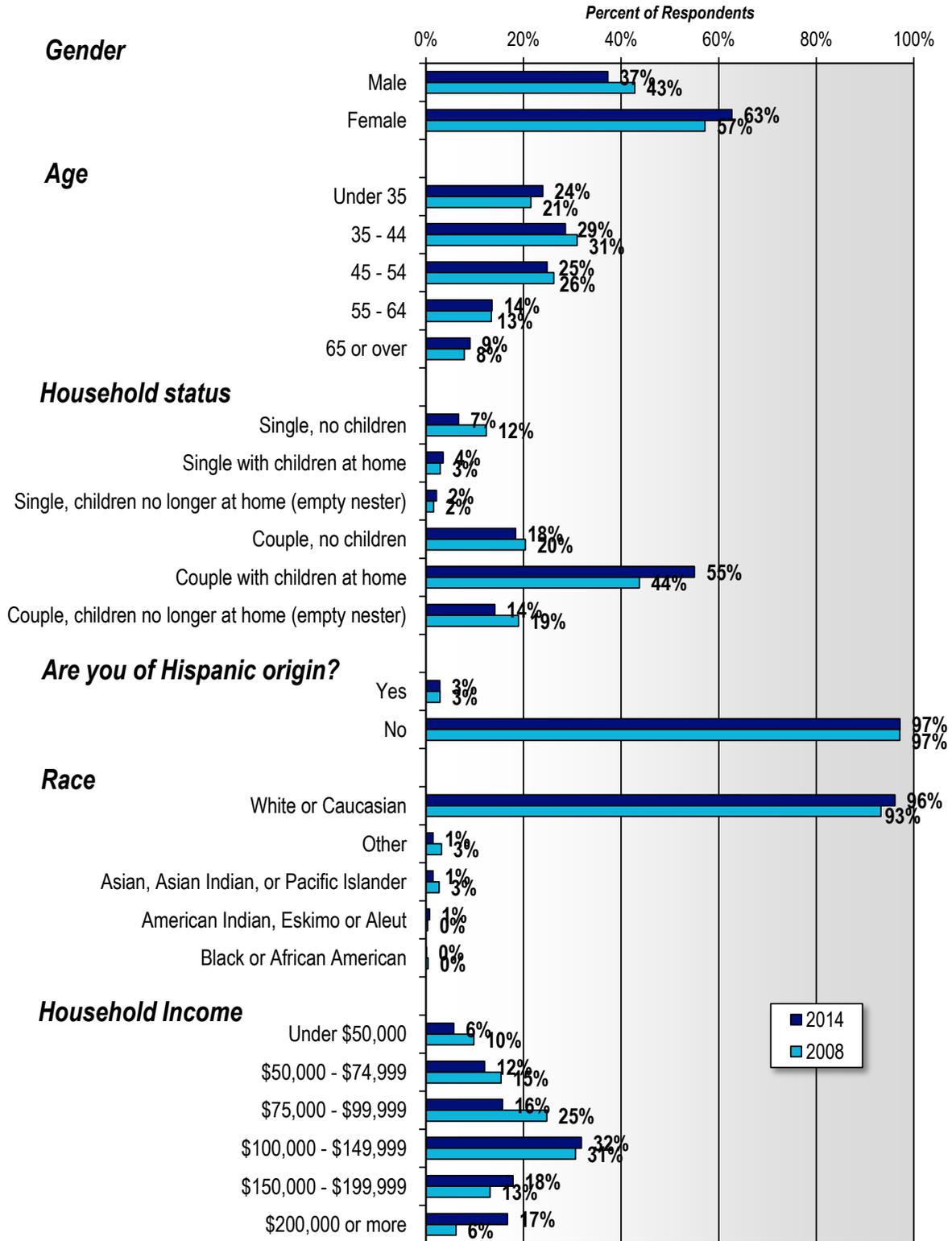
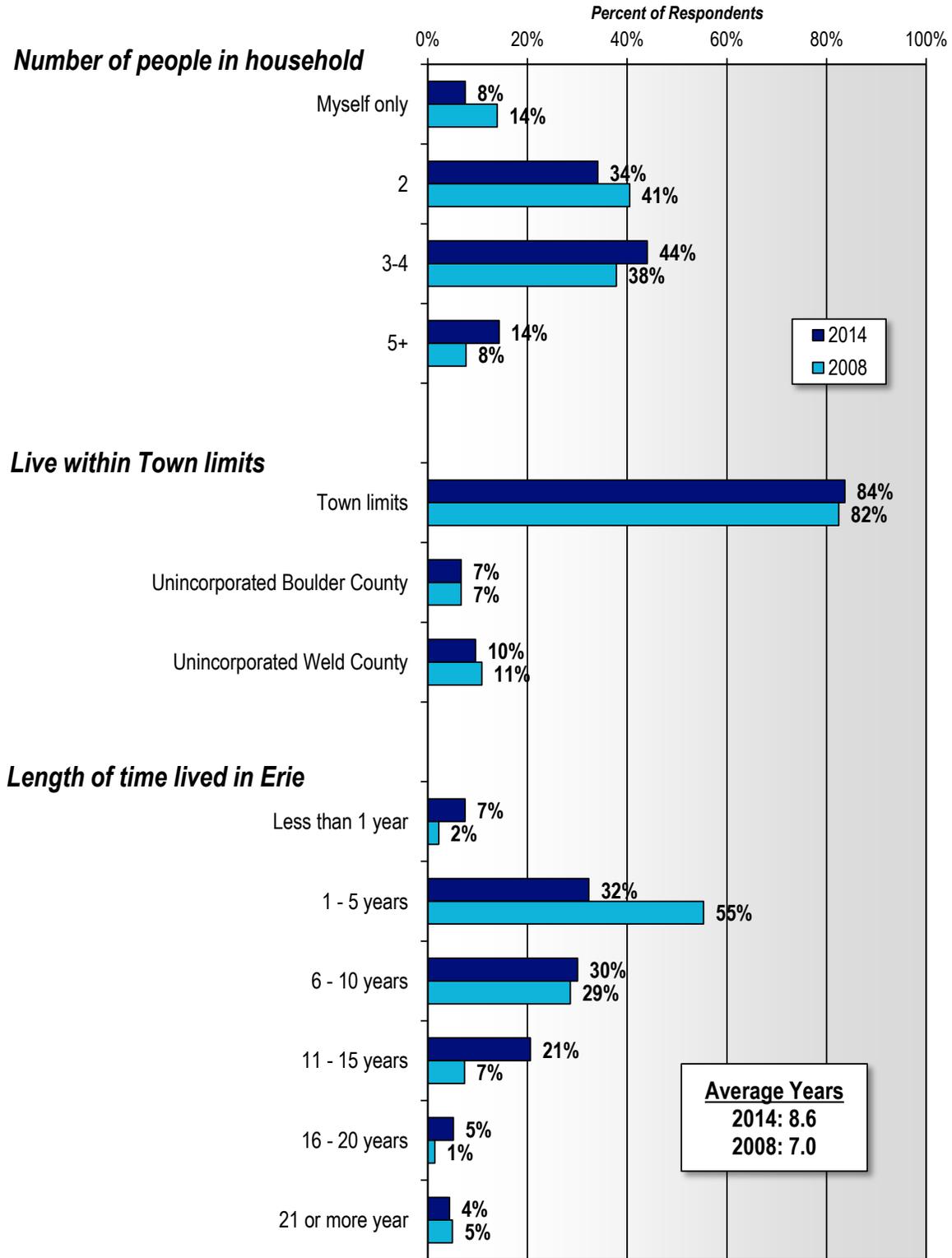


Figure 2
Respondent Demographics, Continued
2014 vs. 2008



HIGHLIGHTS FROM THE ANALYSIS OF RESULTS

Key findings from the study are summarized below. Additionally, several of the questions on the survey form allowed respondents to comment on their responses. Major themes that emerge from the comments are summarized in the report, while a complete set of the comments is provided as an appendix section.

In addition to overall responses, results are also segmented by whether or not respondents have children at home. This segmentation of the results helps to further “explain” local opinions and provides additional insight into parks and recreation issues in the area. A set of data tables showing this segmentation is provided as an appendix to this report.

Values and Vision

Town Services. Respondents were asked to indicate which parks, recreation, open space, and trails services they feel are important for the Town of Erie to provide on a 5-point scale with 1 meaning “Not at all important” and 5 “Very important.” Overall, each of the options is rated as important, with at least 50 percent of all respondents providing a rating of “4” or “5” for each category. Promoting healthy, active lifestyles (88 percent), preserving sensitive natural areas and protecting wildlife (84 percent), and enhancing property values (83 percent) receive the highest shares of “4” or “5” ratings.

Respondents were also asked to indicate which three of the services they feel are most important for the Town to provide. This provides the opportunity to not only see which services are overall viewed as most important, but also shows how respondents prioritize these services in relation to each other. As shown in Figure 4, the same three services mentioned above are viewed as most important, with the greatest shares of respondents listing these services as their first, second, or third most important priorities. Promoting healthy active lifestyles also receives the greatest share of respondent indicating this to be the “most important” priority (24 percent).

Figure 3
Importance of Parks, Recreation, Open Space, and Trails Services for Town of Erie to Provide
Percent 4 & 5 (Very Important) vs. Percent 1 & 2 (Not at all Important)
2014 Only

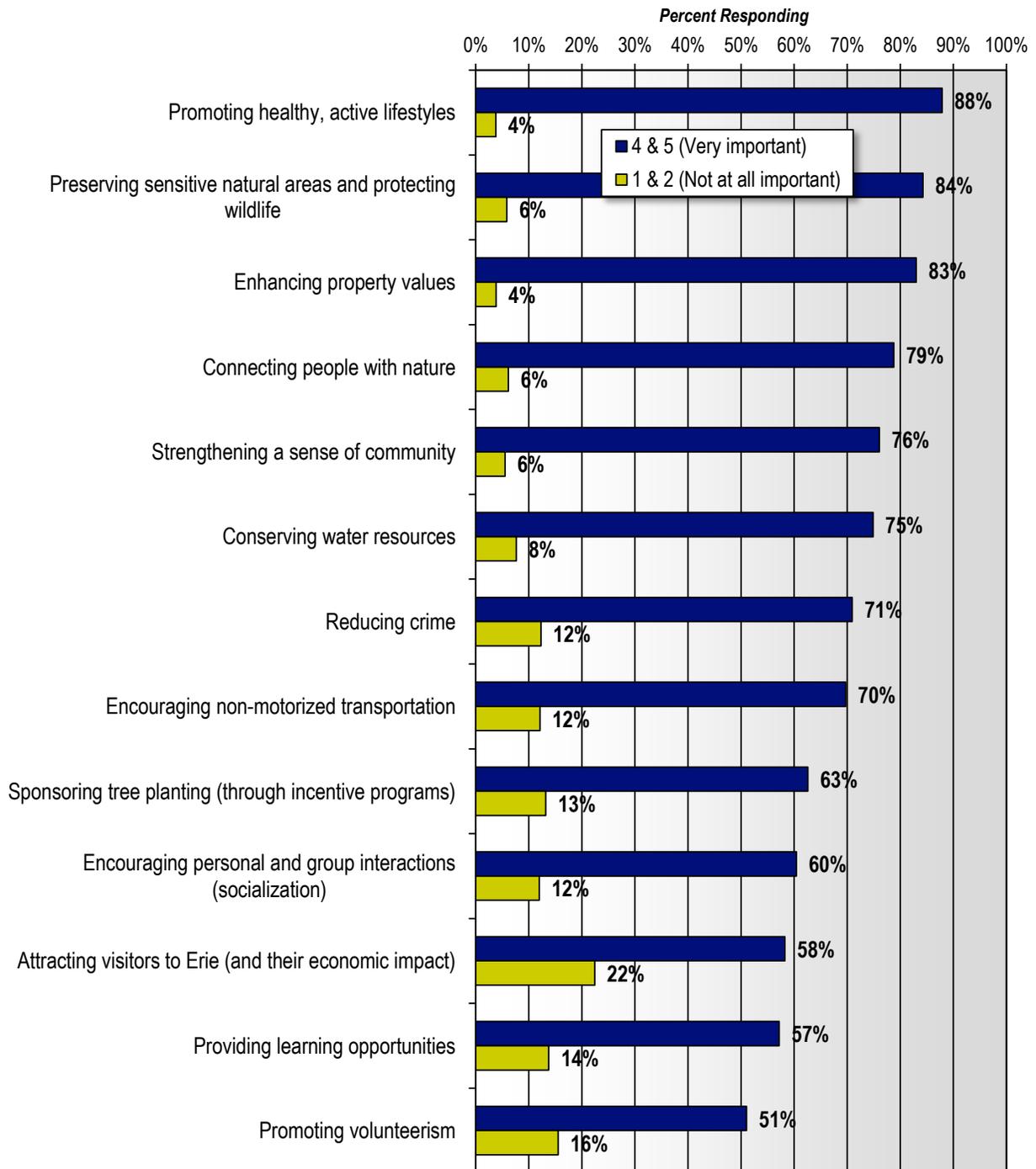
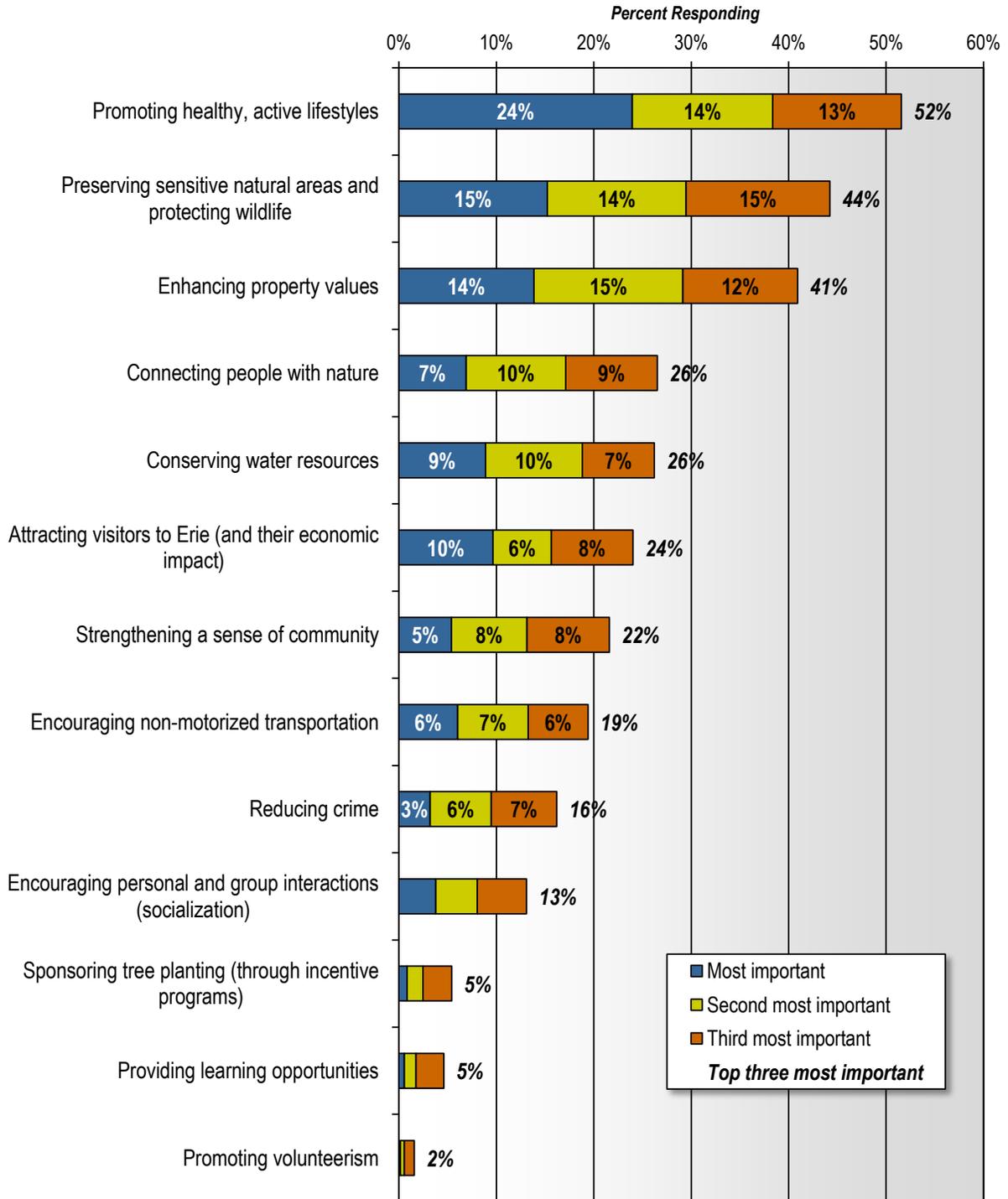


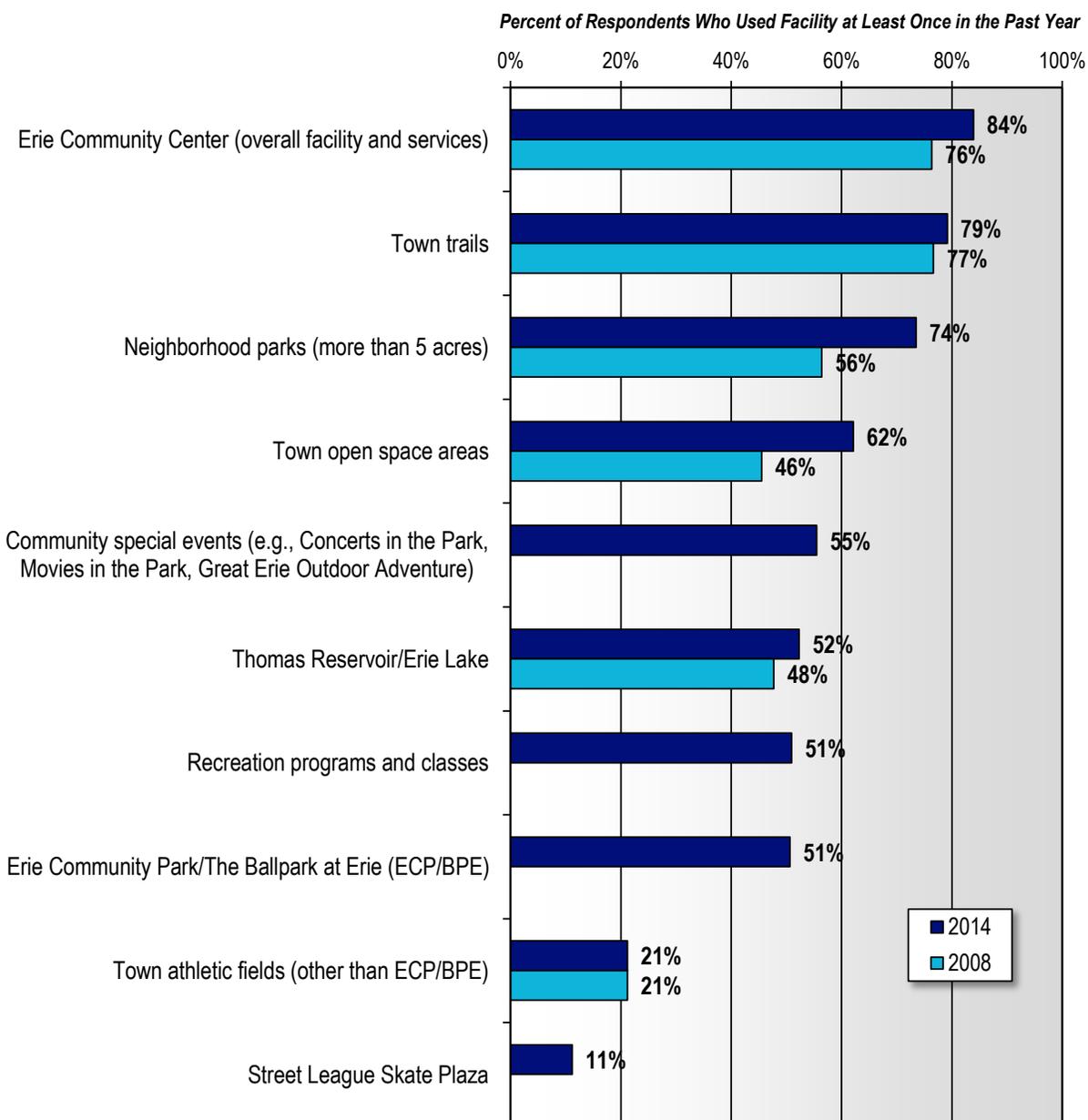
Figure 4
Top 3 Most Important Parks, Recreation, Open Space, and Trails Services for Town of Erie to Provide 2014 Only



Current Programs and Facilities

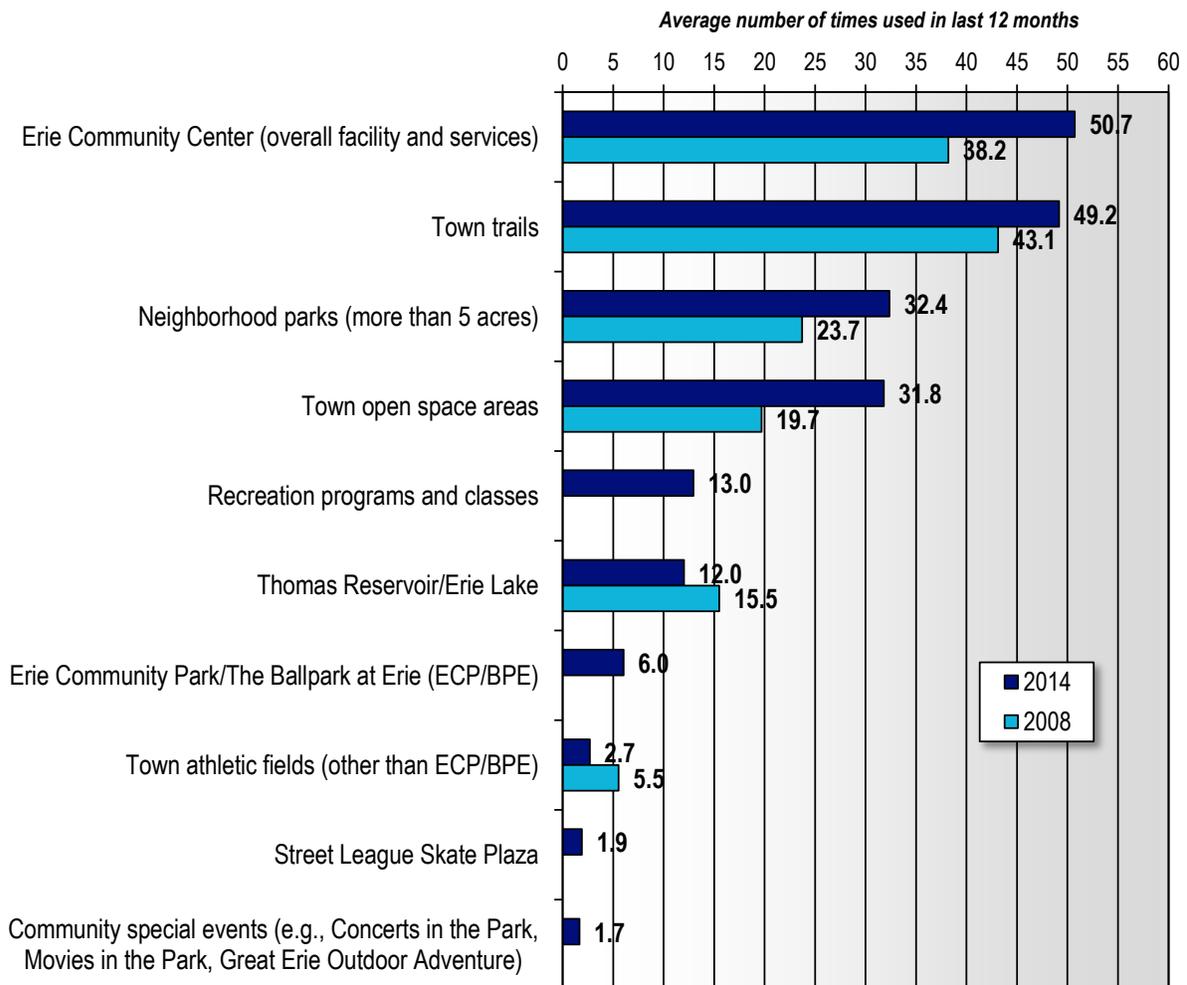
Usage levels. Among the facilities and amenities currently available in Erie, the Erie Community Center is used by the greatest share of respondents (84 percent of respondents have used the Community Center at least once in the last 12 months), followed by Town trails (79 percent of respondents), and neighborhood parks (74 percent). Used the least is the Street League Skate Plaza (11 percent). As compared to 2008, residents use most all of the facilities and programs with greater frequency, suggesting a higher degree of engagement among community members in 2014.

Figure 5
Current Usage of Town of Erie Facilities and Programs
Percent Using at Least Once in Last 12 Months
2014 vs. 2008



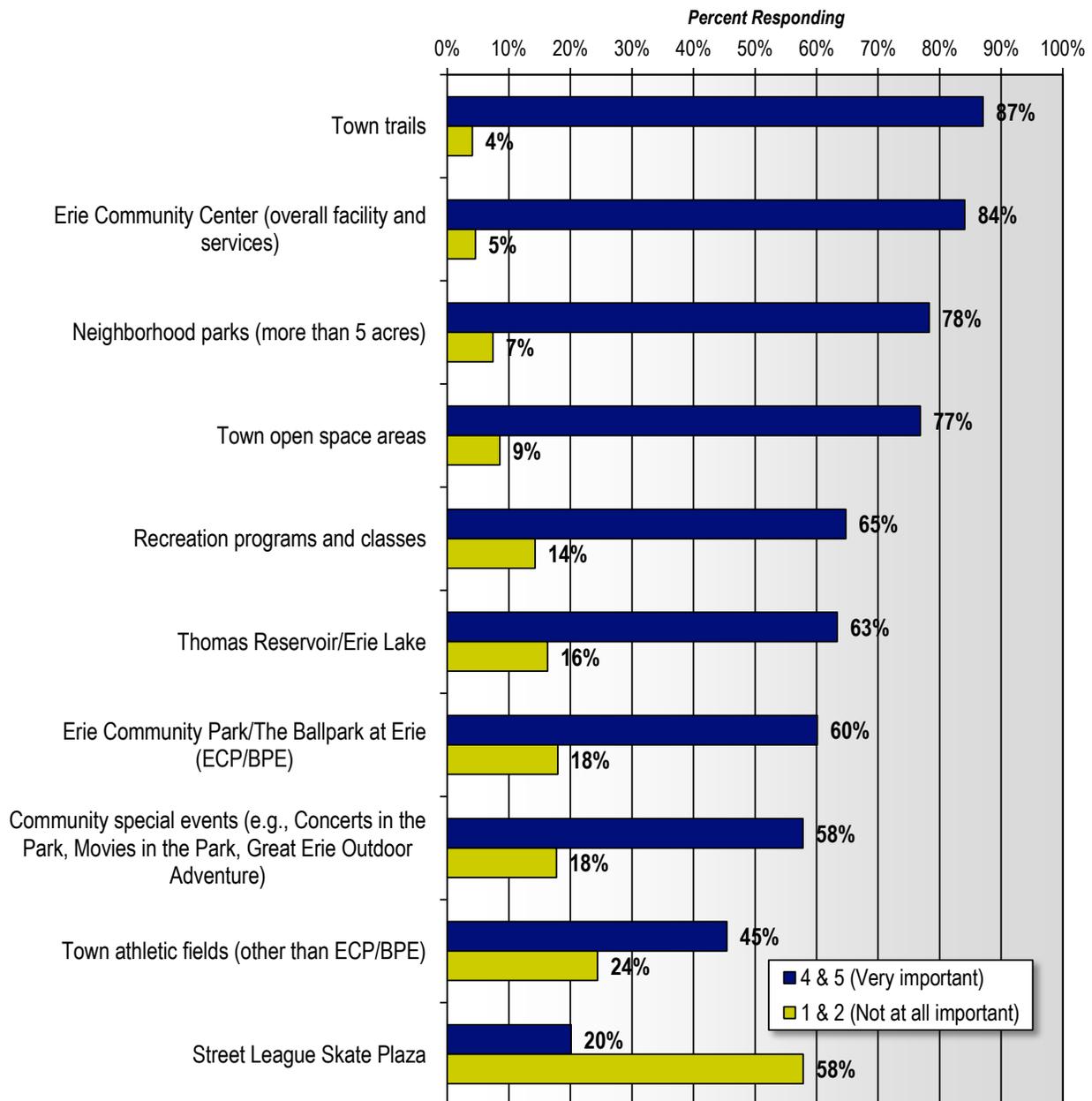
When asked about their frequency of use, respondents indicate the highest number of average uses per year for the Community Center (50.7 times per year, or about once a week), again followed relatively closely by Town trails (49.2 times). Neighborhood parks (32.4 times per year) and Town open space areas (31.8 times) are also used frequently throughout the year. While a considerable share of respondents use the Erie Community Park/The Ballpark at Erie (6.0 times per year) and attend community special events (1.7 times) at least once per year, these facilities and programs are not used as frequently, on average, throughout the year.

Figure 6
Current Usage of Town of Erie Facilities and Programs
Average Number of Visits in Last 12 Months
2014 vs. 2008



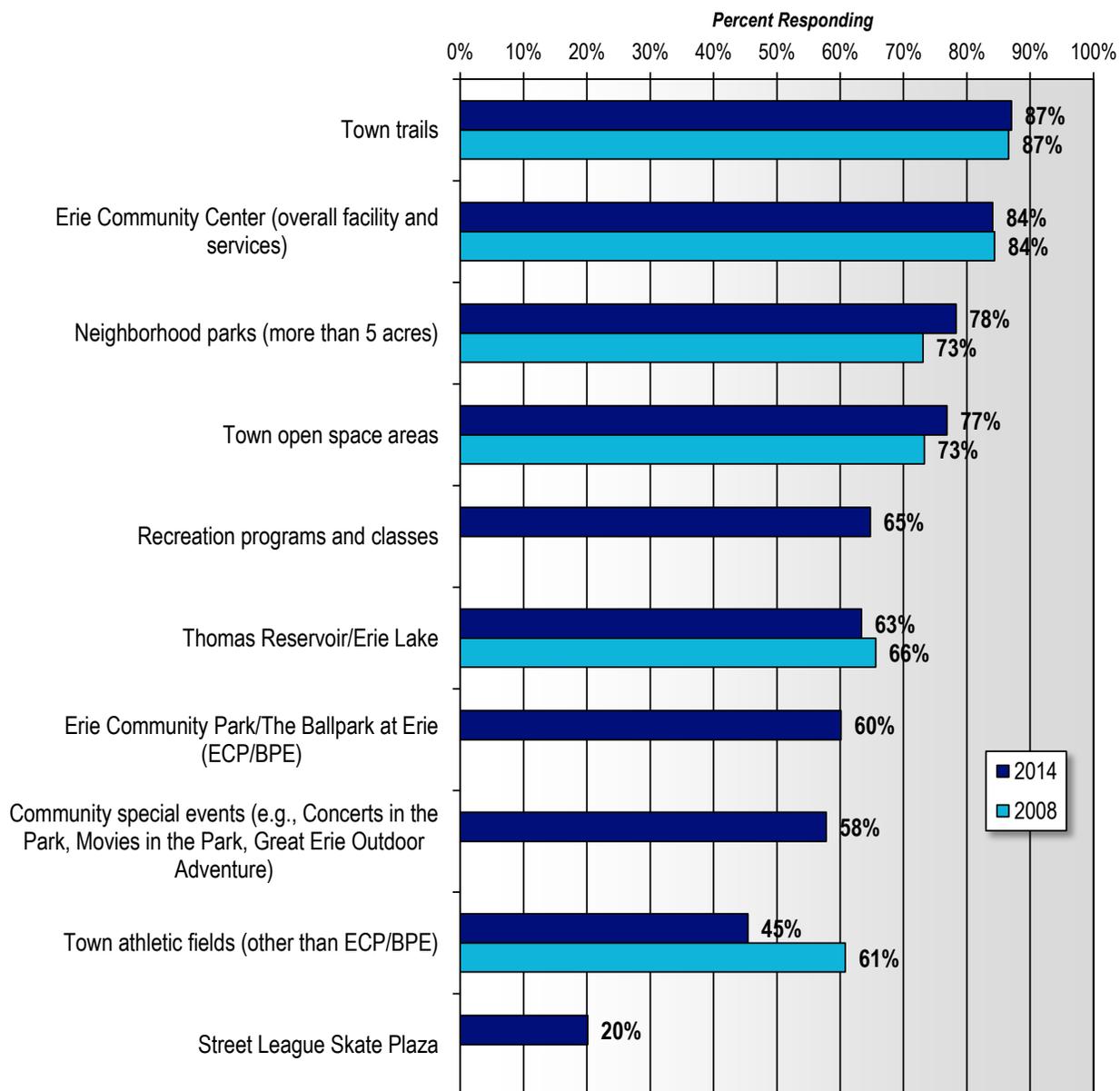
Importance to you and your household. Respondents were then asked to indicate how important each of these parks and recreation amenities are to their household. While most of the facilities and programs are rated as being important, Town trails and the Erie Community Center are rated the highest (84 to 87 percent of respondents rated these as “very important,” a “4” or “5” on a 5-point scale). These facilities are closely followed by neighborhood parks (78 percent) and Town open space areas (77 percent). Town athletic fields (45 percent) and the Street League Skate Plaza (20 percent) are rated as relatively less important. The Street League Skate Plaza has a high share of respondents rating it as “not at all important,” a “1” or “2” on a 5-point scale.

Figure 7
Importance of Each Facility and Program to the Community
Percent 4 & 5 (Very Important) vs. Percent 1 & 2 (Not at all Important)
2014 Only



When responses of “very important” are compared to 2008, results show a high degree of similarity between the two survey years. Town trails and the Erie Community Center still top the list of facilities. The only area of change is Town athletic fields, which had 61 percent of respondents rate it as “4” or “5” in 2008, but 45 percent in 2014. It is worth noting that question wording changed slightly between the two survey years. In 2008, respondents were asked to rate importance of these facilities and programs to the community, while in 2014 respondents were asked to rate importance to their households.

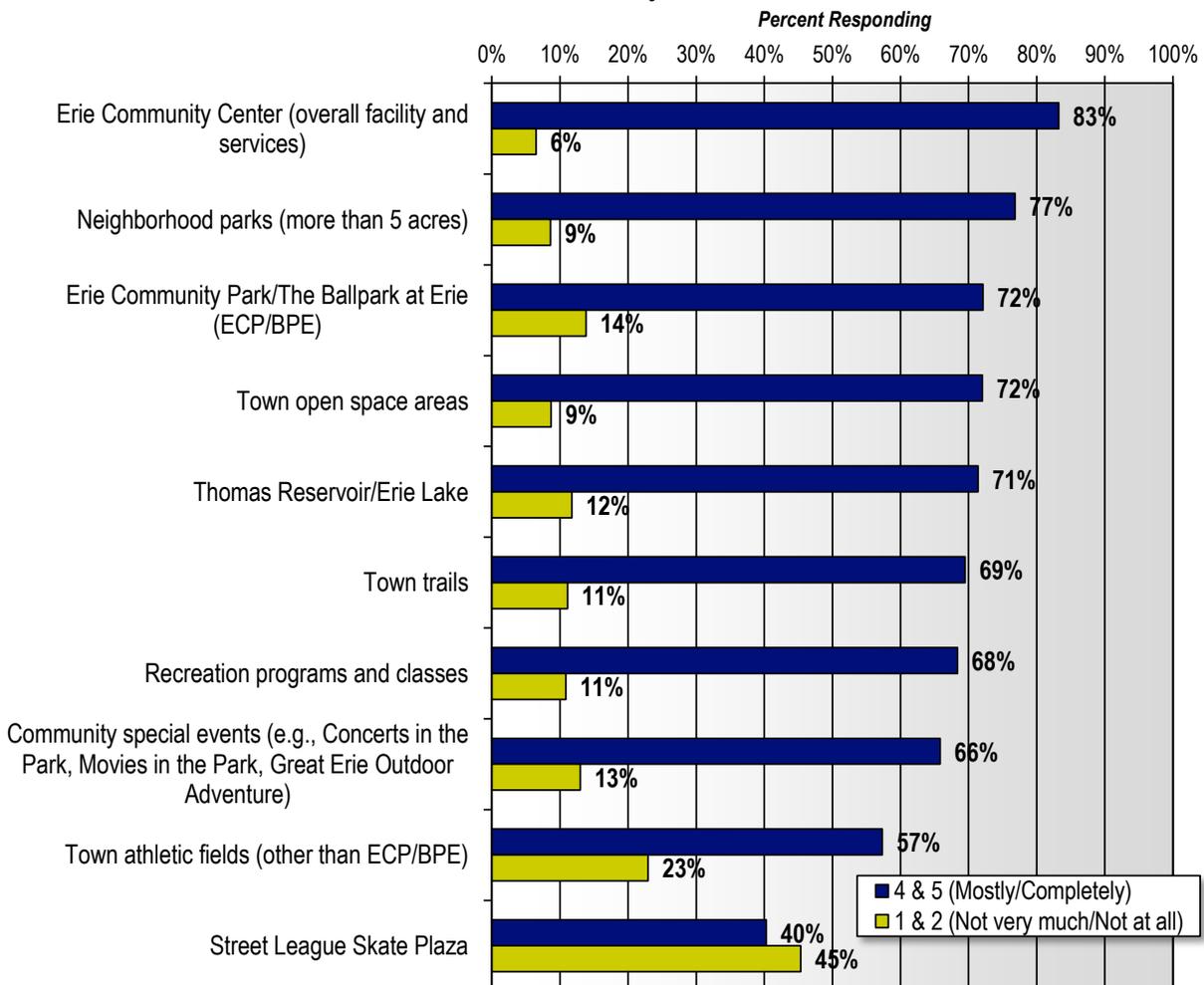
Figure 8
Importance of Each Facility and Program
Percent 4 & 5 (Very Important)
2014 vs. 2008



How satisfied are you that the parks, trails, recreation facilities, and programs provided in Erie are currently meeting the needs of your household? Overall, most facilities and programs available in Erie receive relatively positive satisfaction ratings. Similar to the frequency of use of current facilities, respondents indicate that the following facilities meet the needs of their household the most: Erie Community Center (83 percent of respondents reporting needs were being met), neighborhood parks (77 percent), Erie Community Park/The Ballpark at Erie (72 percent), Town open space areas (72 percent), Thomas Reservoir/Erie Lake (71 percent), Town trails (69 percent), recreation programs and classes (68 percent), and community special events (66 percent).

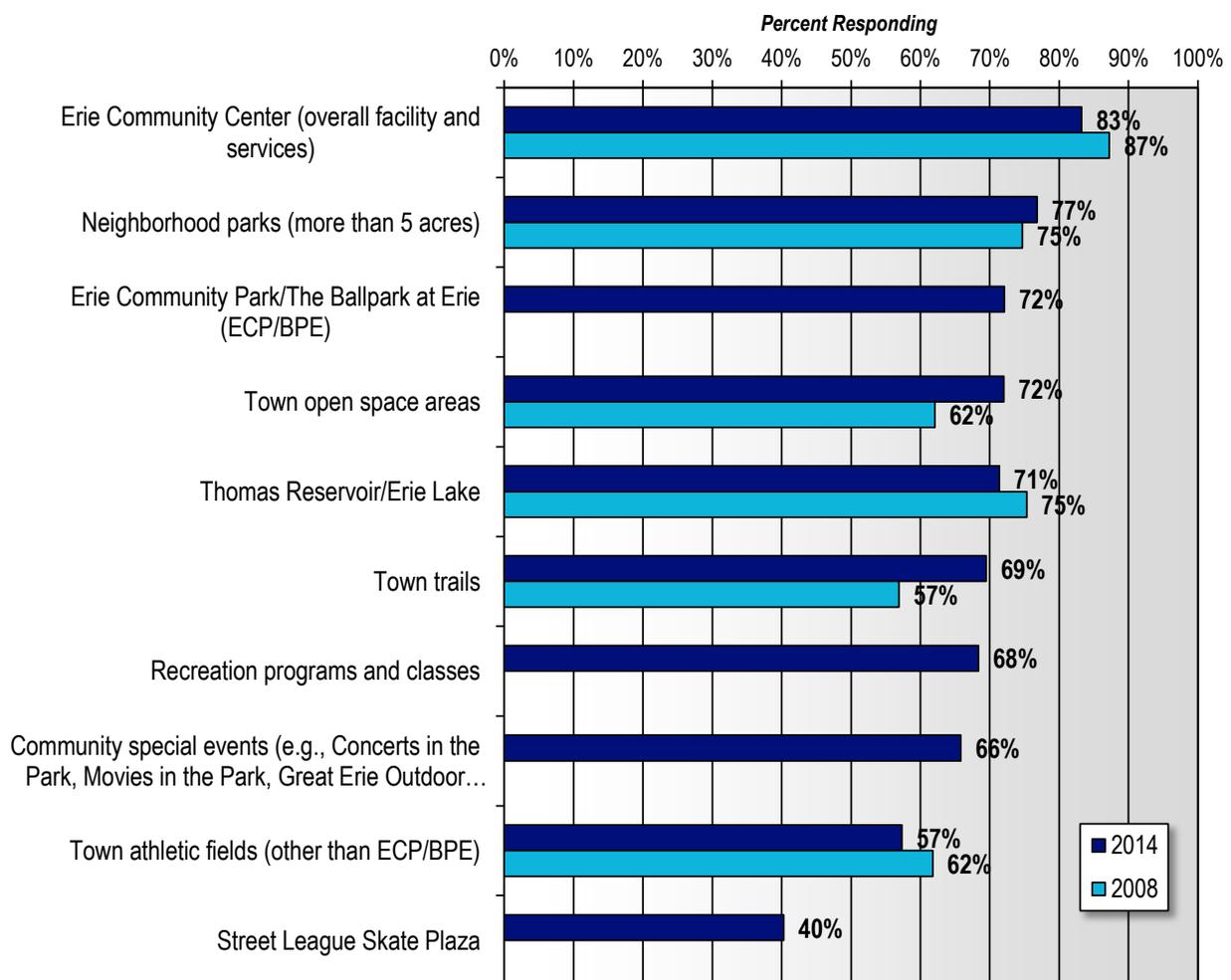
Similar to 2008, Town trails tops the list for importance but relative to other amenities, receives lower ratings relative to needs being met. However, the overall satisfaction rating for Town trails is still relatively positive (69 percent are “mostly or completely” satisfied, ratings of “4” and “5” on a 5-point scale), with 11 percent indicating needs are not being met very much or at all (ratings of “1” or “2”). Town athletic fields (23 percent needs unmet) and Street League Skate Plaza (45 percent needs unmet) bring up the rear.

Figure 9
How satisfied are you that the parks, trails, recreation facilities, and programs provided in Erie are meeting the needs of your households?
Percent 4 & 5 (Mostly/Completely) vs. Percent 1 & 2 (Not Very Much/Not at All)
2014 Only



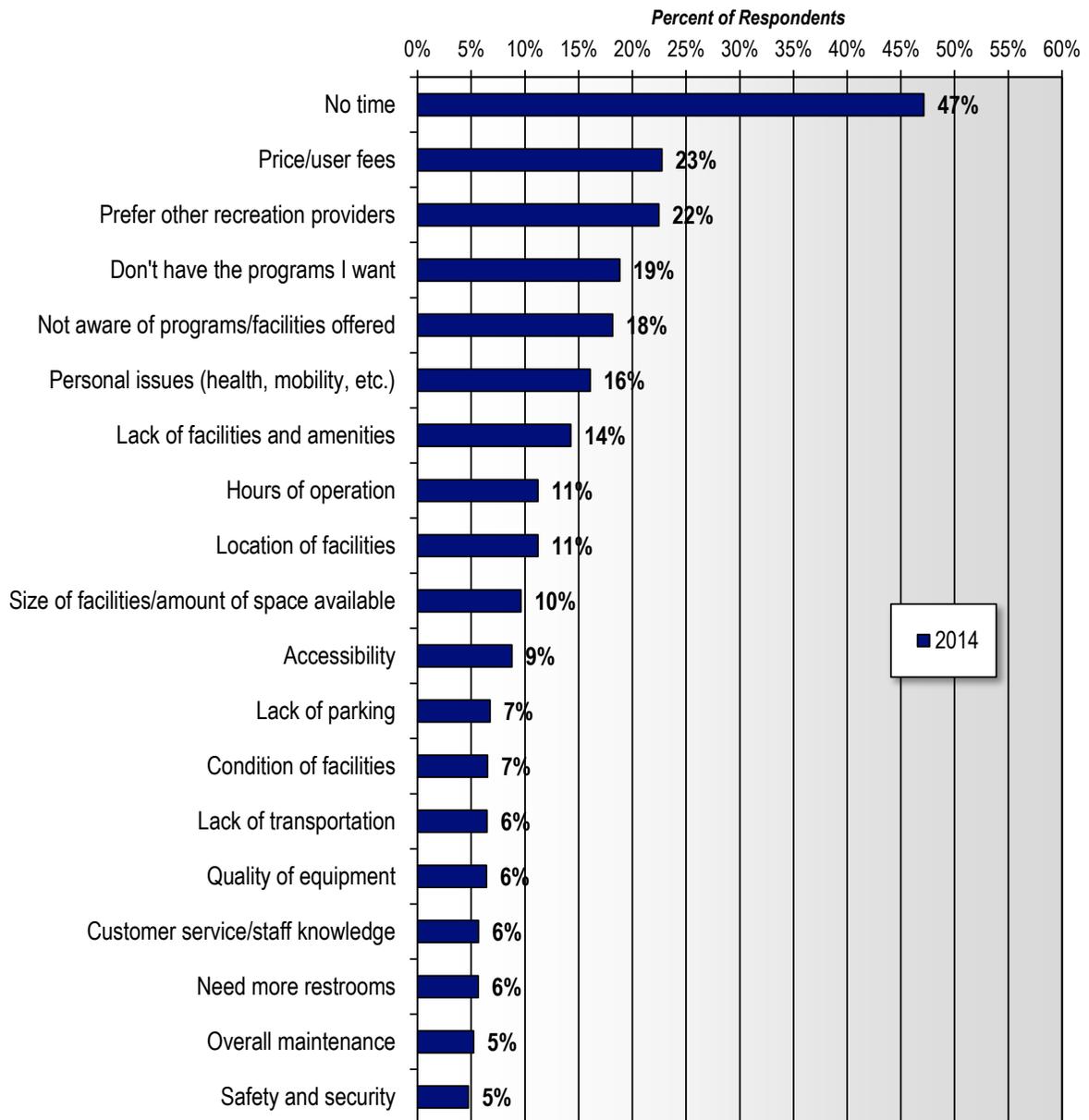
When compared to 2008, levels of needs being met (respondents providing a rating of “4” or “5”) are relatively similar with some slight differences. Needs are slightly less met by the Erie Community Center (83 percent in 2014 vs. 87 percent in 2008), Thomas Reservoir/Erie Lake (71 percent in 2014 vs. 75 percent in 2008), and Town athletic fields (57 percent in 2014 vs. 62 percent in 2008). Conversely, needs are being met among a greater share of respondents relative to neighborhood parks (77 percent in 2014 vs. 75 percent in 2008), Town open space areas (72 percent in 2014 vs. 62 percent in 2008), and Town trails (69 percent in 2014 vs. 57 percent in 2008). Needs for Town open space areas and trails have clearly improved since 2008.

Figure 10
How satisfied are you that the parks, trails, recreation facilities, and programs provided in Erie are meeting the needs of the community?
Percent 4 & 5 (Mostly/Completely)
2014 vs. 2008



Aspects of Town’s facilities and/or programs most in need of improvement. New to the 2014 survey, respondents who do not use parks and recreation facilities and programs were asked to identify reasons they do not use these amenities. Among those residents who do not use amenities (approximately 34 percent of the survey sample), the leading reason is not having enough time (47 percent of respondents). Price/user fees (23 percent), prefer other recreation program providers (22 percent), don’t have the programs I want (19 percent), and not aware of programs/facilities offered (18 percent) are cited by roughly one in five residents who do not currently use Erie amenities.

Figure 11
Reasons Do Not Use Parks and Recreation Facilities, Services, and Programs
2014 Only



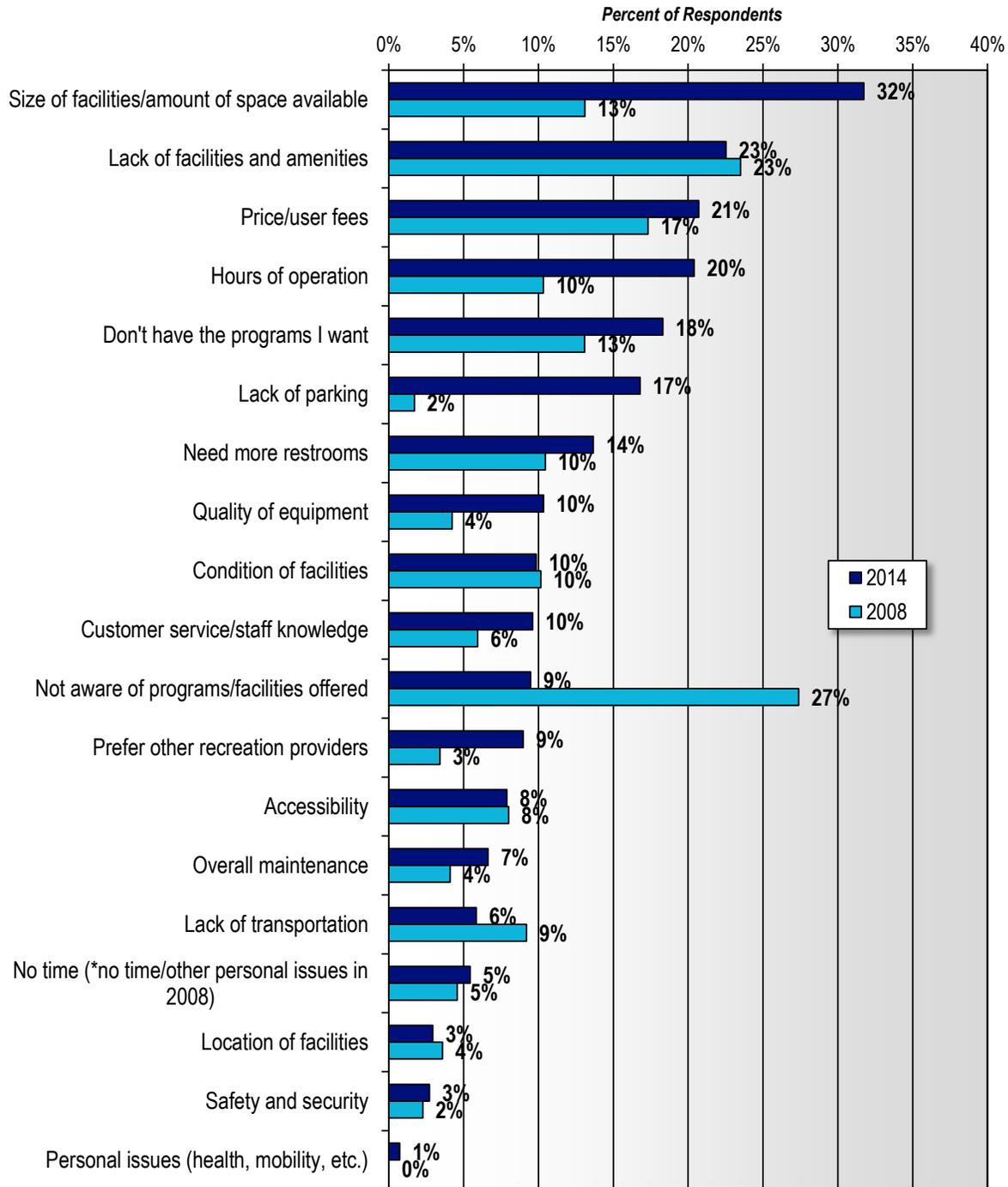
Meanwhile, residents who do use parks and recreation facilities and programs were asked to identify areas for improvement from the same list of options. Among respondents who do use amenities, when asked what parks and recreation facilities, services, and programs they think are most in need of improvement, most respondents report size of facilities/amount of space available (32 percent), followed by lack of facilities and amenities (23 percent), price/user fees (21 percent), hours of operation (20 percent), “don’t have the programs I want” (18 percent), and lack of parking (17 percent). Many of these facilities and programs were mentioned with greater frequency in 2014 than in 2008.

Not being aware of the facilities offered was mentioned less frequently in 2014 (9 percent) than in 2008 (27 percent of respondents). Awareness and communications are clearly much improved since 2008.

Several of the answer options allowed respondents to elaborate on their response. Commonly identified themes and topics are briefly highlighted below:

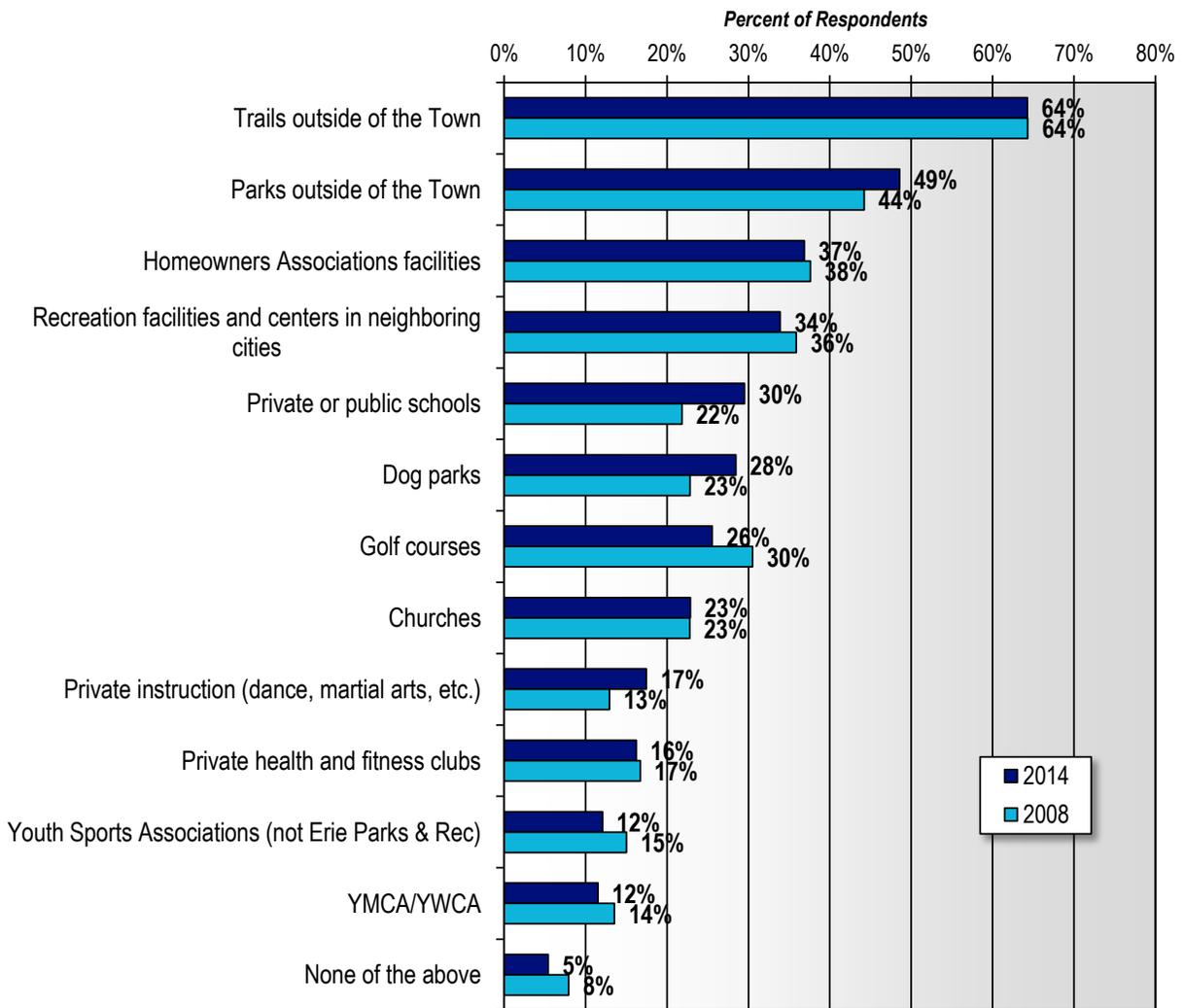
- Accessibility (explain): More sidewalks between community facilities, more connectors and trails to adjacent communities
- Don’t have the programs I want (such as): Tennis programs, more lap swim programming, yoga
- Lack of facilities and amenities (such as): Basketball courts and soccer fields, larger pool, more lap lanes, outdoor pool
- Prefer other recreation providers (such as): Lafayette Recreation Center, Lifetime Fitness, YMCA

Figure 12
What parks and recreation facilities, services, and programs are most in need of improvement?
2014 vs. 2008



Other recreation facilities used. When asked what other recreation facilities and programs respondents use, 64 percent indicate that they use trails outside of the Town (identical to 2008), along with 49 percent who indicate they use parks outside of the Town (vs. 44 percent in 2008). Other facilities used include homeowner’s association facilities (37 percent), recreation facilities and centers in neighboring cities (34 percent), private or public schools (30 percent), dog parks (28 percent), golf courses (26 percent), and churches (23 percent), among other relatively less used facilities and programs. Other providers used by 2014 respondents is largely similar to 2008 findings, although residents are now slightly more likely to use parks outside of town, private or public schools, dog parks, and private instruction.

Figure 13
Other Recreation Facilities and Programs Used
2014 vs. 2008



Current Ratings of Erie Parks and Recreation. Respondents were asked to rate a variety of aspects of the Parks and Recreation department, such as maintenance, service, and facilities provided in Town. Ratings are positive overall, with maintenance of facilities provided by the Erie Community Center ranking the highest (87 percent of respondents indicate it is a “4” or “5” “Excellent” on a 5-point scale), along with Erie Community Park/the Ballpark at Erie/Skate Plaza (87 percent), and closely followed by quality of Erie Community Park/the Ballpark at Erie/Skate Plaza (85 percent), safety and security at parks and recreation locations (83 percent), and customer service by Erie Parks and Recreation staff (81 percent). Rated the lowest are amount of open space areas available (54 percent), number of trails available (48 percent), and outdoor restrooms (39 percent).

When responses are compared to 2008, results again show a high degree of similarity between the two survey years. Although percentages of “4” and “5” ratings are very similar between the two survey years, respondents are slightly more approving of the following areas this year: variety of recreation programs offered, number of parks maintained by the Town, quality and maintenance of open space areas, trail maintenance, amount of open space areas available, number of trails available, and outdoor restrooms. Therefore, even though a few areas received less than 60 percent of respondents giving a rating of “4” or “5,” these areas still show improvement relative to 2008.

Respondents were also asked to indicate which three of the aspects they feel are most in need of improvement. This provides the opportunity to not only see what aspects are currently viewed positively by respondents but also to get an idea of how important it is to improve each one and how respondents prioritize these improvements in relation to each other. Number of trails available is by far the highest priority in need of improvement (27 percent of respondents indicate that it is their top choice and 51 percent indicate that it is one of their top three priorities). Also indicated as a relatively high priority is the amount of open space areas available (14 percent of respondents indicate that it is their top priority and 34 percent indicate that it is one of their top three priorities). A second tier of responses include outdoor restrooms (20 percent), variety of recreation programs offered (19 percent), trail maintenance (18 percent), and variety of facilities provided at Erie Community Center (18 percent).

Figure 14
Ratings of Aspects of Erie Parks and Recreation
Percent 4 & 5 (Excellent) vs. Percent 1 & 2 (Poor)
2014 Only

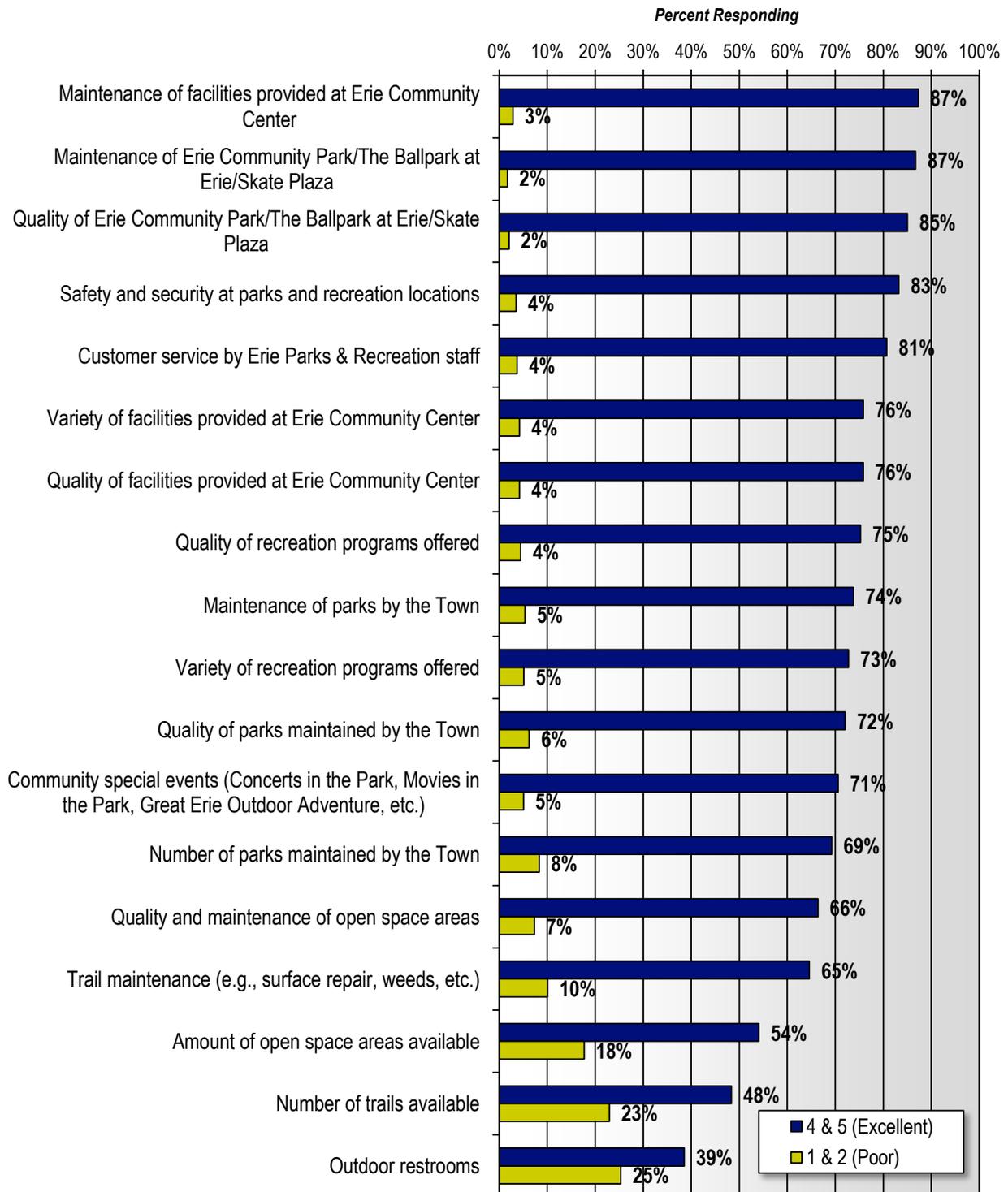


Figure 15
Ratings of Aspects of Erie Parks and Recreation
Percent 4 & 5 (Excellent)
2014 vs. 2008

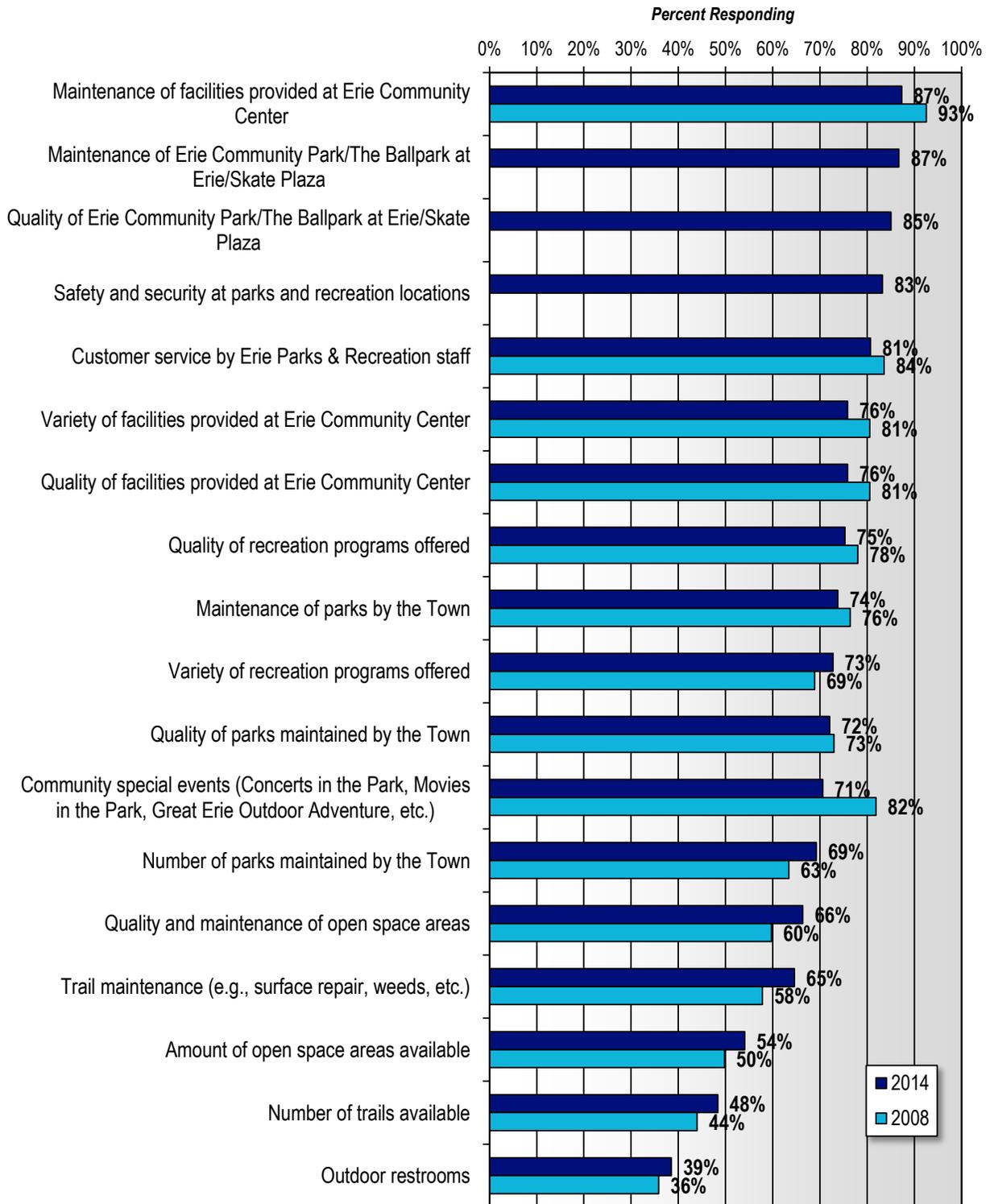
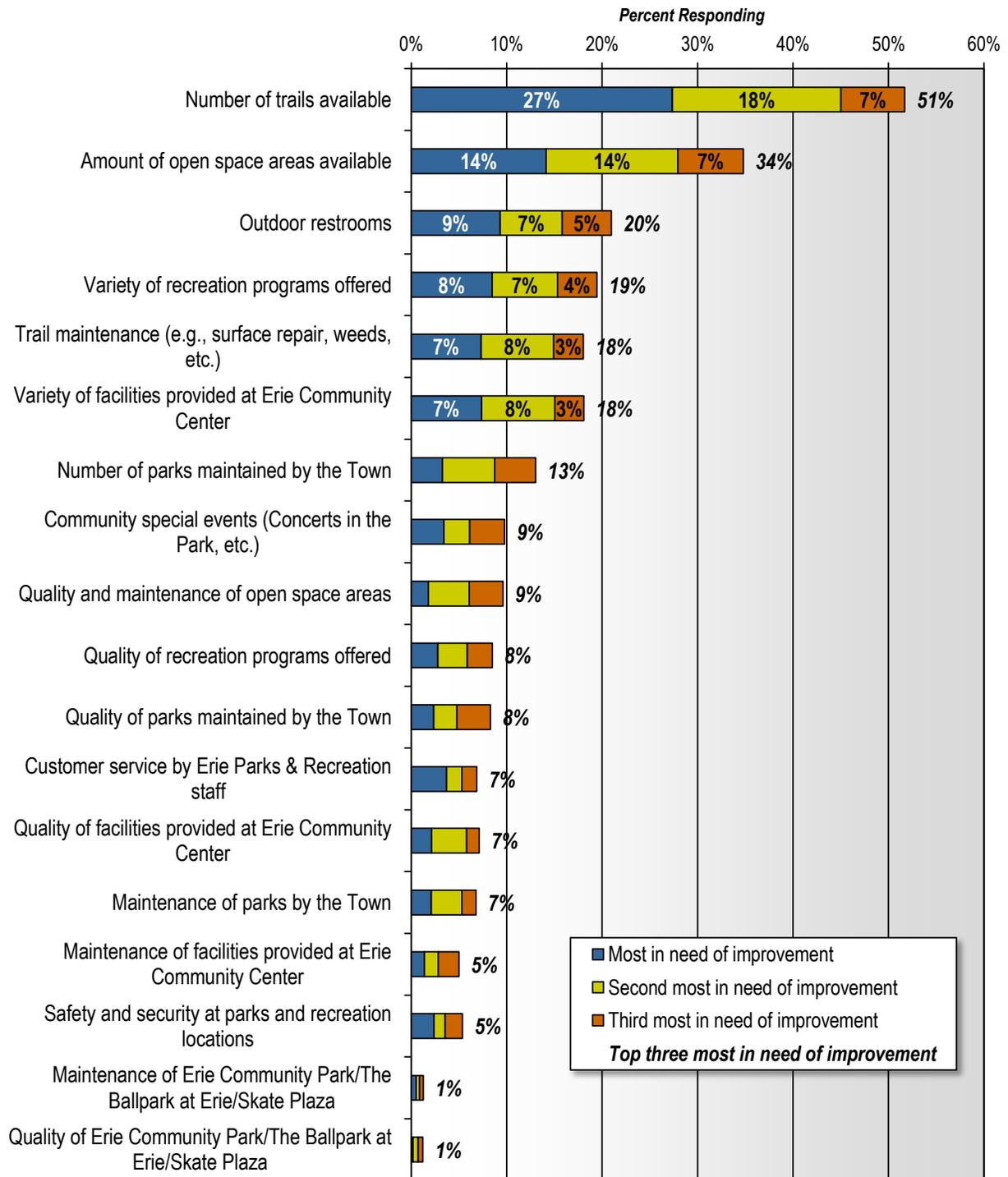


Figure 16
Which aspects of Erie Parks and Recreation are most in need of improvement?
Top 3 Most in Need of Improvement
2014 Only



Erie Community Center. An additional block of questions asked residents to report the extent to which their needs are currently being met by facilities and services provided by the Erie Community Center. Overall, responses are quite positive, with over half of respondents providing a rating of “4” (“Mostly” meeting needs) or “5” (“Completely” meeting needs) for most every facility or service. Needs are most met for the following: reception area/lobby/service desk (83 percent of respondents with needs “mostly” or “completely” met), indoor jogging track (78 percent), locker rooms (77 percent), multi-purpose space (77 percent), multi-purpose gymnasium (77 percent), party room (74 percent), hours of operation (73 percent), and racquetball/handball courts (73 percent). Although still receiving generally positive ratings, child care facility (53 percent), lap pool (53 percent), T-Town (49 percent), and Columbine Lounge (48 percent) have lower shares of respondents with needs being met.

Responses are also compared to 2008 findings. Results show that, across-the-board, levels of needs being met are lower in 2014 than in 2008, with the exception of one area: pricing/user fees (65 percent “mostly” or “completely” meeting needs in 2014 vs. 61 percent in 2008). The facilities and services with the greatest declines since 2008 (of 15 percent or more) include: Columbine Lounge (48 percent in 2014 vs. 83 percent in 2008), child care facility (56 percent vs. 81 percent), hot tub (64 percent vs. 85 percent), racquetball/handball courts (73 percent vs. 91 percent), children’s indoor playground (63 percent vs. 85 percent), and indoor jogging track (78 percent vs. 93 percent).

Respondents were also asked to indicate which three aspects they feel are most in need of improvement. Pricing/user fees tops the list (18 percent of respondents indicate that it is their top choice and 34 percent indicate that it is one of their top three priorities), closely followed by fitness class space (30 percent of respondents), weight room and cardio fitness areas (29 percent), lap pool (27 percent), and hours of operation (23 percent). Lap pool came in second to pricing/user fees relative to top priority listed (14 percent of respondents), closely followed by fitness class space (13 percent). The priority list is helpful in determining which areas are most worthy of attention moving forward.

Respondents were given the option of providing additional comments with regards to current programs or facilities at the Community Center, which resulted in 280 unique responses. The full set of comments can be found in the appendix. The open-ended comment responses to this question shed light onto why needs are not being met as fully as they had been in 2008. Below is a sampling of comments which capture some of the commonly identified themes, which include but are not limited to concerns regarding crowding, new and improved weight room equipment, expansion of pool amenities and hours, and reduced prices/user fees:

- *Cardio and free weight areas are too congested. Not enough equipment variety. It does not take many people to feel overly crowded. The weights and machines need a dedicated area because of traffic associated with their use relative to cardio.*
- *Fitness classes and programs for children are very much geared to non-working parent schedules. A working parent can't get a child to a 4 pm class. Need better times and variety*
- *Hours for swimming are not very open to "free" swim. Rock wall is constantly closing instead of staying open. Come winter, can't get into rec center classes because they are too full.*
- *I was upset that the Erie resident 10-punch pass went from \$29 to \$39! 33% increase! This huge cost increase affects our family significantly.*

- *Please, please put in an outdoor pool!!! This is what our rec center is missing the most. Also, any features that could be added to the climbing wall that would promote more adult climbers would be excellent!*
- *The Community Center is great, love it. It will soon become overcrowded with all the new homes and people coming to Erie. You will have to double size in 5 years, or people will stop using it.*

Figure 17
How well do you think the following facilities and services provided by the Erie Community Center are meeting the needs of the community?
Percent 4 & 5 (Mostly/Completely) vs. Percent 1 & 2 (Not Very Much/Not at all)
2014 Only

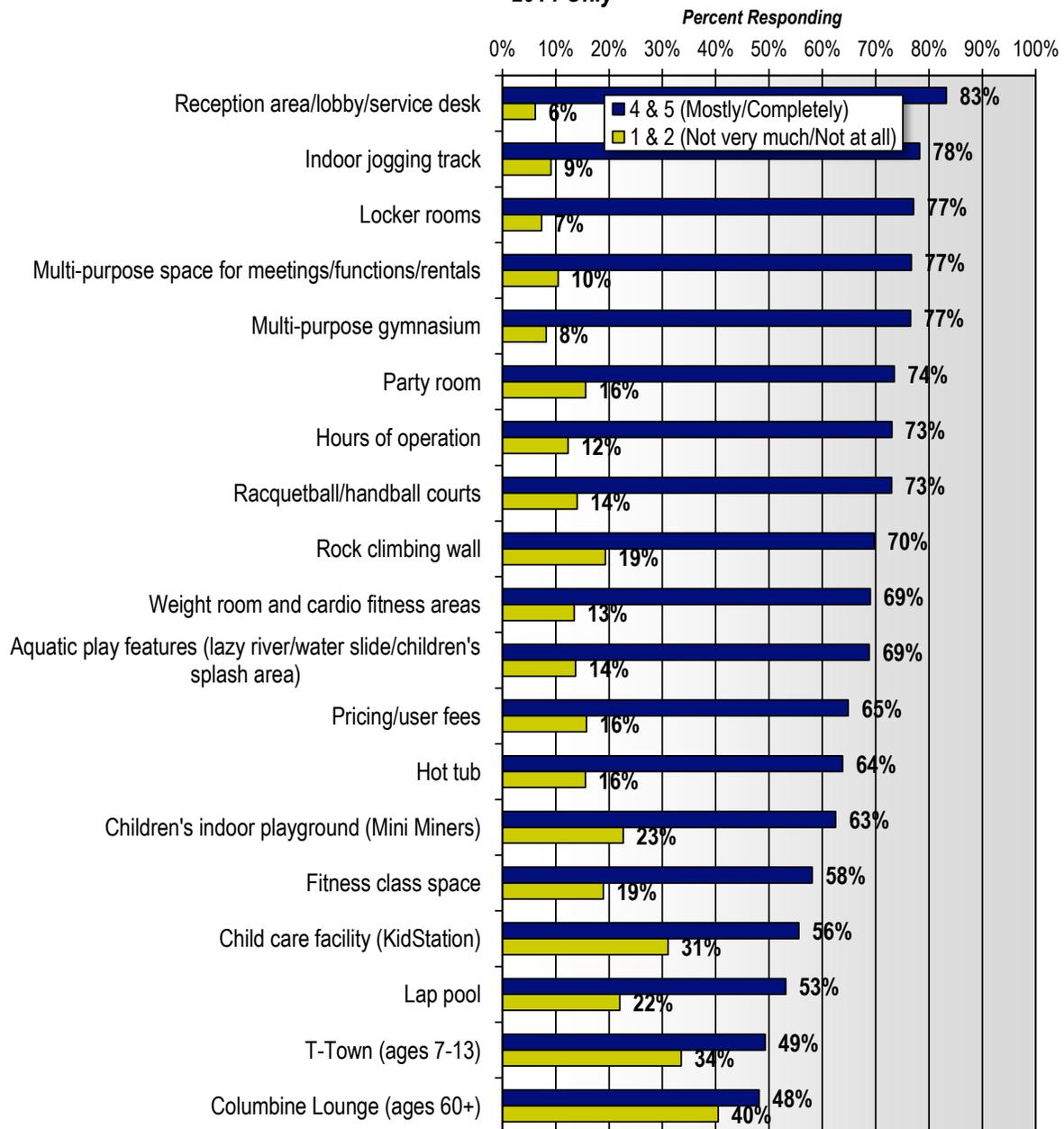


Figure 18
How well do you think the following facilities and services provided by the Erie Community Center are meeting the needs of the community?
Percent 4 & 5 (Mostly/Completely)
2014 vs. 2008

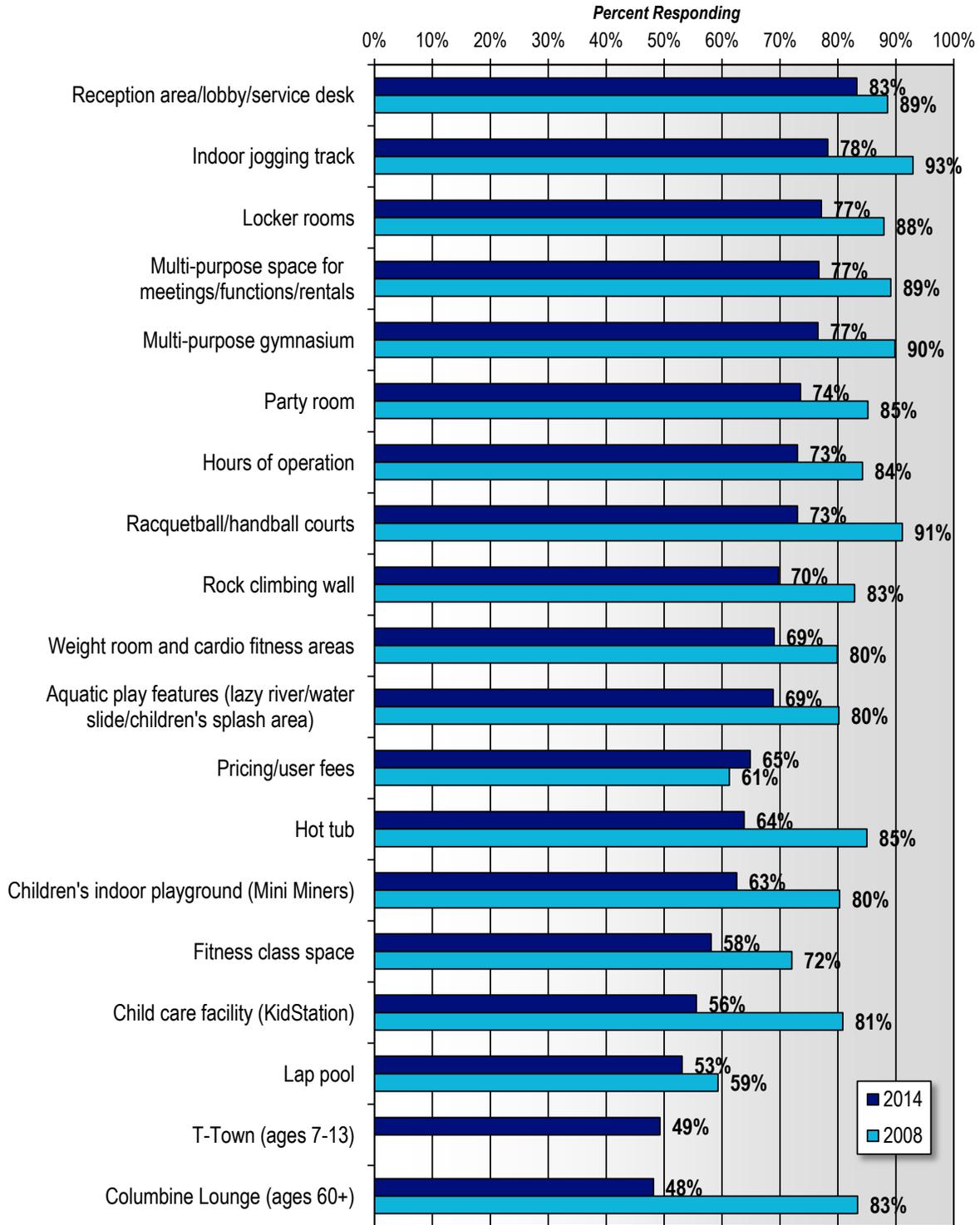
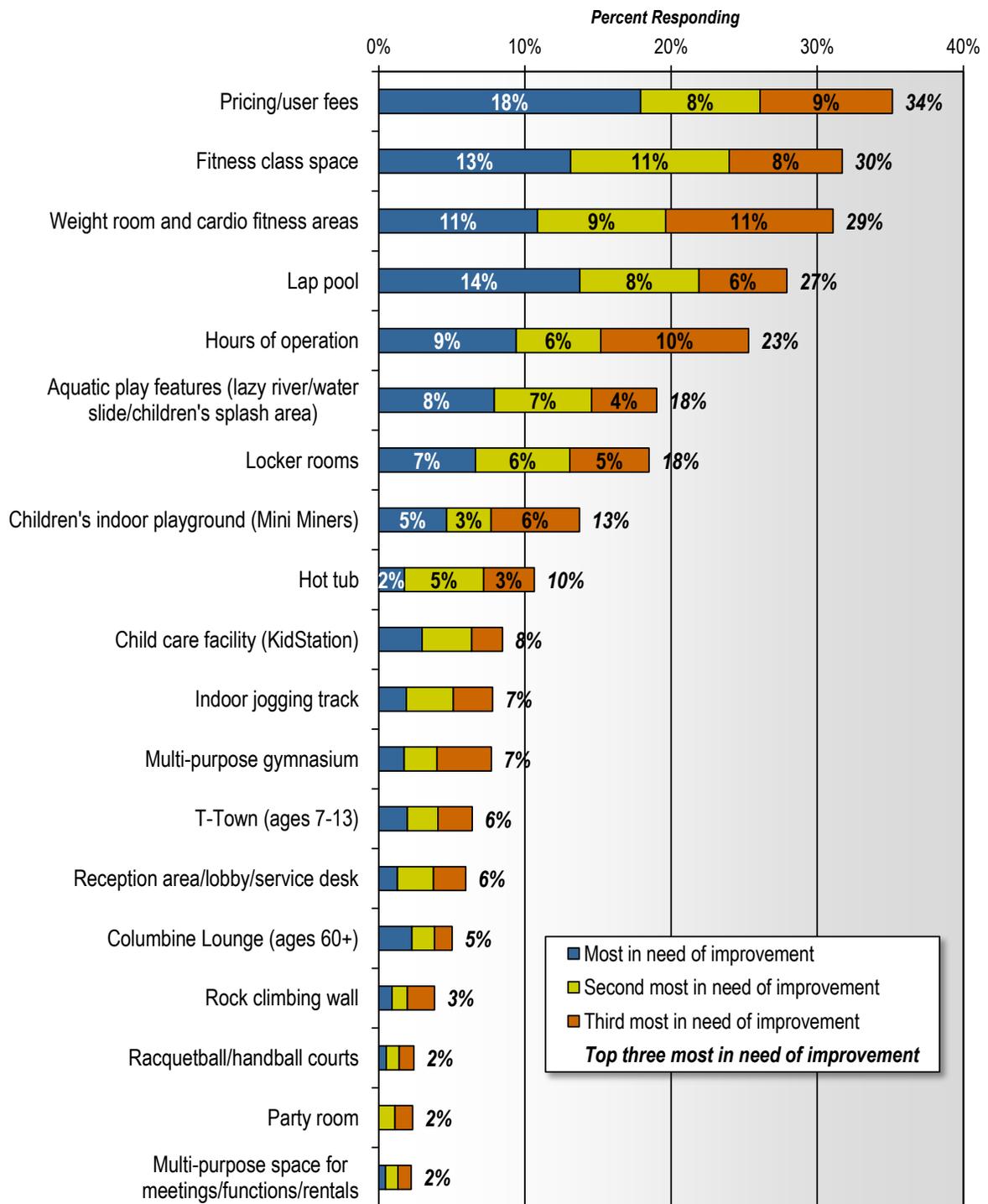


Figure 19
Which aspects of the Erie Community Center are most in need of improvement?
Top 3 Most in Need of Improvement
2014 Only

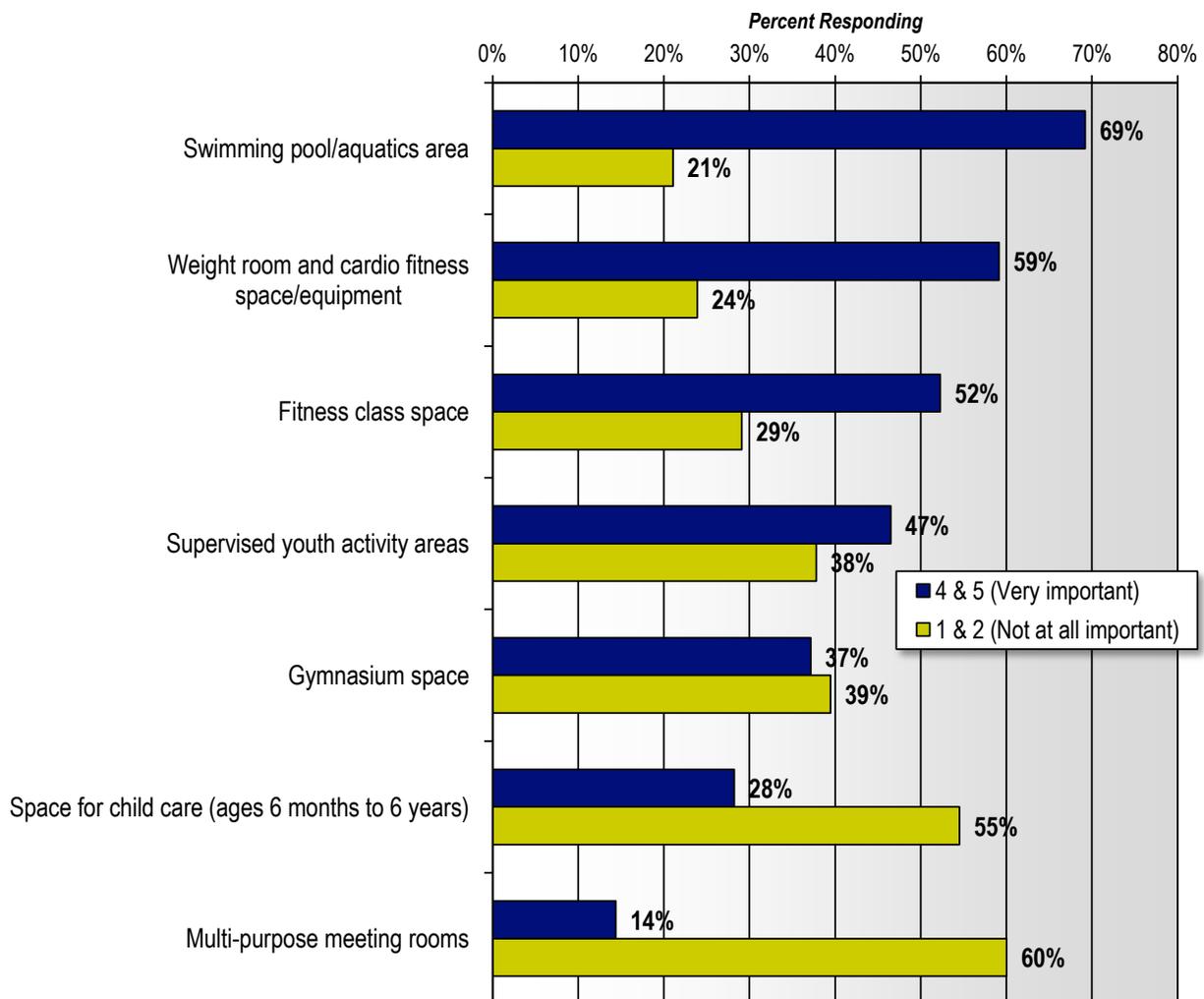


Future Recreation Facilities, Amenities, and Services

The survey prompted residents to consider that the Town of Erie funds parks, recreation, trails, and open space operations and maintenance with user fees, property taxes, and developer fees. This being the case, respondents were asked to keep in mind that additional funds would be required to acquire, build, operate and maintain new amenities.

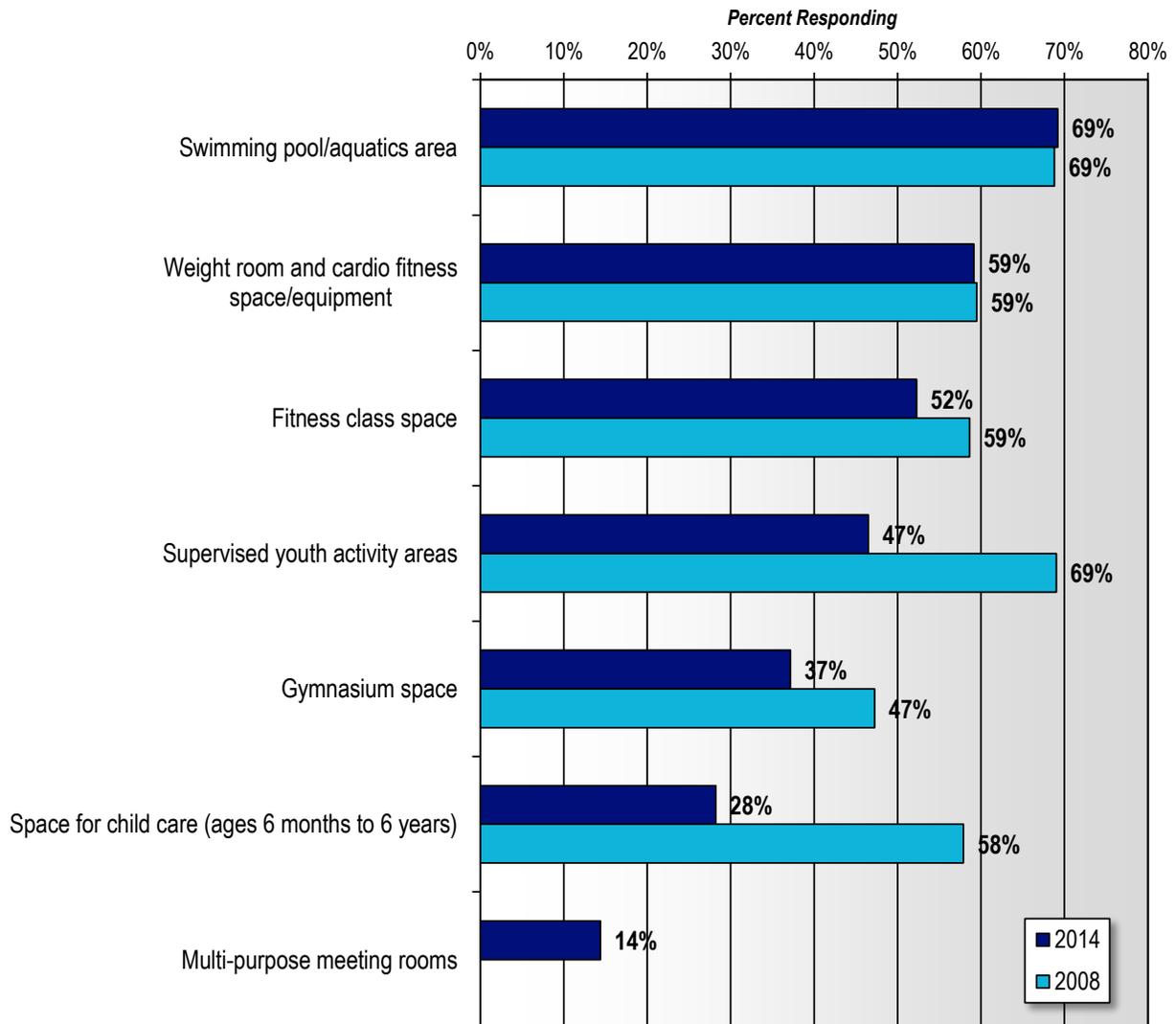
Importance of adding, expanding, or improving indoor recreation facilities. The survey provided a list of indoor facilities/amenities and asked respondents what they thought would be the greatest needs for indoor facilities within the next 5-10 years. The results show that respondents feel that swimming pool/aquatics area is most important (69 percent of respondents indicated it as “very important,” a “4” or “5” on a 5-point scale), followed by weight room and cardio fitness space/equipment (59 percent), fitness class space (52 percent), and supervised youth activity areas (47 percent). As shown in the following figure, amenities such as space for child care (28 percent) and multi-purpose meeting rooms (14 percent) are regarded as relatively less important.

Figure 20
In the next 5-10 years, what do you think will be the greatest needs for indoor facilities in Erie?
Percent 4 & 5 (Very Important) vs. Percent 1 & 2 (Not at all Important)
2014 Only



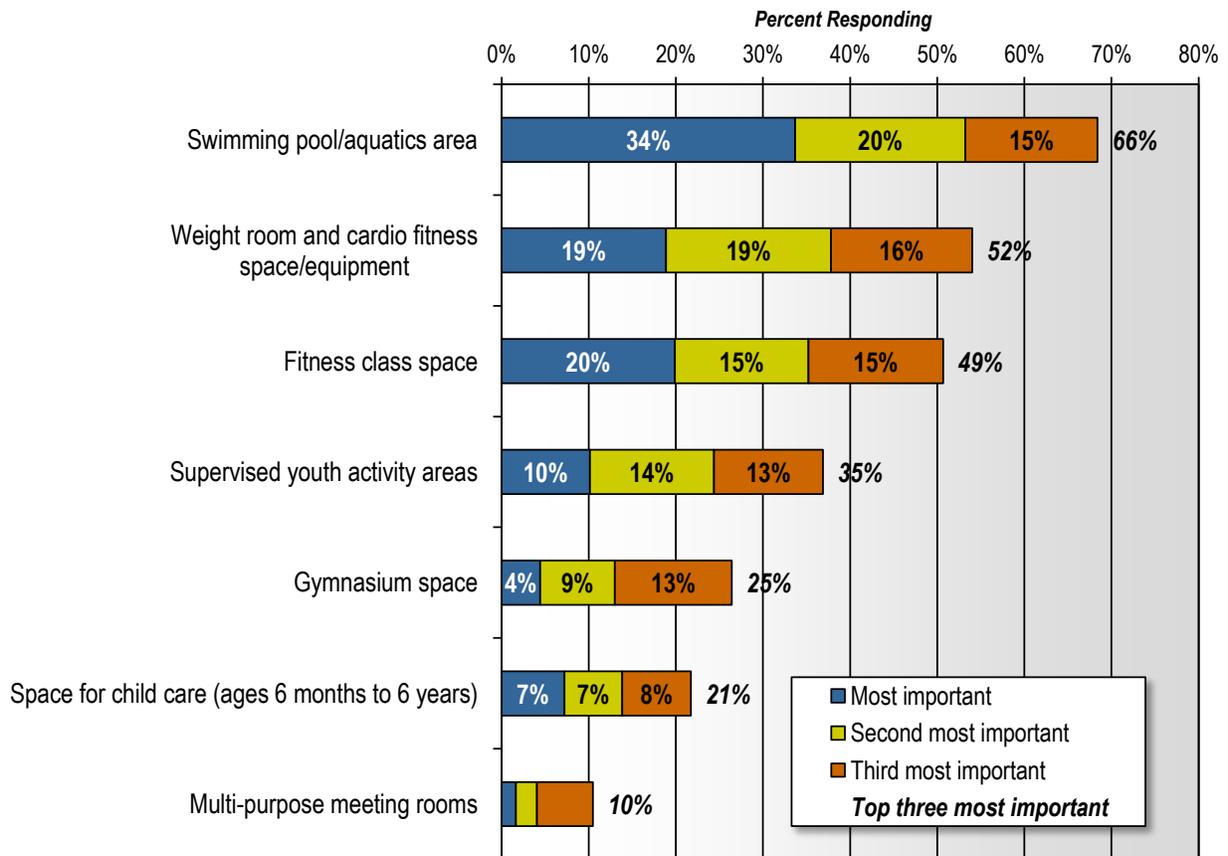
As compared to 2008, the importance placed on swimming pool/aquatics area and weight room and cardio fitness space/equipment are identical. Space for child care, supervised youth activity areas, and gymnasium space had fewer respondents reporting these as “very important” areas for additions, expansions, or improvements.

Figure 21
In the next 5-10 years, what do you think will be the greatest needs for indoor facilities in Erie?
Percent 4 & 5 (Very Important)
2014 vs. 2008



Respondents were also asked to indicate which of the potential indoor facilities and amenities are most important. Swimming pool/aquatics again tops the list, with 34 percent of respondents reporting this indoor facility to be a top priority and 66 percent of respondents ranking it as a first, second, or third choice priority. Weight room and cardio fitness space/equipment (52 percent), as well as fitness class space (49 percent) also receive relatively high priority ratings. These findings generally corroborate the themes identified in the comments regarding the Erie Community Center, emphasizing that these are areas of importance to residents.

Figure 22
Top 3 Most Important Needs for Indoor Facilities
2014 Only



Importance of adding, expanding, or improving outdoor recreation facilities. The survey also provided a list of outdoor facilities/amenities that could be added, expanded, or improved in the Erie area. The results show that respondents place the highest level of importance on open space/natural areas (75 percent of respondents providing a rating of “4” or “5”), closely followed by paved and/or soft surface trails (72 percent). Outdoor pool (62 percent), mountain bike trails/pump track (56 percent), outdoor water features/spraygrounds (55 percent), and destination or nature-based playgrounds (52 percent) also receive relatively high importance ratings. Several outdoor facilities have a large percentage of respondents providing a rating of “1” or “2,” indicating these amenities are “not important” to add, expand, or improve over the next 5 to 10 years. Some of these facilities include: artificial turf fields (66 percent of respondents providing a rating of “1” or “2”), baseball fields (61 percent), softball fields (57 percent), and disc golf (51 percent).

When 2014 findings are compared to 2008 results, it becomes clear that several outdoor facilities are now considered more important while others have become less important to the community as a whole. For example, an outdoor pool (62 percent of respondents providing a rating of “4” or “5” in 2014 vs. 54 percent in 2008) has become more important over time, accompanied by outdoor water features/spraygrounds (55 percent vs. 45 percent), community gardens (50 percent vs. 41 percent), and dog park (46 percent vs. 39 percent). Meanwhile, the following facilities are seen as relatively less important since 2008: large picnic shelters (43 percent in 2014 vs. 51 percent in 2008), multi-purpose athletic fields (41 percent vs. 58 percent), baseball fields (17 percent vs. 35 percent), and softball fields (17 percent vs. 35 percent).

As done with the indoor facilities, respondents were also asked to indicate which of the potential outdoor facilities and amenities were the three most important to them. Outdoor pool emerges as the top priority for addition, expansion, or improvement (23 percent of respondents list it as the top priority and 43 percent of respondents indicate it as one of the top three priorities). Open space/natural areas (40 percent) and paved and/or soft surface trails (38 percent) closely follow.

Figure 23
Importance of the following outdoor recreation facilities to be added, expanded, or improved
Percent 4 & 5 (Very Important) vs. Percent 1 & 2 (Not at all Important)
2014 Only

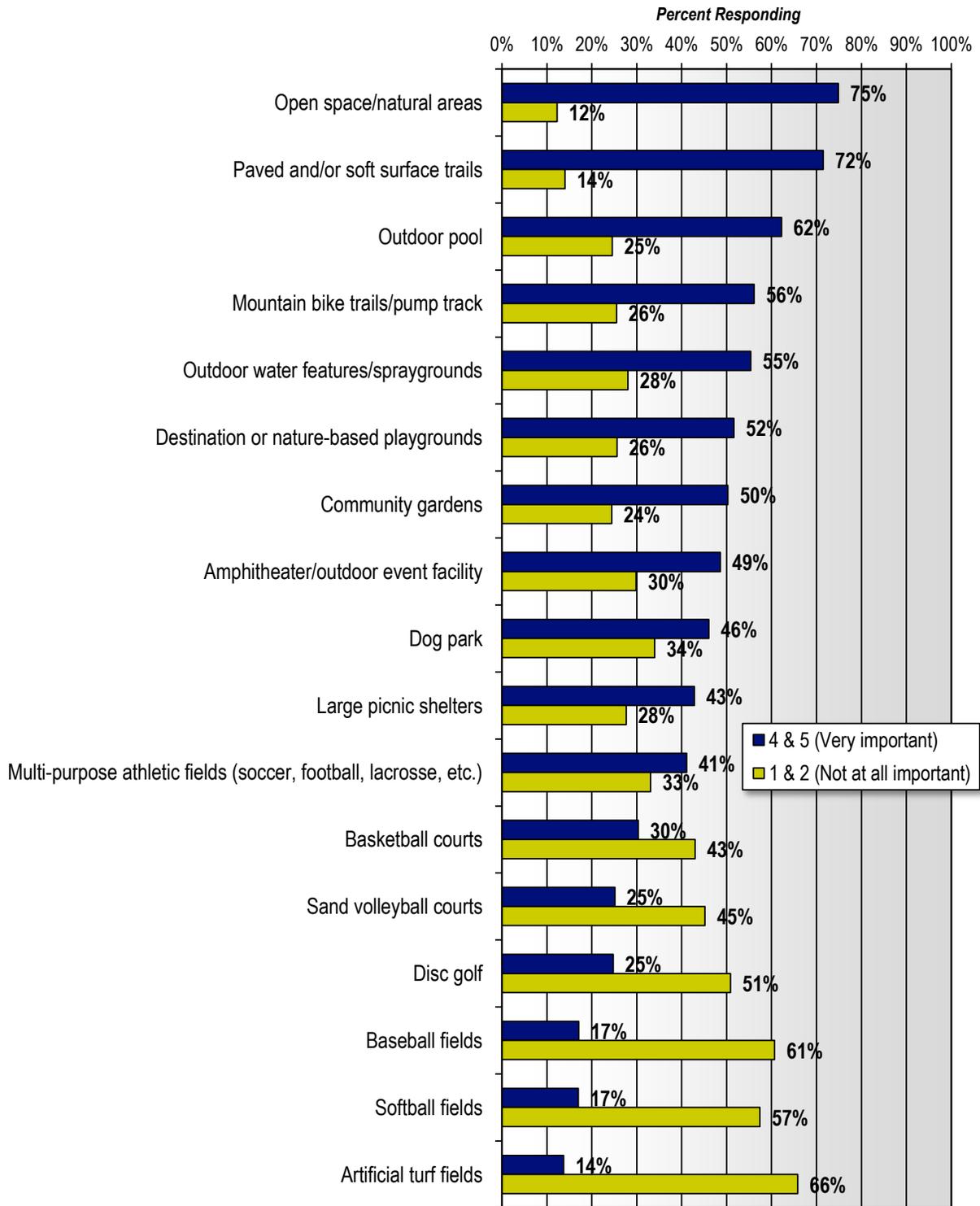


Figure 24
In the next 5-10 years, what do you think will be the greatest needs for outdoor facilities in Erie?
Percent 4 & 5 (Very Important)
2014 vs. 2008

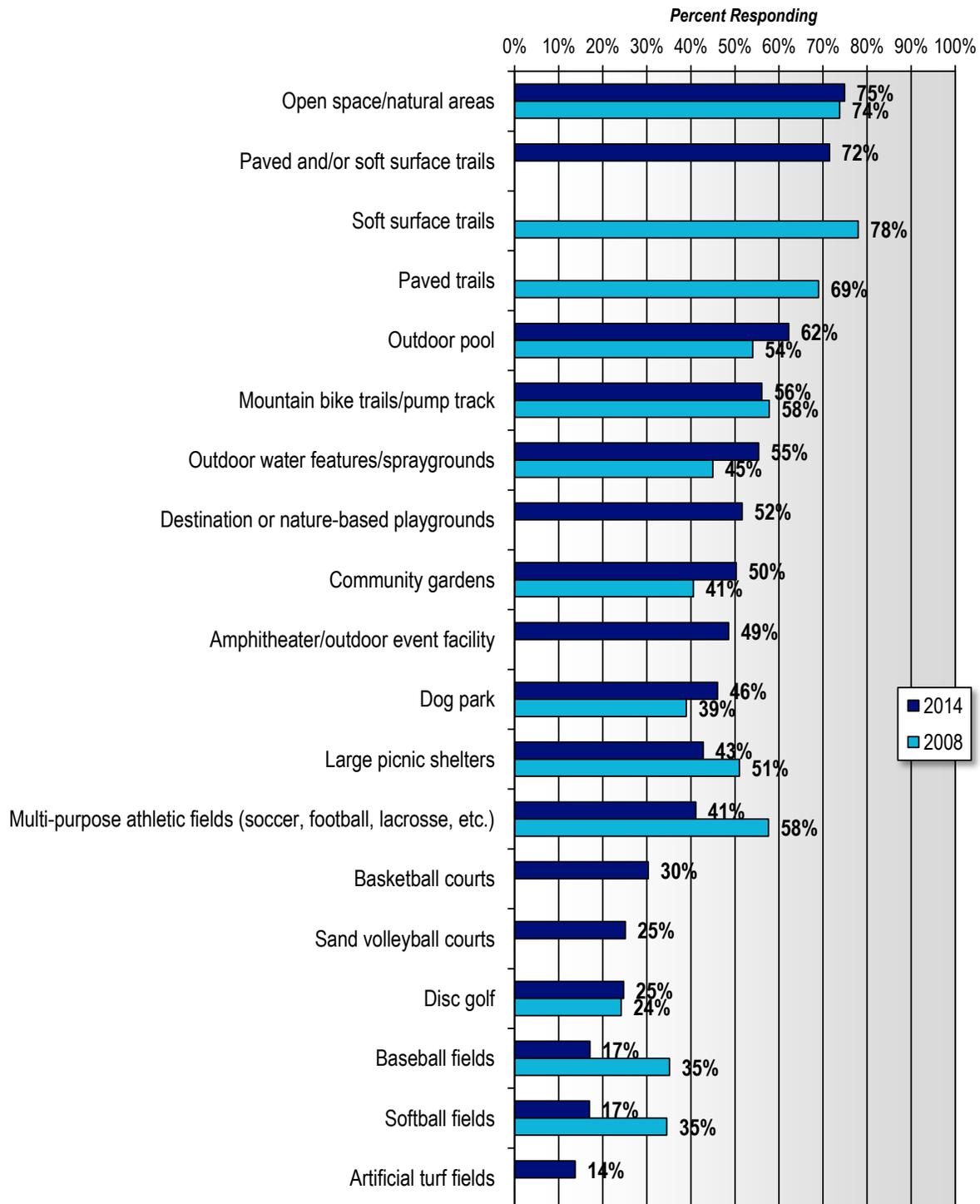
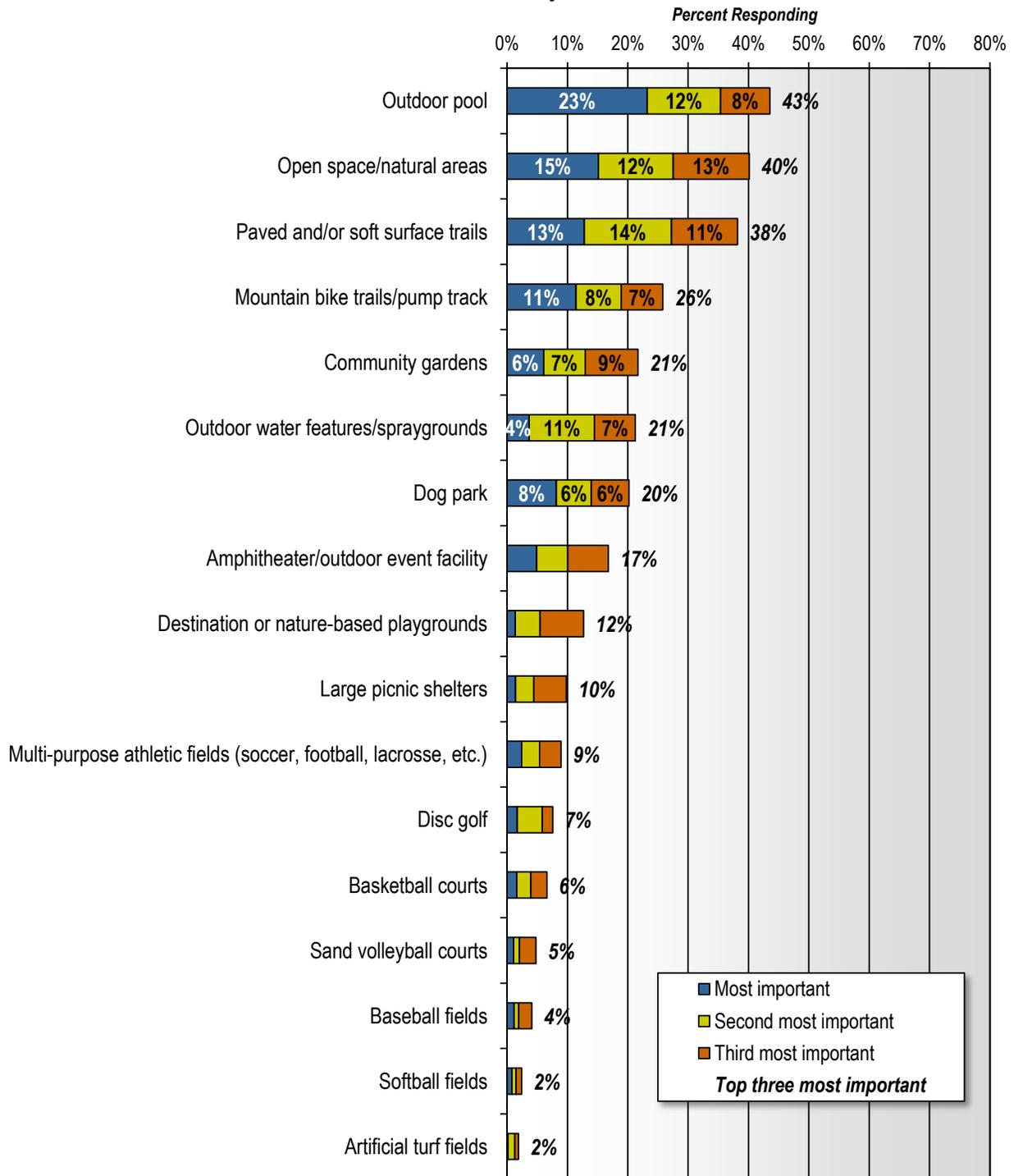


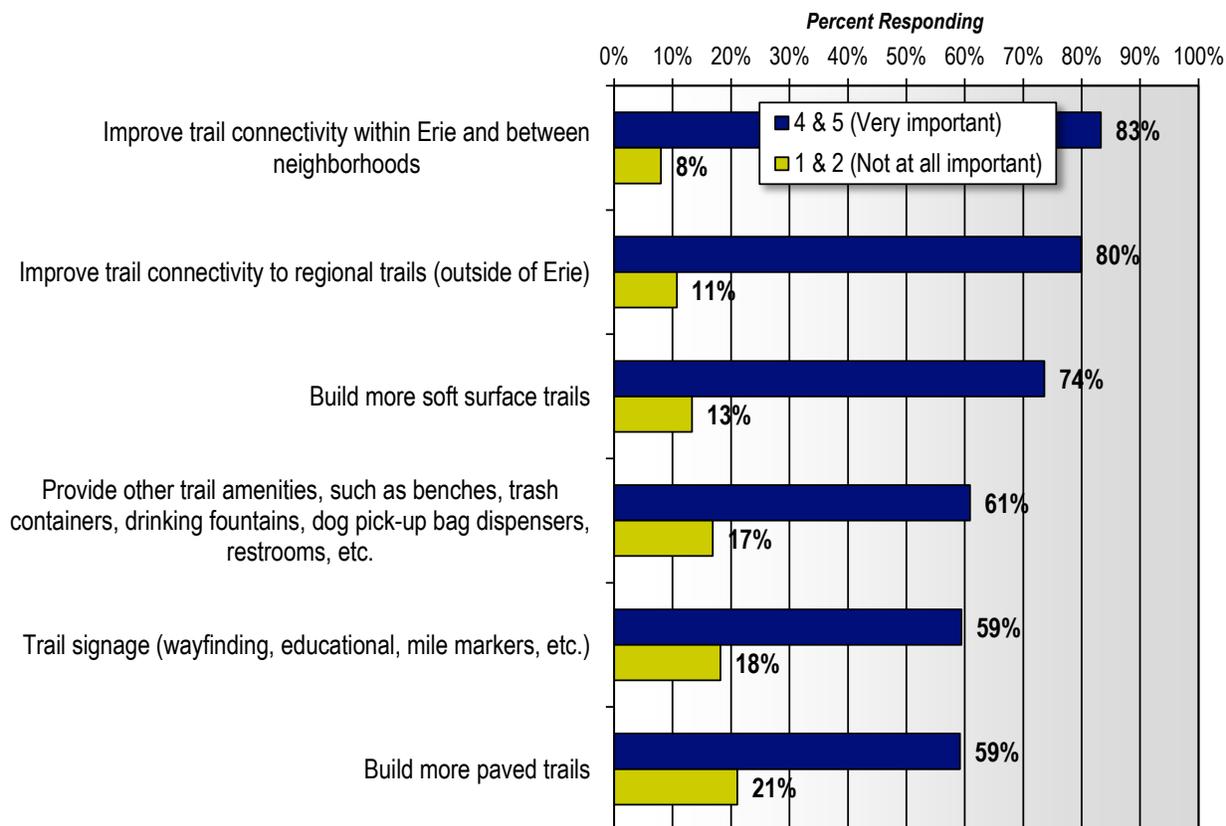
Figure 25
Top 3 Most Important Outdoor Facilities to be Added, Expanded, or Improved
2014 Only



Trails and Open Space

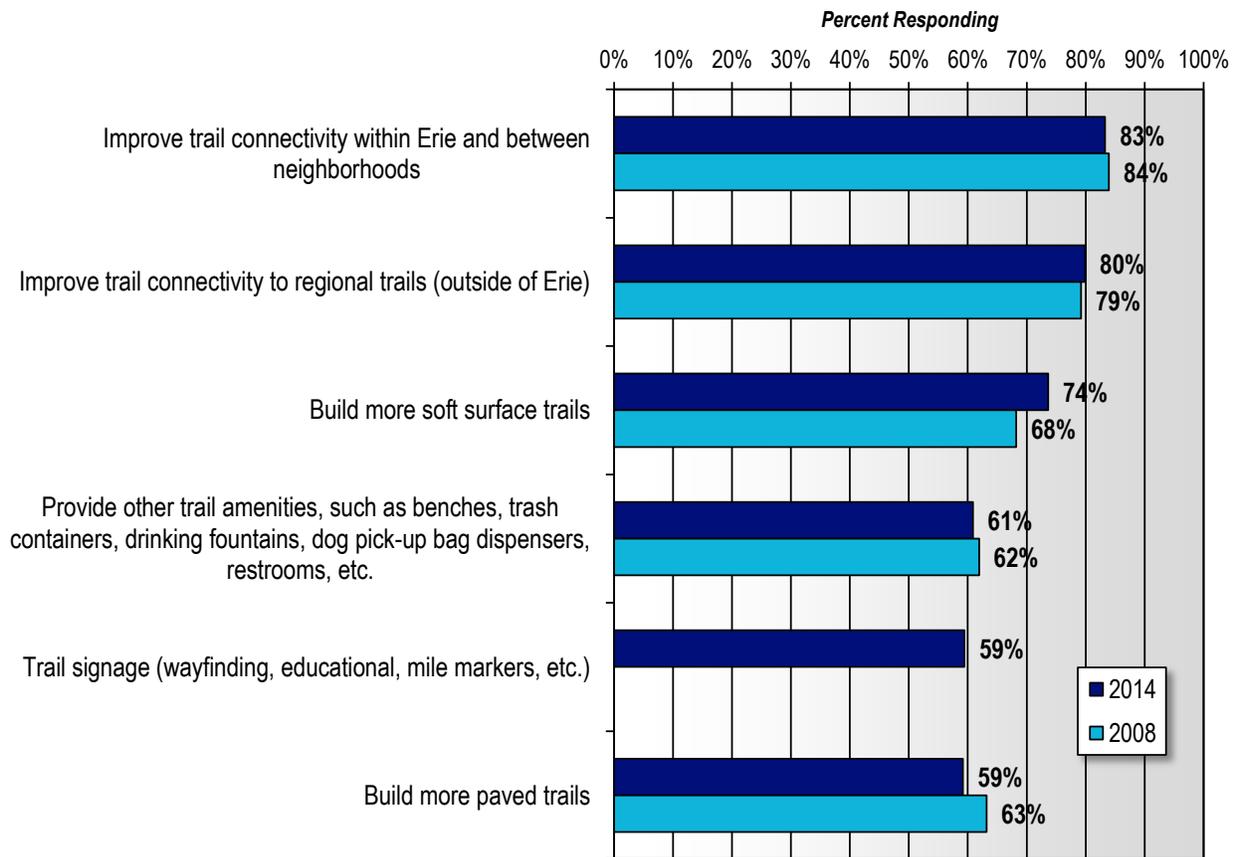
Trails. The survey probed the importance of various aspects of trails among respondents. Respondents were asked to indicate how important various aspects of trail improvements in Erie are to them and their household. Findings show that all five categories are relatively important to respondents overall. Improving trail connectivity within Erie and between neighborhoods is most important to respondents (83 percent of respondents indicating it as a “4” or “5” on a 5-point scale), followed closely by improving trail connectivity to regional trails outside Erie (80 percent). Findings also show that soft surface trails are more important to residents (74 percent) than paved trails (59 percent), helping clarify the outdoor priorities explored in the previous section.

Figure 26
With respect to trails, how important are the following to you and members of your household?
Percent 4 & 5 (Very Important) vs. Percent 1 & 2 (Not at all Important)
2014 Only



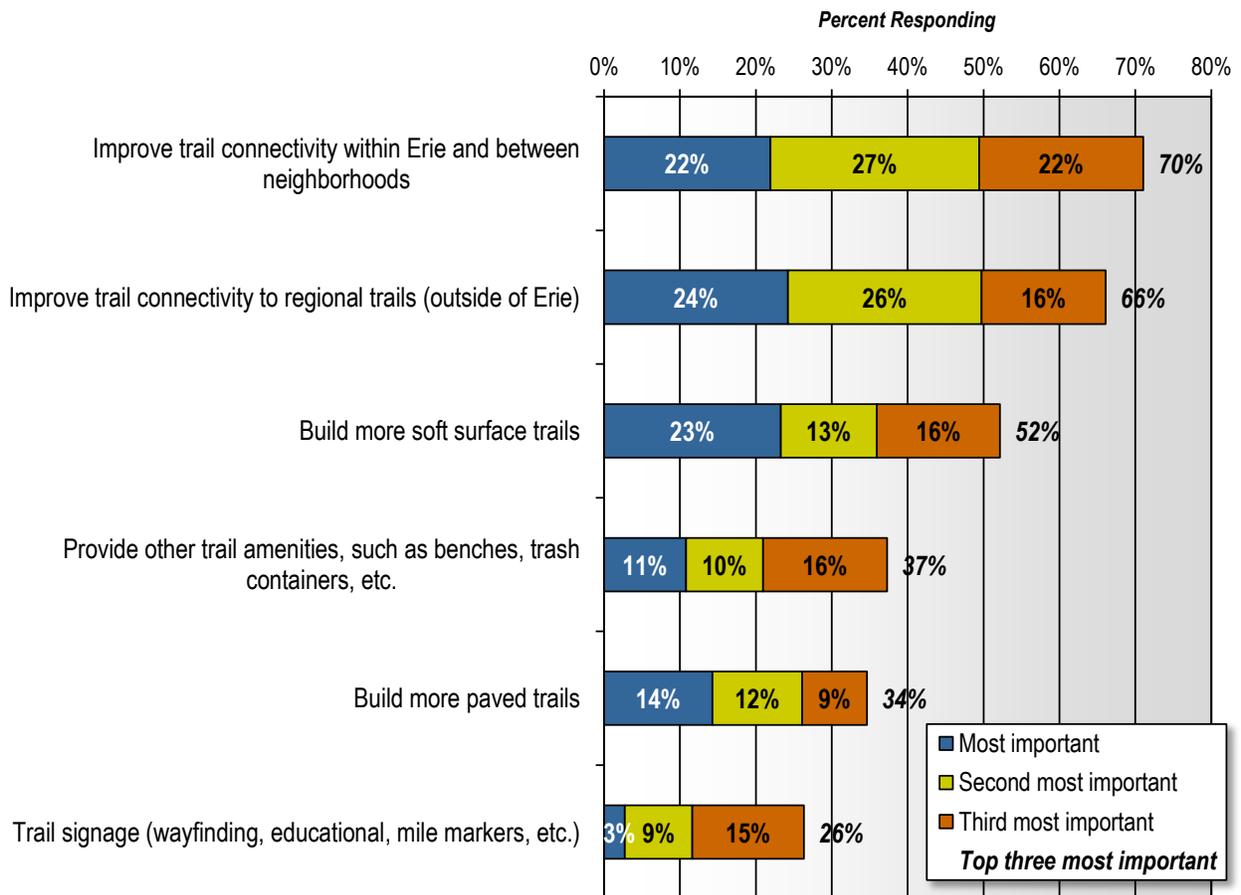
It is also informative to compare responses to 2008. Findings are nearly identical between the two survey years. However, building more soft surface trails is seen as slightly more important in 2014 (74 percent indicate it is “very important”) than in 2008 (68 percent), while paved trails have become slightly less important over time (59 percent vs. 63 percent).

Figure 27
With respect to trails, how important are the following to you and members of your household?
Percent 4 & 5 (Very Important)
2014 vs. 2008



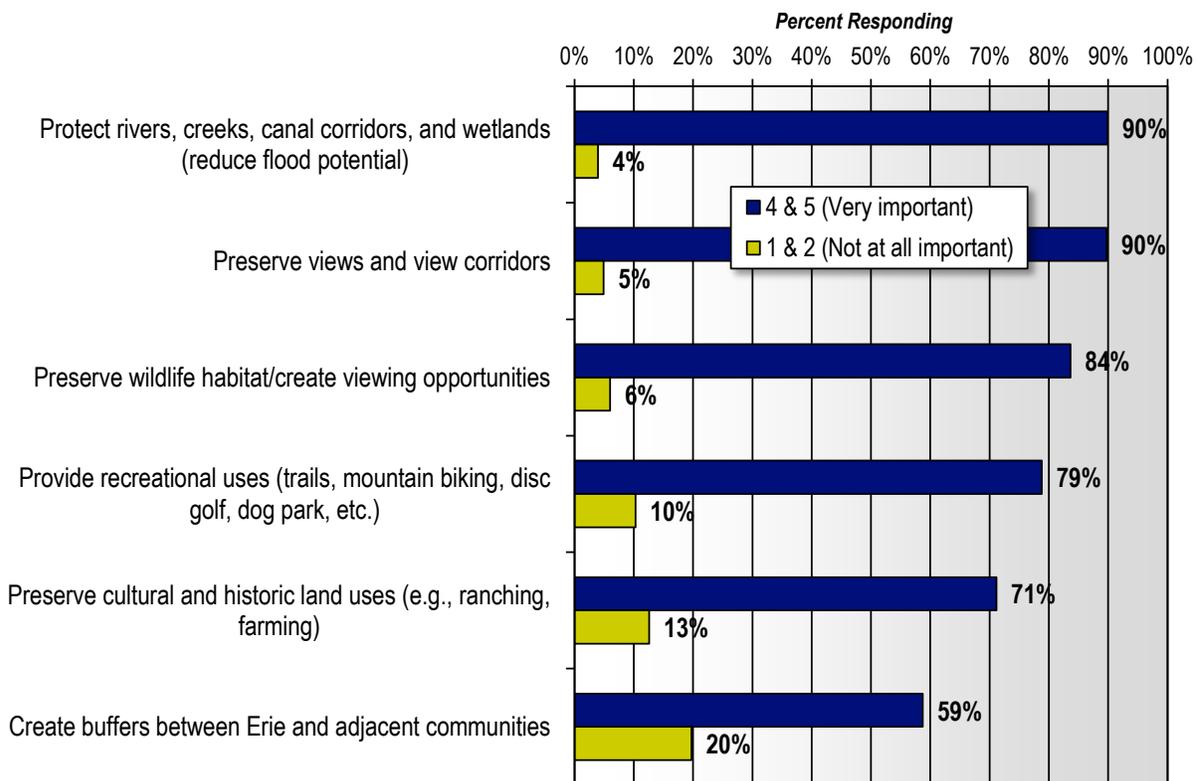
Since all categories are relatively important to respondents overall, it is useful to look at how residents prioritize these aspects of trails. For the most part, the order does not change, but the top priorities become clearer, as shown in the following figure. Improving connectivity within Erie and between neighborhoods is the highest priority with 70 percent listing it as one of their top three priorities. Also important is improving connectivity to regional trails (outside Erie) with 66 percent listing it as one of their top three priorities. While building more soft surface trails receives a lower share of respondents rating it as one of their top three priorities overall (52 percent), it did receive a high share of respondents listing it as their number one priority (23 percent).

Figure 28
Top 3 Most Important Aspects of Trails
2014 Only



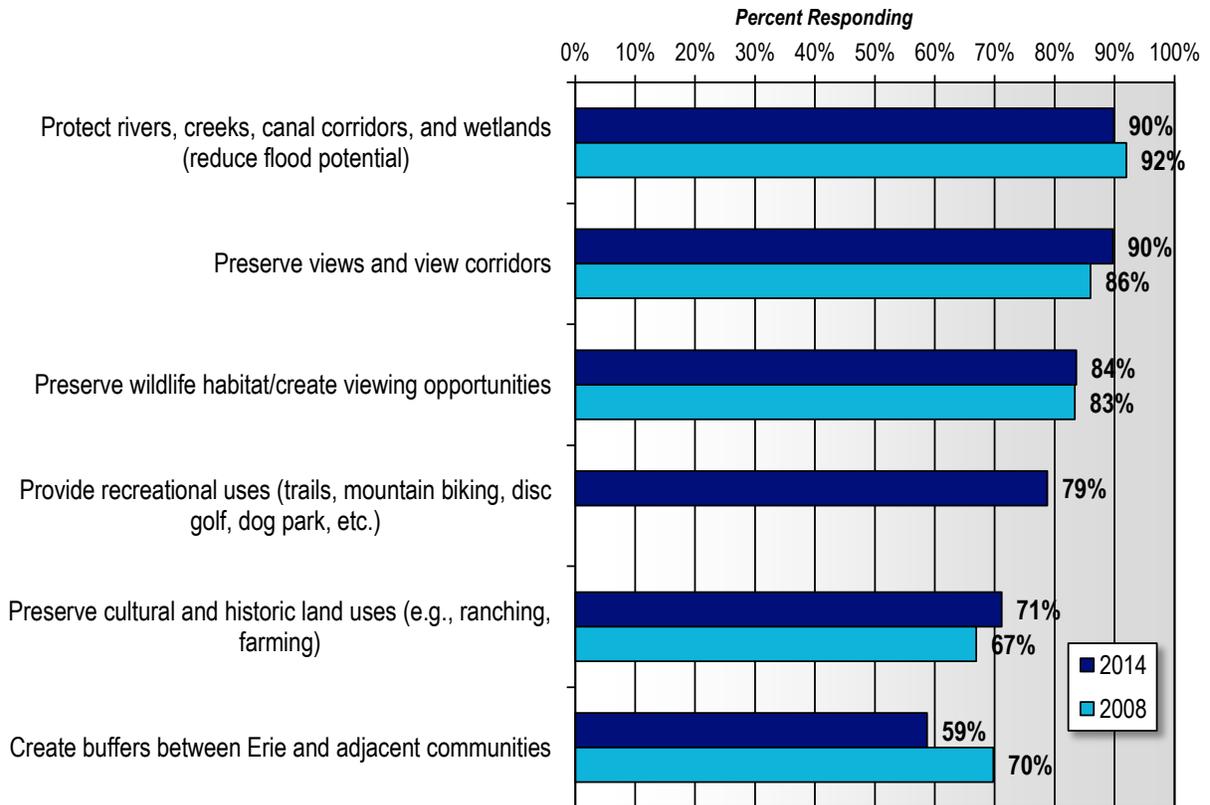
Open space. Respondents were also asked to indicate what they believe to be the most important functions of open space. As shown in the following figure, protecting rivers, creeks, canal corridors, and wetlands and preserving views and view corridors are rated highest (each 90 percent, respectively). Although still important, creating buffers between Erie and adjacent communities (59 percent) is considered relatively less important compared to the other functions.

Figure 29
What do you think are the most important functions of open space?
Percent 4 & 5 (Very Important) vs. Percent 1 & 2 (Not at all Important)
2014 Only



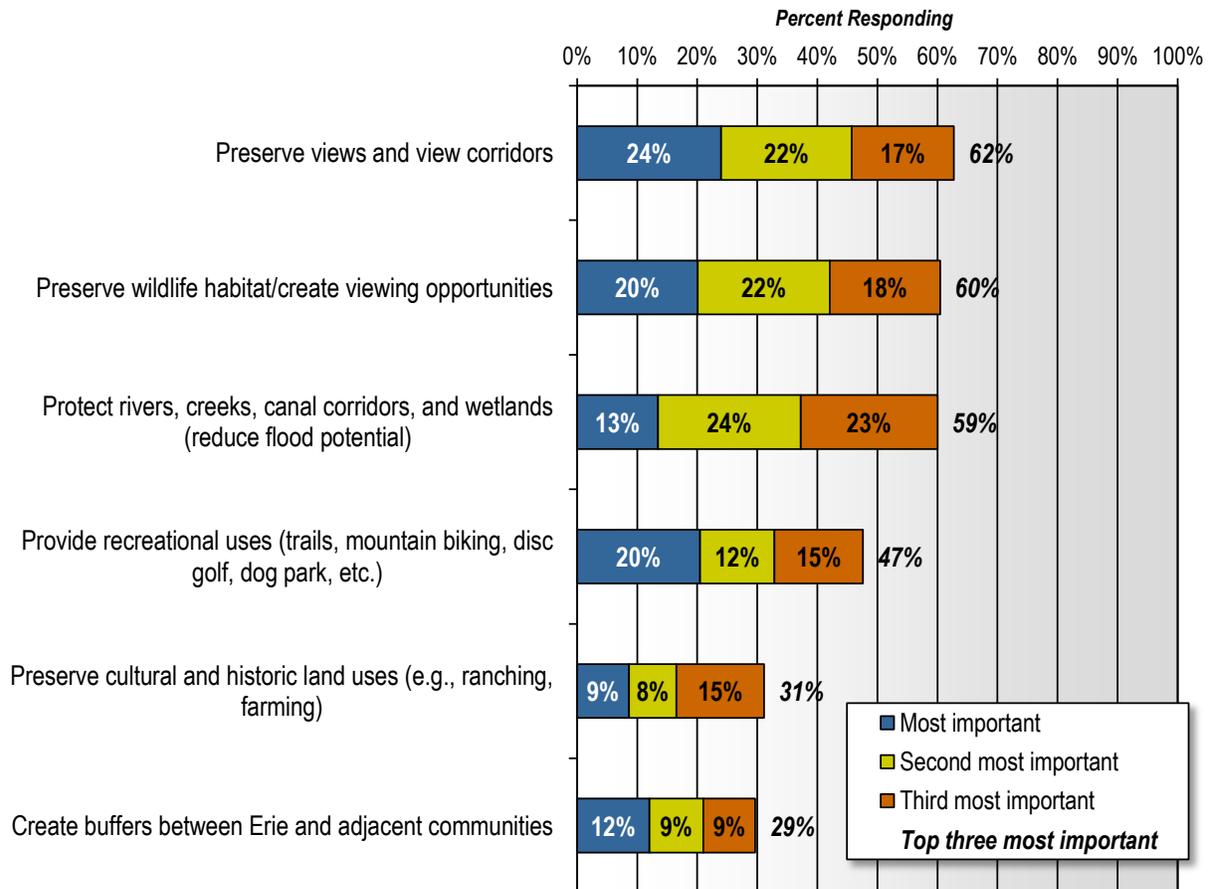
Results between the two survey years regarding the functions of open space are highly similar. Protecting waterways and wetlands and view corridors are still seen as slightly more important by residents currently. Meanwhile, creating buffers between Erie and adjacent communities (59 percent vs. 70 percent) is somewhat less important. Providing recreational uses, a new category this year, ranks in the middle relative to importance (79 percent).

Figure 30
What do you think are the most important functions of open space?
Percent 4 & 5 (Very Important)
2014 vs. 2008



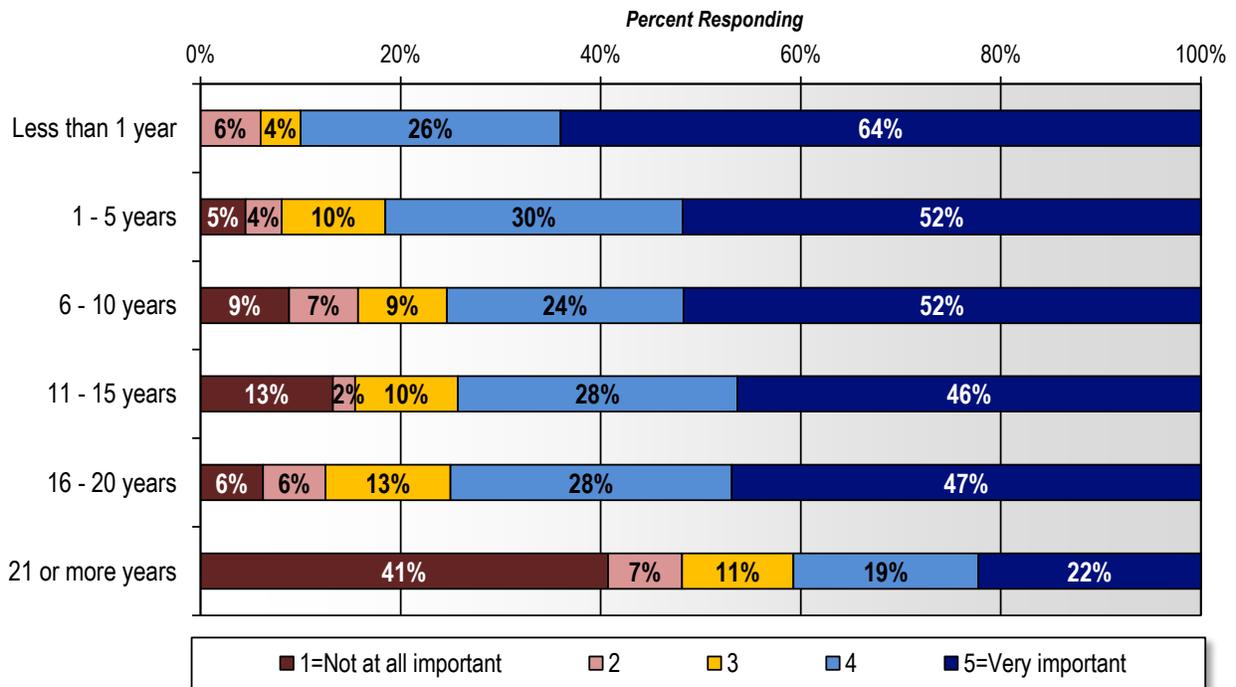
As done in previous sections, a follow-up question asked respondents to select their top three most important functions of open space from the same list. Preserving view corridors (62 percent of respondents noting it as the most, second-most, or third-most important priority), preserving wildlife habitat/creating viewing opportunities (60 percent), and protecting rivers, creeks, canal corridors, and wetlands (59 percent) all ranked closely in priority. While providing recreational uses ranked lower overall (47 percent), it did earn a high share of respondents indicating this use to be a number one priority (20 percent).

Figure 31
Top 3 Most Important Functions of Open Space
2014 Only



Decision to Move to Erie. A new question to the 2014 survey explored the importance of the presence of parks, recreation facilities and programs, trails, and open space in respondents' decision to move or continue living in Erie. Results are explored by length of residency below. As shown, these facilities and amenities are increasingly important among cohorts of newer residents, suggesting that they play a significant role in the growth of Erie and attracting new residents to the area. Sixty-four percent of respondents who have lived in Erie for less than a year indicated that such facilities were "very important" in their decision to Erie. Roughly half of residents who have lived in Erie for between one and 20 years cite such facilities as "very important" to their decision.

Figure 32
How important was the presence of parks, recreation facilities and programs, trails, and open space in your decision to move to Erie or to continue living in Erie?
By Length of Residency
2014 Only



Programs, Activities, and Special Events

Programs and Activities. The survey listed a variety of programs, activities, and special events that are currently available in Erie and asked respondents to indicate for which ones their household has a need, then of the ones for which they have a need, how well those programs are meeting their needs. Respondents used a 5-point scale, with 1 meaning “0% met” and 5 “100% met.”

As shown in Figure 33, the programs and activities for which respondents indicate the highest need include: fitness and wellness programs (73 percent of households have a need), individual activities such as road biking and hiking (71 percent), and community special events (71 percent). A second tier of programs and activities include: cultural/arts programs (49 percent), children/youth activities (48 percent), swimming programs/swim team (46 percent), and environmental/natural programs (42 percent). While the order of programs, activities, and events has remained very similar to 2008, respondents currently indicate higher levels of need for each of these choices. In particular, needs for community special events (71 percent in 2014 vs. 39 percent in 2008) are now more in demand.

Relative to how well these programs, activities, and events are currently meeting household needs, responses reveal a wide range of needs being met and unmet. Fitness and wellness programs top the list (58 percent of respondents indicating their needs are being “75%” or “100% met”). This is a positive finding given that it is also the choice in which the highest shares of respondents express need. Relatively high levels of needs being met are also recorded for youth athletic leagues (56 percent), community special events (54 percent), and children/youth activities (53 percent). Meanwhile, several categories have high shares of respondents reporting needs being unmet (providing a rating of “1” or “2”), including: gymnastics programs (65 percent), teen activities (60 percent), golf programs (55 percent), special needs/therapeutic (52 percent), and environmental/natural programs (52 percent).

Figure 35 shows the average percentage rating (using the 0% to 100% scale) for each category in 2014 as compared to 2008. The average rating for every single category is higher in 2014 than it had been in 2008, suggesting that needs have been more fully met over time—a very positive finding. Even though there is room for improvement in several of these areas, there has still been strong overall improvement since 2008.

Figure 33
Does your household have a need for the following programs?
2014 vs. 2008

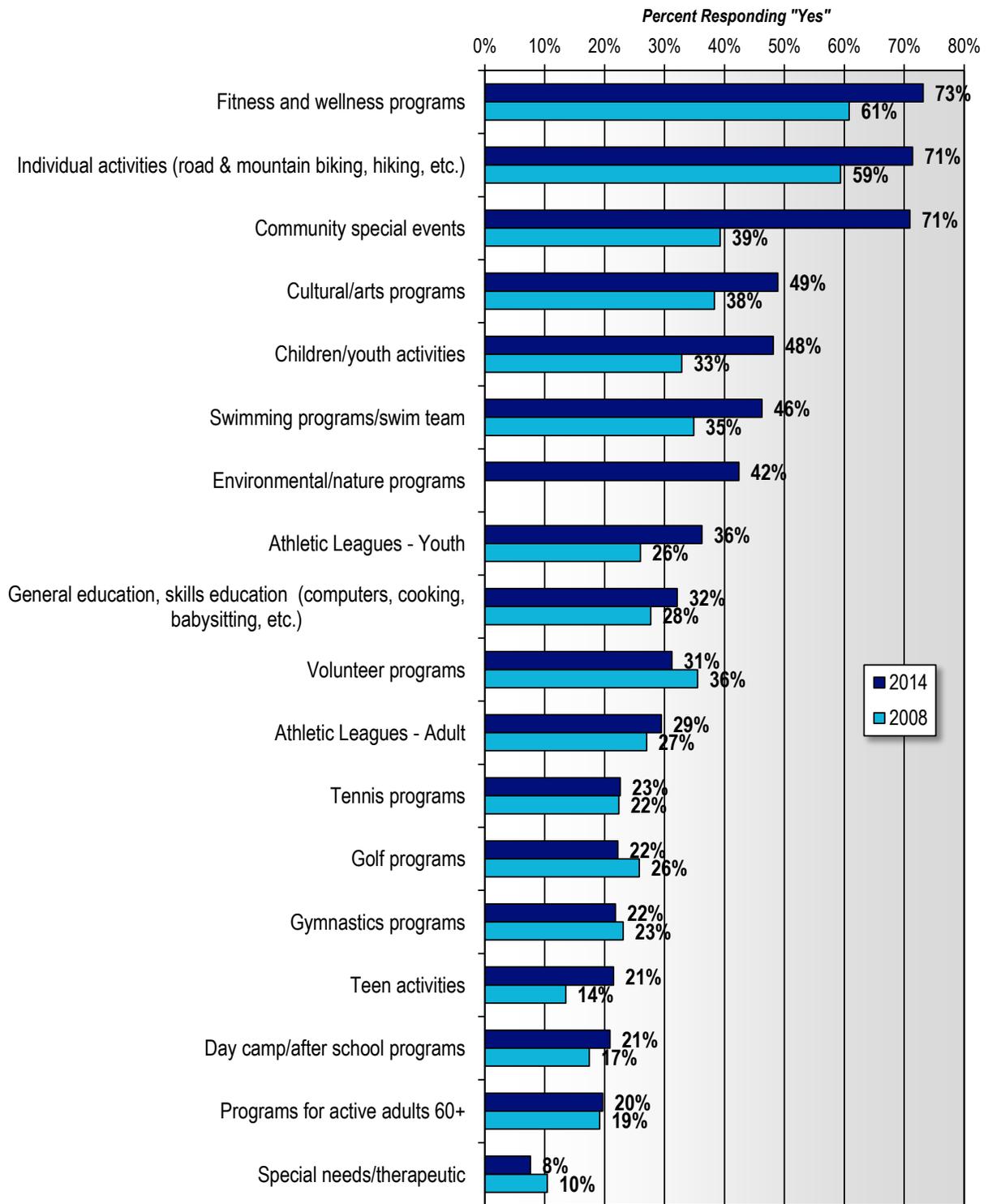


Figure 34
Of the programs your household has a need for, how well are your needs currently being met?
Percent 4 & 5 (75-100% of Needs Being Met) vs. Percent 1 & 2 (0-25% of Needs Being Met)
2014 Only

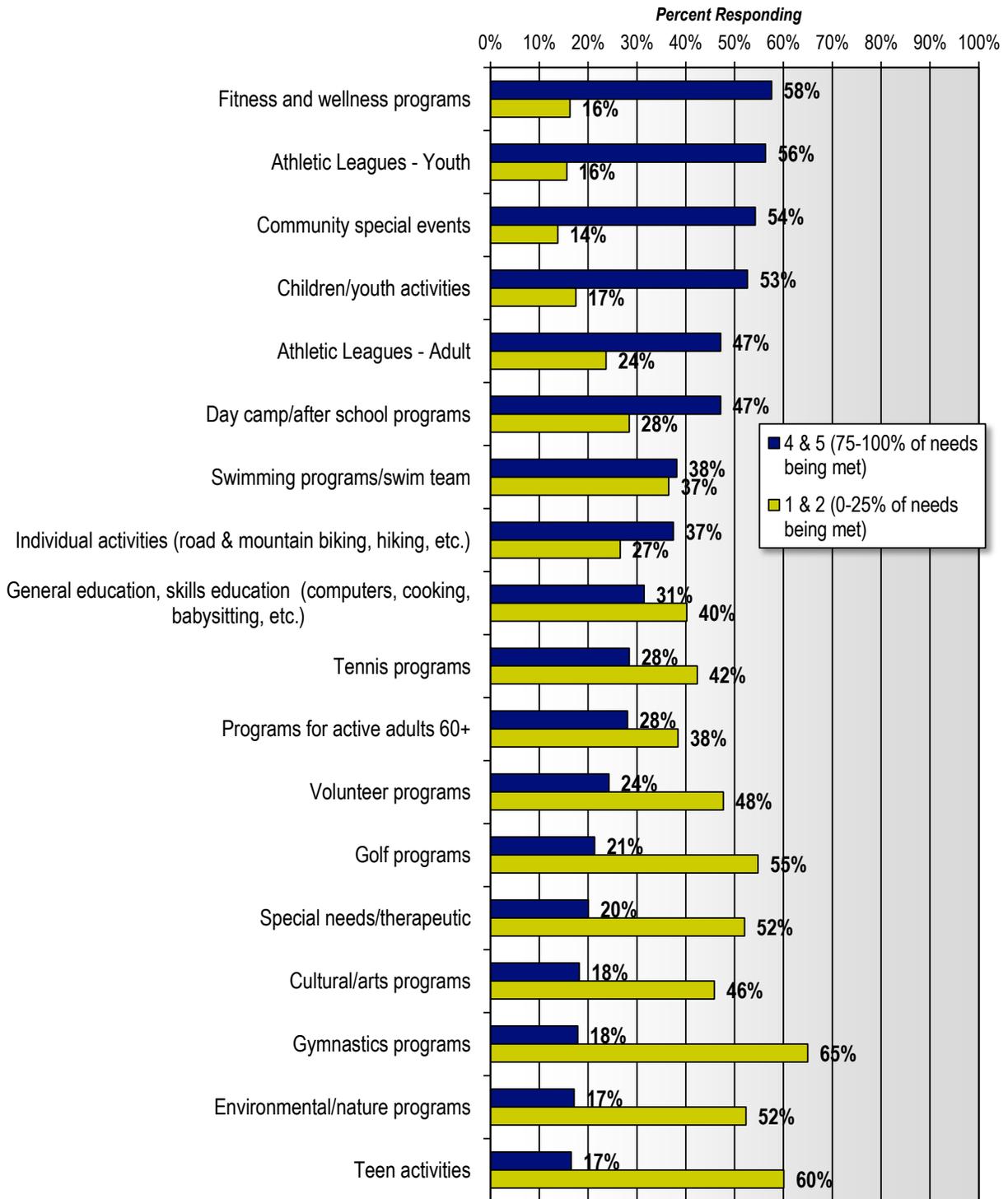
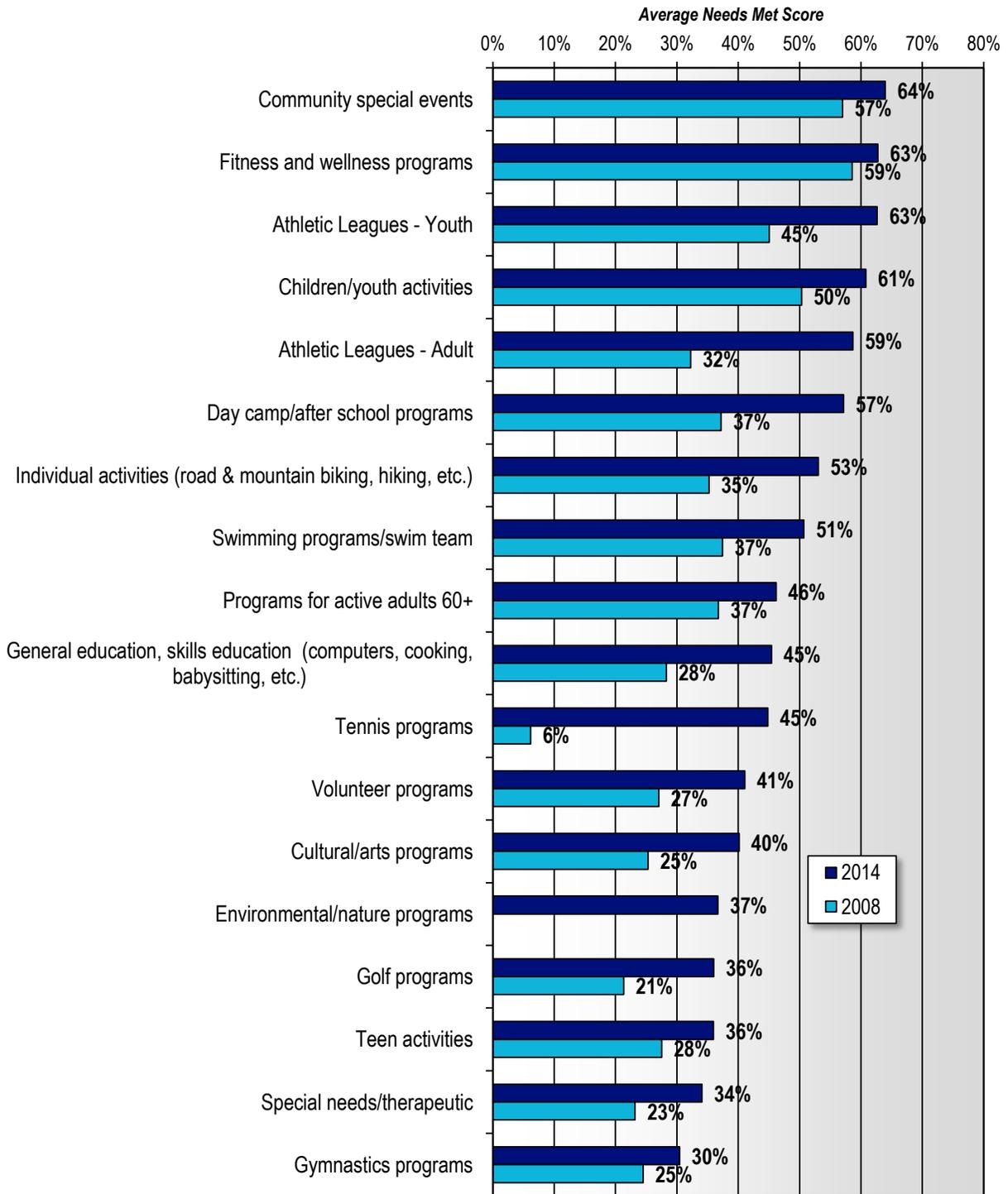


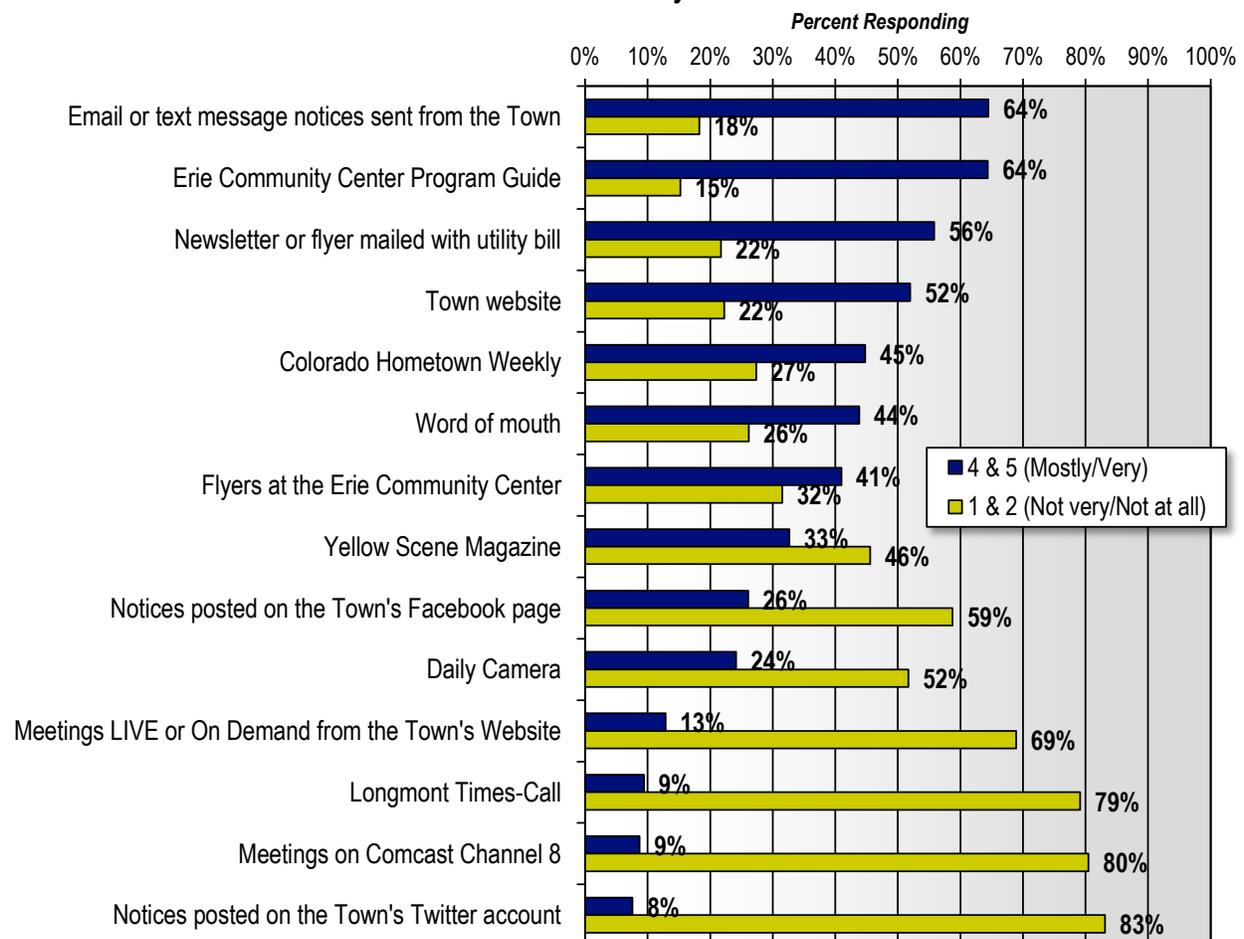
Figure 35
Of the programs your household has a need for, how well are your needs currently being met?
Average Needs Met Score (on 5-Point Scale: 0%, 25%, 50%, 75%, or 100% Met)
2014 vs. 2008



Communication

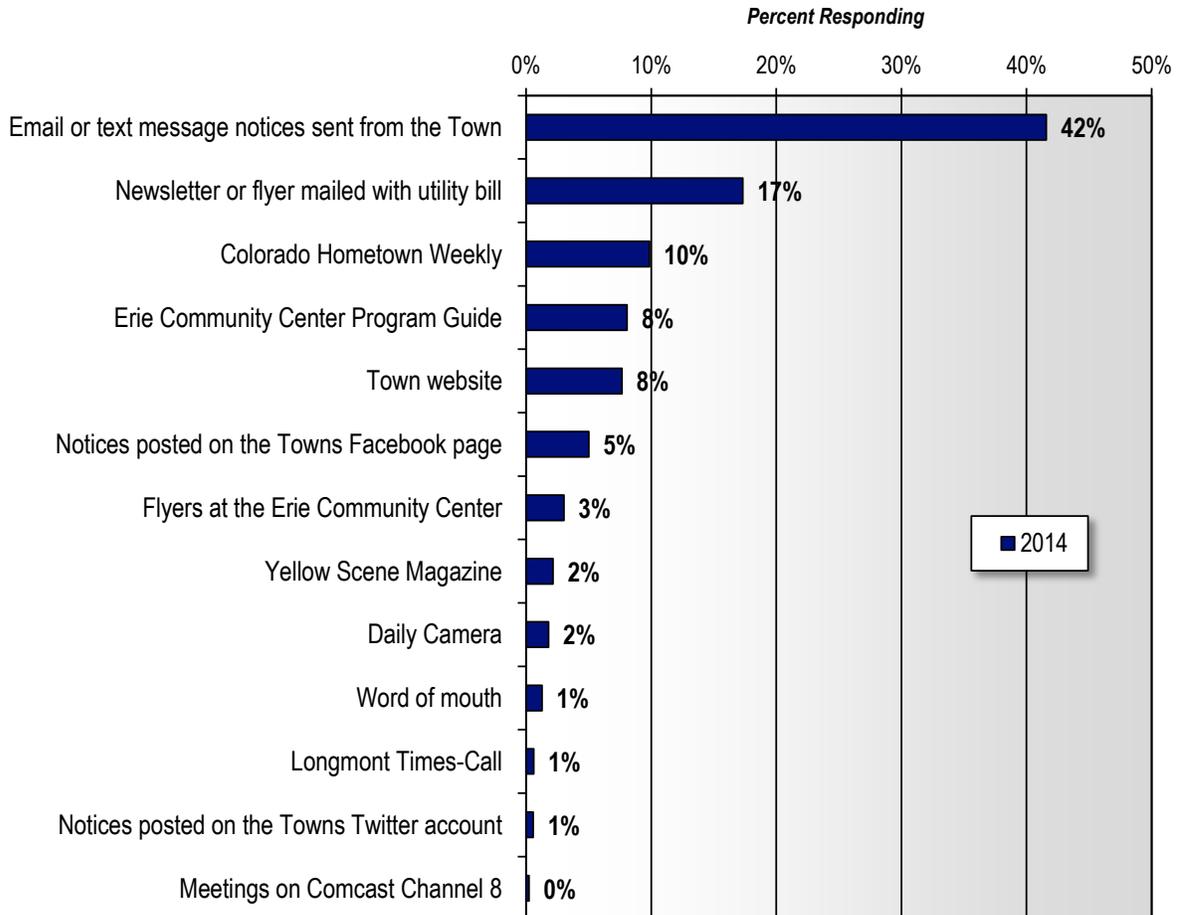
Communication. Respondents were first asked to indicate how useful a source, if at all, they consider 15 different local sources to be for obtaining information about Erie Parks and Recreation using a 5-point scale with 1 meaning “not at all useful” and 5 “very useful.” Email or text message notices sent from the Town, along with the Erie Community Center program guide, are deemed most useful, with 64 percent of respondents indicating each of these to be either “mostly” or “very” useful. In a second tier of sources, the utility bill newsletter or flyer (56 percent), Town website (52 percent), Colorado Hometown Weekly (45 percent), word of mouth (44 percent), and flyers at the Community Center (41 percent) are also considered relatively useful. Yellow Scene Magazine, Facebook, and the Daily Camera are rated in the middle, with notable shares of respondents indicating these to be useful sources, but higher shares of respondents citing these to be “not useful” than “useful.” Meanwhile, Longmont Times-Call, meetings on Comcast Channel 8, and notices posted on the Town’s Twitter account bring up the rear.

Figure 36
Usefulness of Communication Sources
Percent 4 & 5 (Mostly/Very) vs. Percent 1 & 2 (Not Very/Not at all)
2014 Only



Respondents were then asked to report the best way to reach them, selecting just one choice from the list provided. Email or text message notices sent from the Town top the list by far, with 42 percent of respondents noting this to be their number one communication choice. Interestingly, social media is not preferred among most respondents, with a slim 5 percent of respondents choosing Facebook and 1 percent of respondents choosing Twitter (Facebook is just slightly more popular with younger age groups, as well as families, at 7 to 8 percent).

Figure 37
What is the best way to reach you?
2014 Only



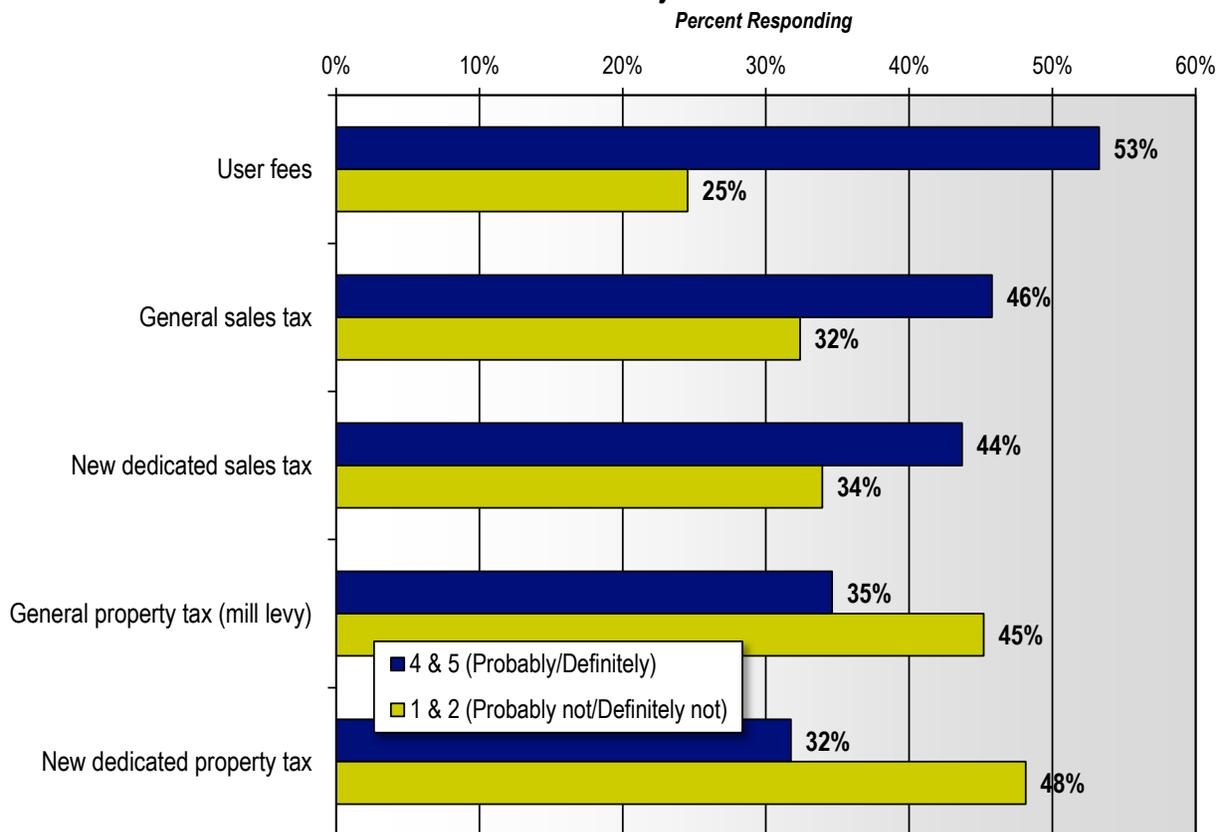
Financial Choices

It was explained in the survey that “the Town of Erie receives taxes, grants and development impact fees to build parks, recreation facilities, open space, and trails. Additional funds are required for the operations and maintenance of new facilities. User fees, grants, and donations offset some costs.”

Respondents were then asked to what extent, if any, they would be willing to support a number of different funding mechanisms to fund operations and maintenance costs of new parks and recreation facilities, open space, trails, and programs in Erie in the future. Of the list of potential mechanisms (shown in the figure below), user fees have the strongest support (53 percent of respondents would “probably” or “definitely” support), followed by the general sales tax (46 percent) and a possible new dedicated sales tax (44 percent). General property tax (35 percent) and new dedicated property tax (32 percent) earn relatively lower levels of support, with higher shares of respondents indicating they would not support such mechanisms than those who would support them.

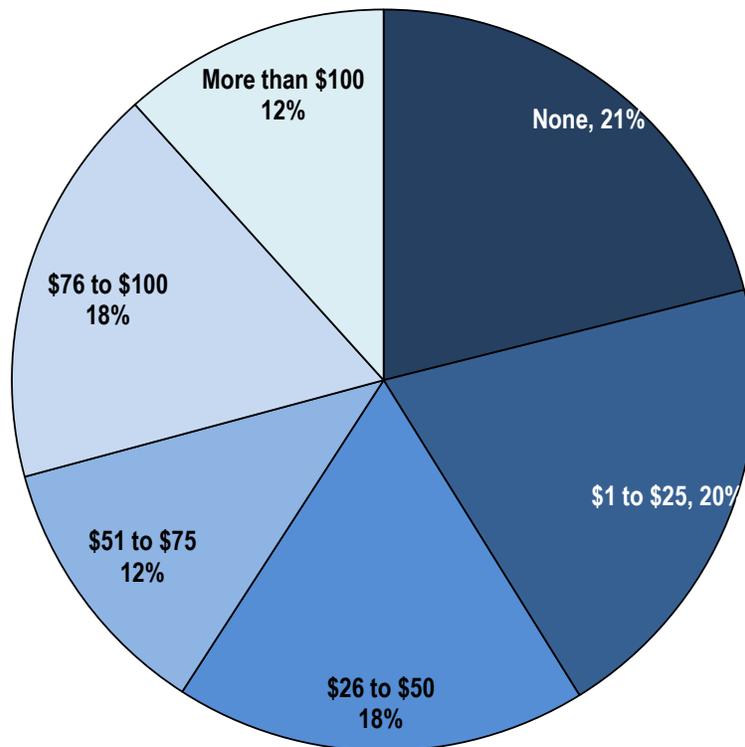
When assessed by levels of “definite” support, user fees is the clear standout, with 26 percent of respondents supporting this mechanism (followed by 15 percent for general sales tax and 14 percent for a new dedicated sales tax).

Figure 38
Potential Funding Mechanisms
Percent 4 & 5 (Probably/Definitely) vs. Percent 1 & 2 (Probably Not/Definitely Not)
2014 Only



Level of Support for Additional Property Tax. A related question prompted respondents with the notion that “quality recreation facilities and programs cost money to provide and maintain.” Respondents were then asked how much additional property tax (if any) they would be willing to pay annually to increase recreational opportunities in Erie. Twenty-one percent of respondents are not willing to pay any additional money annually, while 20 percent are willing to pay an additional \$1 to \$25 annually. Fifty-nine percent of respondents are willing to pay at least \$26 extra in property taxes per year. The median amount respondents would be willing to pay is approximately \$37.50.

Figure 39
How much additional property tax would you be willing to pay annually to increase recreational opportunities in Erie?
2014 Only



Suggestions

At the end of the survey, residents were provided the opportunity to offer any additional comments or suggestions regarding parks, recreation facilities, services, and programs in Erie. Respondents offered a variety of insightful comments and suggestions, the full set of which can be found in the appendix to the report. While it is recommended that interested parties look over these comments in full, commonly identified themes and topics are explored further below.

An open-ended comment analysis reveals that taxes and fees are the most frequent concerns addressed in the comments (roughly 15 percent of all comments mention taxes or fees). Respondents show concern regarding raising already high taxes, propose receiving financial support through new businesses or residents, and suggest discounted user fee programs:

- *Considering that Vista Ridge already has taxes associated with the development of the area, and that we already have our own recreation provided within the community, I anticipate that we would be hard-pressed to support funding resources for the community at-large through property taxes. Considering the challenges of population growth and the lack of space at the (still new) elementary schools, you would be competing with funding for educational resources.*
- *I believe you should have a program for disabled or on fixed income to help curve the cost for individuals to community center facilities*
- *The city is about to DOUBLE in size over next decade- make these builders pay for these amenities!*
- *What sales tax are you going to increase? If Erie does not get business that is not an option. Don't give house developers incentives that they don't need anyway. Erie lacks facilities not homes.*

The second most-identified theme in the comments is the desire for an outdoor pool area (9 percent of all comments mention an outdoor pool):

- *Erie really needs an outdoor pool facility that is large enough for swim teams and recreation*
- *I have 3 children, we love outdoor pools and we would love to be able to have a membership to an Erie Pool. We love Broomfield's pool, The Bay, but we can't get a membership there because we are not residents. We consider YMCA, Lamont Does and Sunset every year. We have lived here for 14 years and don't plan on ever leaving, but this is our biggest issue with the city.*

Another recurring topic is growth and development in Erie (mentioned in 9 percent of all comments). Many residents are concerned with losing the “small town feel” of Erie or worry that new development will strain local resources:

- *Block housing and retail development - need to maintain the rural feel of this town, otherwise we are just another sad bedroom community full of commuters*
- *I love old town. Don't change it. I moved to Erie because of it's rural feel and history. We are now losing that FAST!*
- *I moved to Erie 16 years ago to Arapahoe Ridge. We loved the peace and quiet, the open space, etc. Too many homes are being built, which is leading to congestion. Town facilities will be overcrowded. I've lived in Los Angeles and Phoenix and have watched as the*

developer- city government alliance destroys communities, and Erie's decline has begun. We are now planning to move.

- *If developers continue to be allowed to take away beautiful open farm spaces, there won't be any left for parks and open spaces.*
- *Quit building these enormous housing developments putting a strain on the facilities we have. Erie was such a nice small town and now it's massive and still growing out of hand.*
- *Town should encourage developers to include recreation facilities (pool, community building with workout room) in their neighborhoods and new development areas. This would lessen the burden to ECC.*

A notable portion of respondents commented on the open space in Erie, including the desire to preserve open space and maintenance of current open space areas:

- *Can never have too much open space. Let us use our limited land wisely and reserve as much as possible for parks, open space and recreational facilities. We will never get back what housing developers absorb today.*
- *Continue to acquire large tracts of open space, especially along Coal Creek and drainages, and restore them. Weed control in open space.*
- *I'd like to see as much open space Erie can buy and make trail use and wildlife protection - forget all this news of making roads bigger to bring in more big box stores found at every corner - it would make us more special and a much better place to live.*
- *Please focus on acquiring and maintaining open space and open space recreation. This is why people are moving to Erie and to Colorado.*

A number of comments mention trail connectivity (7 percent of comments), both within Erie and to adjacent communities:

- *Creating a connection for bike trail to Boulder that keeps bike riders on designated "paths," not roads*
- *I obviously would like to see the trail system improve, increasing connectivity to surrounding communities. You can ride from Denver to Golden on paved trail the entire way. How far can I ride from Erie?*
- *We live in Arapahoe Ridge. Trail access to other open space/trail systems is terribly lacking. There is some connectivity to the Lafayette open space to the south, but no trails to connect Arapahoe Ridge to other Erie neighborhoods or trail systems. It feels very isolating (as though we are more a part of Lafayette than Erie), and will be part of our decision making of where to live when we move in approximately 3 years. The trails sorely need a way to do longer distances without jumping between one trail and another. There is also no way to get to the shops (especially Safeway but also the new and under construction shops on route 7). Even getting to town along county road is hard for pedestrians or kids.*

Finally, many residents compliment the work of Erie Parks and Recreation (8 percent of all comments):

- *Erie does a wonderful job with parks and rec. Not much room for improvement needed in my opinion.
I'm excited that Erie has unique venues like the velodrome and skate park! I'm definitely going to look into the trails to get out and be more active in the community.*
- *Improvements over the last 25 years have been outstanding, hopefully we can afford to continue that trend*
- *Thank you all for the work you've put into this town!*

Other frequently cited topics include resident desire for more commercial space, enthusiasm regarding existing mountain biking amenities and desire for expansion, more senior programming and gathering spaces, endorsement of environmentally friendly initiatives, and expansion of the Erie Community Center.



TOWN OF ERIE

MEMORANDUM

TO: Board of Trustees
A.J. Krieger, Town Administrator

CC: Town Clerk

FROM: Steve Felten, Finance Director

DATE: October 3, 2014

SUBJECT: Monthly Financial Report – July 2014 YTD

Under this cover is the monthly financial report for July 2014 year-to-date. Included in the report are the following:

- Comments on significant budget variances and changes from the prior year (pp. 2-3)
 - Summary year-to-date fund statements of revenues and expenditures and related graphs for the following funds:
 - Total of All Funds (pp. 4-5)
 - General Fund (pp. 6-9)
 - Water Fund (pp. 10-11)
 - Wastewater Fund (pp. 12-13)
 - Storm Drainage Fund (pp. 14-15)
 - Airport Fund (pp. 16-17)
 - Solid Waste/Streets Fund (pp. 18-19)
 - Impact and Special Revenue Funds (pp. 20-23)
 - Urban Renewal Authority (pp. 24-25)
 - Erie Housing Authority (pp. 26-27)
- (Note: The fund balance/working capital amounts on these schedules represent the approximate portion available for appropriation.)*
- Analysis of key revenue indicators, as follows: sales tax (including a monthly analysis by source), property tax, residential water use fees, commercial water use fees, residential wastewater use fees, and residential permit-related revenues (pp. 28-34)
 - A summary of the pooled investment account managed by Davidson Fixed Income Management (pp. 35-38)

Please let me know if you have any questions.

The following comments provide explanations of significant variances from budget (reflecting the August Supplemental appropriation) and changes from the prior year as reflected on the fund summaries on the following pages. Monthly budget amounts reflect appropriate timing of those material revenue and expenditure items that vary in timing from month to month, such as property taxes, water use fees, and debt service payments. Timing of capital outlays can vary dramatically during the course of the year due to the weather, receipt of grant funding, and other factors. To better reflect budget variances, budgets for significant capital projects are reflected in the various schedules over the timeframe the projects occur.

When reading the following explanations reference should be made to the relevant schedules.

Notes for “Total - All Funds” (pages 5-6):

- **Taxes** – The favorable budget variance of \$426 thousand, or 6%, and increase of \$494 thousand, or 7%, from the prior year largely reflect positive trends in sales and use tax. Sales tax is \$202 thousand, or 10%, favorable to budget and \$255 thousand, or 13%, above the same period for 2013, due primarily to continued high levels of taxes collected on purchases of vehicles by residents and to some one-time sales tax receipts. In addition, use tax is \$185 thousand, or 22%, over budget and \$218 thousand, or 27%, over 2013 due to building activity.
- **Intergovernmental** – Intergovernmental revenues consist of taxes collected by the State or county and allocated to local governments pursuant to State statute and grant funds. The favorable budget variance of \$60 thousand, or 10%, and the increase of \$62 thousand, or 11%, over 2013 are due to an increase in road and bridge taxes from Weld County.
- **Fees and charges** – Water and wastewater use fees, recreation fees, impact fees, and landfill fees are the primary sources of this revenue stream. The favorable variance from budget of \$387 thousand, or 4%, and the \$448 thousand, or 5%, increase compared to 2013 primarily reflects an increase in commercial water sales, largely due to construction activity, and an increase in landfill fees.
- **Licenses and permits** – The favorable variance of \$263 thousand, or 39%, and increase over 2013 of \$115 thousand, or 14%, are due to increased residential building activity.
- **Capital contributions** – Capital contributions consist primarily of impact and tap fees received by the various impact funds and the water and wastewater funds. The favorable comparisons to budget of \$585 thousand, or 10%, and the prior year of \$603 thousand, or 10%, are due primarily to the timing of issuance of residential permits. Also reflected in 2013 results is the receipt of \$500 thousand from a developer for reuse water rights.
- **Other income** – The unfavorable variance of \$59 thousand, or 10%, is due primarily to timing of receipt of reimbursement for the cemetery fence. The decrease from

2013 of \$327 thousand, or 37%, reflects \$325 thousand received in a settlement related to the reuse reservoir in 2013.

- **Personnel expense** – The favorable variance to budget of \$268 thousand, or 4%, is primarily timing related (i.e., filling of temporarily open positions due to turnover and filling of new positions). The increase of \$655 thousand, or 12%, compared to 2013 is due to new positions added during 2013, annual salary increases, increased participation in the Town’s healthcare plan, and timing of benefit payments.
- **Operations and maintenance** – The \$1.2 million, or 19%, favorable variance in operations/maintenance expense is primarily due to timing of expenditures. The increase of \$806 thousand, or 20%, compared to 2013 is due primarily to an increase in CBT assessments (water fund) and payment of the first year fee for the new ERP system.
- **Debt service** - The decrease of \$714 thousand compared to 2013 reflects the payment of the \$695 thousand short-term note given as partial consideration for the purchase of the Kuhl property by the URA in 2012.
- **Debt proceeds, net** – The favorable budget variance of \$100 thousand represents issuance costs not yet disbursed.

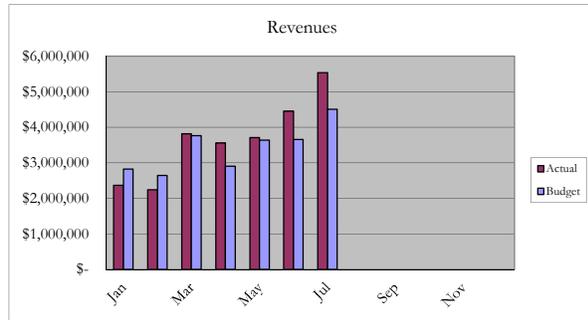
Total - All Funds

	2014 YTD Actual	2014 YTD Budget	Variance from Budget	2013 YTD Actual	Change from Prior Yr.	2014 Full Year Budget
Taxes	7,695,849	7,269,722	426,127	7,202,140	493,709	10,047,700
Intergovernmental	639,065	579,541	59,524	577,255	61,810	2,810,500
Fees and charges	9,078,925	8,692,004	386,921	8,631,373	447,552	14,265,700
Licenses and permits	942,698	679,583	263,115	827,686	115,012	1,165,000
Capital contributions	6,625,735	6,040,416	585,319	6,023,057	602,678	10,355,000
Investment income	142,541	51,451	91,090	71,386	71,155	88,200
Other income	552,498	610,751	(58,253)	879,060	(326,562)	1,047,000
<i>Total revenues</i>	25,677,311	23,923,468	1,753,843	24,211,957	1,465,354	39,779,100
Personnel expense	6,304,333	6,572,796	268,463	5,649,661	654,672	11,382,700
Operations/maintenance	4,791,670	5,946,513	1,154,843	3,985,248	806,422	9,824,500
Capital outlay	6,903,474	7,124,100	220,626	7,211,499	(308,025)	33,469,000
Debt service	2,210,476	2,210,300	(176)	2,924,243	(713,767)	7,633,600
Other expense	-	-	-	-	-	-
<i>Total expenditures</i>	20,209,953	21,853,709	1,643,756	19,770,651	439,302	62,309,800
<i>Revenues over (under) expenditures</i>	5,467,358	2,069,759	3,397,599	4,441,306	1,026,052	(22,530,700)
Transfers in	12,849	11,500	1,349	2,804,043	(2,791,194)	2,183,000
Transfers out	(12,849)	(11,500)	(1,349)	(2,804,043)	2,791,194	(2,183,000)
Debt proceeds, net	6,398,023	6,297,900	100,123	206,642	6,191,381	6,297,900
<i>Change in fund balance</i>	11,865,381	8,367,659	3,497,722	4,647,948	7,217,433	(16,232,800)

Note: For information purposes only as each fund must stand on its own.

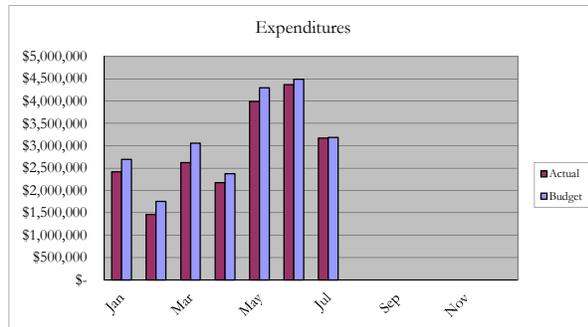
Total of All Funds - Revenues (excludes transfers and net debt proceeds):

Month	2014		Budget Variance	2013	
	Actual	Budget		Actual	Change
Jan	2,367,267	2,818,288	(451,021)	2,331,585	35,682
Feb	2,242,536	2,640,255	(397,719)	2,203,708	38,828
Mar	3,815,732	3,764,320	51,412	3,664,491	151,241
Apr	3,553,870	2,901,772	654,098	3,665,962	(110,092)
May	3,704,970	3,635,291	69,679	4,883,263	(1,178,293)
Jun	4,451,333	3,653,799	797,534	3,465,664	985,669
Jul	5,539,602	4,509,744	1,029,858	3,997,281	1,542,321
Aug	-	-	-	-	-
Sep	-	-	-	-	-
Oct	-	-	-	-	-
Nov	-	-	-	-	-
Dec	-	-	-	-	-
YTD	25,677,310	23,923,469	1,753,841	24,211,954	1,465,356
			7%		6%
Full Year		39,779,100		37,807,055	



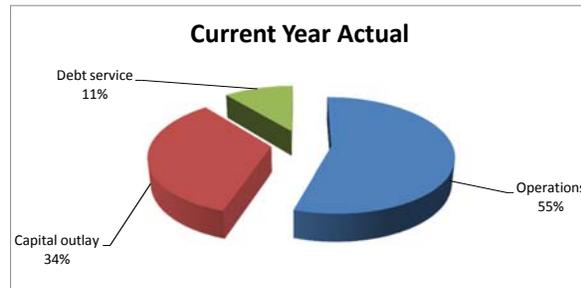
Total of All Funds - Expenditures (excludes transfers):

Month	2014		Budget Variance	2013	
	Actual	Budget		Actual	Change
Jan	2,417,489	2,698,191	(280,702)	3,197,556	(780,067)
Feb	1,462,797	1,752,976	(290,179)	1,331,061	131,736
Mar	2,625,147	3,060,052	(434,905)	3,553,780	(928,633)
Apr	2,176,223	2,375,591	(199,368)	1,790,764	385,459
May	3,988,225	4,295,592	(307,367)	4,232,141	(243,916)
Jun	4,369,666	4,488,009	(118,343)	4,054,717	314,949
Jul	3,170,410	3,183,298	(12,888)	1,610,637	1,559,773
Aug	-	-	-	-	-
Sep	-	-	-	-	-
Oct	-	-	-	-	-
Nov	-	-	-	-	-
Dec	-	-	-	-	-
YTD	20,209,957	21,853,709	(1,643,752)	19,770,656	439,301
			8%		2%
Full Year		62,309,800		38,159,675	



Expenditures by Type:

	2014		Budget Variance	2013	
	Actual	Budget		Actual	Change
Operations	11,096,003	12,519,312	(1,423,309)	9,634,909	1,461,094
Capital outlay	6,903,474	7,124,097	(220,623)	7,211,499	(308,025)
Debt service	2,210,476	2,210,300	(176)	2,924,243	(713,767)
Total	20,209,953	21,853,709	(1,643,756)	19,770,651	439,302



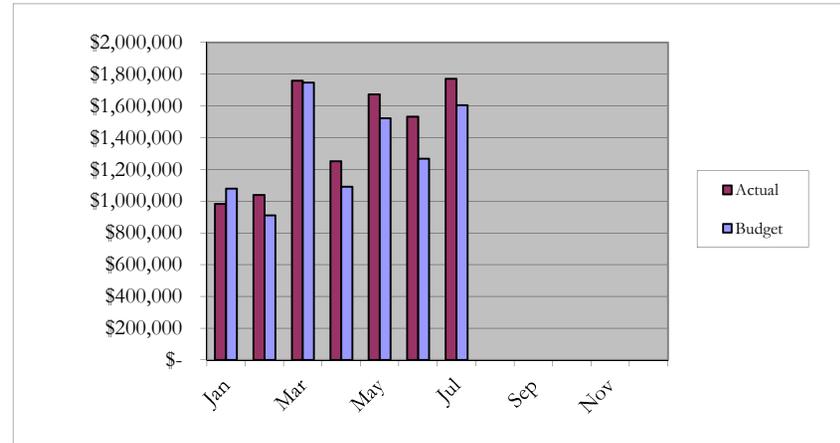
General Fund:

	2014 YTD Actual	2014 YTD Budget	Variance from Budget	2013 YTD Actual	Change from Prior Yr.	2014 Full Year Budget
Taxes	6,760,979	6,329,069	431,910	6,292,570	468,409	9,083,000
Intergovernmental	549,083	459,958	89,125	490,028	59,055	1,876,900
Fees and charges	1,404,788	1,403,482	1,306	1,382,858	21,930	1,907,000
Licenses and permits	942,698	679,583	263,115	827,686	115,012	1,165,000
Capital contributions	17,649	10,267	7,382	28,961	(11,312)	17,600
Investment income	35,322	35,000	322	18,328	16,994	60,000
Other income	306,592	310,917	(4,325)	276,178	30,414	533,000
<i>Total revenues</i>	10,017,111	9,228,276	788,835	9,316,609	700,502	14,642,500
Personnel expense	4,415,463	4,571,161	155,698	4,059,005	356,458	7,913,200
Operations/maintenance	2,678,316	3,013,530	335,214	2,219,589	458,727	5,301,300
Capital outlay	979,364	1,063,000	83,636	700,189	279,175	9,214,500
Debt service	313,013	308,500	(4,513)	371,906	(58,893)	1,708,100
Other expense	-	-	-	-	-	-
<i>Total expenditures</i>	8,386,156	8,956,191	570,035	7,350,689	1,035,467	24,137,100
<i>Revenues over (under) expenditures</i>	1,630,955	272,085	1,358,870	1,965,920	(334,965)	(9,494,600)
Transfers in	-	-	-	-	-	2,148,000
Transfers out	(12,849)	(11,500)	(1,349)	(2,804,043)	2,791,194	(35,000)
Debt proceeds, net	6,398,023	6,297,900	100,123	206,642	6,191,381	6,297,900
<i>Change in fund balance</i>	8,016,129	6,558,485	1,457,644	(631,481)	8,647,610	(1,083,700)

Beginning fund balance	7,903,287		12,878,202	7,903,287
Change per above	8,016,129		(631,481)	(1,083,700)
Change in TABOR reserve			(73,167)	-
Change in PIIF advance #1	-		64,000	64,000
Change in PIIF advance #2	-		400,000	200,000
Change in URA advance	(193,580)		(2,997,361)	(465,400)
Change in prepaids			(19,634)	-
Rounding	-		-	-
Ending fund balance	15,725,836		9,620,559	6,618,187

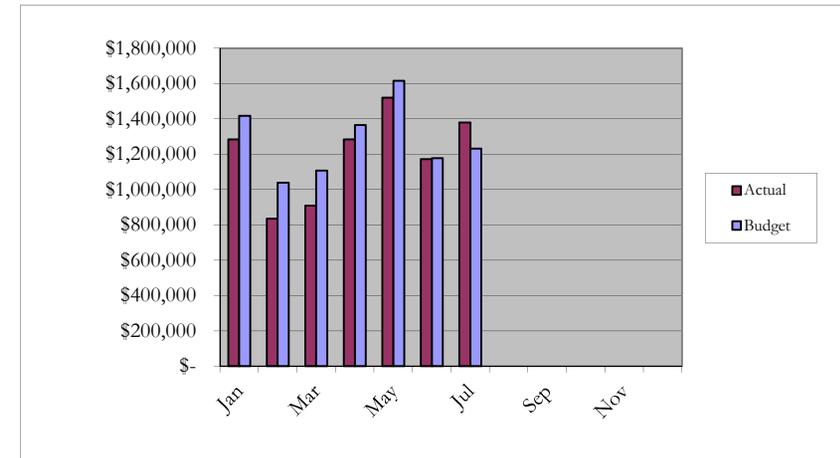
General Fund Revenues

Month	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change
Jan	982,985	1,080,097	(97,112)	1,013,176	(30,191)
Feb	1,040,761	911,190	129,571	862,777	177,984
Mar	1,760,634	1,748,168	12,466	1,709,536	51,098
Apr	1,252,848	1,091,050	161,798	1,299,123	(46,275)
May	1,673,021	1,523,249	149,772	1,621,961	51,060
Jun	1,533,906	1,267,951	265,955	1,256,575	277,331
Jul	1,772,956	1,606,571	166,385	1,553,460	219,496
Aug	-	-	-	-	-
Sep	-	-	-	-	-
Oct	-	-	-	-	-
Nov	-	-	-	-	-
Dec	-	-	-	-	-
YTD	10,017,111	9,228,276	788,835	9,316,608	700,503
			9%		8%
Full Year		14,642,500		13,920,104	



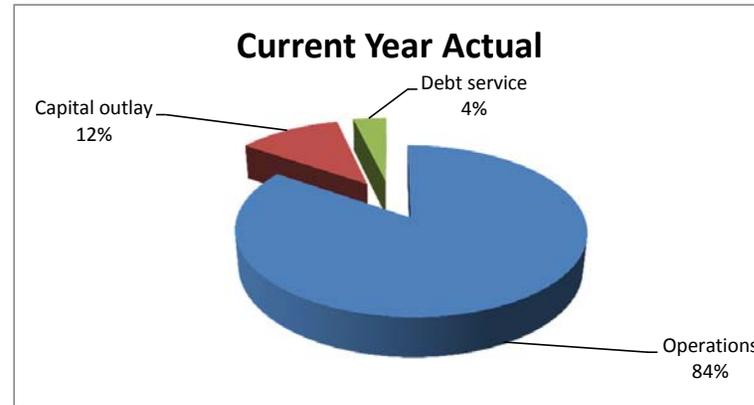
General Fund Expenditures

Month	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change
Jan	1,285,348	1,417,681	132,333	833,603	451,745
Feb	835,096	1,038,408	203,312	734,112	100,984
Mar	908,812	1,108,084	199,272	1,193,742	(284,930)
Apr	1,284,905	1,366,023	81,118	998,745	286,160
May	1,520,088	1,615,524	95,436	1,504,380	15,708
Jun	1,172,320	1,177,941	5,621	1,104,792	67,528
Jul	1,379,586	1,232,530	(147,056)	981,314	398,272
Aug	-	-	-	-	-
Sep	-	-	-	-	-
Oct	-	-	-	-	-
Nov	-	-	-	-	-
Dec	-	-	-	-	-
YTD	8,386,155	8,956,191	570,036	7,350,688	1,035,467
			6%		14%
Full Year		24,137,100		15,914,516	



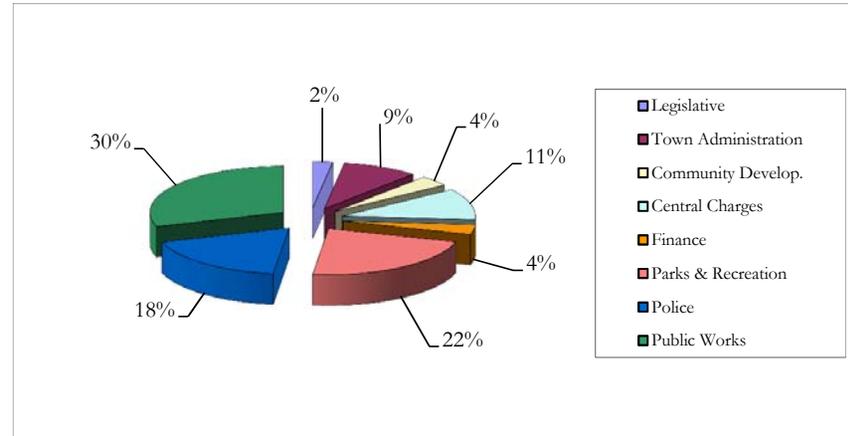
General Fund Expenditures by Type:

	<u>2014</u> <u>Actual</u>	<u>2014</u> <u>Budget</u>	<i>Budget</i> <i>Variance</i>	<u>2013</u> <u>Actual</u>	<i>Change</i>
Operations	7,093,779	7,584,691	490,912	6,278,594	815,185
Capital outlay	979,364	1,063,000	83,636	700,189	279,175
Debt service	313,013	308,500	(4,513)	371,906	(58,893)
Total	8,386,156	8,956,191	570,035	7,350,689	1,035,467



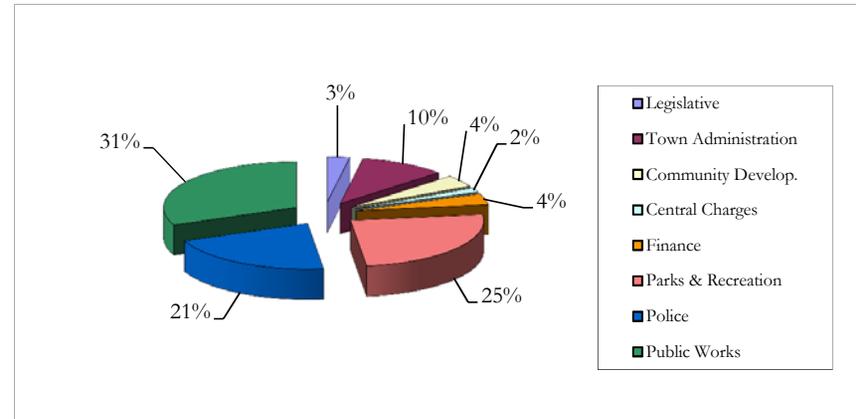
General Fund Expenditures by Department - Operating & Capital Outlay:

<u>By Department</u>	<u>2014</u> <u>Actual</u>	<u>2014</u> <u>Budget</u>	<i>Budget</i> <i>Variance</i>	<u>2013</u> <u>Actual</u>	<i>Change</i>
Legislative	194,563	196,598	2,035	136,973	57,590
Town Administration	743,699	801,233	57,534	607,408	136,291
Community Develop.	299,438	408,021	108,583	283,450	15,988
Central Charges	880,605	890,058	9,453	273,891	606,714
Finance	275,906	272,619	(3,287)	230,855	45,051
Parks & Recreation	1,795,616	1,972,272	176,656	2,149,783	(354,167)
Police	1,460,230	1,408,471	(51,759)	1,399,735	60,495
Public Works	2,423,085	2,698,419	275,334	1,896,686	526,399
YTD	8,073,142	8,647,691	574,549	6,978,781	1,094,361



General Fund Expenditures by Department - Operating:

By Department	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change
Legislative	194,563	196,598	2,035	136,973	57,590
Town Administration	743,699	801,233	57,534	607,408	136,291
Community Develop.	299,438	408,021	108,583	283,450	15,988
Central Charges	109,089	111,358	2,269	93,829	15,260
Finance	275,906	272,619	(3,287)	230,855	45,051
Parks & Recreation	1,788,428	1,910,572	122,144	2,047,607	(259,179)
Police	1,460,230	1,408,471	(51,759)	1,301,167	159,063
Public Works	2,222,427	2,475,819	253,392	1,577,302	645,125
YTD	7,093,780	7,584,691	490,911	6,278,591	815,189



General Fund Expenditures by Department - Capital Outlay:

By Department	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change
Legislative	-	-	-	-	-
Town Administration	-	-	-	-	-
Community Develop.	-	-	-	-	-
Central Charges	771,516	778,700	7,184	180,062	591,454
Finance	-	-	-	-	-
Parks & Recreation	7,188	61,700	54,512	102,176	(94,988)
Police	-	-	-	98,568	(98,568)
Public Works	200,658	222,600	21,942	319,384	(118,726)
YTD	979,362	1,063,000	83,638	700,190	279,172

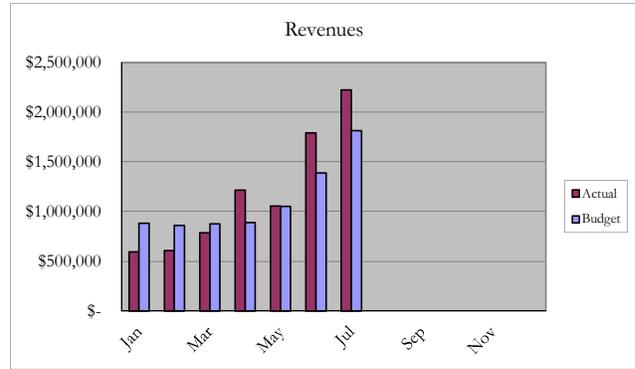
Water Fund:

	2014 YTD Actual	2014 YTD Budget	Variance from Budget	2013 YTD Actual	Change from Prior Yr.	2014 Full Year Budget
Taxes	-	-	-	-	-	-
Intergovernmental	-	14,583	(14,583)	-	-	25,000
Fees and charges	3,966,277	3,798,439	167,838	3,840,869	125,408	6,375,700
Licenses and permits	-	-	-	-	-	-
Capital contributions	4,274,364	3,931,958	342,406	4,050,161	224,203	6,740,500
Investment income	29,226	2,508	26,718	21,547	7,679	4,300
Other income	2,907	15,925	(13,018)	334,810	(331,903)	27,300
<i>Total revenues</i>	8,272,774	7,763,413	509,361	8,247,387	25,387	13,172,800
Personnel expense	878,398	933,923	55,525	737,926	140,472	1,618,800
Operations/maintenance	1,337,744	1,734,875	397,131	1,032,884	304,860	2,469,300
Capital outlay	3,179,370	3,200,600	21,230	3,145,075	34,295	10,324,200
Debt service	1,141,075	1,141,200	125	1,092,997	48,078	4,319,800
Other expense	-	-	-	-	-	-
<i>Total expenditures</i>	6,536,587	7,010,598	474,011	6,008,882	527,705	18,732,100
<i>Revenues over (under) expenditures</i>	1,736,187	752,815	983,372	2,238,505	(502,318)	(5,559,300)
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Debt proceeds, net	-	-	-	-	-	-
<i>Change in working capital</i>	1,736,187	752,815	983,372	2,238,505	(502,318)	(5,559,300)

Beginning working capital	10,791,543		10,574,509	10,791,543
Change per above	1,736,187		2,238,505	(5,559,300)
Change in accrued interest				-
Change in debt service reserves				-
Refund of COI				-
Rounding				-
Ending working capital	<u>12,527,730</u>		<u>12,813,014</u>	<u>5,232,243</u>

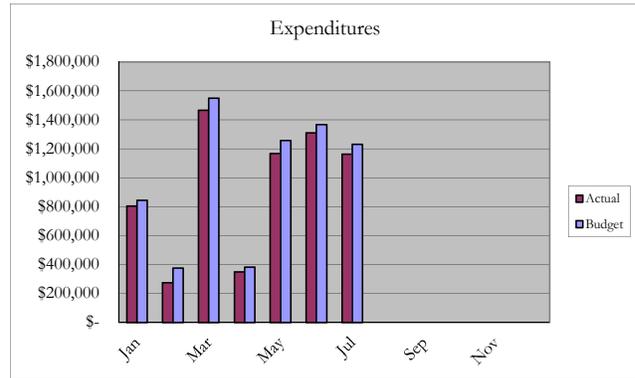
Water Fund Revenues:

Month	2014		Budget Variance	2013	
	Actual	Budget		Actual	Change
Jan	593,887	882,317	(288,430)	669,050	(75,163)
Feb	607,186	859,084	(251,898)	716,478	(109,292)
Mar	788,087	876,353	(88,266)	854,748	(66,661)
Apr	1,214,146	888,443	325,703	1,301,159	(87,013)
May	1,055,722	1,052,389	3,333	2,003,485	(947,763)
Jun	1,790,626	1,389,754	400,872	1,159,363	631,263
Jul	2,223,120	1,815,074	408,046	1,543,104	680,016
Aug	-	-	-	-	-
Sep	-	-	-	-	-
Oct	-	-	-	-	-
Nov	-	-	-	-	-
Dec	-	-	-	-	-
YTD	8,272,774	7,763,414	509,360	8,247,387	25,387
			7%		0%
Full Year		13,172,800		12,770,441	



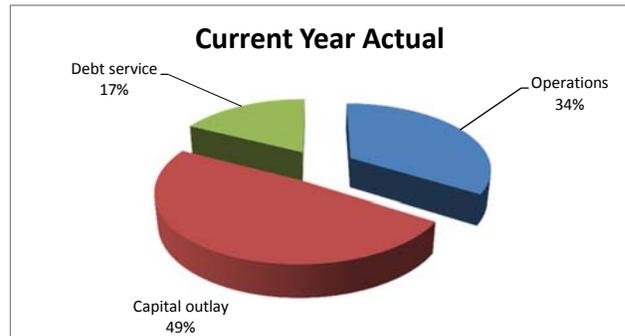
Water Fund Expenditures:

Month	2014		Budget Variance	2013	
	Actual	Budget		Actual	Change
Jan	803,850	843,510	39,660	239,587	564,263
Feb	274,232	376,048	101,816	363,102	(88,870)
Mar	1,467,202	1,550,848	83,646	1,091,792	375,410
Apr	350,485	383,248	32,763	201,845	148,640
May	1,167,033	1,258,248	91,215	1,230,101	(63,068)
Jun	1,310,177	1,367,948	57,771	2,669,825	(1,359,648)
Jul	1,163,611	1,230,748	67,137	212,630	950,981
Aug	-	-	-	-	-
Sep	-	-	-	-	-
Oct	-	-	-	-	-
Nov	-	-	-	-	-
Dec	-	-	-	-	-
YTD	6,536,590	7,010,598	474,008	6,008,882	527,708
			7%		9%
Full Year		18,732,100		12,546,884	



Water Fund Expenditures by Type:

	2014		Budget Variance	2013	
	Actual	Budget		Actual	Change
Operations	2,216,142	2,668,798	452,656	1,770,810	445,332
Capital outlay	3,179,370	3,200,600	21,230	3,145,075	34,295
Debt service	1,141,075	1,141,200	125	1,092,997	48,078
Total	6,536,587	7,010,598	474,011	6,008,882	527,705



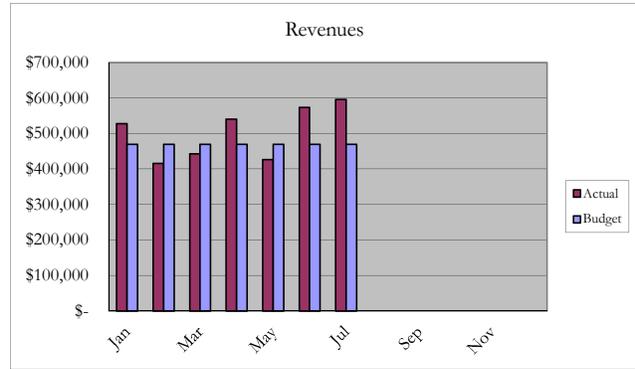
Wastewater Fund:

	2014 YTD Actual	2014 YTD Budget	Variance from Budget	2013 YTD Actual	Change from Prior Yr.	2014 Full Year Budget
Taxes	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	314,100
Fees and charges	2,498,647	2,426,083	72,564	2,393,423	105,224	4,159,000
Licenses and permits	-	-	-	-	-	-
Capital contributions	836,276	764,108	72,168	739,310	96,966	1,309,900
Investment income	28,959	5,367	23,592	13,263	15,696	9,200
Other income	157,097	87,967	69,130	198,415	(41,318)	150,800
<i>Total revenues</i>	3,520,979	3,283,525	237,454	3,344,411	176,568	5,943,000
Personnel expense	750,255	830,712	80,457	656,290	93,965	1,439,900
Operations/maintenance	537,271	799,867	262,596	443,481	93,790	1,371,200
Capital outlay	147,836	159,400	11,564	71,822	76,014	2,814,200
Debt service	707,379	711,500	4,121	710,933	(3,554)	1,534,600
Other expense	-	-	-	-	-	-
<i>Total expenditures</i>	2,142,741	2,501,479	358,738	1,882,526	260,215	7,159,900
<i>Revenues over (under) expenditures</i>	1,378,238	782,046	596,192	1,461,885	(83,647)	(1,216,900)
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Debt proceeds, net	-	-	-	-	-	-
<i>Change in working capital</i>	1,378,238	782,046	596,192	1,461,885	(83,647)	(1,216,900)

Beginning working capital	8,702,544		7,000,664	8,702,544
Change per above	1,378,238		1,461,885	(1,216,900)
Change in accrued interest				-
Change in restricted funds				-
Rounding				-
Ending working capital	<u>10,080,782</u>		<u>8,462,549</u>	<u>7,485,644</u>

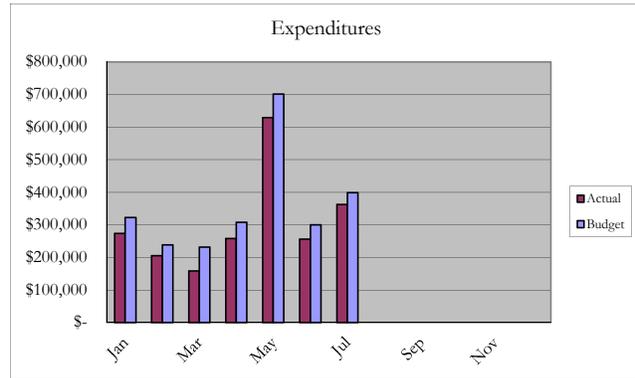
Wastewater Fund Revenues:

Month	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change
Jan	527,778	469,075	58,703	405,903	121,875
Feb	415,248	469,075	(53,827)	418,765	(3,517)
Mar	442,266	469,075	(26,809)	450,574	(8,308)
Apr	540,197	469,075	71,122	538,211	1,986
May	426,672	469,075	(42,403)	693,892	(267,220)
Jun	573,014	469,075	103,939	416,313	156,701
Jul	595,804	469,075	126,729	420,753	175,051
Aug	-	-	-	-	-
Sep	-	-	-	-	-
Oct	-	-	-	-	-
Nov	-	-	-	-	-
Dec	-	-	-	-	-
YTD	3,520,979	3,283,525	237,454	3,344,411	176,568
			7%		5%
Full Year		5,943,000		5,477,580	



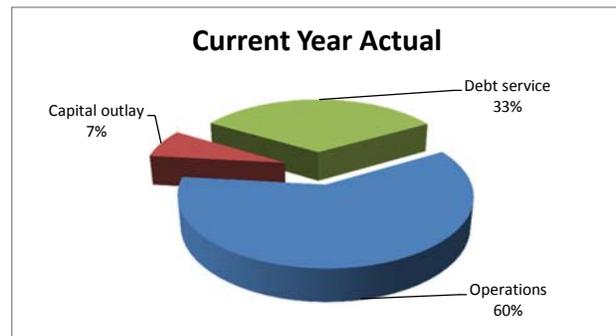
Wastewater Fund Expenditures:

Month	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change
Jan	273,560	322,309	48,749	182,637	90,923
Feb	204,767	238,829	34,062	127,859	76,908
Mar	158,346	231,727	73,381	205,426	(47,080)
Apr	258,149	308,129	49,980	246,059	12,090
May	629,323	701,629	72,306	641,671	(12,348)
Jun	256,445	299,827	43,382	145,447	110,998
Jul	362,152	399,029	36,877	333,430	28,722
Aug	-	-	-	-	-
Sep	-	-	-	-	-
Oct	-	-	-	-	-
Nov	-	-	-	-	-
Dec	-	-	-	-	-
YTD	2,142,742	2,501,479	358,737	1,882,529	260,213
			14%		14%
Full Year		7,159,900		3,746,454	



Wastewater Fund Expenditures by Type:

	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change
Operations	1,287,526	1,630,579	343,053	1,099,771	187,755
Capital outlay	147,836	159,400	11,564	71,822	76,014
Debt service	707,379	711,500	4,121	710,933	(3,554)
Total	2,142,741	2,501,479	358,738	1,882,526	260,215



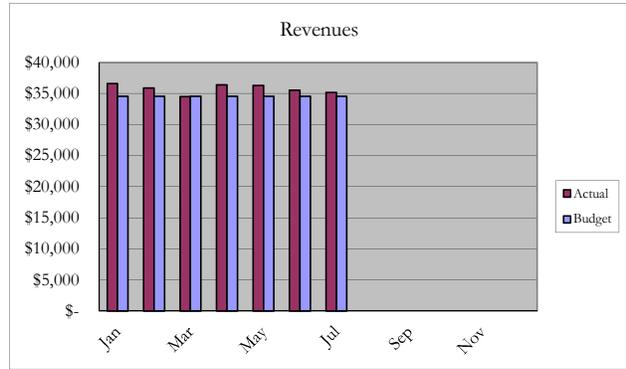
Storm Drainage Operating Fund:

	2014 YTD Actual	2014 YTD Budget	Variance from Budget	2013 YTD Actual	Change from Prior Yr.	2014 Full Year Budget
Taxes	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-
Fees and charges	246,393	241,500	4,893	238,730	7,663	414,000
Licenses and permits	-	-	-	-	-	-
Capital contributions	-	-	-	-	-	-
Investment income	3,969	467	3,502	1,610	2,359	800
Other income	-	-	-	-	-	-
Total revenues	250,362	241,967	8,395	240,340	10,022	414,800
Personnel expense	84,995	69,231	(15,764)	65,851	19,144	120,000
Operations/maintenance	27,584	100,508	72,924	81,413	(53,829)	172,300
Capital outlay	820,896	802,000	(18,896)	75,396	745,500	1,458,400
Debt service	18,223	18,300	77	18,223	-	18,300
Other expense	-	-	-	-	-	-
Total expenditures	951,698	990,039	38,341	240,883	710,815	1,769,000
Revenues over (under) expenditures	(701,336)	(748,072)	46,736	(543)	(700,793)	(1,354,200)
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Debt proceeds, net	-	-	-	-	-	-
Change in working capital	(701,336)	(748,072)	46,736	(543)	(700,793)	(1,354,200)

Beginning working capital	1,549,315		1,452,553	1,549,315
Change per above	(701,336)		(543)	(1,354,200)
Change in accrued interest				-
Rounding				-
Ending working capital	<u>847,979</u>		<u>1,452,010</u>	<u>195,115</u>

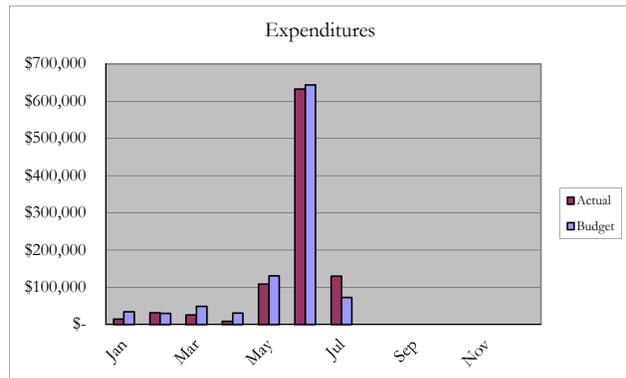
Storm Drainage Operating Fund Revenues:

Month	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change
Jan	36,603	34,567	2,036	33,753	2,850
Feb	35,900	34,567	1,333	34,172	1,728
Mar	34,513	34,566	(53)	34,959	(446)
Apr	36,379	34,567	1,812	34,731	1,648
May	36,276	34,567	1,709	33,677	2,599
Jun	35,506	34,566	940	33,830	1,676
Jul	35,185	34,567	618	35,218	(33)
Aug	-	-	-	-	-
Sep	-	-	-	-	-
Oct	-	-	-	-	-
Nov	-	-	-	-	-
Dec	-	-	-	-	-
YTD	250,362	241,967	8,395	240,340	10,022
			3%		4%
Full Year		414,800		427,824	



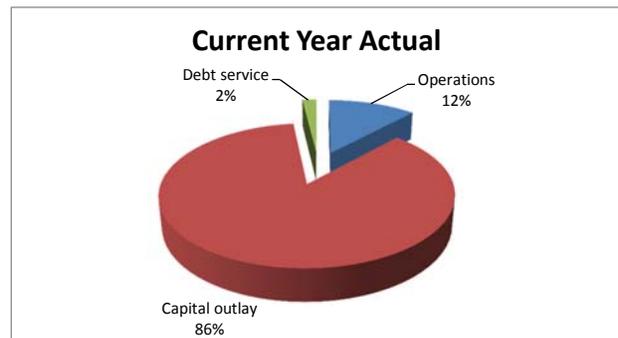
Storm Drainage Operating Fund Expenditures:

Month	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change
Jan	14,509	34,304	19,795	14,729	(220)
Feb	31,829	29,789	(2,040)	12,245	19,584
Mar	25,611	48,490	22,879	60,681	(35,070)
Apr	8,319	30,689	22,370	81,022	(72,703)
May	108,522	130,689	22,167	39,954	68,568
Jun	632,564	643,789	11,225	23,562	609,002
Jul	130,344	72,289	(58,055)	8,691	121,653
Aug	-	-	-	-	-
Sep	-	-	-	-	-
Oct	-	-	-	-	-
Nov	-	-	-	-	-
Dec	-	-	-	-	-
YTD	951,698	990,039	38,341	240,884	710,814
			4%		295%
Full Year		1,769,000		331,235	



Storm Drainage Operating Fund Expenditures by Type:

	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change
Operations	112,579	169,739	57,160	147,264	(34,685)
Capital outlay	820,896	802,000	(18,896)	75,396	745,500
Debt service	18,223	18,300	77	18,223	-
Total	951,698	990,039	38,341	240,883	710,815



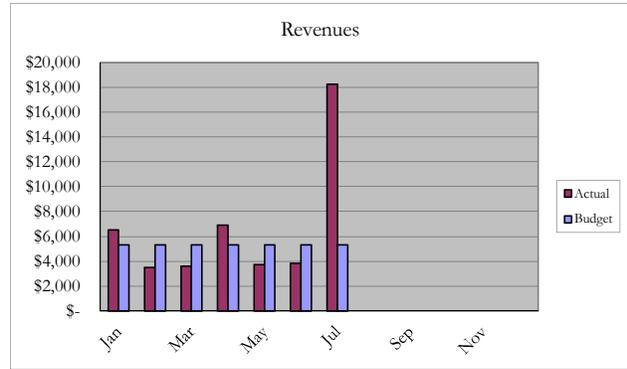
Airport Fund:

	2014 YTD Actual	2014 YTD Budget	Variance from Budget	2013 YTD Actual	Change from Prior Yr.	2014 Full Year Budget
Taxes	-	-	-	-	-	-
Intergovernmental	3,850	-	3,850	-	3,850	414,500
Fees and charges	3,200	4,783	(1,583)	7,530	(4,330)	8,200
Licenses and permits	-	-	-	-	-	-
Capital contributions	-	-	-	-	-	-
Investment income	165	-	165	(3)	168	-
Other income	39,165	32,433	6,732	23,615	15,550	55,600
<i>Total revenues</i>	46,380	37,216	9,164	31,142	15,238	478,300
Personnel expense	1,946	2,135	189	1,910	36	3,700
Operations/maintenance	25,384	23,158	(2,226)	17,997	7,387	39,700
Capital outlay	4,277	4,300	23	15,593	(11,316)	431,400
Debt service	-	-	-	-	-	-
Other expense	-	-	-	-	-	-
<i>Total expenditures</i>	31,607	29,593	(2,014)	35,500	(3,893)	474,800
<i>Revenues over (under) expenditures</i>	14,773	7,623	7,150	(4,358)	19,131	3,500
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Debt proceeds, net	-	-	-	-	-	-
<i>Change in working capital</i>	14,773	7,623	7,150	(4,358)	19,131	3,500

Beginning working capital	41,715	156,874	41,715
Change per above	14,773	(4,358)	3,500
Rounding			-
Ending working capital	<u>56,488</u>	<u>152,516</u>	<u>45,215</u>

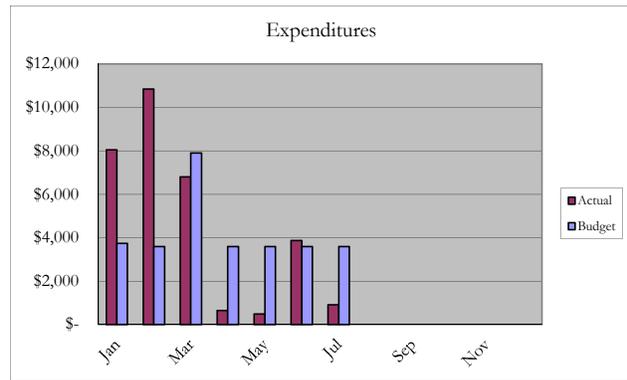
Airport Fund Revenues:

Month	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change
Jan	6,532	5,317	1,215	3,494	3,038
Feb	3,512	5,317	(1,805)	3,215	297
Mar	3,608	5,316	(1,708)	6,507	(2,899)
Apr	6,910	5,317	1,593	10,692	(3,782)
May	3,730	5,317	(1,587)	819	2,911
Jun	3,837	5,316	(1,479)	3,368	469
Jul	18,251	5,317	12,934	3,047	15,204
Aug	-	-	-	-	-
Sep	-	-	-	-	-
Oct	-	-	-	-	-
Nov	-	-	-	-	-
Dec	-	-	-	-	-
YTD	46,380	37,217	9,163	31,142	15,238
			25%		49%
Full Year		478,300		476,995	



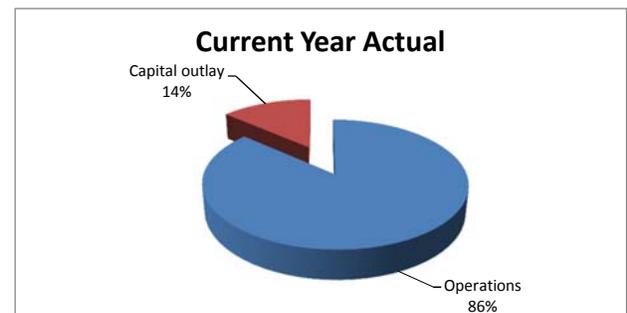
Airport Fund Expenditures:

Month	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change
Jan	8,048	3,735	(4,313)	5,584	2,464
Feb	10,844	3,593	(7,251)	9,629	1,215
Mar	6,804	7,893	1,089	4,437	2,367
Apr	649	3,593	2,944	403	246
May	485	3,593	3,108	9,528	(9,043)
Jun	3,871	3,593	(278)	4,076	(205)
Jul	906	3,593	2,687	1,844	(938)
Aug	-	-	-	-	-
Sep	-	-	-	-	-
Oct	-	-	-	-	-
Nov	-	-	-	-	-
Dec	-	-	-	-	-
YTD	31,607	29,593	(2,014)	35,501	(3,894)
			-7%		-11%
Full Year		474,800		592,154	



Airport Fund Expenditures by Type:

	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change
Operations	27,330	25,293	(2,037)	19,907	7,423
Capital outlay	4,277	4,300	23	15,593	(11,316)
Total	31,607	29,593	(2,014)	35,500	(3,893)



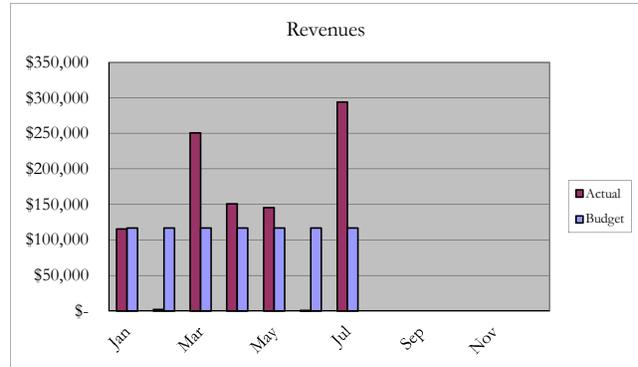
Solid Waste/Streets Fund:

	2014 YTD Actual	2014 YTD Budget	Variance from Budget	2013 YTD Actual	Change from Prior Yr.	2014 Full Year Budget
Taxes	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-
Fees and charges	954,020	816,667	137,353	766,463	187,557	1,400,000
Licenses and permits	-	-	-	-	-	-
Capital contributions	-	-	-	-	-	-
Investment income	6,307	2,917	3,390	-	6,307	5,000
Other income	-	-	-	-	-	-
Total revenues	960,327	819,584	140,743	766,463	193,864	1,405,000
Personnel expense	-	-	-	-	-	-
Operations/maintenance	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-
Debt service	-	-	-	-	-	-
Other expense	-	-	-	-	-	-
Total expenditures	-	-	-	-	-	-
Revenues over (under) expenditures	960,327	819,584	140,743	766,463	193,864	1,405,000
Transfers in	-	-	-	2,796,543	(2,796,543)	-
Transfers out	-	-	-	-	-	(2,139,300)
Debt proceeds, net	-	-	-	-	-	-
Change in fund balance	960,327	819,584	140,743	3,563,006	(2,602,679)	(734,300)

Beginning fund balance	2,170,175	-	2,170,175
Change per above	960,327	3,563,006	(734,300)
Rounding	-	-	-
Ending fund balance	<u>3,130,502</u>	<u>3,563,006</u>	<u>1,435,875</u>

Solid Waste/Streets Fund Revenues:

Month	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change
Jan	115,708	117,083	(1,375)	80,092	35,616
Feb	2,184	117,083	(114,899)	-	2,184
Mar	250,598	117,084	133,514	93,658	156,940
Apr	151,080	117,083	33,997	71,453	79,627
May	145,727	117,083	28,644	93,195	52,532
Jun	733	117,084	(116,351)	295,503	(294,770)
Jul	294,297	117,083	177,214	132,562	161,735
Aug	-	-	-	-	-
Sep	-	-	-	-	-
Oct	-	-	-	-	-
Nov	-	-	-	-	-
Dec	-	-	-	-	-
YTD	960,327	819,583	140,744	766,463	193,864
			17%		25%
Full Year		1,405,000		1,534,280	



Solid Waste/Streets Fund Expenditures:

Month	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change
Jan	-	-	-	-	-
Feb	-	-	-	-	-
Mar	-	-	-	-	-
Apr	-	-	-	-	-
May	-	-	-	-	-
Jun	-	-	-	-	-
Jul	-	-	-	-	-
Aug	-	-	-	-	-
Sep	-	-	-	-	-
Oct	-	-	-	-	-
Nov	-	-	-	-	-
Dec	-	-	-	-	-
YTD	-	-	na	-	na
Full Year		-		-	

Expenditures by Type:

	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change
Operations	-	-	-	-	-
Capital outlay	-	-	-	-	-
Total	-	-	-	-	-

Impact Fee & Special Revenue Funds ⁽¹⁾:

	2014 YTD Actual	2014 YTD Budget	Variance from Budget	2013 YTD Actual	Change from Prior Yr.	2014 Full Year Budget
Taxes	934,870	940,653	(5,783)	909,570	25,300	964,700
Intergovernmental	86,132	105,000	(18,868)	87,227	(1,095)	180,000
Fees and charges	5,600	1,050	4,550	1,500	4,100	1,800
Licenses and permits	-	-	-	-	-	-
Capital contributions	1,497,446	1,334,083	163,363	1,204,625	292,821	2,287,000
Investment income	38,592	5,192	33,400	16,640	21,952	8,900
Other income	-	116,842	(116,842)	80	(80)	200,300
Total revenues	2,562,640	2,502,820	59,820	2,219,642	342,998	3,642,700
Personnel expense	86,092	78,865	(7,227)	64,415	21,677	136,700
Operations/maintenance	50,975	60,492	9,517	61,909	(10,934)	103,700
Capital outlay	1,771,731	1,894,800	123,069	1,297,686	474,045	9,226,300
Debt service	-	-	-	-	-	-
Other expense	-	-	-	-	-	-
Total expenditures	1,908,798	2,034,157	125,359	1,424,010	484,788	9,466,700
Revenues over (under) expenditures	653,842	468,663	185,179	795,632	(141,790)	(5,824,000)
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	(8,700)
Debt proceeds, net	-	-	-	-	-	-
Change in fund balance	653,842	468,663	185,179	795,632	(141,790)	(5,832,700)

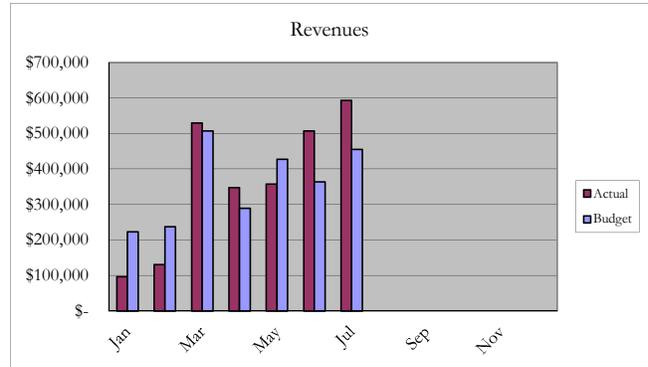
Beginning fund balance	15,330,385		14,096,716	15,330,385
Change per above	653,842		795,632	(5,832,700)
Rounding	-		-	-
Ending fund balance	15,984,227		14,892,348	9,497,685

¹ Funds included are Transportation Impact, Conservation Trust, Public Facilities Impact, Parks Improvement Impact, Storm Drainage Impact, Tree Impact, Cemetery, Forfeiture & Seizure, and Trails & Natural Areas.

Summary of fund balances:	Current	Prior Year
Impact funds	11,917,593	10,990,429
Conservation Trust	416,856	415,792
Cemetery	(63,965)	17,987
Forefeiture & Seizures	6,176	6,161
Trails & Natural Areas	3,707,568	3,900,017
Total	15,984,228	15,330,386

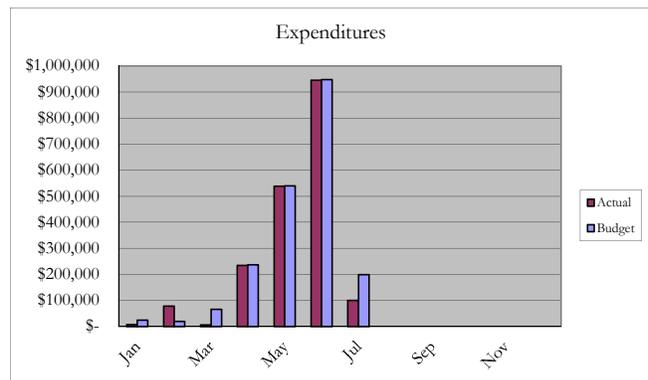
Impact Fee & Special Revenue Fund Revenues:

Month	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change
Jan	97,111	223,165	(126,054)	119,844	(22,733)
Feb	131,082	237,272	(106,190)	161,362	(30,280)
Mar	529,363	507,092	22,271	507,992	21,371
Apr	347,647	289,570	58,077	404,076	(56,429)
May	357,007	426,944	(69,937)	429,917	(72,910)
Jun	507,048	363,387	143,661	293,903	213,145
Jul	593,382	455,390	137,992	302,547	290,835
Aug	-	-	-	-	-
Sep	-	-	-	-	-
Oct	-	-	-	-	-
Nov	-	-	-	-	-
Dec	-	-	-	-	-
YTD	2,562,640	2,502,820	59,820	2,219,641	342,999
			2%		15%
Full Year		3,642,700		3,120,552	



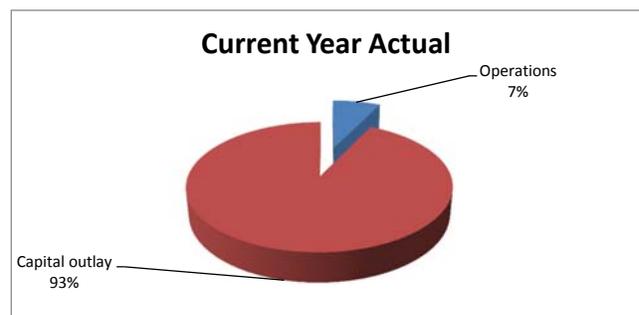
Impact Fee & Special Revenue Expenditures:

Month	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change
Jan	7,056	24,315	17,259	(2,248)	9,304
Feb	78,117	19,757	(58,360)	47,914	30,203
Mar	5,666	66,457	60,791	954,458	(948,792)
Apr	234,492	237,357	2,865	236,295	(1,803)
May	538,003	539,357	1,354	90,477	447,526
Jun	945,022	948,357	3,335	56,578	888,444
Jul	100,443	198,557	98,114	40,536	59,907
Aug	-	-	-	-	-
Sep	-	-	-	-	-
Oct	-	-	-	-	-
Nov	-	-	-	-	-
Dec	-	-	-	-	-
YTD	1,908,799	2,034,157	125,358	1,424,010	484,789
			6%		34%
Full Year		9,466,700		1,878,183	



Expenditures by Type:

	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change
Operations	137,067	139,357	2,290	126,324	10,743
Capital outlay	1,771,731	1,894,800	123,069	1,297,686	1,297,686
Total	1,908,798	2,034,157	125,359	1,424,010	1,308,429



Impact Fund Summary - Current Year Activity:

	<u>Transportation</u>	<u>Public Facilities</u>	<u>Parks Improvement</u>	<u>Tree</u>	<u>Storm Drainage</u>	<u>Total Impact Funds</u>
<u>Revenues:</u>						
Impact fees & related	\$ 356,676	\$ 373,357	\$ 451,180	\$ 57,440	\$ 258,794	\$ 1,497,447
Other revenues	9,354	6,583	699	609	9,871	27,116
Transfers in	-	-	-	-	-	-
Total revenues	<u>366,030</u>	<u>379,940</u>	<u>451,879</u>	<u>58,049</u>	<u>268,665</u>	<u>1,524,563</u>
<u>Expenditures:</u>						
Operating	-	-	-	42,700	-	42,700
Capital	395,924	28,490	-	-	130,285	554,699
Transfers out	-	-	-	-	-	-
Total expenditures	<u>395,924</u>	<u>28,490</u>	<u>-</u>	<u>42,700</u>	<u>130,285</u>	<u>597,399</u>
Revenues less expenditures	(29,894)	351,450	451,879	15,349	138,380	927,164
Beginning fund balance	<u>3,956,559</u>	<u>2,593,439</u>	<u>205,622</u>	<u>229,215</u>	<u>4,005,594</u>	<u>10,990,429</u>
Ending fund balance	<u><u>\$ 3,926,665</u></u>	<u><u>\$ 2,944,889</u></u>	<u><u>\$ 657,501</u></u>	<u><u>\$ 244,564</u></u>	<u><u>\$ 4,143,974</u></u>	<u><u>\$ 11,917,593</u></u>

Special Revenue Fund Summary - Current Year Activity:

	<u>Trails & Natural Areas</u>	<u>Conservation Trust</u>	<u>Cemetery</u>	<u>Forfeiture & Seizures</u>	<u>Total Special Revenue Funds</u>
<u>Revenues:</u>					
Property taxes	\$ 934,869	\$ -	\$ -	\$ -	\$ 934,869
Other revenues	10,330	87,157	5,707	15	103,209
Transfers in	-	-	-	-	-
Total revenues	<u>945,199</u>	<u>87,157</u>	<u>5,707</u>	<u>15</u>	<u>1,038,078</u>
<u>Expenditures:</u>					
Operating	8,275	86,092	-	-	94,367
Capital	1,129,373	-	87,659	-	1,217,032
Transfers out	-	-	-	-	-
Total expenditures	<u>1,137,648</u>	<u>86,092</u>	<u>87,659</u>	<u>-</u>	<u>1,311,399</u>
Revenues less expenditures	(192,449)	1,065	(81,952)	15	(273,321)
Beginning fund balance	<u>3,900,017</u>	<u>415,792</u>	<u>17,987</u>	<u>6,161</u>	<u>4,339,957</u>
Ending fund balance	<u><u>\$ 3,707,568</u></u>	<u><u>\$ 416,857</u></u>	<u><u>\$ (63,965)</u></u>	<u><u>\$ 6,176</u></u>	<u><u>\$ 4,066,636</u></u>

Urban Renewal Authority:

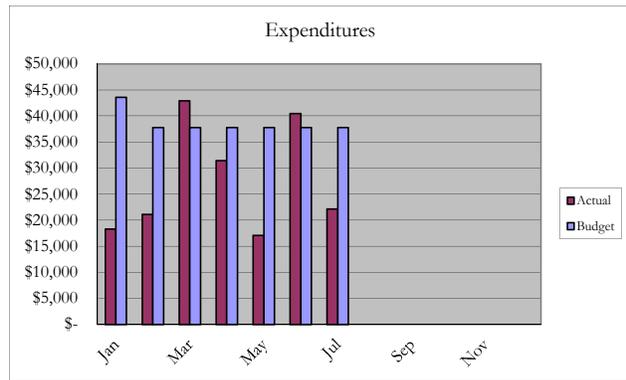
	2014 YTD Actual	2014 YTD Budget	Variance from Budget	2013 YTD Actual	Change from Prior Yr.	2014 Full Year Budget
Taxes	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-
Fees and charges	-	-	-	-	-	-
Licenses and permits	-	-	-	-	-	-
Capital contributions	-	-	-	-	-	-
Investment income	-	-	-	-	-	-
Other income	-	-	-	-	-	-
<i>Total revenues</i>	-	-	-	-	-	-
Personnel expense	87,184	86,769	(415)	64,264	22,920	150,400
Operations/maintenance	106,396	183,750	77,354	100,643	5,753	315,000
Capital outlay	-	-	-	1,905,738	(1,905,738)	-
Debt service	-	-	-	695,000	(695,000)	-
Other expense	-	-	-	-	-	-
<i>Total expenditures</i>	193,580	270,519	76,939	2,765,645	(2,572,065)	465,400
<i>Revenues over (under) expenditures</i>	(193,580)	(270,519)	76,939	(2,765,645)	2,572,065	(465,400)
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Debt proceeds, net	-	-	-	-	-	-
<i>Change in fund balance</i>	(193,580)	(270,519)	76,939	(2,765,645)	2,572,065	(465,400)
Beginning fund balance	(4,065,293)			(1,023,600)		(4,065,293)
Change per above	<u>(193,580)</u>			<u>(2,765,645)</u>		<u>(465,400)</u>
Ending fund balance	<u><u>(4,258,873)</u></u>			<u><u>(3,789,245)</u></u>		<u><u>(4,530,693)</u></u>

Urban Renewal Authority Revenues:

Month	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change
Jan	-	-	-	-	-
Feb	-	-	-	-	-
Mar	-	-	-	-	-
Apr	-	-	-	-	-
May	-	-	-	-	-
Jun	-	-	-	-	-
Jul	-	-	-	-	-
Aug	-	-	-	-	-
Sep	-	-	-	-	-
Oct	-	-	-	-	-
Nov	-	-	-	-	-
Dec	-	-	-	-	-
YTD	-	-	-	-	-
			<i>na</i>		<i>na</i>
Full Year					

Urban Renewal Authority Expenditures:

Month	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change
Jan	18,291	43,604	25,313	1,915,154	(1,896,863)
Feb	21,135	37,819	16,684	24,355	(3,220)
Mar	42,930	37,819	(5,111)	35,263	7,667
Apr	31,470	37,819	6,349	18,914	12,556
May	17,079	37,819	20,740	708,048	(690,969)
Jun	40,518	37,820	(2,698)	41,155	(637)
Jul	22,157	37,819	15,662	22,757	(600)
Aug	-	-	-	-	-
Sep	-	-	-	-	-
Oct	-	-	-	-	-
Nov	-	-	-	-	-
Dec	-	-	-	-	-
YTD	193,580	270,519	76,939	2,765,646	(2,572,066)
			<i>28%</i>		<i>-93%</i>
Full Year		465,400		3,041,693	



Expenditures by Type:

	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change
Operations	193,580	270,519	76,939	164,907	28,673
Capital outlay	-	-	-	1,905,738	(1,905,738)
Debt service	-	-	-	695,000	(695,000)
Total	193,580	270,519	76,939	2,765,645	(2,572,065)

Erie Housing Authority:

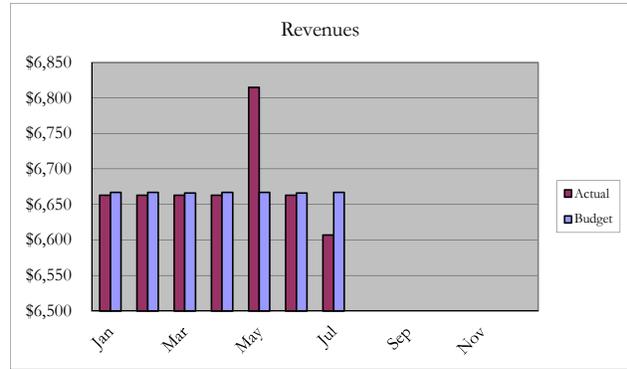
	2014 YTD Actual	2014 YTD Budget ⁽¹⁾	Variance from Budget	2013 YTD Actual	Change from Prior Yr.	2014 Full Year Budget ⁽¹⁾
Taxes	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-
Fees and charges	-	-	-	-	-	-
Licenses and permits	-	-	-	-	-	-
Capital contributions	-	-	-	-	-	-
Investment income	1	-	1	1	-	-
Other income	46,737	46,667	70	45,962	775	80,000
<i>Total revenues</i>	46,738	46,667	71	45,963	775	80,000
Personnel expense	-	-	-	-	-	-
Operations/maintenance	28,000	30,333	2,333	27,332	668	52,000
Capital outlay	-	-	-	-	-	-
Debt service	30,786	30,800	14	35,184	(4,398)	52,800
Other expense	-	-	-	-	-	-
<i>Total expenditures</i>	58,786	61,133	2,347	62,516	(3,730)	104,800
<i>Revenues over (under) expenditures</i>	(12,048)	(14,466)	2,418	(16,553)	4,505	(24,800)
Transfers in	12,849	11,500	1,349	7,500	5,349	35,000
Transfers out	-	-	-	-	-	-
Debt proceeds, net	-	-	-	-	-	-
<i>Change in fund balance</i>	801	(2,966)	3,767	(9,053)	9,854	10,200

(1) Budget was not presented to the Board for formal approval. Represents staff-developed operating budget.

Beginning working capital	(33,553)	(25,788)	(33,553)
Change per above	801	(9,053)	10,200
Change in acc. int. pay.		3,374	-
Rounding		1	-
Ending working capital	(32,752)	(31,466)	(23,353)

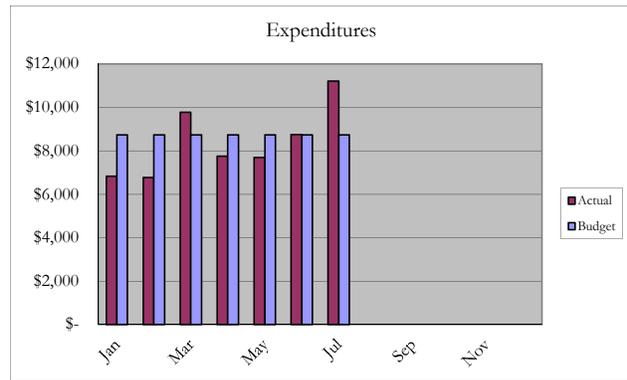
Erie Housing Authority Revenues:

Month	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change
Jan	6,663	6,667	(4)	6,273	390
Feb	6,663	6,667	(4)	6,939	(276)
Mar	6,663	6,666	(3)	6,517	146
Apr	6,663	6,667	(4)	6,517	146
May	6,815	6,667	148	6,317	498
Jun	6,663	6,666	(3)	6,809	(146)
Jul	6,607	6,667	(60)	6,590	17
Aug	-	-	-	-	-
Sep	-	-	-	-	-
Oct	-	-	-	-	-
Nov	-	-	-	-	-
Dec	-	-	-	-	-
YTD	46,737	46,667	70	45,962	775
			0%		2%
Full Year		80,000		79,279	



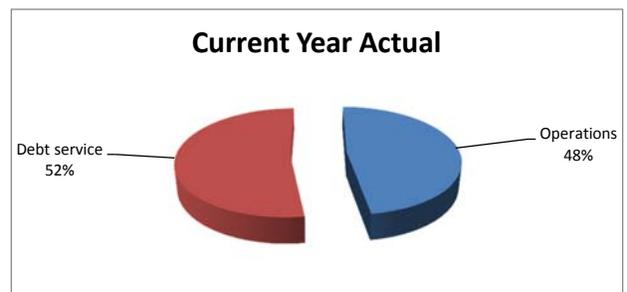
Erie Housing Authority Expenditures:

Month	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change
Jan	6,827	8,733	1,906	8,510	(1,683)
Feb	6,777	8,733	1,956	11,845	(5,068)
Mar	9,776	8,734	(1,042)	7,981	1,795
Apr	7,754	8,733	979	7,481	273
May	7,692	8,733	1,041	7,982	(290)
Jun	8,749	8,734	(15)	9,282	(533)
Jul	11,211	8,733	(2,478)	9,435	1,776
Aug	-	-	-	-	-
Sep	-	-	-	-	-
Oct	-	-	-	-	-
Nov	-	-	-	-	-
Dec	-	-	-	-	-
YTD	58,786	61,133	2,347	62,516	(3,730)
			4%		-6%
Full Year		104,800		108,556	



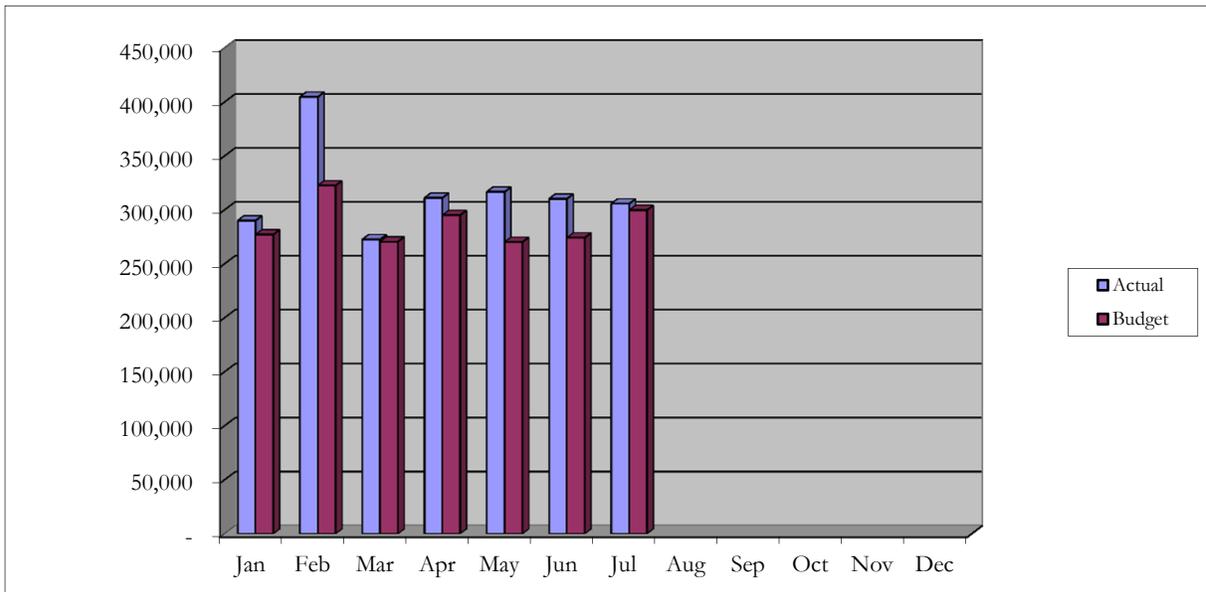
Expenditures by Type:

	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change
Operations	28,000	30,333	2,333	27,332	668
Debt service	30,786	30,800	14	35,184	(4,398)
Total	58,786	61,133	2,347	62,516	(3,730)



Sales Tax

	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change from prior year	Seasonal Budget Adjustment
Jan	290,082	277,200	12,882	269,953	20,129	7%
Feb	404,708	322,600	82,108	313,835	90,873	9%
Mar	272,536	270,500	2,036	263,398	9,138	7%
Apr	311,137	295,100	16,037	286,926	24,211	8%
May	316,764	270,200	46,564	263,348	53,416	7%
Jun	310,241	274,200	36,041	267,013	43,228	7%
Jul	305,731	299,800	5,931	291,846	13,885	8%
Aug	-	-	-	-	-	8%
Sep	-	-	-	-	-	10%
Oct	-	-	-	-	-	8%
Nov	-	-	-	-	-	10%
Dec	-	-	-	-	-	10%
Total	2,211,199	2,009,600	201,599	1,956,319	254,880	100%
			10%		13%	
Full Year		3,713,000		3,616,019		



Sales tax revenue represents about 24% of budgeted General Fund revenues. It serves as a primary funding source of the general government. This category also includes the sales tax received on the purchase of motor vehicles.

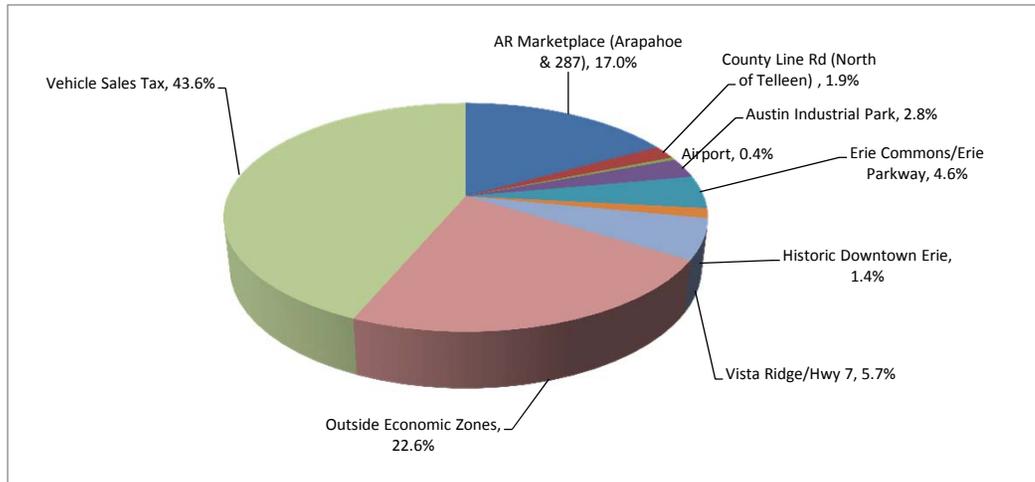
Performance Indicator Key

- POSITIVE = Positive variance or negative < 10% compared to seasonal trends
- WARNING = Negative variance > 10% compared to seasonal trends

Sales Tax Revenues - Cash Basis *

	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Year-end Accrual	Total	% of Total
Sales Tax - non-auto:															
Economic Zones:															
AR Marketplace (Arapahoe & 287)	54,162	58,585	52,869	53,143	51,634	55,083	50,749							376,225	17.0%
County Line Rd (North of Telleen)	4,702	4,328	4,078	8,794	7,127	7,672	4,851							41,532	1.9%
Airport	1,672	1,429	1,360	968	1,187	849	1,102							8,567	0.4%
Austin Industrial Park	9,033	9,659	8,043	7,424	8,875	8,947	10,616							62,597	2.8%
Erie Commons/Erie Parkway	12,860	17,361	12,443	12,285	14,558	14,559	17,120							101,186	4.6%
Historic Downtown Erie	2,442	3,856	5,839	2,249	6,669	5,212	3,755							30,022	1.4%
Vista Ridge/Hwy 7	21,296	14,009	14,916	13,341	18,638	19,923	22,850							124,973	5.7%
Economic Zones total	106,167	109,227	99,548	98,204	108,688	112,245	111,023	-	-	-	-	-	-	745,102	33.8%
Vendors outside Economic Zones	63,352	108,735	59,146	56,087	76,010	72,638	63,384							499,352	22.6%
Sales Tax - non-auto total	169,519	217,962	158,694	154,291	184,698	184,883	174,407	-	-	-	-	-	-	1,244,454	56.4%
Vehicle Sales Tax	120,562	186,747	113,842	156,846	132,067	125,357	131,310	-	-	-	-	-	-	966,731	43.6%
Grand Total	290,081	404,709	272,536	311,137	316,765	310,240	305,717	-	-	-	-	-	-	2,211,185	100.0%

* Revenue is reflected in the table above based on when collections are received from the State of Colorado and the Treasurers for Boulder and Weld Counties. During the year-end close process revenues are adjusted to an accrual basis (reflected in the "Year-end Accrual" column).



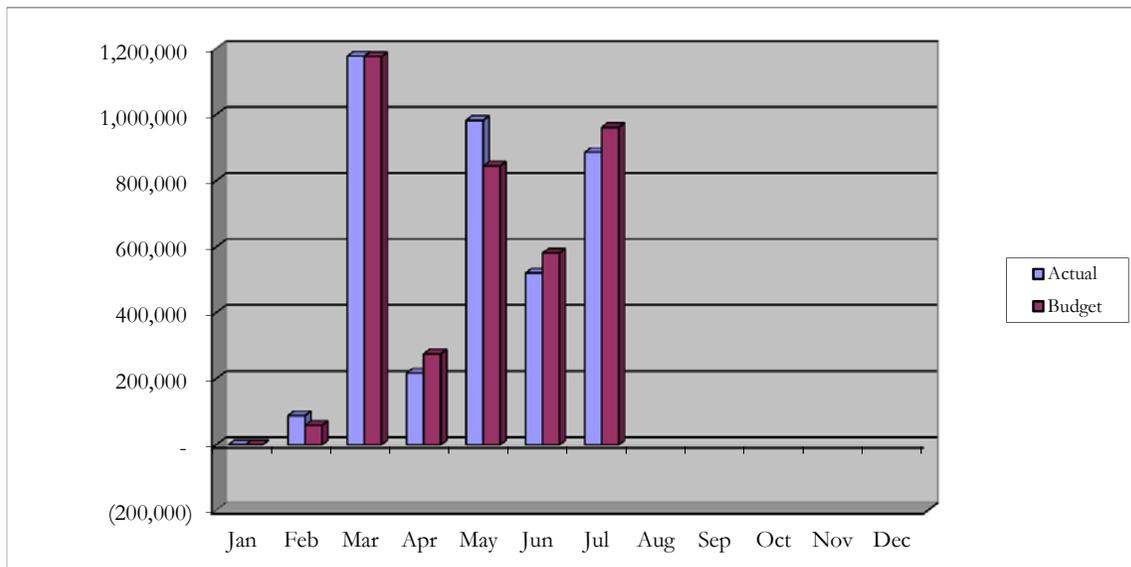
Property Taxes - All Funds

	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change from prior year	Seasonal Budget Adjustment
Jan	434	(7)	441	(7)	441	0%
Feb	87,788	58,405	29,383	58,287	29,501	1%
Mar	1,177,636	1,175,703	1,933	1,173,323	4,313	29%
Apr	216,948	274,966	(58,018)	274,410	(57,462)	7%
May	982,644	843,814	138,830	842,106	140,538	21%
Jun	520,152	580,635	(60,483)	579,461	(59,309)	15%
Jul	886,395	961,606	(75,211)	959,662	(73,267)	24%
Aug	-	-	-	-	-	1%
Sep	-	-	-	-	-	1%
Oct	-	-	-	-	-	0%
Nov	-	-	-	-	-	0%
Dec	-	-	-	-	-	0%
Total	3,871,997	3,895,122	(23,125)	3,887,242	(15,245)	100%
			-1%		0%	

Full Year

3,994,700

3,986,620



Property tax revenues represent approximately 23% of General Fund budgeted revenues and essentially 100% of the Trails and Natural Areas Fund revenue budget. It serves as a primary funding source of the general government as well as funding for general obligation bonds and trails and natural areas. The Town receives a majority of these revenues in March and July. The first payment deadline is February 28 and the second payment deadline is June 30. These taxes are collected by the Boulder and Weld County Treasurers on behalf of the Town.

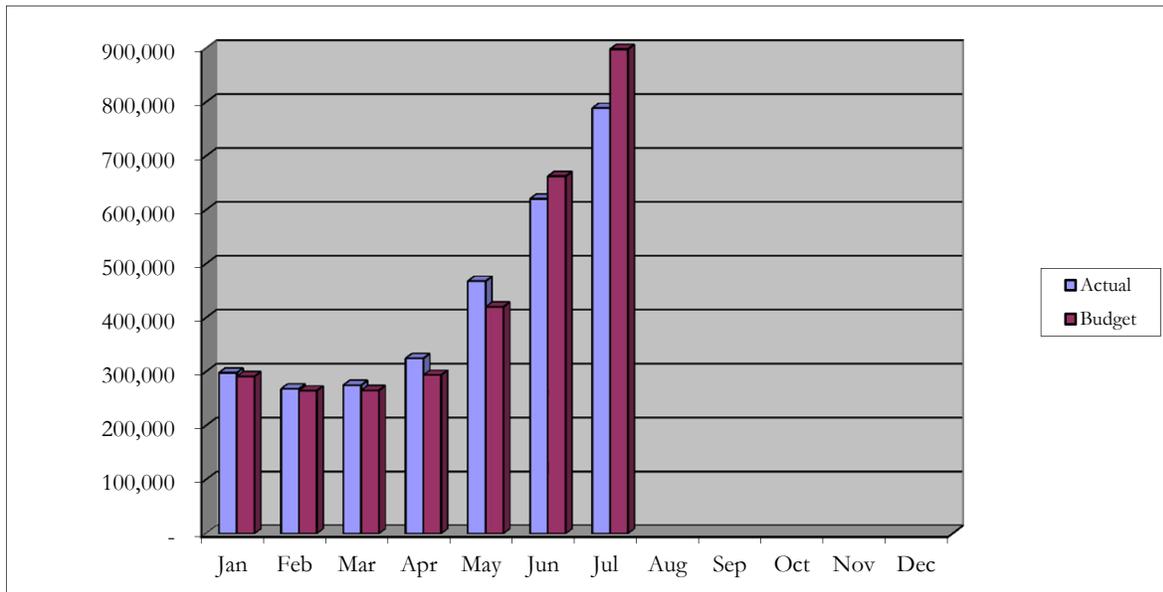
Performance Indicator Key

POSITIVE = Positive variance or negative < 10% compared to seasonal trends

WARNING = Negative variance > 10% compared to seasonal trends

Residential Water Use Fees

	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change from prior year	Seasonal Budget Adjustment
Jan	298,098	291,380	6,718	290,109	7,989	6%
Feb	268,438	264,955	3,483	263,799	4,639	5%
Mar	275,148	265,479	9,669	264,321	10,827	5%
Apr	324,881	293,998	30,883	292,716	32,165	6%
May	467,983	420,246	47,737	418,413	49,570	8%
Jun	620,707	662,557	(41,850)	659,667	(38,960)	13%
Jul	789,051	898,445	(109,394)	894,527	(105,476)	18%
Aug	-	-	-	-	-	13%
Sep	-	-	-	-	-	9%
Oct	-	-	-	-	-	6%
Nov	-	-	-	-	-	5%
Dec	-	-	-	-	-	6%
Total	3,044,306	3,097,060	(52,754)	3,083,552	(39,246)	100%
			-2%		-1%	
Full Year		<u>5,100,000</u>		<u>5,077,757</u>		



Water user fees account for 100% of the revenue needed to fund the operations of the water enterprise fund. This includes maintenance capital projects and a portion of the debt service payments.

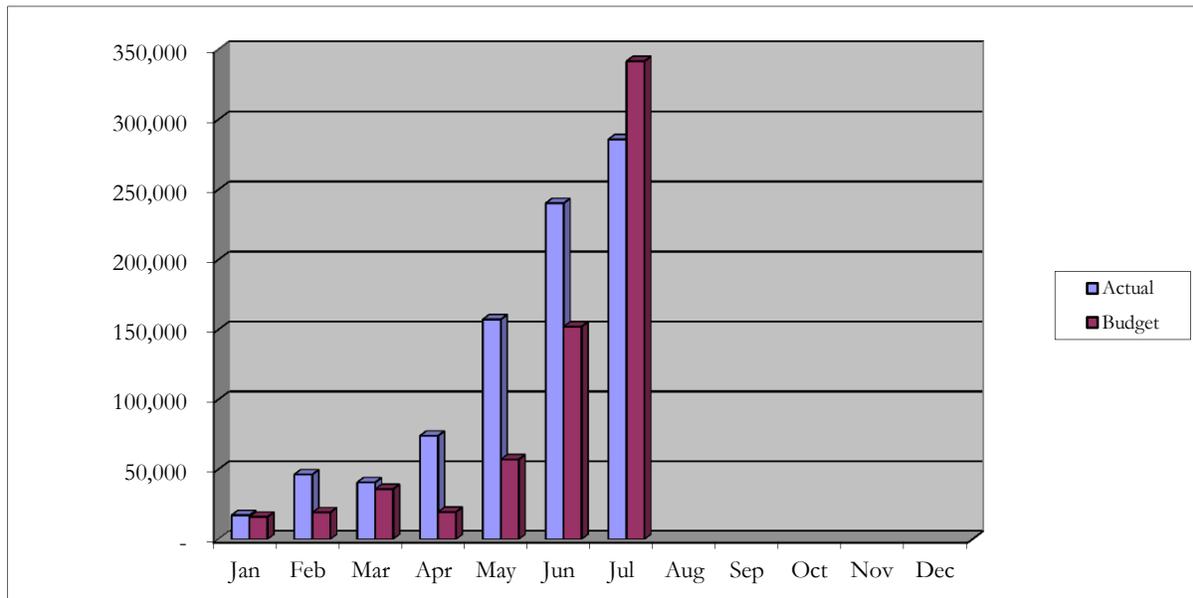
Performance Indicator Key

POSITIVE = Positive variance or negative < 10% compared to seasonal trends

WARNING = Negative variance > 10% compared to seasonal trends

Commercial Water Use Fees

	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change from prior year	Seasonal Budget Adjustment
Jan	17,149	15,954	1,195	16,514	635	1%
Feb	46,348	19,146	27,202	19,819	26,529	2%
Mar	40,653	35,890	4,763	37,151	3,502	3%
Apr	74,015	19,462	54,553	20,146	53,869	2%
May	157,341	57,160	100,181	59,168	98,173	5%
Jun	240,305	152,213	88,092	157,560	82,745	13%
Jul	285,887	341,646	(55,759)	353,648	(67,761)	29%
Aug	-	-	-	-	-	17%
Sep	-	-	-	-	-	17%
Oct	-	-	-	-	-	5%
Nov	-	-	-	-	-	2%
Dec	-	-	-	-	-	4%
Total	861,698	641,471	220,227	664,006	197,692	100%
			34%		30%	
Full Year		<u>1,173,000</u>		<u>1,214,208</u>		



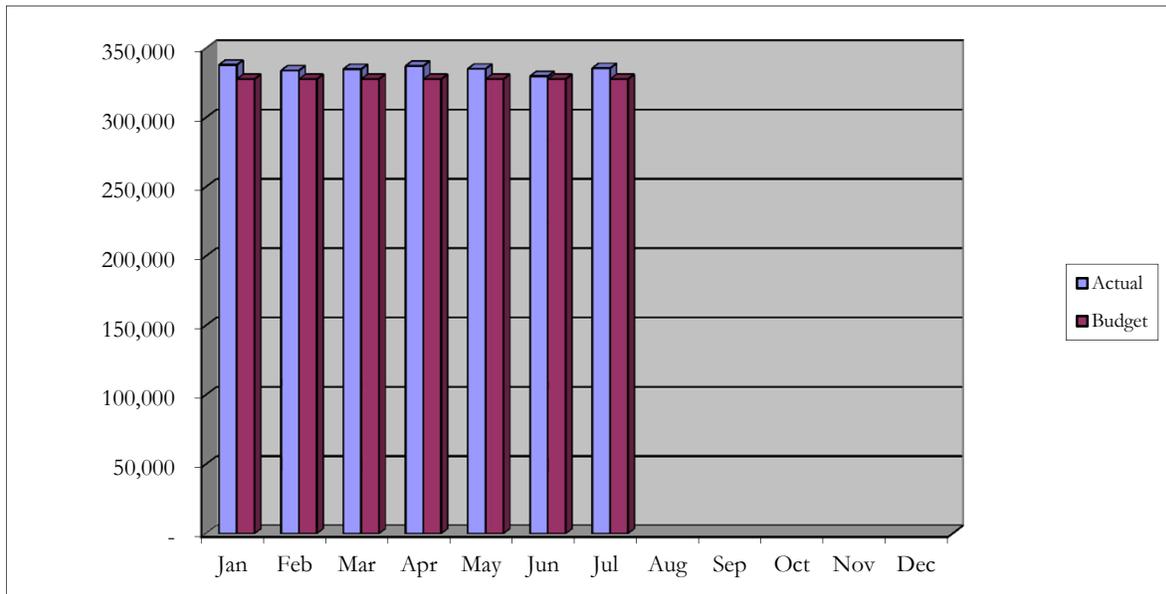
Water user fees account for 100% of the revenue needed to fund the operations of the water enterprise fund. This includes maintenance capital projects and a portion of the debt service payments.

Performance Indicator Key

- POSITIVE = Positive variance or negative < 10% compared to seasonal trends
- WARNING = Negative variance > 10% compared to seasonal trends

Residential Wastewater Use Fees

	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change from prior year
Jan	338,051	327,833	10,218	320,134	17,917
Feb	334,008	327,833	6,175	316,886	17,122
Mar	335,008	327,834	7,174	319,403	15,605
Apr	337,349	327,833	9,516	321,019	16,330
May	335,216	327,833	7,383	347,162	(11,946)
Jun	329,880	327,834	2,046	321,350	8,530
Jul	335,696	327,833	7,863	304,411	31,285
Aug	-	-	-	-	-
Sep	-	-	-	-	-
Oct	-	-	-	-	-
Nov	-	-	-	-	-
Dec	-	-	-	-	-
Total	2,345,208	2,294,833	50,375	2,250,365	94,843
			2%		4%
Full Year		3,934,000		3,906,468	



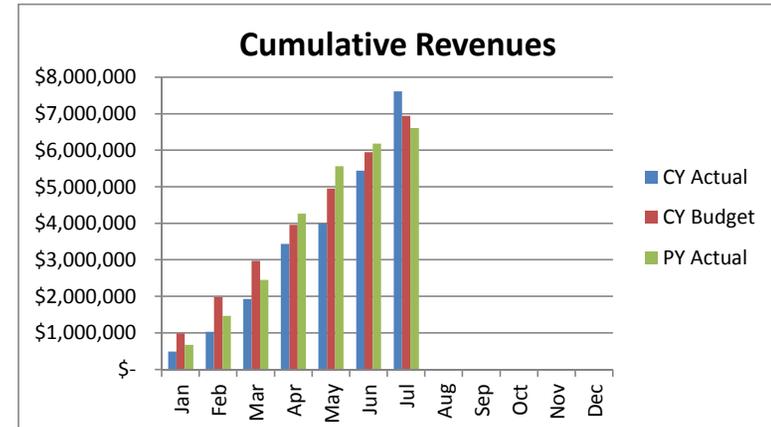
Wastewater user fees account for 100% of the revenue needed to fund the operations of the wastewater enterprise fund. This includes maintenance capital projects and a portion of the debt service payments.

Performance Indicator Key

- POSITIVE = Positive variance or negative < 10% compared to seasonal trends
- WARNING = Negative variance > 10% compared to seasonal trends

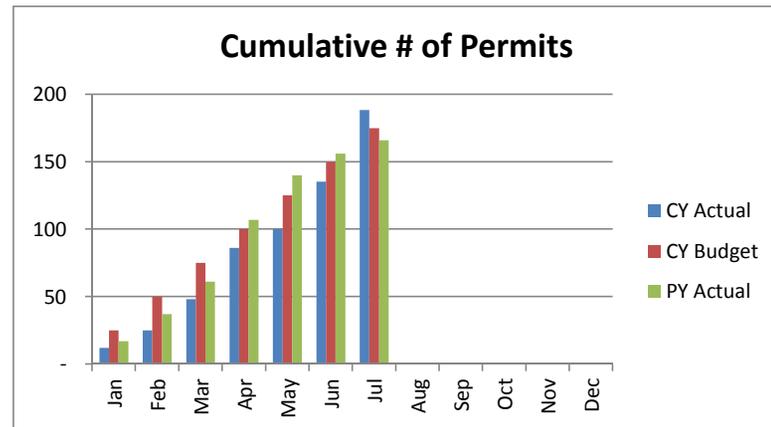
Residential Permit-related Revenues - All Funds

Month	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change from prior year
Jan	490,407	991,775	(501,368)	680,556	(190,149)
Feb	541,951	991,775	(449,824)	792,731	(250,780)
Mar	903,116	991,775	(88,659)	984,165	(81,049)
Apr	1,508,379	991,775	516,604	1,807,097	(298,718)
May	557,192	991,775	(434,583)	1,298,921	(741,729)
Jun	1,444,786	991,775	453,011	621,583	823,203
Jul	2,166,987	991,775	1,175,212	431,194	1,735,793
Aug	-	-	-	-	-
Sep	-	-	-	-	-
Oct	-	-	-	-	-
Nov	-	-	-	-	-
Dec	-	-	-	-	-
YTD	7,612,818	6,942,425	670,393	6,616,247	996,571
			10%		15%
Full Year	7,612,818	11,901,300		9,698,293	



of Residential Permits

Month	2014 Actual	2014 Budget	Budget Variance	2013 Actual	Change from prior year
Jan	12	25	(13)	17	(5)
Feb	13	25	(12)	20	(7)
Mar	23	25	(2)	24	(1)
Apr	38	25	13	46	(8)
May	14	25	(11)	33	(19)
Jun	35	25	10	16	19
Jul	53	25	28	10	43
Aug	-	-	-	-	-
Sep	-	-	-	-	-
Oct	-	-	-	-	-
Nov	-	-	-	-	-
Dec	-	-	-	-	-
YTD	188	175	13	166	22
Full Year	188	300		244	



Town of Erie

Reports for the period: 07/01/2014 – 07/31/2014

Town of Erie
645 Holbrook
PO Box 750
Erie, CO 80516

We urge you to compare the information contained in this periodic statement with the account statement(s) that you receive directly from the custodian that holds your account(s). Please notify us immediately if you identify any discrepancies or have any questions.



Davidson
Fixed Income Management

REGISTERED INVESTMENT ADVISER

Town of Erie

Account Review – July 2014



Davidson
Fixed Income Management
REGISTERED INVESTMENT ADVISER

- Town of Erie: Steve Felten, Finance Director; Christine Morrison, Deputy Finance Director/Chief Accountant
- Davidson Fixed Income Management: Glenn Scott, Account Manager
- Investment Objectives:
 - Safety of Principal: The primary objective is to protect against any loss of principal.
 - Liquidity: Investments will be managed to ensure that funds are available to meet obligations as necessary.
 - Yield: Investments will be managed to optimize returns within the appropriate safety and liquidity constraints.

Performance Information (05/01/2014 – 07/31/2014)

	<u>Town of Erie</u> ¹	<u>Colotrust</u> ⁴	<u>CSAFE</u> ²
BV Return (Yield) ³	0.42%	0.01%	0.12%

1. Reflects yield to maturity, net of management & custodial fee.
2. Reflects the CSAFE average daily rate for the quarter.
3. Book Value Return (Yield) = Earned Interest +/- Realized Gain/Loss +/- Amortization.
4. Reflects the Colotrust Prime average daily rate for the quarter.

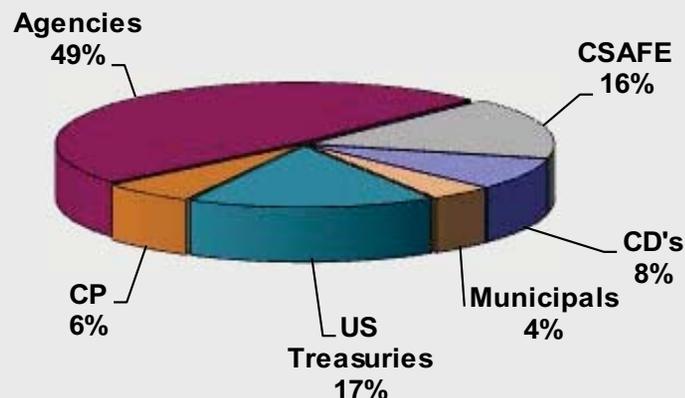
Past performance of the Town of Erie portfolio does not guarantee future results.

Portfolio Characteristics 07/31/2014

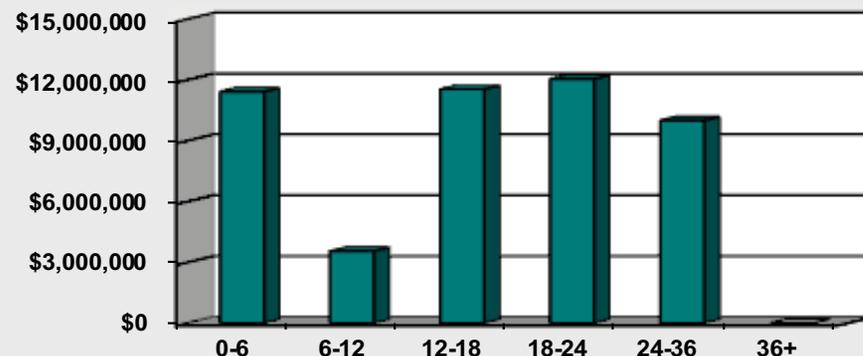
Par Value:	\$ 40,561,102
Book Value:	\$ 40,655,914
Market Value:	\$ 40,662,895
CSAFE Balance:	\$ 7,924,909
Total Account Balance:	\$ 48,587,804

Weighted Avg YTM:	0.52%
Weighted Avg Maturity/Call:	15.5 Months
Weighted Avg YTM (excluding cash):	0.60%

Portfolio Diversification



Maturity Distribution





Town of Erie
Investment Details
July 31, 2014

Cusip	Security Description	Trade Date	Par Value	Original Cost	Market Value	Book Value	Coupon Rate	YTM/C	DTM/C	Next Call Date	Maturity Date	Pct Assets
Cash and Equiv.												
CSAFE	CSAFE			7,924,908.84	7,924,908.84	7,924,908.84	0.120	0.120				16.31
Commercial Paper												
06538CNS6	BANK OF TOKYOYO MITSUBISHI UFJ	07-24-14	1,500,000.00	1,498,227.09	1,498,227.09	1,498,284.59	0.000	0.235	177		01-26-15	3.08
89233HRM8	TOYOTA MOTOR CREDIT CORP	07-24-14	1,500,000.00	1,497,412.50	1,497,412.50	1,497,470.00	0.000	0.234	264		04-21-15	3.08
			3,000,000.00	2,995,639.59	2,995,639.59	2,995,754.59	0.000	0.235	220			6.17
CD's												
FBCD022	1ST BANK	03-18-13	2,061,101.81	2,061,101.81	2,061,101.81	2,061,101.81	0.499	0.499	230		03-18-15	4.24
FBCD005	1ST BANK	05-06-11	2,000,000.00	2,000,000.00	2,000,000.00	2,000,000.00	2.470	2.478	644		05-06-16	4.12
			4,061,101.81	4,061,101.81	4,061,101.81	4,061,101.81	1.470	1.474	434			8.36
Agencies												
3135G0DW0	FEDERAL NATL MTG ASSN	06-13-12	1,000,000.00	1,004,726.00	1,001,327.00	1,000,493.55	0.625	0.425	89		10-30-14	2.06
3137EADA4	FEDERAL HOME LN MTG CORP	06-13-12	1,000,000.00	1,003,530.00	1,001,900.00	1,000,572.60	0.625	0.485	149		12-29-14	2.06
31398AZ54	FEDERAL NATL MTG ASSN	10-23-13	1,500,000.00	1,548,885.00	1,529,181.00	1,527,812.03	2.150	0.310	369		08-04-15	3.15
3134G3ZA1	FEDERAL HOME LN MTG CORP	11-29-12	2,000,000.00	2,006,920.00	2,006,762.00	2,002,716.03	0.500	0.373	393		08-28-15	4.13
3134G3W55	FEDERAL HOME LN MTG CORP	12-20-12	2,000,000.00	2,000,928.00	2,003,552.00	2,000,417.72	0.450	0.434	479		11-24-15	4.12
3135G0RY1	FEDERAL NATL MTG ASSN	11-29-12	2,000,000.00	2,001,500.00	1,999,236.00	2,000,241.77	0.480	0.442	480	11-25-14	11-25-15	4.11
3135G0SB0	FEDERAL NATL MTG ASSN	12-20-12	2,500,000.00	2,494,122.50	2,500,995.00	2,497,273.27	0.375	0.454	506		12-21-15	5.15
3133ED5L2	FEDERAL FARM CR BKS	10-21-13	1,500,000.00	1,500,000.00	1,501,296.00	1,500,000.00	0.480	0.480	538		01-22-16	3.09
3135G0VA8	FEDERAL NATL MTG ASSN	12-05-13	2,000,000.00	2,003,600.00	2,000,180.00	2,002,590.05	0.500	0.422	607		03-30-16	4.12
3133ECWT7	FEDERAL FARM CR BKS	08-27-13	2,000,000.00	1,995,840.00	2,004,628.00	1,997,263.11	0.650	0.728	647		05-09-16	4.13
313373SZ6	FEDERAL HOME LOAN BANKS	11-05-13	2,000,000.00	2,080,760.00	2,057,326.00	2,057,986.47	2.125	0.555	679		06-10-16	4.23
3133834R9	FEDERAL HOME LOAN BANKS	05-09-13	1,000,000.00	998,540.00	996,337.00	999,112.90	0.375	0.422	693		06-24-16	2.05
3135G0XP3	FEDERAL NATL MTG ASSN	12-06-13	1,000,000.00	996,090.00	996,655.00	997,064.39	0.375	0.528	704		07-05-16	2.05
3134G5A96	FEDERAL HOME LN MTG CORP	06-27-14	2,000,000.00	1,999,600.00	1,994,844.00	1,999,615.32	0.625	0.634	780	09-19-14	09-19-16	4.11
			23,500,000.00	23,635,041.50	23,594,219.00	23,583,159.21	0.752	0.483	527			48.56
Municipals												
574193HL5	MARYLAND ST	07-26-13	1,000,000.00	1,004,700.00	1,004,830.00	1,003,152.15	0.950	0.790	731		08-01-16	2.07
93974DAL2	WASHINGTON ST FOR ISSUES DTD P	08-08-13	1,000,000.00	1,000,500.00	1,001,870.00	1,000,340.06	0.850	0.833	731		08-01-16	2.06
			2,000,000.00	2,005,200.00	2,006,700.00	2,003,492.21	0.900	0.812	731			4.13
US Treasury Notes												
912828WQ9	UNITED STATES TREAS NTS	06-27-14	2,000,000.00	2,001,484.38	1,999,688.00	2,001,421.34	0.500	0.463	699		06-30-16	4.12
912828VR8	UNITED STATES TREAS NTS	01-03-14	1,000,000.00	1,000,273.43	1,000,938.00	1,000,214.25	0.625	0.614	745		08-15-16	2.06
912828VW7	UNITED STATES TREAS NTS	01-03-14	1,000,000.00	1,006,171.87	1,005,156.00	1,004,877.38	0.875	0.643	776		09-15-16	2.07
912828VW7	UNITED STATES TREAS NTS	02-11-14	1,000,000.00	1,008,164.06	1,005,156.00	1,006,705.36	0.875	0.557	776		09-15-16	2.07
912828WA4	UNITED STATES TREAS NTS	03-03-14	1,000,000.00	1,002,734.38	998,984.00	1,002,307.18	0.625	0.520	804		10-15-16	2.06
912828WF3	UNITED STATES TREAS NTS	03-14-14	1,000,000.00	1,000,664.06	998,125.00	1,000,571.09	0.625	0.600	835		11-15-16	2.05



Town of Erie
Investment Details
 July 31, 2014

Cusip	Security Description	Trade Date	Par Value	Original Cost	Market Value	Book Value	Coupon Rate	YTM/C	DTM/C	Next Call Date	Maturity Date	Pct Assets
912828A59	UNITED STATES TREAS NTS	03-19-14	1,000,000.00	995,742.19	997,188.00	996,309.13	0.625	0.782	865		12-15-16	2.05
			8,000,000.00	8,015,234.37	8,005,235.00	8,012,405.73	0.657	0.580	775			16.48
TOTAL PORTFOLIO			40,561,101.81	48,637,126.11	48,587,804.24	48,580,822.39	0.653	0.521	464			100.00

TOWN OF ERIE
BOARD OF TRUSTEE AGENDA ITEM
Board Meeting Date: October 14, 2014

SUBJECT: **STAFF REPORT:**
Economic Development Activity Update

DEPARTMENT: Administration

PRESENTER: Paula Mehle, Economic Development Coordinator *pm*

FISCAL Cost as Recommended: n/a
INFORMATION: Balance Available: n/a
Budget Line Item Number: n/a
New Appropriation Required: Yes No

ACTIVITY & ANNOUNCEMENT SUMMARY:

SITE SELECTION: In September the Town of Erie participated in the Metro Denver Economic Development Corporation's (MDEDC) Annual Site Selection Conference. Specifically, during the conference staff hosted one of the site selectors giving the Town the opportunity to share Erie's story and gain valuable feedback from an industry expert who represents primary employers across the country. Themes throughout the conference included: promotion of incentives to demonstrate community investment in businesses recruitment; modifying state regulations to allow the sale of tax credits to other businesses; and the importance of making relevant data easily accessible to primary employers/site selectors.

RETAIL ATTRACTION: Over the summer staff has been posting new business openings on Facebook. The response has been great as many community members congratulate and welcome the businesses. The latest post connected a business and a potential customer.

HISTORIC DOWNTOWN BUSINESS DISTRICT: Not only has Echo Brewery opened in Historic Old Town late this summer but so has Rachel's Salon and Foxtail Pines Veterinary Hospital. Look for a new coffee and ice cream business to open up this fall in the former Flower Nook space. Staff has received inquiries this summer about the possibility of converting homes along Briggs Street into business. As interest in commercial development gains momentum in Downtown and with the waiver of permit fees in Historic Downtown effective through December 2016 - the opportunity for conversion of Briggs Street homes to office/retail spaces could gain momentum as well.

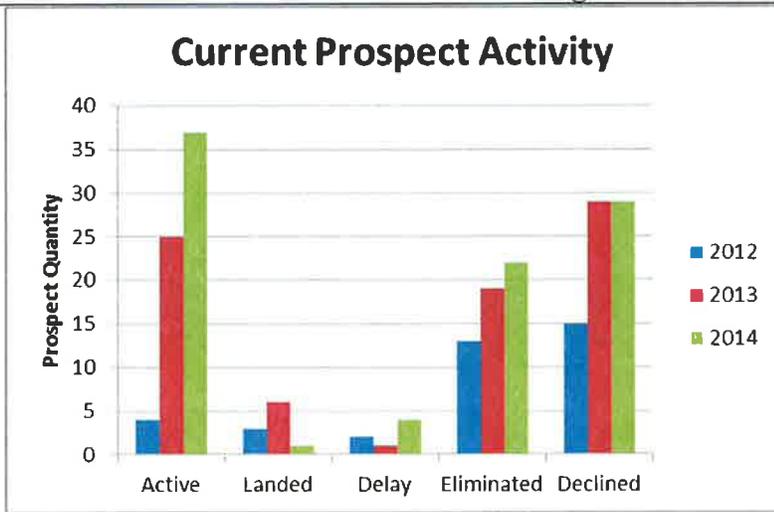
SMALL BUSINESS DEVELOPMENT: The Town along with the Small Business Development Center (SBDC) and the High Plains Library has been actively promoting workshops not only in Erie but in the surrounding areas that can help entrepreneurs get off to the right start. The SBDC has reported that the interest by Erie residents for SBDC services is the strongest in the region and that workshop attendance has grown. Typical workshops in Erie have between 12 to 18 attendees. Of the 93 prospects received to date in 2014 over 17 percent have been from people looking to start a business.

The interest by businesses operating out of their home has picked up as well. Approximately five percent of this year's prospects so far have been home based businesses looking for a new location. Not all of the home based businesses are looking for office space. Some home based businesses are looking for flex or light industrial space in order to bring their employees together in one location along with vehicles and supplies. Data from the State of Colorado shows there are over 300 home based businesses in Erie alone.

PROSPECT INQUIRIES: Prospect interest in Erie has continued to increase year after year. Those prospects reported as "Declined" are due to requests that entail requirements for properties that the Town does not currently have available. Such requests have included properties like plug and play call centers, 25k sq. ft. and larger industrial facilities, or properties with rail service.

**TOWN OF ERIE
BOARD OF TRUSTEE AGENDA ITEM**

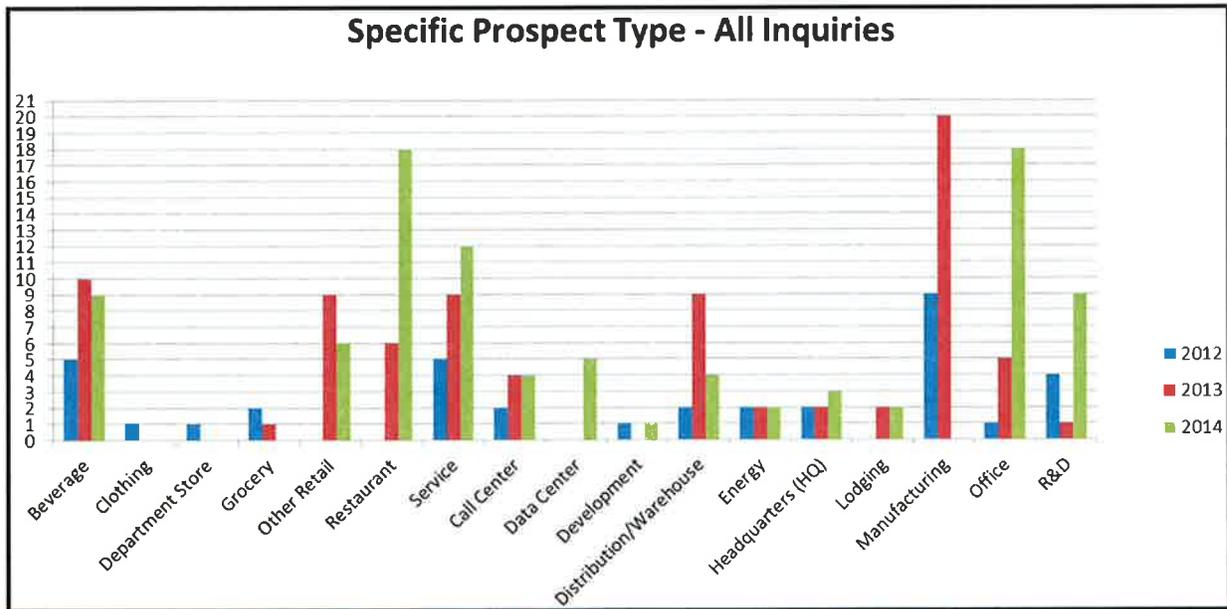
Board Meeting Date: **October 14, 2014**



Prospects that are identified as “Eliminated” are labeled either because the prospect does not respond to inquiries or after providing referrals no properties were found that met the needs of the prospect or the prospect was unable to negotiate an acceptable term with a property owner.

The largest types of inquiries in 2014 to date have come from businesses looking for office, restaurant, or service space. Service space generally is in the form of flex or light industrial space and is needed by companies that provide a service at their place of business or at a customer’s

place (ex. Auto repair, contractor). Companies looking to open breweries or distilleries have continued to look to Erie for possible locations. The biggest struggle for prospects has been limited or non-existent spaces that meet the needs for their business to operate.



Staff Review:

- ____ Assistant to the Town Administrator
- ____ Town Clerk
- ____ Community Development Director
- ____ Finance Director
- ____ Police Chief
- ____ Public Works Director
- ____ Park & Recreation Director

Approved by:


A.J. Krieger
 Town Administrator

ATTACHMENTS:

- a. n/a