City of Louisville
COLORADO • SINCE 1878

REVISED 12/14/15

City Council

Agenda

Tuesday, December 15, 2015
City Hall, Council Chambers
749 Main Street
7:00 PM

Note: The time frames assigned to agenda items are estimates for guidance only. Agenda items may be heard earlier or later than the listed time slot.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

4. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Council requests that public comments be limited to 3 minutes. When several people wish to speak on the same position on a given item, Council requests they select a spokesperson to state that position.

5. CONSENT AGENDA

The following items on the City Council Agenda are considered routine by the City Manager and shall be approved, adopted, accepted, etc., by motion of the City Council and roll call vote unless the Mayor or a City Council person specifically requests that such item be considered under "Regular Business." In such an event the item shall be removed from the "Consent Agenda" and Council action taken separately on said item in the order appearing on the Agenda. Those items so approved under the heading "Consent Agenda" will appear in the Council Minutes in their proper order.

A. Approval of Bills
B. Approval of Minutes: November 17, 2015; December 1, 2015; December 7 & 8, 2015
C. Approval to Cancel December 22, 2015 Study Session
D. Approval of Contract with CliftonLarsonAllen LLP for Utility Billing Services
E. Non-Profit Grant Program – Finance Committee Recommendations for 2016
F. Approval of Resolution No. 90, Series 2015 – A Resolution Approving the Reinstatement of a Final Planned Unit Development (PUD) Plan Which Expired on September 6, 2014. The PUD is for the Development of 19.73 Acres with Two (2) Buildings (313,290 SF of Building Area), for Lots 1 and 2, CTC Filing 2, Replat A

Citizen Information

If you wish to speak at the City Council meeting, please fill out a sign-up card and present it to the City Clerk.

Persons with disabilities planning to attend the meeting who need sign language interpretation, assisted listening systems, Braille, taped material, or special transportation, should contact the City Manager's Office at 303 335-4533. A forty-eight-hour notice is requested.

G. Approval of First Amendment to Contract by and Between the City of Louisville and WL Contractors, Inc. for Traffic Signal Maintenance
H. Award Bid for Dillon Road Underpass Repairs
I. Approval of the Construction Services Agreement with Action Direct, LLC for the Lafayette/Louisville Boundary Area Drainage Improvements Phase II Construction
J. Approval of Resolution No. 91, Series 2015 – A Resolution Approving an Agreement between the City of Louisville and Axiom Strategies, Inc. to Furnish Lobbyist Services to the US 36 Mayors and Commissioners Coalition

6. COUNCIL INFORMATIONAL COMMENTS ON PERTINENT ITEMS NOT ON THE AGENDA (Council general comments are scheduled at the end of the Agenda.)

7. CITY MANAGER'S REPORT

8. REGULAR BUSINESS

7:15 – 7:20 pm

A. 2016 CITY COUNCIL APPOINTMENTS TO BOARDS AND COMMISSIONS

- Mayor Presentation
- Public Comments (Please limit to three minutes each)
- Council Questions and Comments
- Action

7:20 – 8:05 pm

B. BOULDER COUNTY HOUSING AUTHORITY KESTREL DEVELOPMENT – 245 NORTH 96TH STREET

1. ORDINANCE NO. 1710, SERIES 2015 – AN ORDINANCE APPROVING A 5TH AMENDMENT TO THE TAKODA GENERAL DEVELOPMENT PLAN (GDP) TO ALLOW UP TO 231 RESIDENTIAL UNITS AND UP TO 64,468 SQUARE FEET OF COMMERCIAL DEVELOPMENT FOR THE PROPERTY KNOWN AS THE 245 NORTH 96TH STREET ANNEXATION – 2nd READING – PUBLIC HEARING (Advertised *Daily Camera* 12/08/2015)

- Mayor Opens Public Hearing
- Staff Presentation
- Public Comments (Please limit to three minutes each)
- Council Questions & Comments
- Additional Public Comments
- Mayor Closes Public Hearing
- Action

2. RESOLUTION No. 89, SERIES 2015 – A RESOLUTION APPROVING THE FINAL SUBDIVISION PLAT AND PLANNED UNIT DEVELOPMENT (PUD), FOR KESTREL, LOCATED AT 245 NORTH 96TH STREET TO ALLOW THE DEVELOPMENT OF 191 RESIDENTIAL UNITS AND UP TO 5,977 SF OF NON-RESIDENTIAL DEVELOPMENT

- Staff Presentation
- Public Comments (Please limit to three minutes each)
- Council Questions & Comments
- Action

8:05 – 8:35 pm

C. ORDINANCE NO. 1709, SERIES 2015 – AN ORDINANCE AMENDING CHAPTER 15.36 OF THE LOUISVILLE MUNICIPAL CODE REGARDING HISTORIC PRESERVATION – 2nd READING –PUBLIC HEARING (Advertised *Daily Camera* 12/08/2015)

- Mayor Opens Public Hearing
- Staff Presentation
- Public Comments (Please limit to three minutes each)
- Council Questions & Comments
- Additional Public Comments
- Mayor Closes Public Hearing
- Action

8:35 – 8:50 pm

D. RESOLUTION NO. 92, SERIES 2015 – A RESOLUTION ADOPTING FINANCIAL POLICIES FOR THE CITY OF LOUISVILLE, COLORADO

- Staff presentation
- Public comments (Please limit to three minutes each)
- Council Questions and Comments
- Action

8:50 – 8:55 pm

E. RESOLUTION NO. 93, SERIES 2015 – A RESOLUTION SETTING CERTAIN FEES, RATES, AND CHARGES FOR THE CITY OF LOUISVILLE, COLORADO

- Staff presentation
- Public comments (Please limit to three minutes each)
- Council Questions and Comments
- Action

8:55 – 9:00 pm

F. RESOLUTION NO. 94, SERIES 2015 – A RESOLUTION AMENDING THE 2016 BUDGET BY AMENDING APPROPRIATIONS IN THE URBAN REVITALIZATION DISTRICT FUND AND ADJUSTING BUDGETED REVENUE IN THE URBAN REVITALIZATION DISTRICT FUND – PUBLIC HEARING (Advertised *Daily Camera* 12/13/2015)

- Mayor Opens Public Hearing
- Staff Presentation
- Public Comments (Please limit to three minutes each)
- Council Questions & Comments
- Additional Public Comments
- Mayor Closes Public Hearing
- Action

9:00 – 9:05 pm

G. RESOLUTION NO. 95, SERIES 2015 – A RESOLUTION AMENDING THE 2015 BUDGET BY AMENDING APPROPRIATIONS IN THE PEG FEES FUND – PUBLIC HEARING (Advertised *Daily Camera* 12/13/2015)

- Mayor Opens Public Hearing
- Staff Presentation
- Public Comments (Please limit to three minutes each)
- Council Questions & Comments
- Additional Public Comments
- Mayor Closes Public Hearing
- Action

9:05 – 9:10 pm

H. ORDINANCE NO. 1697, SERIES 2015 – AN ORDINANCE AMENDING SECTIONS 3.08.030, 13.12.020 AND 13.12.040 OF THE LOUISVILLE MUNICIPAL CODE TO ADDRESS WATER SERVICE CONNECTIONS AND WATER TAP FEES FOR LIVE-WORK LAND USES – 2nd Reading – Public Hearing (Advertised *Daily Camera* 07/19/2015) – CONTINUED FROM 07/28/15, 09/15/15, 10/6/15, AND 11/02/15 – *Staff Requests No Further Action Be Taken On This Item*

- Mayor Opens Public Hearing
- Staff Presentation
- Public Comments (Please limit to three minutes each)
- Council Questions & Comments
- Additional Public Comments
- Mayor Closes Public Hearing
- Action

11. CITY ATTORNEY'S REPORT

12. COUNCIL COMMENTS, COMMITTEE REPORTS, AND IDENTIFICATION OF FUTURE AGENDA ITEMS

13. ADJOURNMENT

City of Louisville
Cash Disbursement Edit List

Batch: 92605 Period: 11/24/15

FOR BANK ACCOUNT: 4 FIRST NATIONAL BANK OF COLORAD Control Disbursement Account

Vendor/ Remit#	Invoice Number	Description	Invoice Date	Due Date	Invoice Amount	Check Amount
2735-1	CAROL HANSON					
	112315	EXPENSE REPORT 11/18-11/20/15	11/23/15	12/23/15	138.00	138.00
1115-1	COLONIAL INSURANCE					
	1101173	#9711888 NOV 15 EMPLOYEE PREM	11/03/15	12/03/15	536.13	536.13
14085-1	COLORADO MECHANICAL SYSTEMS INC					
	8288	REPLACE HVAC AND CONTROLS SWTP	09/24/15	10/24/15	41,800.00	41,800.00
11298-1	DELTA DENTAL OF COLORADO					
	DELTA1215	#007562-0000 DEC 15 EMPL PREM	11/20/15	12/20/15	12,778.45	12,778.45
5255-1	FAMILY SUPPORT REGISTRY					
	112015	EMPLOYEE GARNISHMENT PP#24	11/20/15	12/20/15	100.00	100.00
6455-1	KAISER PERMANENTE					
	0017936688	05920-01-16 DEC 15 EMPL PREM	12/01/15	12/31/15	132,426.91	132,426.91
14002-1	KANSAS PAYMENT CENTER					
	112015	EMPLOYEE GARNISHMENT PP#24	11/20/15	12/20/15	67.38	67.38
7735-1	LINCOLN FINANCIAL GROUP					
	LIFE1215	000010008469 DEC 15 LIFE/AD&D	12/01/15	12/31/15	5,668.73	
	LTD1215	000010008470 DEC 15 LTD PREM	12/01/15	12/31/15	2,964.80	8,633.53
4	PENGUIN RANDOM HOUSE LLC					
	102715	REFUND SALES TAX & LICENSE FEE	10/27/15	11/26/15	319.76	319.76
4	NETWORK CHECKER INC					
	110915	REFUND SALES TAX	11/09/15	12/09/15	110.00	110.00
55	HERITAGE TITLE					
	U!00001011	15099/254035922: UTILITY REFUN	11/19/15	11/19/15	107.12	107.12
8442-1	VISION SERVICE PLAN					
	VSP1215	12 059727 0001 DEC 15 EMP PREM	11/19/15	12/19/15	2,647.38	2,647.38
11094-1	WESTERN DISPOSAL SERVICES					
	103115RES	OCT 15 RESIDENTIAL TRASH SERV	11/01/15	12/01/15	118,056.80	118,056.80
	BANK TOTAL PAYMENTS				317,721.46	317,721.46
	GRAND TOTAL PAYMENTS				317,721.46	317,721.46

City of Louisville
Cash Disbursement Edit List

Batch: 92732 Period: 12/03/15

Vendor/ Remit#	Invoice Number	Description	Invoice Date	Due Date	Invoice Amount	Check Amount
	FOR BANK ACCOUNT:	4 FIRST NATIONAL BANK OF COLORAD			Control Disbursement Account	
14164-1	ALPINE BANK					
	112015	COMMUNITY SOLAR PANEL LEASE	11/20/15	12/20/15	757.47	
	112015	COMMUNITY SOLAR PANEL LEASE	11/20/15	12/20/15	3,229.23	3,986.70
9750-1	LEGALSHIELD					
	112515	#22554 NOV 15 EMPLOYEE PREMIUM	11/25/15	12/25/15	332.95	332.95
8	RICHARD MILLER					
	111915	RESTITUTION PAYMENT	11/19/15	12/19/15	25.00	25.00
10153-1	PCS MOBILE					
	47909	MOBILE DEVICE LICENSES/SUPPORT	09/04/15	10/04/15	1,851.50	1,851.50
14188-1	RONDA ROMERO					
	112415	EXPENSE REPORT 3/13-11/16/15	11/24/15	12/24/15	83.95	83.95
13558-1	ZIONS CREDIT CORP					
	614777	NOV 15 SOLAR POWER EQUIP LEASE	11/20/15	12/20/15	1,767.62	
	614777	NOV 15 SOLAR POWER EQUIP LEASE	11/20/15	12/20/15	883.81	2,651.43
	BANK TOTAL PAYMENTS				8,931.53	8,931.53
	GRAND TOTAL PAYMENTS				8,931.53	8,931.53

Batch: 92788 Period: 12/15/15

Vendor/ Remit#	Invoice Number	Description	Invoice Date	Due Date	Invoice Amount	Check Amount
	FOR BANK ACCOUNT:	4 FIRST NATIONAL BANK OF COLORAD			Control Disbursement Account	
13547-1	A G WASSENAAR INC					
	257784	GEOTECH TESTING SERVICES	11/13/15	12/13/15	198.50	198.50
1-1	A WAY OF LIFE FITNESS CONSULTING					
	1530028-3	CONTRACTOR FEES MEDITATION	11/30/15	12/30/15	122.50	122.50
5369-1	ACCUTEST MOUNTAIN STATES INC					
	DY-69953	LAB ANALYSIS FEES WWTP	12/02/15	01/01/16	384.50	
	DY-69954	LAB ANALYSIS FEES WWTP	12/02/15	01/01/16	314.50	
	DY-69955	LAB ANALYSIS FEES WWTP	12/02/15	01/01/16	527.50	1,226.50
14192-1	ACTION COMMUNICATIONS INC					
	514502	RADIO TOWER HARDWARE PD	11/03/15	12/03/15	1,440.30	1,440.30
14190-1	AIS SPECIALTY PRODUCTS INC					
	18799.I	PLUMBING/ROOF PARTS GC	11/09/15	12/09/15	584.06	584.06
1006-1	ALL CURRENT ELECTRIC INC					
	3307	INSTALL OFFICE OUTLET PD	11/04/15	12/04/15	108.51	
	3313	TIMECLOCK/POLE LIGHT	11/11/15	12/11/15	317.50	
	3321	CHANGE BALLARD LIGHTS TIMER	12/01/15	12/31/15	70.00	496.01
13479-1	AMERICAN MECHANICAL SERVICES					
	J604402	INSTALL DUCT FITTING WWTP	09/15/15	10/15/15	953.00	953.00
10493-1	ARROW OFFICE EQUIPMENT LLC					
	476492-0	UNDER CABINET LIGHT PD	10/29/15	11/28/15	36.59	36.59
14054-1	AVI SYSTEMS INC					
	88391528	AV EQUIPMENT CS	11/10/15	12/10/15	249.83	
	88391528	AV EQUIPMENT CS	11/10/15	12/10/15	249.83	
	88391528	AV EQUIPMENT CS	11/10/15	12/10/15	249.82	
	88391528	AV EQUIPMENT CS	11/10/15	12/10/15	249.82	999.30
640-1	BOULDER COUNTY					
	113015	NOV 15 BOULDER COUNTY USE TAX	11/30/15	12/30/15	21,984.96	21,984.96
7739-1	BOULDER COUNTY					
	11937	NOV DRUG TASK FORCE FEES	11/02/15	12/02/15	257.00	257.00
8588-1	BOULDER COUNTY					
	11932	WASTE DISPOSAL FEE WWTP	11/16/15	12/16/15	83.30	83.30
12880-1	BOYAGIAN CONSULTING LLC					
	120215	NOV 15 PROFESSIONAL SERVICES	12/02/15	01/01/16	2,500.00	2,500.00
7706-1	BRANNAN SAND & GRAVEL CO LLC					
	154788	ASPHALT	11/18/15	12/18/15	42.50	
	154858	ASPHALT	11/19/15	12/19/15	42.50	
	154940	ASPHALT	11/20/15	12/20/15	43.35	
	155069	ASPHALT	11/23/15	12/23/15	46.33	
	155134	ASPHALT	11/24/15	12/24/15	42.93	

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Vendor/ Remit#	Invoice Number	Description	Invoice Date	Due Date	Invoice Amount	Check Amount
	155259	ASPHALT	11/25/15	12/25/15	42.93	
	155333	ASPHALT	12/01/15	12/31/15	50.58	311.12
13344-1	BROWN HILL ENGINEERING & CONTROLS LLC					
	10360	SCADA MAINTENANCE WTP	10/02/15	11/01/15	295.50	
	10584	SCADA MAINTENANCE WTP	11/18/15	12/18/15	1,215.00	
	10592	SCADA MAINTENANCE WTP	11/20/15	12/20/15	375.00	
	10611	SCADA MAINTENANCE WTP	11/25/15	12/25/15	1,252.00	3,137.50
248-1	CDW GOVERNMENT					
	BDD2996	MS SURFACE PRO WTP	11/09/15	12/09/15	998.89	
	BFW3472	MS SURFACE DOCK WTP	11/17/15	12/17/15	157.77	
	BGP1143	MS SURFACE EXTEND WARRANTY WTP	11/20/15	12/20/15	236.72	1,393.38
935-1	CENTENNIAL PRINTING CO					
	58376	BUSINESS CARDS TRICE	11/10/15	12/10/15	62.00	62.00
11162-1	CENTENNIAL VALLEY PROP VII LLC					
	112515	2015 BUSINESS ASSIST REBATE	11/25/15	12/25/15	1,032.00	
	112515	2015 BUSINESS ASSIST REBATE	11/25/15	12/25/15	516.00	1,548.00
10773-1	CENTRIC ELEVATOR CORP					
	239543	DEC 15 ELEVATOR MAINT PC	12/01/15	12/31/15	243.09	
	239544	DEC 15 ELEVATOR MAINT LIB	12/01/15	12/31/15	451.32	
	239545	DEC 15 ELEVATOR MAINT RSC	12/01/15	12/31/15	265.59	
	239546	DEC 15 ELEVATOR MAINT CH	12/01/15	12/31/15	269.65	1,229.65
13352-1	CGRS INC					
	2-15859-52513	FUEL TANK POLLING	11/30/15	12/30/15	25.00	25.00
13850-1	CHEMICAL SOLUTIONS INC					
	261681	MAGNESIUM CHLORIDE PELLETS	10/22/15	11/21/15	1,975.00	
	261682	MAGNESIUM CHLORIDE PELLETS	10/29/15	11/28/15	1,263.00	3,238.00
2220-1	CHEMTRADE CHEMICALS US LLC					
	91680221	ALUMINUM SULFATE WTP	11/16/15	12/16/15	4,495.71	4,495.71
4785-1	CINTAS CORPORATION #66					
	66395388	UNIFORM RENTAL WTP	10/12/15	11/11/15	142.11	
	66409603	UNIFORM RENTAL WWTP	11/09/15	12/09/15	108.54	
	66413161	UNIFORM RENTAL WWTP	11/16/15	12/16/15	108.54	
	66413162	UNIFORM RENTAL WTP	11/16/15	12/16/15	275.70	
	66416773	UNIFORM RENTAL WWTP	11/23/15	12/23/15	108.54	
	66416774	UNIFORM RENTAL WTP	11/23/15	12/23/15	157.73	
	66420298	UNIFORM RENTAL WWTP	11/30/15	12/30/15	108.54	
	66420299	UNIFORM RENTAL WTP	11/30/15	12/30/15	157.73	1,167.43
11467-1	CLEAR CREEK CONSULTANTS INC					
	1752	COAL CREEK DATA REPORT	12/04/15	01/03/16	1,400.00	1,400.00
1120-1	COLORADO ANALYTICAL LABORATORY					

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Vendor/ Remit#	Invoice Number	Description	Invoice Date	Due Date	Invoice Amount	Check Amount
	151120044	LAB ANALYSIS FEES WWTP	12/02/15	01/01/16	571.00	571.00
11582-1	COLORADO CARPET CENTER INC					
	36934	REINSTALL CARPET RSC	11/23/15	12/23/15	1,971.00	1,971.00
10916-1	COLORADO CODE CONSULTING LLC					
	7232	PLAN REVIEW	11/17/15	12/17/15	5,375.00	5,375.00
13567-1	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC					
	770-669540	PLUMBING PARTS GC	11/16/15	12/16/15	55.25	
	770-669936	MINIATURE CIRCUITS GC	11/23/15	12/23/15	396.54	
	770-670609	NUT DRIVER FM	11/25/15	12/25/15	33.16	484.95
9973-1	CPS DISTRIBUTORS INC					
	2208947-00	US 36 INTERCHANGE IRR CLOCK	11/17/15	12/17/15	7,907.25	7,907.25
14008-1	CUNINGHAM GROUP ARCHITECTURE INC					
	44296	SMALL AREA PLANS	11/27/15	12/27/15	17,460.00	17,460.00
1570-1	DANA KEPNER COMPANY INC					
	071715	DUPLICATE PAYMENT	07/17/15	08/16/15	134.18-	
	1418880-00	METER SETTERS	11/30/15	12/30/15	1,807.82	
	1419174-00	METER PIT COVERS	11/30/15	12/30/15	351.03	2,024.67
9845-1	DENVER SANITARY CO INC					
	7628	CLEAN SAND TRAP GC	11/18/15	12/18/15	150.00	150.00
13929-1	DHE COMPUTER SYSTEMS LLC					
	93019	LAPTOP PARKS	11/05/15	12/05/15	644.00	644.00
14189-1	DON KING LANDSCAPING LLC					
	2	FLAGSTONE BENCH DEPOSIT OS	12/02/15	01/01/16	785.00	785.00
13963-1	ENSCICON CORPORATION					
	89389	ENGINEERING SERV SULLIVAN	11/24/15	12/24/15	740.00	
	89389A	ENGINEERING SERV SULLIVAN	11/24/15	12/24/15	740.00	
	89505	ENGINEERING SERV SULLIVAN	12/02/15	01/01/16	629.00	
	89505A	ENGINEERING SERV SULLIVAN	12/02/15	01/01/16	629.00	2,738.00
1915-1	EXQUISITE ENTERPRISES INC					
	42152	NAMEPLATE MALONEY	11/10/15	12/10/15	9.00	9.00
13916-1	FERGUSON WATERWORKS					
	843940	METER SETTERS/BALL CORP STOPS	11/24/15	12/24/15	1,624.58	1,624.58
2070-1	FLOOD & PETERSON INSURANCE INC					
	38563	GOLF COURSE EQUIPMENT	11/11/15	12/11/15	314.00	
	40567	CITY SERVICES FACILITY	11/23/15	12/23/15	3,325.00	
	40830	ADD GOLF EQUIPMENT	11/23/15	12/23/15	1,644.00	5,283.00
13098-1	G4S SECURE SOLUTIONS INC					
	7569687	BAILIFF SERVICES 11/16/15	11/22/15	12/22/15	110.00	110.00
2310-1	GRAINGER					
	9902794453	TOOLS FM	11/25/15	12/25/15	45.94	

Batch: 92788 Period: 12/15/15

Vendor/ Remit#	Invoice Number	Description	Invoice Date	Due Date	Invoice Amount	Check Amount
	9902794461	TOOLS FM	11/25/15	12/25/15	106.73	
	9903150283	SAFETY SUPPLIES FM	11/25/15	12/25/15	248.24	400.91
11214-1	GRAYLING					
	P008122	NOV 15 PROFESSIONAL SERVICES	11/05/15	12/05/15	2,500.00	
	P008342	DEC 15 PROFESSIONAL SERVICES	12/02/15	01/01/16	2,500.00	5,000.00
246-1	GREEN MILL SPORTSMAN CLUB					
	105	RANGE USE	11/06/15	12/06/15	100.00	100.00
13014-1	H & M MECHANICAL LLC					
	111315	REFUND PERMIT FEES 15M-0196	11/13/15	12/13/15	96.32	96.32
2415-1	HARCROS CHEMICALS INC					
	100103591	FLUORIDE NWTP	10/28/15	11/27/15	1,200.00	
	100103761	FLUORIDE NWTP	11/06/15	12/06/15	1,200.00	2,400.00
14157-1	HAWKSLEY CONSULTING					
	1698024	LSVL/SUP INTEGRATION STUDY	11/11/15	12/11/15	2,037.41	2,037.41
645-1	HUMANE SOCIETY OF BOULDER VALLEY					
	91505	3RD QTR ANIMAL IMPOUND FEES	10/22/15	11/21/15	1,800.00	1,800.00
14176-1	IMS INFRASTRUCTURE MANAGEMENT SERVICES LLC					
	13715-1	PAVEMENT CONDITION SURVEY	10/15/15	11/14/15	2,156.25	
	13715-2	PAVEMENT CONDITION SURVEY	11/13/15	12/13/15	3,468.75	5,625.00
2615-1	INGRAM LIBRARY SERVICES INC					
	90085320	TEEN BOOKS AND MEDIA	11/04/15	12/04/15	69.29	
	90112076	CHILDRENS BOOKS AND MEDIA	11/06/15	12/06/15	127.69	
	90150409	TEEN BOOKS AND MEDIA	11/10/15	12/10/15	9.89	
	90155047	CHILDRENS BOOKS AND MEDIA	11/10/15	12/10/15	33.26	
	90155940	TEEN BOOKS AND MEDIA	11/10/15	12/10/15	11.86	
	90157643	TEEN BOOKS AND MEDIA	11/10/15	12/10/15	116.21	
	90158728	CHILDRENS BOOKS AND MEDIA	11/10/15	12/10/15	142.33	
	90158729	CHILDRENS BOOKS AND MEDIA	11/10/15	12/10/15	180.53	
	90158730	CHILDRENS BOOKS AND MEDIA	11/10/15	12/10/15	160.56	
	90180160	CHILDRENS BOOKS AND MEDIA	11/11/15	12/11/15	28.92	
	90185392	CHILDRENS BOOKS AND MEDIA	11/11/15	12/11/15	271.44	
	90203107	CHILDRENS BOOKS AND MEDIA	11/12/15	12/12/15	18.03	
	90207027	CHILDRENS BOOKS AND MEDIA	11/12/15	12/12/15	18.63	
	90220812	CHILDRENS BOOKS AND MEDIA	11/13/15	12/13/15	168.19	
	90263445	CHILDRENS BOOKS AND MEDIA	11/17/15	12/17/15	149.33	
	90268454	CHILDRENS BOOKS AND MEDIA	11/17/15	12/17/15	170.54	
	90287644	CHILDRENS BOOKS AND MEDIA	11/18/15	12/18/15	414.49	
	90304524	CHILDRENS BOOKS AND MEDIA	11/19/15	12/19/15	8.67	
	90319096	CHILDRENS BOOKS AND MEDIA	11/20/15	12/20/15	186.57	2,286.43
8881-1	INGRAM LIBRARY SERVICES INC					

Batch: 92788 Period: 12/15/15

Vendor/ Remit#	Invoice Number	Description	Invoice Date	Due Date	Invoice Amount	Check Amount
	90086234	ADULT BOOKS AND MEDIA	11/04/15	12/04/15	137.94	
	90112075	ADULT BOOKS AND MEDIA	11/06/15	12/06/15	165.92	
	90207026	ADULT BOOKS AND MEDIA	11/12/15	12/12/15	148.96	
	90227801	ADULT BOOKS AND MEDIA	11/15/15	12/15/15	58.03	
	90268453	ADULT BOOKS AND MEDIA	11/17/15	12/17/15	204.56	
	90304523	ADULT BOOKS AND MEDIA	11/19/15	12/19/15	189.44	
	90327911	ADULT BOOKS AND MEDIA	11/22/15	12/22/15	15.40	
	90417919	ADULT BOOKS AND MEDIA	11/27/15	12/27/15	88.21	1,008.46
13471-1	INTEGRATED CONTROL SYSTEMS INC					
	15-1517	CONTROLS RSC	12/01/15	12/31/15	2,146.00	2,146.00
14048-1	INTERFACE COMMUNICATIONS CO					
	PP4112715	PASCHAL SIGNAL	11/27/15	12/27/15	8,054.45	8,054.45
14033-1	KDG ENGINEERING LLC					
	K14004-7	DILLON RD UNDERPASS REPAIRS	10/13/15	11/12/15	2,736.00	2,736.00
13390-1	KRISTIN NORDECK BROWN, PC					
	113015	PROSECUTING ATTORNEY	11/30/15	12/30/15	576.00	576.00
14097-1	L.A.W.S.					
	10424	REMOVE PATROL CAR EQUIPMENT	11/05/15	12/05/15	600.00	600.00
11075-1	LEFT HAND TREE & LANDSCAPE LLC					
	111915	PRUNING SBR MEDIANS	11/19/15	12/19/15	900.00	900.00
3005-1	LEWAN & ASSOCIATES INC					
	823270	XER-W7845PT2 COPIER PD	11/25/15	12/25/15	7,200.00	
	825156	COIN MACHINE ATTACHMENT LIB	11/30/15	12/30/15	1,335.00	
	825158	XEROX 7225 COPIER LIB	11/30/15	12/30/15	3,945.00	
	825160	XEROX 7845 COPIER LIB	11/30/15	12/30/15	6,240.00	
	825187	XEROX 7845 COPIER LIB	11/30/15	12/30/15	6,635.00	25,355.00
2360-1	LIGHT KELLY, PC					
	120515	LEGAL SERVICES 11/1-11/30/15	12/05/15	01/04/16	15,399.43	
	120515	LEGAL SERVICES 11/1-11/30/15	12/05/15	01/04/16	958.00	16,357.43
14171-1	LISA STONE					
	80A	CONTRACTOR FEES YOGA	11/30/15	12/30/15	85.40	85.40
5432-1	LOUISVILLE FIRE PROTECTION DISTRICT					
	110415	FIRE DISTRICT FEES 15C-0052	11/04/15	12/04/15	2,000.00	
	113015	NOV 15 FIRE PROTECT DIST FEES	11/30/15	12/30/15	7,625.00	9,625.00
9498-1	LOUISVILLE TIRE AND AUTO CARE					
	130180	MOUNT/BAL TIRES UNIT 3204	12/02/15	01/01/16	35.00	35.00
14071-1	MARY RITTER					
	1530043-3	CONTRACTOR FEES FLUID RUNNING	11/24/15	12/24/15	462.00	462.00
11072-18	MERRICK AND COMPANY					
	144790	ELDORADO CONSTRUCTION MGMT	11/17/15	12/17/15	14,440.46	14,440.46

Batch: 92788 Period: 12/15/15

Vendor/ Remit#	Invoice Number	Description	Invoice Date	Due Date	Invoice Amount	Check Amount
3260-1	METRO DENVER BUSINESS FORMS					
	388	SUMMONS/COMPLAINT FORMS	11/18/15	12/18/15	832.89	832.89
14045-1	MINUTEMAN PRESS BOULDER					
	115404	DEC NEWSLETTER PRINTING	11/23/15	12/23/15	3,865.20	3,865.20
22	BUSHNELL INC					
	112415	TRAIL CAMERA REPAIR SHIPPING	11/24/15	12/24/15	10.00	10.00
10	MOLTZ CONSTRUCTION					
	961	BULK WATER METER REFUND	12/04/15	01/03/16	2,500.00	2,500.00
10	DUNRITE EXCAVATION					
	962	BULK WATER METER REFUND	12/05/15	01/04/16	1,876.66	1,876.66
10	BLUE SKY PLUMBING & HEATING INC					
	S131922	PLUMBING SERVICE GC	10/02/15	11/30/15	247.95	247.95
226-1	MOUNTAIN STATES EMPLOYERS COUNCIL					
	314940	HR RECORDKEEPING	11/30/15	12/30/15	125.00	
	314974	BASIC I-9 COMPLIANCE	11/30/15	12/30/15	125.00	250.00
9668-1	MUNICIPAL CODE CORPORATION					
	263646	MUNICIPAL CODE #60 UPDATE 1	11/25/15	12/25/15	1,154.00	1,154.00
13942-1	MURRAY DAHL KUECHENMEISTER & RENAUD LLP					
	12647	URBAN RENEWAL LEGAL FEES	11/04/15	12/04/15	62.50	62.50
7113-1	NEVE'S UNIFORMS INC					
	LN-323714	UNIFORMS/EQUIPMENT MCCAUSEY	11/02/15	12/02/15	464.20	
	LN-323721	UNIFORMS/EQUIPMENT MCCAUSEY	11/02/15	12/02/15	619.54	
	LN-323722	UNIFORMS/EQUIPMENT MCCAUSEY	11/02/15	12/02/15	640.44	
	LN-323723	UNIFORMS/EQUIPMENT MCCAUSEY	11/02/15	12/02/15	74.95	
	LN-323728	UNIFORMS/EQUIPMENT THOMPSON	11/02/15	12/02/15	711.13	
	LN-323729	UNIFORMS/EQUIPMENT THOMPSON	11/02/15	12/02/15	398.50	2,908.76
11304-1	NORAA CONCRETE CONSTRUCTION					
	PP3103015	CONCRETE REPLACEMENT	11/02/15	12/02/15	191,544.70	191,544.70
13986-1	OPEN MEDIA FOUNDATION					
	9584	WEBSTREAM COUNCIL MEETINGS	11/18/15	12/18/15	3,000.00	
	9584A	WEBSTREAM COUNCIL MEETINGS	11/18/15	12/18/15	6,000.00	9,000.00
13649-1	OVERDRIVE INC					
	1100-154151250	ADULT EBOOKS	11/20/15	12/20/15	10.99	
	1100-183432047	TEEN AUDIOBOOKS	11/18/15	12/18/15	133.47	144.46
14183-1	PLAN-IT GEO					
	015-091	PARK GIS DATA LAYERS	11/30/15	12/30/15	1,556.24	1,556.24
11329-1	POLYDYNE INC					
	1011549	POLYMER WWTP	12/01/15	12/31/15	5,290.00	5,290.00
14160-1	PRECISE MRM LLC					
	IN200-1006504	GPS SYSTEM	09/29/15	10/29/15	4,317.00	4,317.00

Batch: 92788 Period: 12/15/15

Vendor/ Remit#	Invoice Number	Description	Invoice Date	Due Date	Invoice Amount	Check Amount
13095-1	PSYCHOLOGICAL DIMENSIONS, PC					
	09-2512	PRE/POST OFFER EVALUATIONS	10/30/15	11/29/15	800.00	800.00
6500-1	RECORDED BOOKS LLC					
	75245114	ADULT BOOKS AND MEDIA	11/17/15	12/17/15	161.20	161.20
13668-1	RESOURCE BASED INTERNATIONAL					
	2015-10	OCT 15 WATER RIGHTS ADMIN	11/16/15	12/16/15	18,992.50	
	2015-10A	OCT 15 WATER MGMT PLAN	11/16/15	12/16/15	2,175.00	21,167.50
12447-1	ROCKY MOUNTAIN ACCESS CONTROLS INC					
	2015020A-085	REPROGRAM ACCESS CODE SWTP	11/24/15	12/24/15	200.00	200.00
44	INDRANI MCLEMORE					
	2015-4	2015 SENIOR WATER REBATE	12/01/15	12/31/15	100.00	100.00
5491-1	SHERWIN WILLIAMS CO					
	1804-2	CREDIT TAX	12/07/15	01/06/16	22.16-	
	5747-5	PAINT LIB	11/17/15	12/17/15	272.65	250.49
7595-1	SOUTH BOULDER & COAL CREEK 1ST EXT DITCH CO					
	101415	2016 DITCH ASSESSMENT	10/14/15	11/13/15	671.00	671.00
4365-1	SOUTH BOULDER & COAL CREEK IRRIGATING DITCH CO					
	101415	2016 DITCH ASSESSMENT	10/14/15	11/13/15	769.38	769.38
14191-1	SOUTH POINTE CLINICS					
	1	HEPATITIS B/TDAP VACCINES	11/09/15	12/09/15	1,100.00	1,100.00
13673-1	STERLING INFOSYSTEMS INC					
	460530	BACKGROUND CHECKS	11/30/15	12/30/15	643.36	643.36
7404-1	SUN BADGE COMPANY					
	362774	NEW BADGE TOOLING/SET UP PD	11/18/15	12/18/15	1,775.00	1,775.00
1201-1	SUPPLYWORKS					
	352825269	BREAKROOM SUPPLIES CS	11/23/15	12/23/15	161.76	
	352825277	BREAKROOM SUPPLIES LIB	11/23/15	12/23/15	344.16	505.92
12998-1	SWINGLE LAWN TREE & LANDSCAPE CARE					
	1265403	INSTALL LIGHTS AND TIMER CH	11/21/15	12/21/15	1,944.00	1,944.00
13957-1	TADDIKEN TREE COMPANY INC					
	8227	CLEARANCE PRUNE	11/23/15	12/23/15	1,032.00	1,032.00
13952-1	TELESUPPORT SERVICES INC					
	15661	PHONE CABLING RSC	11/20/15	12/20/15	450.94	
	15662	PHONE CABLING WTP	11/20/15	12/20/15	1,175.34	1,626.28
7917-1	THE AQUEOUS SOLUTION INC					
	68246	POOL CHEMICALS	11/19/15	12/19/15	1,263.20	1,263.20
12855-1	TRAILER SOURCE INC					
	19274	UTILITY TRAILER	11/18/15	12/18/15	3,029.00	3,029.00
6609-1	TRAVELERS					
	493738	INSURANCE DEDUCTIBLE	11/30/15	12/30/15	1,604.50	

Batch: 92788 Period: 12/15/15

Vendor/ Remit#	Invoice Number	Description	Invoice Date	Due Date	Invoice Amount	Check Amount
	493739	WORKERS COMP DEDUCTIBLES	11/30/15	12/30/15	172.18	
	493739	WORKERS COMP DEDUCTIBLES	11/30/15	12/30/15	15.74	1,792.42
11442-1	TRAVIS PAINT & RESTORATION INC					
	1811	PAINTING LIB	11/25/15	12/25/15	2,323.00	2,323.00
14042-1	TRIENDURANCE LLC					
	2396	TRIATHLON GROUP SWIM	11/30/15	12/30/15	604.80	604.80
14065-1	TYLER TECHNOLOGIES INC					
	045-147898	TYLER SOFTWARE	11/18/15	12/18/15	892.50	
	045-147898	TYLER SOFTWARE	11/18/15	12/18/15	191.25	
	045-147898	TYLER SOFTWARE	11/18/15	12/18/15	191.25	1,275.00
4765-1	UNCC					
	21511499	NOV 15 LOCATES #48760	11/30/15	12/30/15	493.35	493.35
13891-1	VERIS ENVIRONMENTAL LLC					
	J002332	BIOSOLIDS HAULING	11/11/15	12/11/15	1,923.16	
	J002353	BIOSOLIDS HAULING	11/20/15	12/20/15	1,271.16	
	J002398	BIOSOLIDS HAULING	11/25/15	12/25/15	2,231.12	
	J002433	BIOSOLIDS HAULING	11/30/15	12/30/15	2,412.57	7,838.01
8035-1	VSR CORPORATION					
	6988	SEWER LINE VIDEO INSPECTION	11/30/15	12/30/15	300.00	300.00
11094-1	WESTERN DISPOSAL SERVICES					
	120115CITY	NOV 15 CITY TRASH SERVICE	12/01/15	12/31/15	1,714.25	
	120115CITY	NOV 15 CITY TRASH SERVICE	12/01/15	12/31/15	700.00	
	120115CITY	NOV 15 CITY TRASH SERVICE	12/01/15	12/31/15	155.00	
	120115CITY	NOV 15 CITY TRASH SERVICE	12/01/15	12/31/15	1,805.00	
	120115CITY	NOV 15 CITY TRASH SERVICE	12/01/15	12/31/15	366.00	4,740.25
12997-1	WHITESTONE CONSTRUCTION SERVICES INC					
	3404	MINERS FIELD RESTROOM REMODEL	12/01/15	12/31/15	18,609.55	18,609.55
10884-1	WORD OF MOUTH CATERING INC					
	2015-25	SR MEAL PROGRAM 11/23-12/4/15	12/05/15	01/04/16	1,748.50	1,748.50
11324-1	XCEL ENERGY					
	481056753	NOV 15 SPRINKLERS	12/01/15	12/31/15	98.04	98.04
11586-1	XCELIGENT INC					
	232004	REAL ESTATE DATABASE	12/01/15	12/31/15	999.99	999.99
11081-1	XEROX FINANCIAL SERVICES LLC					
	425733	DEC 15 COPIER LEASE	12/04/15	01/03/16	990.00	990.00
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	BANK TOTAL PAYMENTS				502,566.13	502,566.13
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	GRAND TOTAL PAYMENTS				502,566.13	502,566.13

CITY OF LOUISVILLE
PURCHASING CARD SUMMARY
STATEMENT PERIOD 10/23/15 - 11/20/15

SUPPLIER	SUPPLIER LOCATION	CARDHOLDER	DEPARTMENT	TRANS DATE	AMOUNT
0770 CED	BOULDER	PHIL LIND	FACILITIES	11/10/2015	38.76
0770 CED	BOULDER	MIKE THOMPSON	FACILITIES	11/10/2015	129.84
0770 CED	BOULDER	PHIL LIND	FACILITIES	11/10/2015	83.02
8 G.O. GREEN ENTERPRIS	435-8684073	PHIL LIND	FACILITIES	11/13/2015	135.20
ACCO BRANDS DIRECT	800-365-9327	DAWN BURGESS	CITY MANAGER	11/05/2015	76.96
AEROSUDS	BROOMFIELD	RON CHOATE	OPERATIONS	11/09/2015	28.00
AIRGAS CENTRAL	09185820885	KRISTOPHER JAGGERS	GOLF COURSE	11/19/2015	51.68
AIRGAS CENTRAL	09185820885	KRISTOPHER JAGGERS	GOLF COURSE	10/29/2015	26.63
ALBERTSONS #00812	LOUISVILLE	GLEN SIEDENBURG	WATER	11/19/2015	23.96
ALBERTSONS #00812	LOUISVILLE	DAVID BARIL	GOLF COURSE	11/09/2015	56.35
ALBERTSONS #00812	LOUISVILLE	LINDA PARKER	REC CENTER	11/05/2015	47.94
ALBERTSONS #00812	LOUISVILLE	LINDA PARKER	REC CENTER	11/01/2015	14.96
ALBERTSONS #00812	LOUISVILLE	DAVID BARIL	GOLF COURSE	10/30/2015	15.46
ALBERTSONS #00812	LOUISVILLE	DAVID BARIL	GOLF COURSE	10/30/2015	36.57
ALBERTSONS #00812	LOUISVILLE	SUZANNE JANSSEN	CITY MANAGER	10/28/2015	26.97
ALBERTSONS #00812	LOUISVILLE	DAVID BARIL	GOLF COURSE	10/28/2015	236.24
ALBERTSONS #00812	LOUISVILLE	SUZANNE JANSSEN	CITY MANAGER	10/28/2015	309.89
ALBERTSONS #00812	LOUISVILLE	KURT KOWAR	PUBLIC WORKS	10/26/2015	22.41
ALBERTSONS #00812	LOUISVILLE	DAVID BARIL	GOLF COURSE	10/24/2015	10.99
ALBERTSONS #00812	LOUISVILLE	DAVID BARIL	GOLF COURSE	10/23/2015	12.99
ALBERTSONS #00812	LOUISVILLE	KRISTEN PORTER	REC CENTER	10/22/2015	91.33
ALBERTSONS #00812	LOUISVILLE	DAVID BARIL	GOLF COURSE	10/22/2015	50.19
ALPHA MULTI SERVICES	09363214582	DAVID SZABADOS	FACILITIES	11/10/2015	968.68
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	11/19/2015	86.83
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	DAVID DEAN	GOLF COURSE	11/19/2015	21.20
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	11/19/2015	38.97
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	11/18/2015	20.29
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	11/18/2015	15.99
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	KAREN FREITER	LIBRARY	11/18/2015	31.25
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	AMANDA PERERA	REC CENTER	11/18/2015	32.43
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	KAREN FREITER	LIBRARY	11/18/2015	205.99
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	11/18/2015	14.68
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	11/17/2015	100.10
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	AMANDA PERERA	REC CENTER	11/17/2015	49.99
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	AMANDA PERERA	REC CENTER	11/17/2015	6.16
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	11/17/2015	109.80
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	11/16/2015	19.49
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	11/16/2015	15.95

SUPPLIER	SUPPLIER LOCATION	CARDHOLDER	DEPARTMENT	TRANS DATE	AMOUNT
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	11/14/2015	13.99
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	MATTHEW BUSH	IT	11/11/2015	18.94
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	11/08/2015	8.64
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	11/06/2015	115.66
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	11/06/2015	16.98
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	11/06/2015	7.98
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	TERRELL PHILLIPS	WATER	11/05/2015	36.94
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	TERRELL PHILLIPS	WATER	11/05/2015	-36.63
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	DAVID SZABADOS	FACILITIES	11/05/2015	2.53
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	DAVID SZABADOS	FACILITIES	11/04/2015	7.22
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	DAVID SZABADOS	FACILITIES	11/04/2015	5.66
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	11/03/2015	11.37
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	11/03/2015	135.55
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	PATRICIA MORGAN	REC CENTER	11/01/2015	34.14
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	10/31/2015	4.99
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	10/31/2015	9.19
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	PATRICIA MORGAN	REC CENTER	10/30/2015	187.02
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	JEFFREY FISHER	POLICE	10/29/2015	8.38
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	MONICA GARLAND	BUILDING SAFETY	10/29/2015	176.69
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	JEFFREY FISHER	POLICE	10/28/2015	25.47
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	TERRELL PHILLIPS	WATER	10/28/2015	36.63
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	10/28/2015	-.02
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	10/28/2015	72.75
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	10/27/2015	156.21
AMAZON MKTPLACE PMTS	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	10/26/2015	32.70
AMAZON.COM AMZN.COM/BI	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	11/18/2015	15.99
AMAZON.COM AMZN.COM/BI	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	11/10/2015	41.67
AMAZON.COM AMZN.COM/BI	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	11/09/2015	9.99
AMAZON.COM AMZN.COM/BI	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	11/07/2015	29.71
AMAZON.COM AMZN.COM/BI	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	11/04/2015	12.99
AMAZON.COM AMZN.COM/BI	AMZN.COM/BILL	BRAD MCKENDRY	IT	11/03/2015	45.23
AMERICAN BACKFLOW PREV	09798467606	GLEN SIEDENBURG	WATER	11/02/2015	80.00
AMERICAN SWING COM	08004332573	KATHLEEN D LORENZO	PARKS	11/16/2015	372.20
ARAMARK UNIFORM	800-504-0328	JULIE SEYDEL	REC CENTER	11/12/2015	145.20
ARBOR DAY FOUNDATION	LINCOLN	CHRIS LICHTY	PARKS	11/03/2015	179.00
ARC*SERVICES/TRAINING	800-733-2767	KAYLA FEENEY	REC CENTER	11/18/2015	76.00
ARC*SERVICES/TRAINING	800-733-2767	KAYLA FEENEY	REC CENTER	11/18/2015	57.00
ARC*SERVICES/TRAINING	800-733-2767	KAYLA FEENEY	REC CENTER	11/18/2015	108.00
ARROW OFFICE EQUIPMENT	03034470500	ERICA BERZINS	POLICE	10/22/2015	41.47
ARROWHEAD AWARDS	BOULDER	DAWN BURGESS	CITY MANAGER	10/27/2015	134.50
ARVADA CNTR ARTS BOX O	720-8987220	KATIE BEASLEY	REC CENTER	11/13/2015	600.00
AT&T DATA	08003310500	KURT KOWAR	PUBLIC WORKS	11/17/2015	30.00

SUPPLIER	SUPPLIER LOCATION	CARDHOLDER	DEPARTMENT	TRANS DATE	AMOUNT
AT&T DATA	08003310500	CRAIG DUFFIN	PUBLIC WORKS	11/05/2015	30.00
AT&T*BILL PAYMENT	08003310500	DIANE M KREAGER	FINANCE	11/06/2015	37.70
ATSSA	540-3681701	JEFF LEBECK	OPERATIONS	11/18/2015	410.00
AMAZON.COM	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	11/19/2015	51.55
AMAZON.COM	AMZN.COM/BILL	MONICA GARLAND	BUILDING SAFETY	11/15/2015	45.00
AMAZON.COM	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	11/14/2015	-.02
AMAZON.COM	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	11/12/2015	9.99
AMAZON.COM	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	11/05/2015	-.09
AMAZON.COM	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	11/04/2015	44.88
AMAZON.COM	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	10/31/2015	-.04
AMAZON.COM	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	10/29/2015	11.65
AMAZON.COM	AMZN.COM/BILL	SANDRA RICHMOND	LIBRARY	10/29/2015	11.21
AMAZON.COM	AMZN.COM/BILL	JEFFREY FISHER	POLICE	10/28/2015	70.77
AMAZON.COM	AMZN.COM/BILL	JEFFREY FISHER	POLICE	10/28/2015	6.99
AMAZON.COM	AMZN.COM/BILL	BRETT TUBBS	FACILITIES	10/27/2015	34.99
AMAZON.COM	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	10/23/2015	14.92
AMAZONPRIME MEMBERSHIP	AMZN.COM/PRME	JEFFREY FISHER	POLICE	10/29/2015	99.00
BARTKUS OIL	BOULDER	JUSTIN ELKINS	WASTEWATER	10/29/2015	350.50
BBTOOLS LLCMATCO DIS	BROOMFIELD	MASON THOMPSON	OPERATIONS	11/06/2015	21.12
BEN HOGAN GOLF	3615729732	DAVID BARIL	GOLF COURSE	10/23/2015	860.95
BLACKJACK PIZZA	LOUISVILLE	PEGGY JONES	REC CENTER	11/13/2015	38.77
BLACKJACK PIZZA	LOUISVILLE	THOMAS CZAJKA	OPERATIONS	11/08/2015	15.98
BLACKJACK PIZZA	LOUISVILLE	PEGGY JONES	REC CENTER	11/06/2015	38.77
BLACKJACK PIZZA	LOUISVILLE	PEGGY JONES	REC CENTER	10/30/2015	51.76
BLACKJACK PIZZA	LOUISVILLE	MEREDITH KRAUTLER-KLEM	REC CENTER	10/23/2015	41.51
BOULDER ELECTRIC MOTOR	BOULDER	JUSTIN ELKINS	WASTEWATER	11/03/2015	503.11
BOULDER ELECTRIC MOTOR	03034431331	TERRELL PHILLIPS	WATER	11/02/2015	180.06
BROOMFIELD RENTALS INC	BROOMFIELD	DAVE NICHOLS	OPERATIONS	10/26/2015	14.40
BROOMFIELD VACUUM CENT	BROOMFIELD	MASON THOMPSON	OPERATIONS	11/18/2015	638.97
BUILDASIGN.COM	800-330-9622	DAVID SZABADOS	FACILITIES	11/02/2015	51.09
C AND M AIR COOLED ENG	WACO	DAVID BARIL	GOLF COURSE	11/16/2015	719.34
C AND M AIR COOLED ENG	WACO	KRISTOPHER JAGGERS	GOLF COURSE	10/28/2015	72.00
CANTEEN 74052176	DENVER	POLLY A BOYD	PARKS	11/19/2015	92.30
CANTEEN 74052176	DENVER	POLLY A BOYD	PARKS	10/29/2015	64.13
CANTEEN 74052176	DENVER	POLLY A BOYD	PARKS	10/29/2015	68.77
CANTEEN 74052176	DENVER	POLLY A BOYD	PARKS	10/29/2015	76.06
CDW GOVERNMENT	800-750-4239	MATTHEW BUSH	IT	11/12/2015	-30.64
CDW GOVERNMENT	800-750-4239	MATTHEW BUSH	IT	11/12/2015	19.29
CDW GOVERNMENT	800-750-4239	MATTHEW BUSH	IT	11/02/2015	30.64
CENTENNIAL EQUIPMENT C	303-298-8400	GLEN SIEDENBURG	WATER	10/23/2015	430.00
CENTENNIAL PRINTING	LOUISVILLE	POLLY A BOYD	PARKS	11/18/2015	62.00
CENTENNIAL PRINTING	LOUISVILLE	KATIE MEYER	REC CENTER	11/18/2015	78.50

SUPPLIER	SUPPLIER LOCATION	CARDHOLDER	DEPARTMENT	TRANS DATE	AMOUNT
CENTURYLINK	877-726-6875	DIANE M KREAGER	FINANCE	11/17/2015	3,788.30
CENTURYLINK	877-726-6875	DIANE M KREAGER	FINANCE	11/17/2015	3.21
CENTURYLINK	800-244-1111	DAVID BARIL	GOLF COURSE	11/13/2015	206.48
CHUBURGER	LONGMONT	DAVE NICHOLS	OPERATIONS	11/11/2015	70.43
CITRON WORKSPACES	303-9648100	JULIE SEYDEL	REC CENTER	11/17/2015	286.00
CLUB PROPHET SYSTEMS	724-2740380	DAVID BARIL	GOLF COURSE	11/10/2015	510.00
CO DEPT OF REVENUE	DENVER	KERRY KRAMER	PARKS	11/02/2015	17.94
CO DEPT OF REVENUE	DENVER	KERRY KRAMER	PARKS	11/02/2015	12.17
COBITCO INC	DENVER	MICHAEL CLEVELAND	OPERATIONS	10/30/2015	291.60
COLORADO ASSOC00 OF 00	303-4636400	KRISTEN BODINE	LIBRARY	11/02/2015	95.00
COLORADO BARRICADE	DENVER	THOMAS CZAJKA	OPERATIONS	11/06/2015	35.94
COLORADO GOLF & TURF,	LITTLETON	DAVID BARIL	GOLF COURSE	11/16/2015	113.87
COLORADO MUNICIPAL LEA	303-8316411	DAWN BURGESS	CITY MANAGER	11/05/2015	26.25
COLORADO PARKS AND REC	WHEAT RIDGE	DIANE EVANS	REC CENTER	11/19/2015	42.00
COMCAST CABLE COMM	800-COMCAST	POLLY A BOYD	PARKS	11/11/2015	109.95
COMCAST DENVER CS 1X	800-266-2278	JILL SIEWERT	LIBRARY	11/11/2015	102.85
COMCAST DENVER CS 1X	800-266-2278	JILL SIEWERT	LIBRARY	11/11/2015	109.90
COMCAST DENVER CS 1X	800-266-2278	JILL SIEWERT	LIBRARY	11/11/2015	175.00
COMCAST DENVER CS 1X	800-266-2278	DIANE M KREAGER	FINANCE	11/07/2015	7.98
COMCAST DENVER CS 1X	800-266-2278	DIANE M KREAGER	FINANCE	11/07/2015	7.98
COMPLIANCESIGNS.COM	08005781245	CATHERINE JEPSON	PARKS	10/27/2015	47.00
COMPULINK MANAGEMENT C	05629881688	NANCY VARRA	CITY CLERK	11/19/2015	795.00
CONTINENTAL DIVIDE FEN	DENVER	DAVID ALDERS	PARKS	11/05/2015	30.12
CONTROLS CENTRAL	07145296900	DAVID SZABADOS	FACILITIES	11/02/2015	194.18
CPS DISTRIBUTORS INC B	BOULDER	DAVID ALDERS	PARKS	11/16/2015	42.66
CPS DISTRIBUTORS INC B	BOULDER	JUSTIN ELKINS	WASTEWATER	10/22/2015	210.25
CPS DISTRIBUTORS INC M	WESTMINSTER	DAVID ALDERS	PARKS	10/23/2015	73.44
DAILY CAMERA	BOULDER	DIANE M KREAGER	FINANCE	11/18/2015	1,213.99
DAILY CAMERA	BOULDER	KATIE BEASLEY	REC CENTER	10/22/2015	118.00
DANA KEPNER COMPANY/HD	DENVER	THOMAS CZAJKA	OPERATIONS	11/06/2015	322.32
DBC IRRIGATION SUPPLY	BROOMFIELD	BRADLEY AUSTIN	PARKS	11/06/2015	142.19
DBC IRRIGATION SUPPLY	BROOMFIELD	BRADLEY AUSTIN	PARKS	10/28/2015	87.50
DEMCO INC	800-9624463	JILL SIEWERT	LIBRARY	11/04/2015	678.06
DEN COL SUPPLY COMPANY	DENVER	DAVE NICHOLS	OPERATIONS	11/09/2015	125.78
DEN COL SUPPLY COMPANY	DENVER	THOMAS CZAJKA	OPERATIONS	10/21/2015	355.98
DICKEYS CO-124	LOUISVILLE	DAVID DEAN	GOLF COURSE	10/30/2015	69.95
DMI* DELL K-12/GOVT	800-981-3355	BRAD MCKENDRY	IT	11/04/2015	29.96
E 470 EXPRESS TOLLS	303-5373470	AMANDA PERERA	REC CENTER	10/28/2015	58.35
EAGLE ONE GOLF PRODUCT	714-9830050	DAVID DEAN	GOLF COURSE	11/17/2015	115.76
ECO CYCLE	BOULDER	MATT LOOMIS	PARKS	11/10/2015	15.00
ECO CYCLE	BOULDER	DAVID ALDERS	PARKS	11/09/2015	24.00
EREPLACEMENTPARTS.COM	08668026383	BRETT TUBBS	FACILITIES	10/26/2015	173.54

SUPPLIER	SUPPLIER LOCATION	CARDHOLDER	DEPARTMENT	TRANS DATE	AMOUNT
FACEBOOK XNTA58JP72	650-6187714	DENISE WHITE	GOLF COURSE	10/31/2015	82.93
FARONICS TECHNOLOGIES	PLEASANTON	KAREN FREITER	LIBRARY	10/22/2015	500.00
FASTENAL COMPANY01	LOUISVILLE	GLEN SIEDENBURG	WATER	11/12/2015	221.70
FASTENAL COMPANY01	LOUISVILLE	MASON THOMPSON	OPERATIONS	11/10/2015	197.78
FASTENAL COMPANY01	LOUISVILLE	JUSTIN ELKINS	WASTEWATER	11/06/2015	279.81
FASTENAL COMPANY01	LOUISVILLE	JUSTIN ELKINS	WASTEWATER	11/06/2015	373.11
FASTENAL COMPANY01	LOUISVILLE	GLEN SIEDENBURG	WATER	11/05/2015	309.78
FASTENAL COMPANY01	LOUISVILLE	MASON THOMPSON	OPERATIONS	11/03/2015	243.55
FASTENAL COMPANY01	LOUISVILLE	JUSTIN ELKINS	WASTEWATER	10/26/2015	174.39
FASTENAL COMPANY01	LOUISVILLE	JUSTIN ELKINS	WASTEWATER	10/26/2015	118.51
FASTENAL COMPANY01	LOUISVILLE	MASON THOMPSON	OPERATIONS	10/23/2015	40.04
FEDEX 96877279	MEMPHIS	POLLY A BOYD	PARKS	11/19/2015	48.04
FELLERS INC	972-506-5140	DAVID DEAN	GOLF COURSE	10/23/2015	259.00
FERGUSON ENT #1166	303-245-0456	MIKE THOMPSON	FACILITIES	11/17/2015	566.29
FERGUSON ENT #1166	303-245-0456	MIKE THOMPSON	FACILITIES	11/17/2015	50.96
FIRST CHOICE-BOYER'S C	303-9649400	DAWN BURGESS	CITY MANAGER	11/06/2015	627.60
FLUKE CORPORATION	04253565682	TERRELL PHILLIPS	WATER	11/17/2015	21.76
FREDPRYOR CAREERTRACK	800-5563012	RON CHOATE	OPERATIONS	11/04/2015	99.00
FREDPRYOR CAREERTRACK	800-5563012	ROBERT DUPORT	WATER	11/03/2015	199.00
FREDPRYOR CAREERTRACK	800-5563012	ROBERT DUPORT	WATER	11/03/2015	199.00
FREDPRYOR CAREERTRACK	800-5563012	TERRELL PHILLIPS	WATER	11/03/2015	199.00
FUN EXPRESS	800-228-0122	AMANDA PERERA	REC CENTER	11/11/2015	127.35
GEMPLER'S	800-3828473	CATHERINE JEPSON	PARKS	10/24/2015	159.10
GENERAL AIR SERVICE WA	BOULDER	DAVE NICHOLS	OPERATIONS	10/23/2015	63.69
GENERAL AIR SERVICE ZU	303-8927003	DENNIS COYNE	PARKS	10/22/2015	18.02
GEORGE T SANDERS 09	LOUISVILLE	MIKE THOMPSON	FACILITIES	11/19/2015	56.72
GEORGE T SANDERS 09	LOUISVILLE	BRETT TUBBS	FACILITIES	11/02/2015	65.28
GEORGE T SANDERS 09	LOUISVILLE	BRETT TUBBS	FACILITIES	11/02/2015	234.25
GEORGE T SANDERS 09	LOUISVILLE	BRETT TUBBS	FACILITIES	10/28/2015	66.42
GOLF & SPORT SOLUTIONS	LA SALLE	DAVID DEAN	GOLF COURSE	10/28/2015	459.82
GOVERNMENT FINANCE	312-977-9700	DIANE M KREAGER	FINANCE	10/28/2015	150.00
GRANDRABBITS TOY SHOPP	BROOMFIELD	LANA FAUVER	REC CENTER	11/01/2015	51.93
GREEN CO2 SYSTEMS	970-4820203	PAUL BORTH	REC CENTER	11/17/2015	888.82
GUITAR CENTER #422	WESTMINSTER	SUZANNE JANSSEN	CITY MANAGER	10/27/2015	819.98
HACH COMPANY	LOVELAND	JUSTIN ELKINS	WASTEWATER	11/02/2015	589.39
HAMPTON INN HOTELS	CHICAGO	DAVID D HAYES	POLICE	10/27/2015	486.56
HARRINGTON 08 DENVER	DENVER	GLEN SIEDENBURG	WATER	10/30/2015	174.91
HD SUPPLY WATERWORKS 5	HENDERSON	STEVE HITE	OPERATIONS	11/19/2015	267.66
HD SUPPLY WATERWORKS 5	HENDERSON	STEVE HITE	OPERATIONS	11/19/2015	296.50
HOBBY LOBBY #21	LOUISVILLE	MICHAEL TOWERS	PARKS	11/09/2015	5.48
HOBBY LOBBY #21	LOUISVILLE	KRISTEN PORTER	REC CENTER	11/07/2015	28.94
HOBBY LOBBY #21	LOUISVILLE	SANDRA RICHMOND	LIBRARY	11/04/2015	101.67

SUPPLIER	SUPPLIER LOCATION	CARDHOLDER	DEPARTMENT	TRANS DATE	AMOUNT
HOBBY LOBBY #21	LOUISVILLE	SUZANNE JANSSEN	CITY MANAGER	10/28/2015	30.97
HOMEDEPOT.COM	800-430-3376	HARLAN VITOFF	PARKS	10/30/2015	40.69
HORIZON DISTR.-H997	06023056099	DAVID DEAN	GOLF COURSE	11/17/2015	54.13
HOUSE OF Q BARBEQUE AN	LONGMONT	DAVE NICHOLS	OPERATIONS	11/12/2015	60.78
HSG CONF.REGISTRATION	03034927209	DAVE NICHOLS	OPERATIONS	11/11/2015	285.00
HSG CONF.REGISTRATION	03034927209	DAVE NICHOLS	OPERATIONS	11/11/2015	235.00
HSG CONF.REGISTRATION	03034927209	BRIAN GARDUNO	OPERATIONS	10/28/2015	235.00
HSG CONF.REGISTRATION	03034927209	THOMAS CZAJKA	OPERATIONS	10/23/2015	235.00
HSG CONF.REGISTRATION	03034927209	MICHAEL CLEVELAND	OPERATIONS	10/23/2015	235.00
HSG CONF.REGISTRATION	03034927209	NATHAN LANPHERE	OPERATIONS	10/23/2015	235.00
HVAC USA	8776324876	BRETT TUBBS	FACILITIES	11/05/2015	126.11
HELENA INDUSTRIES - BE	HELENA	CATHERINE JEPSON	PARKS	10/22/2015	73.67
ICMA ONLINE PURCHASES	08007458780	MALCOLM H FLEMING	CITY MANAGER	11/11/2015	-149.00
ICMA ONLINE PURCHASES	08007458780	MALCOLM H FLEMING	CITY MANAGER	11/04/2015	149.00
ICMA ONLINE PURCHASES	08007458780	DAWN BURGESS	CITY MANAGER	11/02/2015	149.00
IN *A WAY OF LIFE FITN	303-3354925	DIANE EVANS	REC CENTER	11/09/2015	35.00
IN *CAD-1 INC	303-4272231	DIANE M KREAGER	FINANCE	11/19/2015	1,145.00
IN *COURSETRENDS	800-9940661	DAVID BARIL	GOLF COURSE	11/15/2015	199.00
IN *ECO GOLF	574-7722120	DAVID BARIL	GOLF COURSE	10/28/2015	193.00
IN *WORKPLACEDYNAMICS,	484-3236300	PAULA KNAPEK	HUMAN RESOURCES	11/17/2015	323.75
INSTANT IMPRINTS	LOUISVILLE	JEFF LEBECK	OPERATIONS	11/04/2015	389.70
INSTANT IMPRINTS	LOUISVILLE	ROBERT DUPORT	WATER	11/04/2015	14.00
INSTANT IMPRINTS	LOUISVILLE	JESSE DEGRAW	REC CENTER	11/02/2015	399.64
INSTANT IMPRINTS	LOUISVILLE	JEFF LEBECK	OPERATIONS	11/02/2015	700.00
INSTANT IMPRINTS	LOUISVILLE	FRANCIS H TRICKEL	WATER	10/27/2015	33.00
INSTANT IMPRINTS	LOUISVILLE	SUZANNE JANSSEN	CITY MANAGER	10/27/2015	58.32
INT'L CODE COUNCIL INC	888-422-7233	KENNETH SWANSON	BUILDING SAFETY	11/11/2015	87.50
INTEGRA TELECOM	05034538000	DIANE M KREAGER	FINANCE	10/28/2015	428.28
INTEGRA TELECOM	05034538000	DIANE M KREAGER	FINANCE	10/27/2015	455.18
INTERMOUNTAIN SAFETY S	GOLDEN	ROBERT DUPORT	WATER	10/29/2015	340.65
ITALCO FOOD PRODUCTS	DENVER	DAVID BARIL	GOLF COURSE	11/16/2015	83.34
JAX OUTDOOR GEAR	LAFAYETTE	RANDY DEWITZ	BUILDING SAFETY	11/02/2015	229.98
JAX RANCH & HOME	LAFAYETTE	BRADLEY AUSTIN	PARKS	11/16/2015	35.94
JAX RANCH & HOME	LAFAYETTE	ERIK SWIATEK	PARKS	10/30/2015	33.97
JAX RANCH & HOME	LAFAYETTE	JUSTIN ELKINS	WASTEWATER	10/22/2015	140.95
JC GOLF ACCESSORIES	303-7817881	DAVID BARIL	GOLF COURSE	11/04/2015	525.48
JOHN DEERE LANDSCAPES3	BROOMFIELD	DAVID DEAN	GOLF COURSE	11/19/2015	61.94
JOHN DEERE LANDSCAPES3	BROOMFIELD	DAVID DEAN	GOLF COURSE	11/17/2015	16.95
JOHN DEERE LANDSCAPES3	BROOMFIELD	DAVID DEAN	GOLF COURSE	10/30/2015	30.97
JOHN M. ELLSWORTH CO I	JOAN@JMESALES	KRISTOPHER JAGGERS	GOLF COURSE	10/30/2015	343.98
KAISER LOCK & KEY	LOUISVILLE	GLEN SIEDENBURG	WATER	11/06/2015	40.50
KAISER LOCK & KEY	LOUISVILLE	DENNIS COYNE	PARKS	11/03/2015	77.04

SUPPLIER	SUPPLIER LOCATION	CARDHOLDER	DEPARTMENT	TRANS DATE	AMOUNT
KING SOOPERS #0013	LOUISVILLE	PATRICIA MORGAN	REC CENTER	11/19/2015	56.12
KING SOOPERS #0013	LOUISVILLE	CATHERINE JEPSON	PARKS	11/19/2015	6.98
KING SOOPERS #0013	LOUISVILLE	PEGGY JONES	REC CENTER	11/17/2015	53.92
KING SOOPERS #0013	LOUISVILLE	PATRICIA MORGAN	REC CENTER	11/16/2015	102.53
KING SOOPERS #0013	LOUISVILLE	PEGGY JONES	REC CENTER	11/12/2015	-6.38
KING SOOPERS #0013	LOUISVILLE	PATRICIA MORGAN	REC CENTER	11/11/2015	46.88
KING SOOPERS #0013	LOUISVILLE	JEFFREY FISHER	POLICE	11/06/2015	59.10
KING SOOPERS #0013	LOUISVILLE	PEGGY JONES	REC CENTER	11/05/2015	22.93
KING SOOPERS #0013	LOUISVILLE	PATRICIA MORGAN	REC CENTER	11/02/2015	234.54
KING SOOPERS #0013	LOUISVILLE	REBECCA CAMPBELL	LIBRARY	11/01/2015	33.00
KING SOOPERS #0013	LOUISVILLE	PATRICIA MORGAN	REC CENTER	10/30/2015	19.94
KING SOOPERS #0013	LOUISVILLE	MEREDITH KRAUTLER-KLEM	REC CENTER	10/30/2015	247.97
KING SOOPERS #0013	LOUISVILLE	PEGGY JONES	REC CENTER	10/29/2015	7.98
KING SOOPERS #0013	LOUISVILLE	PATRICIA MORGAN	REC CENTER	10/28/2015	105.91
KING SOOPERS #0013	LOUISVILLE	MEREDITH KRAUTLER-KLEM	REC CENTER	10/23/2015	486.84
KING SOOPERS #0013	LOUISVILLE	LINDA PARKER	REC CENTER	10/22/2015	29.05
KING SOOPERS #0013	LOUISVILLE	PATRICIA MORGAN	REC CENTER	10/22/2015	43.97
KING SOOPERS #0013	LOUISVILLE	CATHERINE JEPSON	PARKS	10/22/2015	9.47
KMC-HISTORY COLORADO C	DENVER	PATRICIA MORGAN	REC CENTER	10/27/2015	280.00
KOIS BROTHERS EQUIPMEN	303-298-7370	DAVE NICHOLS	OPERATIONS	11/19/2015	97.10
L.L. JOHNSON DIST	03033201270	DAVID DEAN	GOLF COURSE	11/17/2015	602.38
L.L. JOHNSON DIST	DENVER	MASON THOMPSON	OPERATIONS	11/10/2015	363.56
L.L. JOHNSON DIST	03033201270	KRISTOPHER JAGGERS	GOLF COURSE	10/29/2015	834.63
LAKESHORE LEARNING MAT	CARSON	LANA FAUVER	REC CENTER	10/28/2015	27.99
LEISURE TIME AWARDS	BOULDER	JEFFREY FISHER	POLICE	11/03/2015	164.00
LEWAN & ASSOCIATES INC	303-759-5440	DIANE M KREAGER	FINANCE	11/06/2015	2,589.79
LEWAN & ASSOCIATES INC	303-759-5440	DIANE M KREAGER	FINANCE	11/06/2015	78.20
LEXISNEXIS RISK DAT	08883328244	CHRISTI GORDANIER	POLICE	11/03/2015	49.35
LOWES #00220*	LOUISVILLE	HUGO ROMERO	OPERATIONS	11/19/2015	12.05
LOWES #00220*	LOUISVILLE	DENNIS COYNE	PARKS	11/19/2015	106.60
LOWES #00220*	LOUISVILLE	MIKE THOMPSON	FACILITIES	11/18/2015	68.64
LOWES #00220*	LOUISVILLE	BOB BERNHARDT	PARKS	11/18/2015	29.88
LOWES #00220*	LOUISVILLE	PHIL LIND	FACILITIES	11/18/2015	26.32
LOWES #00220*	LOUISVILLE	BOB BERNHARDT	PARKS	11/18/2015	29.88
LOWES #00220*	LOUISVILLE	BILL MARTIN	POLICE	11/18/2015	31.46
LOWES #00220*	LOUISVILLE	ERICA BERZINS	POLICE	11/17/2015	-.67
LOWES #00220*	LOUISVILLE	MATTHEW BUSH	IT	11/17/2015	1.24
LOWES #00220*	LOUISVILLE	DAVID SZABADOS	FACILITIES	11/17/2015	31.98
LOWES #00220*	LOUISVILLE	FRANCIS H TRICKEL	WATER	11/16/2015	14.85
LOWES #00220*	LOUISVILLE	STEVE HITE	OPERATIONS	11/16/2015	204.14
LOWES #00220*	LOUISVILLE	GARY DAMIANA	OPERATIONS	11/13/2015	159.76
LOWES #00220*	LOUISVILLE	ERICA BERZINS	POLICE	11/12/2015	8.59

SUPPLIER	SUPPLIER LOCATION	CARDHOLDER	DEPARTMENT	TRANS DATE	AMOUNT
LOWES #00220*	LOUISVILLE	JEFF LEBECK	OPERATIONS	11/12/2015	11.97
LOWES #00220*	LOUISVILLE	PHIL LIND	FACILITIES	11/10/2015	7.84
LOWES #00220*	303-665-1335	KATHY MARTIN	REC CENTER	11/09/2015	1,151.87
LOWES #00220*	LOUISVILLE	GLEN SIEDENBURG	WATER	11/07/2015	36.00
LOWES #00220*	LOUISVILLE	CATHERINE JEPSON	PARKS	11/06/2015	6.37
LOWES #00220*	LOUISVILLE	MIKE THOMPSON	FACILITIES	11/05/2015	52.06
LOWES #00220*	LOUISVILLE	ERIK SWIATEK	PARKS	11/05/2015	17.63
LOWES #00220*	LOUISVILLE	FRANCIS H TRICKEL	WATER	11/04/2015	9.02
LOWES #00220*	LOUISVILLE	ERIK SWIATEK	PARKS	11/04/2015	35.40
LOWES #00220*	LOUISVILLE	VICKIE ILKO	OPERATIONS	11/04/2015	30.94
LOWES #00220*	LOUISVILLE	MIKE THOMPSON	FACILITIES	11/03/2015	207.75
LOWES #00220*	LOUISVILLE	MIKE THOMPSON	FACILITIES	11/03/2015	43.98
LOWES #00220*	LOUISVILLE	ROBERT ERICHSEN	PARKS	11/03/2015	6.96
LOWES #00220*	LOUISVILLE	MIKE THOMPSON	FACILITIES	11/03/2015	-129.75
LOWES #00220*	LOUISVILLE	ERIK SWIATEK	PARKS	11/02/2015	5.76
LOWES #00220*	LOUISVILLE	FRANCIS H TRICKEL	WATER	11/02/2015	84.47
LOWES #00220*	LOUISVILLE	PHIL LIND	FACILITIES	10/30/2015	11.94
LOWES #00220*	LOUISVILLE	TYLER DURLAND	PARKS	10/30/2015	29.96
LOWES #00220*	LOUISVILLE	DAVID BARIL	GOLF COURSE	10/30/2015	6.27
LOWES #00220*	LOUISVILLE	ROBERT DUPORT	WATER	10/29/2015	90.73
LOWES #00220*	LOUISVILLE	DAVID DEAN	GOLF COURSE	10/29/2015	8.48
LOWES #00220*	LOUISVILLE	DAVID DEAN	GOLF COURSE	10/29/2015	3.97
LOWES #00220*	LOUISVILLE	BRETT TUBBS	FACILITIES	10/29/2015	64.80
LOWES #00220*	LOUISVILLE	MIKE THOMPSON	FACILITIES	10/28/2015	39.33
LOWES #00220*	LOUISVILLE	PHIL LIND	FACILITIES	10/28/2015	5.75
LOWES #00220*	LOUISVILLE	FRANCIS H TRICKEL	WATER	10/28/2015	44.70
LOWES #00220*	LOUISVILLE	DENNIS COYNE	PARKS	10/27/2015	9.94
LOWES #00220*	LOUISVILLE	ERIK J STEVENS	PARKS	10/27/2015	-7.96
LOWES #00220*	LOUISVILLE	ERIK J STEVENS	PARKS	10/27/2015	7.96
LOWES #00220*	LOUISVILLE	ERIK J STEVENS	PARKS	10/27/2015	20.94
LOWES #00220*	LOUISVILLE	JEFF LEBECK	OPERATIONS	10/27/2015	76.95
LOWES #00220*	LOUISVILLE	PHIL LIND	FACILITIES	10/27/2015	39.84
LOWES #00220*	LOUISVILLE	KATHLEEN D LORENZO	PARKS	10/26/2015	35.98
LOWES #00220*	LOUISVILLE	ROBERT CARRA	WATER	10/25/2015	75.88
LOWES #00220*	LOUISVILLE	JOANN MARQUES	REC CENTER	10/24/2015	6.89
LOWES #00220*	LOUISVILLE	PHIL LIND	FACILITIES	10/23/2015	153.72
LOWES #00220*	LOUISVILLE	JESSE DEGRAW	REC CENTER	10/23/2015	27.09
LOWES #00220*	LOUISVILLE	PHIL LIND	FACILITIES	10/22/2015	94.90
LAMARS DONUTS #45	LOUISVILLE	JEFFREY FISHER	POLICE	11/17/2015	21.98
LAMARS DONUTS #45	LOUISVILLE	JEFFREY FISHER	POLICE	11/16/2015	21.98
LAMARS DONUTS #45	LOUISVILLE	DAVID BARIL	GOLF COURSE	10/29/2015	13.38
LAMARS DONUTS #45	LOUISVILLE	DAVID BARIL	GOLF COURSE	10/28/2015	21.98

SUPPLIER	SUPPLIER LOCATION	CARDHOLDER	DEPARTMENT	TRANS DATE	AMOUNT
LAMARS DONUTS #45	LOUISVILLE	DAVID BARIL	GOLF COURSE	10/24/2015	13.38
MCCADDON CADILLAC BUIC	BOULDER	RON CHOATE	OPERATIONS	10/28/2015	387.02
MCCANDLESS TRUCK CENTE	HENDERSON	JEFF LEBECK	OPERATIONS	11/16/2015	158.46
MCCANDLESS TRUCK CENTE	AURORA	MASON THOMPSON	OPERATIONS	11/16/2015	690.96
MCCANDLESS TRUCK CENTE	AURORA	MASON THOMPSON	OPERATIONS	10/21/2015	57.66
MESSAGE MEDIA	MELBOURNE	MEREDYTH MUTH	CITY MANAGER	11/03/2015	900.00
MIDWESTBAS	8663132207	DAVID SZABADOS	FACILITIES	10/22/2015	461.14
MMM SPEC AGG QUARRY	DENVER	HARLAN VITOFF	PARKS	10/27/2015	664.85
MOUSER ELECTRONICS DIS	800-346-6873	JUSTIN ELKINS	WASTEWATER	10/26/2015	12.99
MUDROCKS TAP AND T	LOUISVILLE	ROBERT P MUCKLE	CITY MANAGER	11/14/2015	26.64
NAPA AUTO PART 0026903	LOUISVILLE	ERIK SWIATEK	PARKS	11/16/2015	24.44
NAPA AUTO PART 0026903	LOUISVILLE	JEFF LEBECK	OPERATIONS	11/13/2015	3.06
NAPA AUTO PART 0026903	LOUISVILLE	DIANE M KREAGER	FINANCE	11/13/2015	1,849.47
NAPA AUTO PART 0026903	LOUISVILLE	DIANE M KREAGER	FINANCE	11/13/2015	47.55
NAPA AUTO PART 0026903	LOUISVILLE	MATT LOOMIS	PARKS	11/09/2015	31.44
NAPA AUTO PART 0026903	LOUISVILLE	TYLER DURLAND	PARKS	11/06/2015	70.31
NAPA AUTO PART 0026903	LOUISVILLE	ERIK SWIATEK	PARKS	10/30/2015	33.19
NAPA AUTO PART 0026903	LOUISVILLE	MICHAEL TOWERS	PARKS	10/21/2015	3.14
NAPA AUTO PART 0026903	LOUISVILLE	MICHAEL TOWERS	PARKS	10/21/2015	20.96
NAPA TRAINING	07709531700	RON CHOATE	OPERATIONS	11/11/2015	29.95
NAT'L TRUST - MEMBERSH	02025886395	JILL SIEWERT	LIBRARY	11/10/2015	20.00
NCS*ITL CDE COUNCIL EX	800-511-3478	KENNETH SWANSON	BUILDING SAFETY	11/03/2015	189.00
NOODLES & CO 168	BROOMFIELD	RONDA ROMERO	HUMAN RESOURCES	11/19/2015	71.52
NORTHWEST PARKWAY LLC	303-9262500	AMANDA PERERA	REC CENTER	10/28/2015	16.60
NRA SERVSAFE	CHICAGO	RONDA ROMERO	HUMAN RESOURCES	10/26/2015	30.00
O MEARA FORD	NORTHGLENN	RON CHOATE	OPERATIONS	11/18/2015	27.13
O MEARA FORD	NORTHGLENN	RON CHOATE	OPERATIONS	10/23/2015	7.76
O.C.P.O. /C.E.C.T.I.	303-3948994	JEFF LEBECK	OPERATIONS	11/12/2015	135.00
O.C.P.O. /C.E.C.T.I.	303-3948994	JUSTIN ELKINS	WASTEWATER	11/06/2015	60.00
O.C.P.O. /C.E.C.T.I.	303-3948994	ROBERT DUPORT	WATER	11/03/2015	60.00
O.C.P.O. /C.E.C.T.I.	303-3948994	TERRELL PHILLIPS	WATER	11/03/2015	60.00
O.C.P.O. /C.E.C.T.I.	303-3948994	TERRELL PHILLIPS	WATER	11/03/2015	60.00
O.C.P.O. /C.E.C.T.I.	303-3948994	ROBERT DUPORT	WATER	10/28/2015	60.00
O.C.P.O. /C.E.C.T.I.	303-3948994	JUSTIN ELKINS	WASTEWATER	10/22/2015	60.00
O.C.P.O. /C.E.C.T.I.	303-3948994	JUSTIN ELKINS	WASTEWATER	10/22/2015	60.00
OFFICEMAX CT*IN#134754	877-969-6629	MONICA GARLAND	BUILDING SAFETY	10/22/2015	244.40
OFFICEMAX CT*IN#219761	877-969-6629	MONICA GARLAND	BUILDING SAFETY	11/02/2015	61.88
OFFICEMAX CT*IN#362847	877-969-6629	DIANE M KREAGER	FINANCE	11/16/2015	53.38
OFFICEMAX/OFFICEDEPOT6	SUPERIOR	CHRIS LICHTY	PARKS	11/05/2015	39.98
OFFICEMAX/OFFICEDEPOT6	SUPERIOR	MONICA GARLAND	BUILDING SAFETY	11/02/2015	38.94
OFFICEMAX/OFFICEDEPOT6	SUPERIOR	DAVID DEAN	GOLF COURSE	10/28/2015	79.49
OLD SANTA FE MEXICAN G	SUPERIOR	JEFFREY FISHER	POLICE	11/10/2015	48.52

SUPPLIER	SUPPLIER LOCATION	CARDHOLDER	DEPARTMENT	TRANS DATE	AMOUNT
OSKAR BLUES HOMEMADE L	LONGMONT	HUGO ROMERO	OPERATIONS	11/12/2015	40.67
OSKAR BLUES HOMEMADE L	LONGMONT	HUGO ROMERO	OPERATIONS	11/11/2015	28.80
PASTPERFECT SOFTWARE	08005626080	BRIDGET BACON	LIBRARY	11/09/2015	352.00
PAWNEE BUTTES SEED INC	GREELEY	DAVID DEAN	GOLF COURSE	10/26/2015	640.00
PAYFLOW/PAYPAL	08888839770	DIANE M KREAGER	FINANCE	11/02/2015	19.95
PAYFLOW/PAYPAL	08888839770	DIANE M KREAGER	FINANCE	11/02/2015	149.85
PAYPAL *INDIGOWATER	4029357733	JUSTIN ELKINS	WASTEWATER	11/19/2015	30.00
PAYPAL *SGKPUBLISHI	4029357733	JEFFREY FISHER	POLICE	11/09/2015	35.00
PIONEER SAND CO 15	BROOMFIELD	DAVID ALDERS	PARKS	11/10/2015	218.43
PIONEER SAND CO 15	BROOMFIELD	ALLAN GILL	PARKS	10/23/2015	612.00
PIONEER SAND CO HQ	COLORADO SPRI	HARLAN VITOFF	PARKS	11/05/2015	501.89
PIZZA KING LOUISVILLE	LOUISVILLE	JEFF LEBECK	OPERATIONS	11/02/2015	64.00
POLLARDWATER.COM #332	NEW HYDE PARK	ROBERT DUPORT	WATER	11/17/2015	331.63
POLYDYNE INC	09128843366	FRANCIS H TRICKEL	WATER	10/29/2015	270.00
PREMIER CHARTERS	03032892222	KATIE BEASLEY	REC CENTER	11/16/2015	451.00
PREMIER CHARTERS	03032892222	KATIE BEASLEY	REC CENTER	11/16/2015	451.00
PREMIER CHARTERS	03032892222	KATIE BEASLEY	REC CENTER	11/13/2015	405.00
PREMIER CHARTERS	03032892222	KATIE BEASLEY	REC CENTER	11/11/2015	405.00
PREMIER CHARTERS	03032892222	KATIE BEASLEY	REC CENTER	11/02/2015	529.00
PREMIER CHARTERS	03032892222	KATIE BEASLEY	REC CENTER	10/28/2015	451.00
PRODRYERS	LIVONIA	DENNIS COYNE	PARKS	10/21/2015	235.00
R & J FOOD MART	MEAD	HARLAN VITOFF	PARKS	11/05/2015	10.00
R & M SALES CO INC	DENVER	MICHAEL TOWERS	PARKS	10/21/2015	234.49
REPURPOSED MATERIALS	HENDERSON	DAVE NICHOLS	OPERATIONS	10/30/2015	117.00
ROCKY MOUNTAIN WATERJE	GREELEY	DAVID DEAN	GOLF COURSE	10/26/2015	512.00
ROCKYMTNSUNSCREEN	3039409803	AMANDA PERERA	REC CENTER	11/03/2015	75.80
ROSE STEEL & SUPPLY	LAFAYETTE	DAVE NICHOLS	OPERATIONS	10/30/2015	145.80
RVT*BVSD FACILITY USE	720-561-5202	CATHERINE JEPSON	PARKS	11/03/2015	211.00
SAFE SYSTEMS, INC	03034441191	ANGELA NORENE	OPERATIONS	11/17/2015	213.78
SAFE SYSTEMS, INC	03034441191	ANGELA NORENE	OPERATIONS	10/26/2015	299.83
SAI TEAM SPORTS	LOUISVILLE	AMANDA PERERA	REC CENTER	11/03/2015	175.50
SAI TEAM SPORTS	LOUISVILLE	DAVID DEAN	GOLF COURSE	10/29/2015	120.75
SAI TEAM SPORTS	LOUISVILLE	KATIE MEYER	REC CENTER	10/29/2015	481.20
SERVER SUPPLY.COM INC	800-413-6989	BRAD MCKENDRY	IT	10/24/2015	52.00
SHOW ME CABLES	06365199505	DAVID ALDERS	PARKS	11/06/2015	27.56
SHRED-IT DENVER	03032939170	DIANE M KREAGER	FINANCE	11/13/2015	30.00
SHRED-IT DENVER	03032939170	DIANE M KREAGER	FINANCE	11/13/2015	30.00
SHRED-IT DENVER	03032939170	DIANE M KREAGER	FINANCE	11/13/2015	30.00
SHRED-IT DENVER	03032939170	AMANDA PERERA	REC CENTER	10/28/2015	94.46
SMITH MANUFACTURING	954-9419744	MICHAEL CLEVELAND	OPERATIONS	11/06/2015	423.35
SOURCE OFFICE PRODUCTS	303-9648100	POLLY A BOYD	PARKS	11/19/2015	150.59
SOURCE OFFICE PRODUCTS	303-9648100	POLLY A BOYD	PARKS	11/19/2015	251.22

SUPPLIER	SUPPLIER LOCATION	CARDHOLDER	DEPARTMENT	TRANS DATE	AMOUNT
SOURCE OFFICE PRODUCTS	303-9648100	POLLY A BOYD	PARKS	11/19/2015	43.42
SOURCE OFFICE PRODUCTS	303-9648100	POLLY A BOYD	PARKS	11/12/2015	42.18
SOURCE OFFICE PRODUCTS	GOLDEN	KERRY HOLLE	PUBLIC WORKS	11/03/2015	-6.84
SOURCE OFFICE PRODUCTS	303-9648100	ANGELA NORENE	OPERATIONS	11/09/2015	232.77
SOURCE OFFICE PRODUCTS	303-9648100	DAWN BURGESS	CITY MANAGER	11/04/2015	147.01
SOURCE OFFICE PRODUCTS	303-9648100	ANGELA NORENE	OPERATIONS	10/30/2015	223.00
SOURCE OFFICE PRODUCTS	303-9648100	JESSE DEGRAW	REC CENTER	10/30/2015	22.43
SOURCE OFFICE PRODUCTS	303-9648100	JESSE DEGRAW	REC CENTER	10/28/2015	122.06
SOURCE OFFICE PRODUCTS	303-9648100	JESSICA THORNBERRY	HUMAN RESOURCES	10/27/2015	142.07
SOURCE OFFICE PRODUCTS	303-9648100	KERRY HOLLE	PUBLIC WORKS	10/26/2015	80.49
SPARKFUN ELECTRONICS	03032840979	JUSTIN ELKINS	WASTEWATER	10/27/2015	99.95
SPRAYER DEPOT	800-228-0905	MICHAEL TOWERS	PARKS	11/16/2015	950.59
SQ *HARLEQUIN'S GAR	BOULDER	HARLAN VITOFF	PARKS	10/30/2015	126.70
SQ *MOXIE BREAD CO	LOUISVILLE	DAWN BURGESS	CITY MANAGER	11/02/2015	-151.00
SQ *MOXIE BREAD CO	LOUISVILLE	DAWN BURGESS	CITY MANAGER	11/02/2015	338.50
SQ *MOXIE BREAD CO	LOUISVILLE	DAWN BURGESS	CITY MANAGER	10/28/2015	120.00
SQ *PAUL'S COFFEE & TE	LOUISVILLE	JEFFREY FISHER	POLICE	10/28/2015	31.90
SQ *SEACREST GROUP	BROOMFIELD	JUSTIN ELKINS	WASTEWATER	11/13/2015	20.00
SQ *STEVE LANZ	LOUISVILLE	HARLAN VITOFF	PARKS	10/27/2015	375.00
STAPLS7144664984000002	877-8267755	LINDA LEBECK	CITY CLERK	10/23/2015	16.58
STAPLS7145488299000001	877-8267755	DIANE M KREAGER	FINANCE	10/31/2015	55.52
STAPLS7145532032000001	877-8267755	KAREN FREITER	LIBRARY	11/03/2015	46.80
STAPLS7145532032000002	877-8267755	KAREN FREITER	LIBRARY	10/31/2015	72.42
STAPLS7145532032000003	877-8267755	KAREN FREITER	LIBRARY	11/03/2015	4.57
STERICYCLE	08667837422	POLLY A BOYD	PARKS	10/26/2015	311.65
SUBWAY 00149971	LOUISVILLE	JEFF LEBECK	OPERATIONS	10/28/2015	79.00
SUBWAY 00149971	LOUISVILLE	KURT KOWAR	PUBLIC WORKS	10/26/2015	68.00
SUPPLYHOUSE.COM	08887574774	DAVID SZABADOS	FACILITIES	11/10/2015	127.10
SUPPLYWORKS CORP	08565333261	ROBERT ERICHSEN	PARKS	11/04/2015	410.69
SUPPLYWORKS CORP	08565333261	PATRICIA MORGAN	REC CENTER	11/02/2015	132.38
SYMBOL ARTS WEB	8014756000	MIKE MILLER	POLICE	10/22/2015	475.00
STAPLES INC - VT	COLUMBIA	DIANE M KREAGER	FINANCE	11/19/2015	37.44
TARGET 00022251	EDGEWATER	JESSICA THORNBERRY	HUMAN RESOURCES	11/15/2015	107.99
THE CORNER GUARD STORE	MINNETONKA	DAVID SZABADOS	FACILITIES	11/10/2015	319.26
THE HOME DEPOT 1506	LOUISVILLE	TYLER DURLAND	PARKS	11/18/2015	4.38
THE HOME DEPOT 1506	LOUISVILLE	MICHAEL CLEVELAND	OPERATIONS	11/18/2015	29.46
THE HOME DEPOT 1506	LOUISVILLE	DAVID SZABADOS	FACILITIES	11/17/2015	47.54
THE HOME DEPOT 1506	LOUISVILLE	NATHAN LANPHERE	OPERATIONS	11/17/2015	119.18
THE HOME DEPOT 1506	LOUISVILLE	MICHAEL CLEVELAND	OPERATIONS	11/17/2015	5.16
THE HOME DEPOT 1506	LOUISVILLE	NATHAN LANPHERE	OPERATIONS	11/17/2015	29.91
THE HOME DEPOT 1506	LOUISVILLE	MATT LOOMIS	PARKS	11/17/2015	38.08
THE HOME DEPOT 1506	LOUISVILLE	MATT LOOMIS	PARKS	11/17/2015	61.67

SUPPLIER	SUPPLIER LOCATION	CARDHOLDER	DEPARTMENT	TRANS DATE	AMOUNT
THE HOME DEPOT 1506	LOUISVILLE	PHIL LIND	FACILITIES	11/16/2015	130.40
THE HOME DEPOT 1506	LOUISVILLE	THOMAS CZAJKA	OPERATIONS	11/16/2015	147.48
THE HOME DEPOT 1506	LOUISVILLE	MIKE THOMPSON	FACILITIES	11/13/2015	244.75
THE HOME DEPOT 1506	LOUISVILLE	MATT LOOMIS	PARKS	11/13/2015	17.12
THE HOME DEPOT 1506	LOUISVILLE	DAVE NICHOLS	OPERATIONS	11/13/2015	10.54
THE HOME DEPOT 1506	LOUISVILLE	KERRY KRAMER	PARKS	11/12/2015	25.86
THE HOME DEPOT 1506	LOUISVILLE	PHIL LIND	FACILITIES	11/12/2015	22.47
THE HOME DEPOT 1506	LOUISVILLE	DAVID SZABADOS	FACILITIES	11/12/2015	86.76
THE HOME DEPOT 1506	LOUISVILLE	MICHAEL TOWERS	PARKS	11/12/2015	5.88
THE HOME DEPOT 1506	LOUISVILLE	DAVID SZABADOS	FACILITIES	11/10/2015	10.37
THE HOME DEPOT 1506	LOUISVILLE	MATT LOOMIS	PARKS	11/10/2015	6.50
THE HOME DEPOT 1506	LOUISVILLE	VICKIE ILKO	OPERATIONS	11/10/2015	175.36
THE HOME DEPOT 1506	LOUISVILLE	DAVE NICHOLS	OPERATIONS	11/10/2015	20.45
THE HOME DEPOT 1506	LOUISVILLE	DAVE NICHOLS	OPERATIONS	11/09/2015	10.54
THE HOME DEPOT 1506	LOUISVILLE	BRETT TUBBS	FACILITIES	11/09/2015	378.74
THE HOME DEPOT 1506	LOUISVILLE	BRETT TUBBS	FACILITIES	11/09/2015	313.47
THE HOME DEPOT 1506	LOUISVILLE	BRETT TUBBS	FACILITIES	11/09/2015	66.18
THE HOME DEPOT 1506	LOUISVILLE	BRETT TUBBS	FACILITIES	11/09/2015	57.70
THE HOME DEPOT 1506	LOUISVILLE	DAVE NICHOLS	OPERATIONS	11/06/2015	65.88
THE HOME DEPOT 1506	LOUISVILLE	MATT LOOMIS	PARKS	11/06/2015	23.22
THE HOME DEPOT 1506	LOUISVILLE	DAVID ALDERS	PARKS	11/06/2015	10.25
THE HOME DEPOT 1506	LOUISVILLE	DAVID ALDERS	PARKS	11/05/2015	17.79
THE HOME DEPOT 1506	LOUISVILLE	MICHAEL CLEVELAND	OPERATIONS	11/05/2015	73.50
THE HOME DEPOT 1506	LOUISVILLE	MICHAEL CLEVELAND	OPERATIONS	11/05/2015	8.34
THE HOME DEPOT 1506	LOUISVILLE	BRETT TUBBS	FACILITIES	11/05/2015	126.78
THE HOME DEPOT 1506	LOUISVILLE	MICHAEL CLEVELAND	OPERATIONS	11/05/2015	-39.88
THE HOME DEPOT 1506	LOUISVILLE	DAVID SZABADOS	FACILITIES	11/05/2015	12.49
THE HOME DEPOT 1506	LOUISVILLE	JEFFREY ROBISON	OPERATIONS	11/05/2015	124.94
THE HOME DEPOT 1506	LOUISVILLE	BRETT TUBBS	FACILITIES	11/05/2015	39.74
THE HOME DEPOT 1506	LOUISVILLE	KERRY KRAMER	PARKS	11/04/2015	14.73
THE HOME DEPOT 1506	LOUISVILLE	MATT LOOMIS	PARKS	11/04/2015	8.16
THE HOME DEPOT 1506	LOUISVILLE	FRANCIS H TRICKEL	WATER	11/04/2015	373.31
THE HOME DEPOT 1506	LOUISVILLE	DAVE NICHOLS	OPERATIONS	11/04/2015	13.14
THE HOME DEPOT 1506	LOUISVILLE	HARLAN VITOFF	PARKS	11/03/2015	3.90
THE HOME DEPOT 1506	LOUISVILLE	BRADLEY AUSTIN	PARKS	10/30/2015	33.20
THE HOME DEPOT 1506	LOUISVILLE	MICHAEL CLEVELAND	OPERATIONS	10/30/2015	200.87
THE HOME DEPOT 1506	LOUISVILLE	BRIAN GARDUNO	OPERATIONS	10/30/2015	636.29
THE HOME DEPOT 1506	LOUISVILLE	KRISTOPHER JAGGERS	GOLF COURSE	10/29/2015	35.47
THE HOME DEPOT 1506	LOUISVILLE	HARLAN VITOFF	PARKS	10/29/2015	40.20
THE HOME DEPOT 1506	LOUISVILLE	BRETT TUBBS	FACILITIES	10/28/2015	87.84
THE HOME DEPOT 1506	LOUISVILLE	KRISTOPHER JAGGERS	GOLF COURSE	10/27/2015	58.33
THE HOME DEPOT 1506	LOUISVILLE	JEFFREY ROBISON	OPERATIONS	10/27/2015	32.39

SUPPLIER	SUPPLIER LOCATION	CARDHOLDER	DEPARTMENT	TRANS DATE	AMOUNT
THE HOME DEPOT 1506	LOUISVILLE	MICHAEL CLEVELAND	OPERATIONS	10/27/2015	90.84
THE HOME DEPOT 1506	LOUISVILLE	TERRELL PHILLIPS	WATER	10/26/2015	14.50
THE HOME DEPOT 1506	LOUISVILLE	DAVID BARIL	GOLF COURSE	10/25/2015	9.25
THE HOME DEPOT 1506	LOUISVILLE	MICHAEL CLEVELAND	OPERATIONS	10/23/2015	22.25
THE HOME DEPOT 1506	LOUISVILLE	TYLER DURLAND	PARKS	10/22/2015	185.24
THE HOME DEPOT 1506	LOUISVILLE	TYLER DURLAND	PARKS	10/21/2015	358.00
THE HOME DEPOT 1506	LOUISVILLE	JEFFREY ROBISON	OPERATIONS	10/21/2015	32.95
THE HOME DEPOT 1506	LOUISVILLE	THOMAS CZAJKA	OPERATIONS	10/21/2015	17.84
THE HOME DEPOT 1506	LOUISVILLE	NATHAN LANPHERE	OPERATIONS	10/21/2015	47.72
THE SAGE CORPORATION	CAMP HILL	JEFF LEBECK	OPERATIONS	11/19/2015	175.00
THE SAGE CORPORATION	CAMP HILL	JEFF LEBECK	OPERATIONS	11/09/2015	50.00
THE UPS STORE 5183	SUPERIOR	TERRELL PHILLIPS	WATER	10/26/2015	13.75
THE UPS STORE 5183	SUPERIOR	JUSTIN ELKINS	WASTEWATER	10/23/2015	13.19
TIFCO INDUSTRIES INC	281-5716000	MIKE THOMPSON	FACILITIES	11/12/2015	992.17
TIFCO INDUSTRIES INC	281-5716000	BRETT TUBBS	FACILITIES	11/09/2015	917.28
TIFCO INDUSTRIES INC	281-5716000	BRETT TUBBS	FACILITIES	10/29/2015	195.94
TIFCO INDUSTRIES INC	281-5716000	BRETT TUBBS	FACILITIES	10/23/2015	929.06
TOSHIBA BUSINESS SOL	IRVINE	AMANDA PERERA	REC CENTER	10/28/2015	573.61
TOTAL PLUMBING	DENVER	BRETT TUBBS	FACILITIES	10/23/2015	267.00
TOTAL PLUMBING	DENVER	BRETT TUBBS	FACILITIES	10/23/2015	750.00
TUNDRA SPECIALTIES INC	03034404142	DAVID BARIL	GOLF COURSE	10/28/2015	-23.54
THE HUCKLEBERRY	LOUISVILLE	MEREDYTH MUTH	CITY MANAGER	11/17/2015	127.50
ULINE *SHIP SUPPLIES	800-295-5510	VICKIE ILKO	OPERATIONS	11/10/2015	32.37
ULINE *SHIP SUPPLIES	800-295-5510	DAVID BARIL	GOLF COURSE	11/05/2015	76.55
ULINE *SHIP SUPPLIES	800-295-5510	DAVID BARIL	GOLF COURSE	10/29/2015	287.08
UPS*1ZB1T7F0NY95027417	800-811-1648	MONICA GARLAND	BUILDING SAFETY	11/14/2015	27.69
USA BLUE BOOK	08004939876	JUSTIN ELKINS	WASTEWATER	10/30/2015	212.82
USPS 07567002330362917	LOUISVILLE	JEFFREY FISHER	POLICE	10/27/2015	4.34
USPS 07567002330362917	LOUISVILLE	ROBERT DUPORT	WATER	10/26/2015	14.46
VOC*ICONTACTEMAIL MKT	877-9683996	SUZANNE JANSSEN	CITY MANAGER	11/02/2015	11.20
VZWRLSS*MY VZ VB P	800-922-0204	DIANE M KREAGER	FINANCE	11/19/2015	1,184.90
VZWRLSS*MY VZ VB P	800-922-0204	DIANE M KREAGER	FINANCE	11/07/2015	1,251.68
VZWRLSS*PRPAY AUTOPAY	888-294-6804	CRAIG DUFFIN	PUBLIC WORKS	11/05/2015	20.00
WALGREENS #12683	BOULDER	AMANDA PERERA	REC CENTER	11/17/2015	2.61
WALGREENS #7006	LOUISVILLE	JOANN MARQUES	REC CENTER	10/24/2015	16.47
WATERLOO ICEHOUSE	LOUISVILLE	JEFFREY FISHER	POLICE	11/16/2015	52.25
WGD*ARAMARK CORP NORWL	800-888-2900	ROBERT DUPORT	WATER	11/05/2015	581.48
WGD*ARAMARK CORP NORWL	800-888-2900	ROBERT DUPORT	WATER	11/03/2015	57.49
WHITESIDES BOOTS & CLO	BRIGHTON	RANDY DEWITZ	BUILDING SAFETY	11/12/2015	-12.15
WW GRAINGER	877-2022594	DAVID SZABADOS	FACILITIES	11/18/2015	347.04
WW GRAINGER	PITTSBURGH	PHIL LIND	FACILITIES	11/05/2015	-839.96
WW GRAINGER	877-2022594	ERIK SWIATEK	PARKS	11/17/2015	249.27

SUPPLIER	SUPPLIER LOCATION	CARDHOLDER	DEPARTMENT	TRANS DATE	AMOUNT
WW GRAINGER	877-2022594	RUSSELL K BROWN	WATER	11/04/2015	837.73
WW GRAINGER	877-2022594	FRANCIS H TRICKEL	WATER	11/04/2015	131.67
WW GRAINGER	877-2022594	ERIK SWIATEK	PARKS	11/04/2015	700.56
WW GRAINGER	877-2022594	PHIL LIND	FACILITIES	10/23/2015	839.96
WW GRAINGER	877-2022594	PHIL LIND	FACILITIES	10/23/2015	839.96
WW GRAINGER	877-2022594	DAVID SZABADOS	FACILITIES	10/23/2015	100.17
WW GRAINGER	877-2022594	DAVID SZABADOS	FACILITIES	10/23/2015	24.52
WW GRAINGER	PITTSBURGH	CRAIG DUFFIN	PUBLIC WORKS	10/15/2015	-14.51
WW GRAINGER	PITTSBURGH	CRAIG DUFFIN	PUBLIC WORKS	10/15/2015	-139.95
WW GRAINGER	PITTSBURGH	CRAIG DUFFIN	PUBLIC WORKS	10/15/2015	-6.70
WW GRAINGER	PITTSBURGH	CRAIG DUFFIN	PUBLIC WORKS	10/15/2015	-64.60
WW GRAINGER	877-2022594	ERIK SWIATEK	PARKS	10/21/2015	249.27
		CRAIG DUFFIN	PUBLIC WORKS	11/20/2015	175.76
TOTAL					**$ 90,036.30**

City of Louisville
COLORADO • SINCE 1878

City Council

Meeting Minutes

November 17, 2015
City Hall, Council Chambers
749 Main Street
7:00 PM

Call to Order – Mayor Muckle called the meeting to order at 7:00 p.m.

Roll Call was taken and the following members were present:

City Council:	***Mayor Muckle, City Council members: Jeff Lipton, Ashley Stolzmann, Jay Keany, Dennis Maloney and Susan Loo***
Absent:	***Council member Chris Leh***
Staff Present:	***Malcolm Fleming, City Manager*** ***Heather Balser, Deputy City Manager*** ***Aaron DeJong, Director of Economic Development*** ***Troy Russ, Interim Planning & Building Safety Director*** ***Sean McCartney, Principal Planner*** ***Meredyth Muth, Public Relations Manager*** ***Nancy Varra, City Clerk***
Others Present:	***Sam Light, City Attorney*** ***Colette Cribari, Municipal Prosecutor***

PLEDGE OF ALLEGIANCE

Mrs. Hunter's first grade class from Coal Creek Elementary School led the pledge of allegiance.

APPROVAL OF AGENDA

Mayor Muckle called for changes to the agenda and hearing none, moved to approve the agenda, seconded by Council member Stolzmann. All were in favor. Absent: Council member Leh.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Alex Bradley, 1385 Caledonia Circle, Louisville, CO presented a program to the Citizen Action Council on Saturday, November 14 entitled "Present, Proposed and Potential Development in Louisville". She thanked Interim Planning and Building Safety Director Russ for helping her prepare. She thanked Council members Chris Leh and Jay Keany for attending and adding valuable content to the meeting and noted approximately 40 people attended. The program's intent was to educate the public on the development process and while preparing she realized it is almost impossible for citizens to understand what is happening in the City. She requested Council give staff time to ensure the information on the City's Web site is in a clear and concise format. She stated citizens are frustrated with growth and the impacts to traffic and City services and do not know the Small Area Plans are opportunities to provide input. She said the process is difficult to understand and felt the City should educate the public.

APPROVAL OF THE CONSENT AGENDA

Mayor Muckle called for changes to the consent agenda and hearing none, moved to approve the consent agenda, seconded by Council member Keany. All were in favor**.** Absent: Council member Leh.

- ***A. Approval of the Bills***
- ***B. Approval of Minutes: October 20, 2015; October 26, 2015; November 3, 2015***
- ***C. Approve Cancellation of December 22 Study Session***
- ***D. Approve Resolution No. 82, Series 2015 – A Resolution Setting the Compensation of the Deputy Municipal Judge***
- ***E. Approve Word of Mouth Catering Contract for Catering Services for the Senior Meal Site***
- ***F. Approval of Resolution No. 83, Series 2015 – A Resolution Approving An Amendment to the Colony Square Planned Unit Development (PUD) To Allow A 160 Square Foot, 626 Foot Tall Sign at Lot 5, Colony Square***
- ***G. Approval of Resolution No. 84, Series 2015 – A Resolution Approving A Request For A Final Subdivision Plat and Planned Unit Development (PUD) To Allow For The Construction of a New 76,250 SF Storage Facility with a 1,196 SF Office***

COUNCIL INFORMATIONAL COMMENTS ON PERTINENT ITEMS NOT ON THE AGENDA

Mayor Muckle expressed the City Council's condolences to the people of Paris, France, who were victimized by a terrorist attack last weekend.

OATH OF OFFICE FOR MAYOR ROBERT MUCKLE AND CITY COUNCIL MEMBERS JAY KEANY, SUSAN LOO AND DENNIS MALONEY

Municipal Judge W. Bruce Joss swore in Mayor Robert Muckle, Ward I City Council member Jay Keany, Ward II Council member Susan Loo and Ward III Council member Dennis Maloney.

RECEPTION

The City Council recessed at 7:15 p.m. to a reception welcoming Mayor Muckle and Council members Keany, Loo and Maloney. The meeting reconvened at 7:35 p.m.

Mayor Muckle reminded the City Council the Senior Thanksgiving Luncheon is on Wednesday, November 18th at 12:00 p.m. at the Senior Center.

CITY MANAGER'S REPORT

City Manager Fleming reported on two open houses for the Recreation and Senior Center and possible Aquatics Center. Both will be held at the Recreation and Senior Center. The first open house is Wednesday, December 2, from 6:30 to 8:30 pm and the topic will be Aquatics Facilities including Memory Square. The second open house is Wednesday, December 9, from 6:30 to 8:30 pm and the topic will be the Recreation and Senior Center expansion. He also reported on the NASA exhibit at the Louisville Public Library, which is the pilot location for this exhibit. Librarians from around the country are in Louisville learning how to successfully host this exhibit.

REGULAR BUSINESS

ELECTION OF MAYOR PRO TEM

City Attorney Light explained pursuant to the City Charter, the Mayor Pro Tem is elected among the Council members for a 2-year term to expire upon the next City Council election. The state legislature made changes to the Open Meetings law restricting the use of balloting, but also included a phrase stating a vote to elect leadership of a local public body, by that same public body may be taken by secret ballot if the local public body so chooses. Council has the option to use paper ballots or take voice votes or a combination of paper ballot followed by a voice vote.

Nominations: Mayor Muckle opened the nominations and nominated Council member Keany. Council member Loo nominated Council member Lipton. The nominations were closed and paper ballots were distributed. Council member Lipton received four votes. Council member Keany received two votes.

MOTON: Mayor Muckle moved to appoint Council member Lipton as Mayor Pro Tem, by acclamation, seconded by Council member Loo. All were in favor. Absent: Council member Leh. Mayor Pro Tem Lipton expressed his honored to serve as Mayor Pro Tem.

2015 – 2017 CITY COUNCIL COMMITTEE ASSIGNMENTS

Mayor Muckle announced the City Council appointments to the following committees:

Finance Committee:
Councilor Stolzmann, Chair
Councilor Maloney, Mayor Muckle

Water Committee:
Councilor Keany, Chair
Councilors Lipton, Mayor Muckle

Legal Review Committee:
Councilor Leh, Chair
Councilors Lipton and Loo

Louisville Revitalization Commission
Mayor Muckle (5-Yr Term 2013-2017)

Boulder County Consortium of Cities:
Councilor Leh
Mayor Muckle, Alternate

Liaison to Golf Course Advisory Board:
Councilor Maloney

Liaison to the Louisville Cultural Council:
Councilor Leh

Liaison to the Library Board of Trustees:
Councilor Stolzmann

Liaison - Louisville Sustainability Board:
Councilor Keany

Business Retention and Development Committee:
Councilor Loo, Chair
Councilors Maloney and Lipton

Louisville-Superior Joint Interest Committee:
Councilor Maloney
Councilor Stolzmann

Denver Regional Council of Governments:
Councilor Stolzmann
Mayor Muckle, Alternate

Representative to US Commuting Solutions:
Councilor Loo

Liaison to Open Space Advisory Board:
Councilor Lipton

Liaison to the Historical Commission:
Councilor Keany

Liaison to the Parks & Public Landscaping Advisory Board
Councilor Loo

Liaison to the Senior Advisory Board:
Councilor Leh

Liaison to the Youth Advisory Board
Councilor Keany

RESOLUTION No. 85, SERIES 2015 – A RESOLUTION APPROVING A REQUEST FOR A FINAL SUBDIVISION PLAT AND PLANNED UNIT DEVELOPMENT (PUD) ALLOWING A MAXIMUM OF 448,948 SF FLEX/OFFICE DEVELOPMENT WITH ASSOCIATED SITE IMPROVEMENTS WITHIN THE COLORADO TECHNOLOGY CENTER (CTC)

Mayor Muckle called for a staff presentation.

Principal Planner McCartney explained the request is to approve a Final Planned Unit Development (PUD) Plan for a Final Subdivision Plat and Planned Unit Development

(PUD) allowing a maximum of 449,948 SF flex/office development with associated site improvements within the Colorado Technology Center (CTC).

The subject property is located in CTC; zoned Industrial (I) and is known as the Hoyle Family Trust. The applicant is requesting two alternatives: Alternative #1: Three (3) buildings totaling 396,000 SF. Alternative #2: One (1) 450,000 SF building. The platting of this property would trigger a public land dedication (PLD) requirement of 12%, or equivalent cash-in-lieu. Both alternatives comply with Chapter 16 of the Louisville Municipal Code (LMC). The cash-in-lieu to the Open Space Fund would be $533,232 and would be used for land within "Southeast Boulder County, South Street, Dillon Road and US 287 Area Comprehensive Development Plan Intergovernmental Agreement".

<u>ALTERNATIVE # 1</u>
Site Plan: 63% lot coverage (75% permitted). Each Lot separately complies with lot coverage. There is surface parking on all 4 sides of building. The loading areas are protected from view of Dillon Road by an "L" shaped building and landscaping.
Parking: Lot 1: Warehousing – 449 Spaces; Office -585 spaces*. Lot 2: Warehousing 333 spaces; Office – 478 spaces. Lot 3: Warehousing – 300 spaces; Office – 448 spaces*. *Lot 3 requires a parking waiver if full office and a shared parking agreement.

Access: Three access points off Dillon Road: One primary – to a cul-du-sac and two secondary to loading areas of Lot 1 and Lot 3. Secondary access on northeast corner provides access to Boxelder Street.

Sidewalks: To remain consistent with the CTC Sidewalk Plan, this development is proposing sidewalks on the west side of the proposed cul-du-sac; and an 8' sidewalk on the north side of Dillon Road from Pierce Avenue to 104th.

Architecture: Buildings A and B would be located along Dillon Road. Building C will be located behind Buildings A and B.

Signs: Monument Signs: IDDSG allows one freestanding sign for each access.
The applicant is requesting 3 monument signs; 14 feet tall for project sign; 6'6" for signs on east and west access. Staff did not support waiver for sign heights.

Tenant Signs: The applicant is proposing 3 tenant signs for each lot. Staff recommended approval of tenant signs.

Wall Signs – waiver: IDDSG allows 15 SF wall signs, not to total more than 80SF. The applicant is proposing 40 SF signs not to total more than 120 SF.

<u>ALTERNATIVE # 2</u>
Site Plan: One 449,948 SF building; 67.7% lot coverage (75% permitted); surface parking on all four sides of building; loading areas protected from view of Dillon Road by

wing walls and landscaping.

Parking: Lot 1: Warehousing – 1,163 spaces; Office 1,554 spaces.

Access: Three access points off Dillon Road; one primary and two secondary to loading areas. The secondary access is on the northeast corner and provides access to Boxelder Street.

Sidewalks: This development is proposing sidewalks on the west side of the primary access. An eight foot sidewalk is also proposed on north side of Dillon Road.

Signs: Monument Signs: IDDSG allows one freestanding sign for each access. The applicant is requesting three monument signs; 14' tall for project sign and 6'6" for signs on east and west access. Staff does not support waiver for the heights.

Wall Signs – Waiver: IDDSG allows 15 SF wall signs, not to total more than 80 SF. The applicant is proposing 40 SF signs not to total 120 SF.

Staff recommended approval of Resolution 85, Series 2015, with six conditions:

1. Staff requests the applicant redesign the monument signs to comply with the IDDSG in terms of height. The modification shall be reflected on the PUD prior to submittal to City Council.
2. The applicant shall provide an appraisal of the property to determine the 12% public land dedication amount at time of the drafting of the subdivision agreement.
3. Staff requests the applicant comply with the fire hydrant placement in Alternative #1, established by the Fire Marshall prior to City Council submittal.
4. The applicant is required to provide a shared parking agreement for Lot 3 if Lot 3 develops an exclusive office use prior to issuance of a Certificate of Occupancy for tenant finish.
5. The applicant must comply with the August 26, 2015 Public Works memo prior to recordation.
6. Applicant shall within 24 months finalize and submit to the City for recording a final plat and PUD for either Alternative #1 or Alternative #2 and shall execute a subdivision agreement, in a form approved by the City, pertaining to the selected alternative.

Principal Planner McCartney explained the applicant has agreed with conditions 1 through 5, but with respect to condition 6, requests 36 months to finalize and submit to the City for recording a final plat and PUD for either Alternative #1 or Alternative #2. He noted the standard for PUD in Chapter 17.28.200, states "no building permit shall be allowed if they have not been recorded within 36 months". The standard for Plats is in Chapter 16.28 and states "In the event no subdivision agreement has been executed, no construction of required improvements initiated or no building permits issued within

12 months after final approval of the subdivision plat, the City Council or the Planning Commission may call for a review". Staff chose 24 months to allow the applicant more time to make their decision between Alternative #1 or #2.

APPLICANT PRESENTATION

Jim Vasbinder, Etkin Johnson Group, 1512 Larimer Street, Suite 100, Denver, CO noted this property is under a purchase contract from the Hoyle Family Trust. The applicant is asking for alternatives to be considered and approved to provide flexibility in marketing this property. They had success at the Colorado Tech Center with the size of the buildings. He requested Council consideration of the two alternatives and 36 months to finalize and submit to the City the final plat and PUD for either Alternative #1 or Alternative #2.

PUBLIC COMMENT

Michael Menaker, 1827 W. Choke Cherry Drive, Louisville, CO voiced his support for the 36 month extension. He noted there are more and more primary employers coming to Louisville and there is a critical mass of daytime population, bringing some desirable changes to the composition of CTC. He anticipated the amenities for the office workers will be coming soon. He supported the project and the 36 month extension.

COUNCIL COMMENT

Mayor Pro Tem Lipton noted at the last study session it was reported CTC was 60% built out. He asked if this 450,000 SF building was built, what percentage would that add to the buildout. Principal Planner McCartney stated this was an anticipated development area so it would not exceed the overall square footage permitted.

Interim Planning and Building Safety Director Russ noted this is the Hoyle Annexation, which is not currently part of the Colorado Tech Center. They are working with the Metro District to be included, so this would be new acreage added to CTC.

Mayor Pro Tem Lipton addressed the need for transit and onsite amenities including restaurants for the area. He was pleased this project would add $500,000 to the Open Space Fund.

Mayor Muckle asked whether the City has previously approved 40 SF wall signs.

Principal Planner stated two other CTC projects were approved for 40SF wall signs (2000 Taylor and 1960 Taylor).

Mr. Vasbinder stated four previous projects have received sign waivers from the City (1900 Cherry, 1960 Cherry, 1900 Taylor, 2000 Taylor). All of the buildings have the same flexibility with respect to signs. The first three buildings have been leased to one

tenant so there has only been one sign per building. He supported reviewing the sign code sometime in the future. He confirmed the Hoyle property is not in the CTC Metro District, but will eventually be annexed into the District. As part of the project, Dillon Road will be widened in front of the subject property and the main intersection will be signalized.

City Attorney Light explained because this property in not in the CTC Metro District there is a proportionate payment for a lift station and an open space mitigation payment. He asked if staff had any concerns over the extension from 24 months to 36 months. He pointed out under the Louisville Municipal Code, new building permits would have to be sought within the 36 month period or the applicant would have to come before the City Council to get an extension on the PUD. He gave the example that if the time period is to record in 36 months and it is recorded in 35 months but there are no building permits within 36 months, the applicant would have to come back before the City Council for a PUD extension.

Mr. Vasbinder asked for clarification on whether they could submit their building permit application at 33 months. City Attorney Light explained there has to be a Plat and PUD in place before a building permit can be issued.

Mayor Muckle requested staff track the 36 months.

MOTION: Council member Keany moved to approve Resolution No. 85, Series 2015, changing Condition 6 from 24 months to 36 months, seconded by Mayor Muckle. All were in favor. Absent: Council member Leh.

RESOLUTION No. 73, SERIES 2015 – A RESOLUTION APPROVING AN AMENDED AND RESTATED COOPERATION AGREEMENT BETWEEN THE CITY OF LOUISVILLE AND THE LOUISVILLE REVITALIZATION AGREEMENT

Mayor Muckle called for a staff presentation.

Economic Development Director DeJong explained this matter was continued from the October 20th City Council meeting. The Louisville Revitalization Commission (LRC) is proposing an amendment to the Cooperation Agreement between the City and LRC. The LRC requests additional language be included in the IGA to clarify the costs and expenses related to the 550 S. McCaslin Urban Renewal Plan are the responsibility of the City.

The City and LRC are parties to a Cooperation Agreement, which provides for City Council oversight and cooperation among the parties concerning activities of the LRC. The City and LRC first entered into a Cooperation Agreement in 2006 which applies to activities of the LRC generally, but was first entered into in conjunction with the adoption of the Highway 42 Urban Renewal Plan and some provisions are tied to provisions of that plan.

The reason for this additional amendment is the 550 S. McCaslin Urban Renewal Plan was approved without authorizing a revenue stream for the LRC to address costs and expenses for the Urban Renewal Plan implementation. The LRC's current funding comes only from the Highway 42 Urban Renewal Plan Area and the LRC believes those revenues should not be used to pay for costs outside that Urban Renewal Area.

Staff recommended City Council approval of Resolution No. 73, Series 2015.

COUNCIL COMMENT

Council member Stolzmann supported the changes to the cooperation agreement. She encouraged Mayor Muckle, as Council representative to the LRC, to try to accelerate repayment of the underpass.

MOTION: Council member Loo moved to approve Resolution No. 73, Series 2015, seconded by Council member Keany. Roll call vote was taken. The motion carried by a vote of 6-0. Absent: Council member Leh.

ORDINANCE No. 1706, SERIES 2015 – AN ORDINANCE AMENDING CHAPTER 2.32 OF THE LOUISVILLE MUNICIPAL CODE TO INCREASE THE SALARY OF THE PRESIDING MUNICIPAL JUDGE – 2nd Reading –Public Hearing

Mayor Muckle requested a City Attorney introduction.

City Attorney Light introduced Ordinance No. 1706, Series 2015.

Mayor Muckle opened the public hearing and requested a staff presentation.

City Clerk Varra explained the Legal Committee met to discuss the salaries of the Municipal Judge, Deputy Judge and Prosecutor. The salary of the Presiding Municipal Court Judge has not been increased since 2011. The Human Resources department conducted salary surveys for Presiding Judges from surrounding cities and similar-sized municipalities. The Legal Committee determined it was appropriate to increase the Presiding Municipal Judge's salary from $2,000.00 per month to $2,600.00 per month. The budget allocation was made as part of the 2016 City of Louisville Budget, which was adopted on November 2, 2015.

The salary of the Presiding Municipal Judge is specified in Section 2.32.050 of the Louisville Municipal Code. If Council desires to have the Presiding Municipal Judge's salary set by resolution, as is the case for the Acting or Deputy Municipal Judge, staff will prepare a proposed ordinance to amend the Code accordingly for Council's consideration at a subsequent meeting.

Staff recommended the City Council approve Ordinance No. 1706, Series 2015.

Mayor Muckle called for public comment and hearing none, closed the public hearing.

COUNCIL COMMENT

Mayor Muckle asked why the change from ordinance to resolution would require an ordinance. City Attorney Light explained the Judge's compensation is set by ordinance. In order to change an ordinance it requires an ordinance.

Mayor Muckle noted if it was a resolution as opposed to an ordinance, it could be approved on the Consent Agenda and would not require a public hearing.

Mayor Pro Tem Lipton stated the judge's compensation increase is large because there has not been a review since 2011. He felt it should be reviewed annually by the Legal Committee. Council member Stolzmann agreed. She felt the Legal Committee should discuss whether this should be a resolution or an ordinance and make a recommendation to the City Council.

Council member Loo stated the Legal Committee looked at the salary increase very carefully. She felt comfortable this was an appropriate increase for the Presiding Judge's salary.

MOTION: Council member Loo moved to approve Ordinance No. 1706, Series 2015 on second and final reading, seconded by Council member Stolzmann. Roll call vote was taken. The motion carried by a vote of 6-0. Absent: Council member Leh.

City Attorney Light noted the Charter does not set a preference for whether compensation should be by ordinance or resolution. However, historically, before the City became a Home Rule City, State Statutes required statutory cities to set judges salary by ordinance.

ORDINANCE No. 1707, SERIES 2015 – AN ORDINANCE AMENDING THE CITY'S NUISANCE ABATEMENT LAWS AND OTHER CRIMINAL ORDINANCES IN CONNECTION THEREWITH; AMENDING SECTION 9.04.040 OF THE LOUISVILLE MUNICIPAL CODE TO ESTABLISH THE MUNICIPAL OFFENSE OF FAILURE TO APPEAR; AMENDING THE DOLLAR LIMITS FOR PROPERTY OFFENSES IN SECTIONS 9.46.010 AND 9.04.020 OF SUCH CODE; AMENDING THE CLASSIFICATION OF TRAFFIC INFRACTIONS UNDER SECTIONS 904 AND 1416 OF THE CITY-ADOPTED MODEL TRAFFIC CODE, AND AMENDING SECTION 4.04.100 OF SUCH CODE TO MAKE VIOLATIONS OF OPEN SPACE REGULATIONS PUNISHABLE UNDER THE GENERAL PENALTY PROVISION OF THE CODE – 2nd Reading – Public Hearing

Mayor Muckle requested a City Attorney introduction.

City Attorney Light introduced Ordinance No. 1707, Series 2015, an ordinance updating the nuisance sections of the Louisville Municipal Code.

Mayor Muckle opened the public hearing and requested a staff presentation.

Municipal Prosecutor Cribari explained Chief Hayes asked her to look at the abatement section of the Louisville Municipal Code because it needed to be updated. She started that as part of the review and update, she looked at abatement codes from seven other communities similar in size to Louisville. She said the ordinance sets up various sections to define nuisances; sets procedures for notice and appeal, procedures for emergency abatement and fees for the abatement. The revisions to the abatement section of the code provide protection to the City and for citizens whose property might be abated.

The ordinance not only updates the City's nuisance regulations, it amends certain sections of the Louisville Municipal Code concerning municipal offenses, including Failure to Appear, clarifying Failure to Appear is a separate offense; amends the dollar amounts for Damage to City Property and Damage to Private Property; changes the classification of two recently adopted traffic code provisions from class B to class A infractions and makes violations of the City's open space regulations punishable as municipal offenses under the general penalty provision of the Code, rather than treating such violations as civil infractions. She summarized the ordinance amendments generally as follows:

<u>Nuisances - Amend Title 8</u>: Adds a new Chapter 8.01 entitled Nuisances.

<u>Feeding Lots and Fly Producing Conditions - Chapter 8.20</u>: Renames Section 8.20.010.

<u>Chapter 6.24 Bees</u>: Removes language stating nuisance bees may be "summarily destroyed or removed."

<u>Abatement Updates to Other Sections of the Code</u>: Cross-reference changes in every section that allows abatement of specific nuisances.

<u>Sec. 9.04.040 Failure to Appear</u>: Makes it unlawful to fail to appear or comply with a court order, and set out procedures to follow regarding a failure to appear or comply.

<u>Sec. 9.46.010 City Property/Sec. 9.46.020 Private Property</u>: A misdemeanor offense under state statute. The ordinance raises the dollar value for a misdemeanor offense, which was raised for the state offense by legislative action to $1000 in 2014.

<u>Sec. 10.04.020 Additions to City-Adopted Model Traffic Code</u>: Ordinance No. 1692, Series 2015 added violations related to improper turning at a flashing yellow signal and cutting through private property or driveways as a shortcut from one street to another.

That ordinance inadvertently classified these two violations as class B traffic infractions, which carry no point assessments. Class A traffic infractions are subject to a four-point assessment.

Sec. 4.04.100 Violation; Penalty: Section 4.04.100 provides violations of the City's open space use regulations are civil infractions subject to tiered penalties of set amounts. The ordinance proposes to replace these provisions with the general municipal offense provision used throughout the Code for punishment of proscribed conduct.

COUNCIL COMMENT

Council member Stolzmann stated Section 8.20.040, Fly Producing Conditions, was in the Louisville Municipal Code and now it has been moved up into nuisances. Prosecuting Attorney Cribari clarified she did not change those sections of the code but merely moved them up.

Council member Stolzmann commented there are a few items in the specific nuisance sections of the code, where she did not see enforcement, but some of the things listed in 8.01.080 do not appear to be enforceable. She noted roosters were considered a nuisance, but yet they are allowed in agricultural zoned areas. Ms. Cribari explained there are other sections of the code, which deal with roosters.

Council member Stolzmann commented she did not understand why abandoned kitchen appliances were a nuisance, when it is defined under the section on junk. Prosecuting Attorney Cribari explained abandoned kitchen appliances are also defined as a nuisance.

City Attorney Light clarified "roosters" are allowed in the Agricultural RRR District. He felt the two provisions of the code would work together in harmony.

Prosecuting Attorney Cribari explained there is a right to contest an abatement; first through the City Manager and then through the Municipal Court.

PUBLIC COMMENT

Debbie Fahey, 1118 W. Enclave Circle, Louisville, CO stated she was under the impression if the City does not enforce the code on itself, the City is not allowed to enforce the codes on the residents. She noted there are a lot of flies around the City's compost site and a lot of weeds on City property. She questioned how much of the nuisance codes could actually be enforced.

City Attorney Light stated he was not aware of a legal rule which stipulates the City cannot pursue enforcement of the rules because the City is not in compliance as a governmental entity. He added the City strives to do as much as it can to maintain compliance of its own facilities with its own rules. He noted it might be a matter of

resourcing in some cases. However, if such condition exists, it does not legally preclude enforcement in other cases.

Mayor Pro Tem Lipton stated his understanding if there were abandoned automobiles or refrigerators on private properties, the City could not require them to be removed. He was under the impression enforcement had to be made through the HOA for such nuisances. He asked if the City enforced such nuisance abatement in the past.

City Manager Fleming stated in the past the City has enforced various violations of the City nuisance code, such as accumulation of junk and weeds on a complaint basis. Typically, the City tries to strive for a voluntary compliance. The proposed ordinance changes provide for a clearer process, due process and the right to appeal.

Prosecuting Attorney Cribari noted most of the nuisances fall into various sections of the code where the proscribed conduct can be charged as a criminal violation. In the past when people have been written into Court, compliance is a condition of sentencing. She noted the abatement ordinance provides a different avenue for compliance where the City can abate the nuisance.

Mayor Pro Tem Lipton stated under existing ordinances, residents could file a complaint and the City could force a property owner to remove items of life safety concern. He did not feel the abatement ordinance actually changes that process. Prosecuting Attorney Cribari explained under the abatement ordinance does not change the potential for voluntary compliance or compliance as a condition of sentencing but if there is not compliance the City could go in and clean up the nuisance and bill the resident.

City Attorney Light explained the revised abatement ordinance gives the City a clearer path toward exercising the right to do the work and recover the cost, while respecting the due process and the rights of all the parties involved.

Mayor Muckle requested public comment and hearing none, closed the public hearing.

MOTION: Council member Maloney moved to approve Ordinance No.1707, Series 2015, seconded by Council member Keany. Roll call vote was taken. The motion carried by a vote of 5-0. Absent: Council members Leh and Loo.

CLIMBING GYM/BREW PUB IN CTC

1. **ORDINANCE No. 1708, SERIES 2015 – AN ORDINANCE APPROVING THE VACATION OF A 25-FOOT WIDE EMERGENCY ACCESS EASEMENT LOT 1, BLOCK 2 OF THE PARK AT CTC – 1ST Reading – Set Public Hearing Public Hearing - 12/1/2015**
2. **RESOLUTION No. 86, SERIES 2015 – A RESOLUTION APPROVING A FINAL PLANNED UNIT DEVELOPMENT (PUD) AND SPECIAL REVIEW USE (SRU) TO ALLOW FOR THE CONSTRUCTION OF A NEW 24,282 SF CLIMBING**

GYM AND 4,701 SF BREW PUB IN THE COLORADO TECHNOLOGY CENTER

Mayor Muckle requested a City Attorney introduction.

City Attorney Light introduced Ordinance No. 1708, Series 2015 and Resolution No. 86, Series 2015.

MOTION: Mayor Pro Tem Lipton moved to approve Ordinance No. 1708, Series 2015 on first reading, ordered it published and set a public hearing for December 1, 2015, seconded by Mayor Muckle. All were in favor. Absent: Council member Leh.

Resolution No. 86, Series 2015 will be continued to December 1, 2015.

EXECUTIVE SESSION

1. PENDING LITIGATION (Louisville Charter, Section 5-2(d) – Authorized Topics – Consultation with an Attorney Representing the City with Respect to Pending Litigation, and C.R.S. 24-6-402(4)(b))

The City Manager and City Attorney are requesting the City Council convene an Executive Session for the Purpose of Consultation with Respect to Pending litigation.

City Clerk Varra read Section 2.90.050 public statement from the Louisville Municipal Code, which governs the topics discussed in an executive session.

City Attorney Light stated the authority for conducting an executive session is the Louisville Charter, Section 5-2(d) - Authorized Topics – Consultation with an Attorney Representing the City with Respect to Pending Litigation, which includes actual pending lawsuits as well as situation where the persons requesting the executive session believes, in good faith, a lawsuit may result. An Executive Session is also authorized by C.R.S. 24-6-402(4)(b) under the Colorado Open Meetings Law.

City Attorney Light explained the City Manager is requesting the City Council convene an executive session for the purpose of consultation with an attorney representing the City regarding pending litigation, which does not involve a pending lawsuit, but does involve a situation where a lawsuit may result. City Attorney Light joined the request as he felt the situation is of such a nature that legal action may result.

MOTION: Mayor Muckle moved the City Council convene an executive session for consultation with an attorney representing the City with respect to pending litigation and the executive session include the City Council, City Manager, Deputy City Manager Interim Planning & Building Safety Director and City Attorney. Council member Keany seconded the motion. All were in favor. Absent: Council member Leh.

The Council adjourned to executive session at 8:45 p.m. and reconvened the regular meeting at 9:35 p.m.

REGULAR BUSINESS ITEMS CONTINUED
CITY ATTORNEY'S REPORT FROM EXECUTIVE SESSION

City Attorney Light reported in executive session the City Council consulted with the City Attorney with respect to pending litigation, which does not involve an actual filed lawsuit. It involves a situation where the City Attorney believes a legal action may result. The City Attorney consulted with the City Council on some legal issues regarding enforcement issues. There was discussion on a potential legal strategy and the City Council provided direction to the City Attorney. The City Attorney will proceed as directed and if there is a need for a City Council action item, it will be brought forward in an open meeting.

CITY ATTORNEY'S REPORT

No items to report.

COUNCIL COMMENTS, COMMITTEE REPORTS, AND IDENTIFICATION OF FUTURE AGENDA ITEMS

Mayor Pro Tem Lipton reported on the recent Water Committee meeting where they reviewed the significant capital projects related to utilities. They do not anticipate any items going over budget. The Committee reviewed the legal interventions on water change applications and noted there are not many at this time. The Committee was updated on the Raw Water Master Plan process. There was an initial review and projections of the water, sewer and stormwater rates. The Committee requested staff look into possible funding of pipes under the streets. He noted the Water Committee did not receive a revised proposal on Live/Work water tap fees.

ADJOURN

MOTION: Council member Loo moved for adjournment, seconded by Mayor Muckle. All were in favor. The meeting was adjourned at 9:45 p.m.

_____
Robert P. Muckle, Mayor

_____
Nancy Varra, City Clerk

City of Louisville
COLORADO • SINCE 1878

City Council

Meeting Minutes

December 1, 2015
City Hall, Council Chambers
749 Main Street
7:00 PM

Call to Order – Mayor Muckle called the meeting to order at 7:00 p.m.

Roll Call was taken and the following members were present:

City Council:	***Mayor Muckle, Mayor Pro Tem Jeff Lipton*** ***City Council members: Dennis Maloney, Chris Leh, Ashley Stolzmann, Susan Loo and Jay Keany***
Staff Present:	***Heather Balser, Deputy City Manager*** ***Kevin Watson, Finance Director*** ***Troy Russ, Interim Planning & Building Safety Director*** ***Beth Barrett, Library & Museum Director*** ***Lauren Trice, Planner I*** ***Nancy Varra, City Clerk*** ***Dean Johnson, Parks Superintendent***
Others Present:	***Sam Light, City Attorney***

PLEDGE OF ALLEGIANCE

Mrs. Courson's first grade class, from Coal Creek Elementary, led the pledge of allegiance.

APPROVAL OF AGENDA

Mayor Muckle called for changes to the agenda and hearing none, moved to approve the agenda, seconded by Council member Stolzmann. All were in favor.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Fire Chief John Willson, 895 Via Appia, Louisville, CO stated it is his privilege to come before Council once a quarter to respond to any questions the City Council may have about the Fire Department. Council had no questions for the Chief. Chief Willson wished the Mayor and Council a happy and safe holiday season.

APPROVAL OF THE CONSENT AGENDA

Mayor Muckle called for changes to the consent agenda and hearing none, moved to approve the consent agenda, seconded by Council member Stolzmann. All were in favor**.**

A. Approval of the Bills
B. Approve Library Consortium Agreement By and Between the Flatiron Library Consortium and the City of Louisville for Shared Library Services

COUNCIL INFORMATIONAL COMMENTS ON PERTINENT ITEMS NOT ON THE AGENDA

No comments.

CITY MANAGER'S REPORT

Deputy City Manager Balser reminded Council and the residents the Parade of Lights in Downtown Louisville is this Friday beginning at 6:00 p.m.

REGULAR BUSINESS

RECOGNITION OF MEMBERS OF THE HORTICULTURAL AND FORESTRY ADVISORY BOARD

Parks Superintendent Johnson explained the responsibilities of the Horticulture & Forestry Advisory Board (HFAB), along with new responsibilities, will be transferred to the newly established Parks & Public Landscaping Advisory Board effective December 31, 2015. To recognize this transition, Mayor Muckle and Parks Superintendent Johnson thanked the current HFAB members for their many volunteer hours serving on the HFAB and presented them with plaques.

Michael Frontczak (Chair)	15 Years of Service
Ellen Toon (Co-Secretary)	12 Years of Service
Shelly Alm	5 Years of Service
Beverlee White (Co-Secretary)	4 Years of Service
Neal Griggsmiller (Co-Chair)	3 Years of Service
Mark Newland	3 Years of Service
K. English Hopkins	1 Year of Service

Mayor Muckle thanked the HFAB Board for the service to the City. Council member Loo stated as the Council liaison for the HFAB Board, she found them to be the kindest and friendliest advisory board in the City. She also thanked them for their service.

CLIMBING GYM/BREW PUB IN CTC

1. **ORDINANCE No. 1708, SERIES 2015 – AN ORDINANCE APPROVING THE VACATION OF A 25-FOOT WIDE EMERGENCY ACCESS EASEMENT LOT 1, BLOCK 2 OF THE PARK AT CTC – 2nd Reading – Public Hearing**
2. **RESOLUTION No. 86, SERIES 2015 – A RESOLUTION APPROVING A FINAL PLANNED UNIT DEVELOPMENT (PUD) AND SPECIAL REVIEW USE (SRU) TO ALLOW FOR THE CONSTRUCTION OF A NEW 24,282 SF CLIMBING GYM AND 4,701 SF BREW PUB IN THE COLORADO TECHNOLOGY CENTER**

Mayor Muckle requested a City Attorney introduction.

City Attorney Light introduced the two agenda items: Ordinance No. 1708, Series 2015 and Resolution No. 86, Series 2015. He explained Ordinance No. 1708 facilitates the climbing gym and brew pub project (Resolution No. 86). Members of the public may comment on either item. Council approval of the ordinance and resolution must be done by separate motions.

Mayor Muckle opened the public hearing and requested a staff presentation.

Planner I Trice explained Ordinance No. 1708, Series vacates a 25-foot wide emergency access easement Lot 1, Block 2 of the Park at CTC. Resolution No. 86, Series 2015 approves a Final Planned Unit Development (PUD) Plan and Special Review Use (SRU) to allow the construction of a 24,282 SF climbing gym and 4,071 SF brew pub in the Colorado Technology Center.

Climbing Gym/Brew Pub: The property is zoned Industrial (I), and is on the corner of Cherry and Dogwood. A PUD and SRU are required. The Climbing Gym is 24,282 SF and will be a public/private school. The Brew Pub is 4,407 SF and will be an indoor eating and drinking establishment.

The Climbing Gym/Brew Pub exceeds 25% of the minimum landscape coverage and meets all the setback requirements. The building coverage is 23,414 SF (15.3% of land use). The parking and drives is 69,188 SF (45.2% of land area). The landscaped open space is 60,467 SF (39.5% of the land area).

Parking: IDDSG – No parking requirement for uses. LMC: 1 parking space/3 seats for eating /drinking establishments. Brew Pub: 154 seats = 52 parking spaces. The proposal has 138 parking spaces and 12 bike parking spaces for both buildings. Staff recommended the following condition: If need for parking is demonstrated, applicant to provide a shared parking agreement with surrounding property owners.

Pedestrian/Bike Circulation: The proposal includes sidewalk on the north side of access drive; crosswalk to Brew Pub; bike parking and walkways from parking lots. Staff recommended a sidewalk along east side of Dogwood and improved pedestrian access to Brew Pub.

Architecture – Height: 4.2 (C) of the IDDSG, stipulate the "Building height may exceed 40.0 foot height limit up to 50.0 feet, when authorized through the PUD process for buildings/users that require specialized equipment". The Climbing Gym 68% at 40 feet; the climbing wall is 31% at 45 feet (national standard for climbing) and the mechanical screen is 1% at 50 feet. The Climbing Gym is no taller than what is allowed for other buildings in the Industrial Zone District.

Landscape: Natural, primarily featuring native species. No manicured lawns as recommended by the IDDSG.

Signs: Proposal - 29 foot X 39 foot logo sign with 8 foot letters. This exceeds the copy area, character height, and overall height allowed for walls signs in the IDDSG. Staff recommended the sign be removed from the PUD application. The CTC Owner's Association concurs with staff's recommendation.

PUD Waivers: 1) Landscape: The applicant is requesting a waiver of the requirement for manicured lawns. 2) Signs: The applicant is requesting to paint a wall sign/mural on the west elevation, which does not meet the sign allowances in the IDDSG.

Staff considered the additional sidewalk connection, bike parking, overall design of the buildings, and additional landscaping as public amenities exceeding the requirements of the IDDSG. Staff recommended approval of the landscape waivers based on these additions, but did not recommend approval of the wall sign waiver request.

SRU Criteria: Staff found Criteria 1 – 3 were met. Criteria 4 – Staff requested the signs on the west elevation of the Climbing Gym either be brought into compliance or removed before this criterion can be met. Criteria 5 – Staff requested sidewalk improvements along Dogwood Street and access to the Brew Pub before this criterion can be met.

Staff recommendation: Approval of Ordinance No. 1708, Series 2015; the approval of the vacation of a 25-foot wide emergency access easement with Lot 1, Block 2, of The Park at CTC. Approval of Resolution No. 86, Series 2015, approving a final Planned Unit Development (PUD and Special Review Use (SRU) to allow for a 24,282 SF Climbing Gym and 4,071 SF Brew Pub in the Colorado Technology Center with the following conditions:

1. The applicant shall remove the proposed sign on the west elevation.
2. If parking shortages are demonstrated on the site, the applicant shall develop a shared parking agreement with a neighboring property.

3. The applicant shall construct a sidewalk along Dogwood Street, from Cherry Street to the mid-block access drive. Also, the sidewalk shall extend along the south side of the access drive to the entrance of the Brew Pub.

COUNCIL QUESTIONS

Council member Loo inquired whether the CTC Owners Association had any other objection to the proposal other than the signage. She asked if there was any objection to the height. Planner I Trice explained there was no objection to the height. Other comments were made, but have been addressed.

APPLICANT PRESENTATION

Andy Johnson, DAJ Design, 920 Main Street, Louisville, CO introduced Mr. Clint Dillard, who is one of the owners of the climbing gym.

Clint Dillard, 754 W. Aspen Way, Louisville, CO explained about two years ago he decided he wanted to build a climbing gym. He noted he is a long-time climber and long-time resident of Louisville. He and his family and friends all drive into Boulder and Denver to use their climbing facilities and noted Boulder has five climbing gyms. He felt this project would be a great addition to the City.

Mr. Johnson, stated the applicant is proposing to build a 24,282 SF climbing gym and a 4,701 SF brew pub. A parking comparison was completed on climbing gyms in Boulder, Thornton and Golden. Based on that information, 138 parking stalls are proposed for this project, in lieu of the 114 required parking stalls. The applicant feels the parking is adequate for the climbing and brew pub 98-99% of the time. He noted the facility will be a competition gym and there may be times when the owner would be required to apply for a special events permit for larger events.

He reviewed the walkway to the brew pub and explained it connects directly to the outdoor patio and front entry. There are two signed entries, one off Cherry and one off Dogwood. All the pathways meet the requirements of the Fire Department. The site design and grading will minimize the earth work in the area.

All of the development minimizes the impact on the irrigation ditch. Stormwater detention treatment is contained within the developed site and no stormwater will be dispensed into the streets. The landscape will be xeriscape with native plantings to minimize the maintenance and create a natural environment. The lawn will be seeded instead of sod to minimize the amount of maintenance. Everything meets the Industrial Design guidelines. The existing trees along Cherry will remain.

He reviewed the architectural elements of the climbing gym building. The design is a big box, with 40’ walls for competition. The front entry is carved out like a rock form and has screened siding with the same profile so light filters through. The brew

pub is located across from the climbing gym and follows the design principles of the gym, but on a smaller scale. The brew pub has outdoor seating enclosed by metal fencings. It will have a partially covered and uncovered area. The brew pub design is based on a free standing element. The graphic on the outside of the building (signage) is a portion of the logo. There are matching logos on the climbing gym and brew pub. The applicant wished to pursue the signage. The building is south facing and is being designed to be energy efficient and solar panels are proposed in the future.

COUNCIL COMMENT

Council member Loo asked if the graphic would be allowed if there wasn't any wording. Planner I Trice explained it would still be characterized as a sign because it is the logo.

Council member Loo asked the applicant about the CTC Owners Association's objection to the logo. Mr. Johnson stated they do not know why the CTC Owners Association objected to the logo. Planner I Trice explained the signage was not a part of the original submittal when it was referred to the CTC Owners Association. Staff forwarded the signage request to the CTC Owners Association and they concurred with staff's recommendation.

Council member Keany explained he called staff about the classification of a school for recreation facilities and was told there is no such classification. He asked staff to bring back a classification change. He felt there should be some sort of classification use within the community. He had concerns it conflicted with other portions of the Code limiting businesses within a certain distance from a school. Planner I Trice explained the LMC specifies schools in the definition of medical and recreational marijuana as public and private, pre-school, elementary, middle, junior high or high school so would not apply here. She noted the surrounding area is industrial, which would not allow marijuana.

Interim Planning and Building Safety Director Russ explained the definition is also used by the Local Licensing Authority for alcohol related licenses. He noted staff agrees and the Planning Commission prioritized creating a use definition for fitness facility in the use table of the Louisville Municipal Code. Staff is in the process of creating a definition.

Council member Stolzmann stated this is an excellent application and she was excited to see this project come to Louisville. She addressed Use Group 9 –Public and private schools, studios for profession work, teaching for fine arts, photography, drama, dance, but not including a commercial gymnasium. She asked staff to elaborate how this proposal fits into Use Group 9.

Planner I Trice explained the proposal falls into Group 9 because they will be teaching classes. She asked the applicant to explain what will be taught at the climbing gym. Mr.

Dillard explained they will cater to all ages by providing a climbing school, programs, summer camps, climbing, crafts for children, fitness classes and a yoga studio. Council member Stolzmann asked if the CTC Owners Association has their own process to approve or deny the design. Planner I Trice explained they do have their own processes. She noted the logo was not a part of the original submittal and therefore the CTC Ownership Association would have to review this again.

Council member Stolzmann asked for confirmation the City's approval and the CTC Ownership Association approval is not linked.

City Attorney Light explained the two are not linked. The covenant/design review is independent from the City's zoning review. There is a relationship, but private covenant control cannot permit what governmental zoning would disallow. The applicant was agreeable to the staff recommendation to remove the sign element from the PUD, but that does not preclude the applicant from filing a subsequent PUD amendment for Council consideration. He addressed the use groups issue and explained the intent is to look at the principal of the primary use when there is a mix of uses. Because there are classes it would fall under the school even though there are other categories such as indoor commercial amusement. He agreed it is important to make a legislative change so other users, subsequent users or lenders are not subject to requesting letters from the City that this is a permitted use under the zoning.

Council member Maloney addressed the parking and inquired about the maximum number of participants who could be using the facility at one time. Mr. Dillard explained he spent a lot of time looking at other facilities parking lots and planning for sufficient parking. He voiced his belief they will have the best parking. At peak hours there would be 100 parking spaces, with overflow. Also at the CTC, at five o-clock most of the businesses are closing, freeing up more parking spaces. If there is a competition and more parking is required, they will work out an agreement for shared parking.

PUBLIC COMMENT

Michael Menaker, 1827 W. Choke Cherry Drive, Louisville, CO addressed the City's sign code and stated it does not work for the vendors, owners or the tenants. He suggested the sign code be changed and urged Council to approve the sign as it is proposed. He noted the CTC Owners Association will have final say, but if Council approves the sign, the CTC Owners Association may change their minds.

COUNCIL COMMENT

Mayor Pro Tem Lipton stated he was looking forward to seeing the proposal go forward. He voiced his concern with the signage and noted when he was on Planning Commission there has always been some proposal for different signage. He stressed the importance of being consistent. He was not sure about taking each request for

signage on a case-by-case basis. He would support reviewing the Industrial Signage Guidelines. He voiced his support for the project.

Council member Keany supported the proposal for the climbing gym and the brew pub. He supported the large graphic without the lettering. He felt it would add character to the building, but not detract from the rest of the industrial park.

Council member Stolzmann addressed the process and felt an ordinance should have been brought before Council to create a use group before this application went forward. She did not believe the use group fit the description described by staff. She felt it could be defined as indoor amusement. She noted all 5 criteria of the SRU have been met including the sign waiver criteria. Since the wall is so large, the logo minimizes the size of the building. She considered the application as an indoor amusement establishment. She hoped staff would bring back an ordinance for recreational facilities within the industrial zone. She stated she understood the financial constraints, but liked the glass in the entry way as originally proposed.

Mayor Muckle voiced his excitement over the project and appreciation for the design and the energy efficiency. He agreed it could be passed as a commercial for entertainment. He would support the sign as proposed and the approval of the project. He noted the CTC Owners Association will have the final say.

Council member Leh stated when he was on Planning Commission they reviewed many proposals at CTC. He felt it would be a wonderful addition to the City. He supported Council member Keany's suggestion to allow the graphic but not the lettering. He supported changes to the Industrial Signage Guidelines.

Council member Loo agreed with other Council members comments. She liked the sign and considered the logo as art. She stated there is some precedence for such a sign when Council approved a similar request for a proposed art facility off Highway 42. She was in favor of keeping the logo as proposed. If Council approves the signage the CTC Owners Association may still disapprove such signage.

City Attorney Light addressed the CTC Owners Association approval or disapproval and explained the general understanding of the covenants is compliance. He explained there may be a covenants and a review process by the CTC design group.

Council member Loo stated she liked the design, but surrounding businesses may not. She did not want to approve the signage without the neighboring businesses support as a condition of approval.

Mayor Muckle supported conditioning the approval based on the CTC Owners Association approval.

City Attorney Light voiced his concern over such a condition as it delegates that portion of approval to a non-public entity. If the resolution is approved as written, the applicant still has the option to go through an additional City process, which will provide full notice.

Mayor Pro Tem Lipton asked if the signage is approved, does such approval lie with the building or the owners or does it expire upon change of ownership. City Attorney Light explained depending what a new owner wanted to do; it may require a PUD amendment. This PUD would approve the proposed design. Interim Planning and Building Safety Director Russ explained it is a very slippery slope for staff. How would staff hold the criteria of the application to other applications? He noted this logo and signage did not come in thru the PUD process and was not noticed. It came in on their second submittal. He agreed, as did the Planning Commission, the IDDSG should be updated.

Council member Keany asked if the logo could be a part of the architectural feature. Interim Planning and Building Safety Director Russ explained paint is not architecture.

PUBLIC COMMENT

Michael Menaker, 1827 W. Choke Cherry Drive, Louisville, CO did not agree and stated he saw no reason to deny this request, based on the quality of the design.

Mayor Muckle called for public comment and hearing none, closed the public hearing.

COUNCIL COMMENT

Council member Stolzmann voiced her concern over the confusion of the process. She stated the sign meets the SRU criteria, but she was concerned there was not a use group for the gym.

Council member Keany supported moving forward with the signage as presented. He felt another use group would have been more appropriate.

ORDINANCE No. 1708, SERIES 2015

MOTION: Mayor Muckle moved to approve Ordinance No. 1708, Series 2015, seconded by Council member Maloney. Roll call vote was taken. The motion carried by a vote of 7-0.

RESOLUTION No. 86, SERIES 2015

MOTION: Mayor Muckle moved to approve Resolution No. 86, Series 2015, striking the second condition, seconded by Council member Keany. All were in favor.

RESOLUTION No. 87, SERIES 2015 – A RESOLUTION APPROVING A FIRST AMENDMENT TO A GRANT OF CONSERVATION EASEMENT IN GROSS FOR THE REX THEATRE – 817 STREET

Mayor Muckle requested a staff presentation.

Planner I Trice explained Resolution No. 87, Series 2015 is a request to amend the Grant of Conservation Easement in Gross for the Rex Theatre at 817 Main Street. The applicant is requesting to modify the façade of the building facing Main Street. The structure was built circa 1900 and the conservation easement was approved by City Council on May 23, 2011 and Resolution 83, Series 2011. The applicant is requesting to modify the façade. The applicant is requesting the following changes:

- Remove marquee
- Remove marquee from list of "Historic Elements"
- Remove "REX" letters and allow for business sign within screened area
- Remove "REX" letters from list of "Historic Elements"
- Recess storefront and open port with wood railings and panels
- Add Open Porch to list of "Historic Elements"
- Add lighting to arch
- Add "REX" Historic Marker Plaques

Staff believes the design is an improvement from the original conservation easement and will be a more consistent restoration of the façade. It will have a higher quality of materials; will restore the recessed entry from the early 20th century Rex Theater and will allow for more flexibility with building signage.

The request: The proposed design minimizes the historic building name "Rex Theater". The Applicant is proposing plaques on the façade of the building to recognize the history of the building. The Applicant is not asking for any additional grant moneys from the Historic Preservation Fund. The City can, if desired, negotiate with the applicant to have them repay some of the HPF funds in exchange for amending the conservation easement. Staff believed the proposed design will have a positive impact on the structure and overall character of Main Street. Staff did not recommend an exchange of funds in order to amend the Conservation Easement.

Historic Preservation Commission Action: The Historic Preservation Commission held a public hearing on October 19, 2015 and discussed several elements of the proposed design. No formal recommendation from the HPC was voted upon or advanced to City Council. Their discussion included the following:

- Retain the REX letters, add "theatre", and move the business signage below
- Changes restore the façade to the early 20th century design of the structure
- Interest in having a successful business on Main Street
- Plaques on the façade are preferred

Alternate Design: An alternative design was proposed in response to HPC discussion to retain the "REX" letters and which places the business sign below. Staff believed this will create visual clutter and confusion. Staff believed the eye-level interpretive plaques will share the history of the building. Staff did not recommend the alternative design.

Staff Recommendation: The proposed changes enhance the character of 817 Main Street. Staff recommended the resolution approving a First Amendment to a Grant of Conservation Easement in Gross for the Rex Theatre, 817 Main Street with the following conditions:

A. The label on Exhibit C regarding the mesh sign shall be revised to read as follows; Screened Sign Field (Business Sign, subject to sign permitting requirements only).
B. The Language and design of the plaques are subject to review and approval by City Staff and the Historical Commission prior to installation.

APPLICANT PRESENTATION

Joshua Karp, Applicant, 817 Main Street, Louisville, CO stated he was available to respond to the Council's questions on the proposed design or placement of plaques.

COUNCIL COMMENTS

Council member Stolzmann asked if public funding was used to put the letters on the façade. Planner I Trice confirmed it was attached to the original easement. The grant included the letters, the meshing, painting and installation.

Council member Keany voiced his support for the proposal. He felt this is an improvement and a better representation of the 1918 photo of the building than the 1950 rendition. He did not have a problem with changing the signage.

Debbie Fahey, Historic Preservation Commission member, 1117 W Enclave Circle, Louisville, CO stated at the HPC meeting, there was discussion on all the elements of the requested changes. The members agreed with all the requested changes and felt there were improvements, with the exception of changing the Rex Theatre letters. She explained the big letters on the building were important because it was the original look of the building. She noted Historic Preservation Fund paid $60,000 for the signage.

COUNCIL COMMENT

Council member Maloney agreed with Council member Keany's comments. He supported the proposed design and the staff's recommendation.

Council member Keany stated he understood the desire to keep the Rex Theatre sign, but also felt there would be confusion with more than one sign.

Council member Loo commented the sign could be placed inside the building.

RESOLUTION No. 87, SERIES 2015

MOTION: Council member Keany moved to approve Resolution No. 87, Series 2015, seconded by Council member Loo.

COUNCIL COMMENT

Mayor Muckle agreed the proposed change would be an improvement.

Council member Stolzmann supported the new design, but expressed her regret the sign would be removed.

VOTE: All were in favor.

RESOLUTION No. 88, SERIES 2015 – A RESOLUTION APPROVING A FINAL SUBDIVISION REPLAT AND PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW FOR THE CONSTRUCTION OF A 8,870 SF MEDICAL CLINIC AND URGENT CARE AT 511 EAST SOUTH BOULDER ROAD

Mayor Muckle requested a staff presentation.

Interim Planning and Building Safety Director Russ explained Resolution No. 88, Series 2015, if authorized approves a final Subdivision Replat and Planning Unit Development (PUD) to allow the construction of an 8,870 SF Medical Clinic and Urgent Care at 511 E. South Boulder Road.

Land Use and Zoning: The Zoning is Community Commercial (CC) Zone District. The proposed Use is an Urgent/Emergency Care facility.

Description: The facility's design and proposed operation does not include rooms or the practice for the abiding, or the extended care of patients and no ambulance delivery. Staff interpreted the requested land use as a medical clinic. Medical Clinic (Use Group 29) is a use by-right in the CC zone District. Section 17.08.070 of the LMC defines a clinic to mean "offices for one or more physicians, surgeons, dentists or other practitioners of the healing arts, but does not include rooms for the abiding of patients".

Replat and Final PUD: The request complies with Section 16.16.040. Staff recommended two conditions of approval:

1. The applicant shall add "and to the City of Louisville the City drainage easement, as shown of the accompanying plat…" to the new easement dedication language in the Replat.
2. The applicant shall comply with the November 5, 2015 Public Works memo prior to recordation.

Planned Unit Development (PUD): The request complies with the Commercial Development Design Standards and Guidelines (CDDSG) with two waivers:

1. The applicant is requesting a 22-foot front setback, where 30 feet is required.
2. The applicant is requesting retail allowances in the CDDSG be applied to the building's wall.

Staff supported the requests as allowed in the Section 17.28.110 and in light of the applicant's public easement dedication along SBR and enhanced design provided for the sidewalk (8') and Halo-lit signs.

Staff Recommendation: Staff recommended City Council approval of Resolution 88, Series 2015 with the following conditions:

1. The applicant shall add, "and to the City of Louisville the City drainage easement, as shown on the accompanying plat…" to the new easement dedication" language in the Replat.
2. The applicant shall comply with the November 5, 2015 Public Works memo prior to recordation.

COUNCIL COMMENT

Council member Maloney inquired about the separation of the urgent care facility from the emergency services and asked how it is captured in the resolution. Interim Planning and Building Safety Director Russ explained the long-term abiding of patients is not included in the business plan. Long-term abiding of patients would require a special review; otherwise it is a use-by-right for a medical clinic. There is no extended care of patients and no ambulance delivery according to the PUD.

APPLICANT PRESENTATION

Dennis Barts, CEO, Avista Hospital, stated it was his pleasure to present their Medical Clinic and Urgent Care facility in Louisville. It will provide urgent care and emergency services to Louisville and also improve the area. Avista Hospital has been in Louisville since 1990 and will soon celebrate the birth of 50,000 babies. He voiced his appreciation to be located in Louisville and provide healthcare to the community. He reviewed their mission statement and stated this facility will help take care of people who are sick and nurture the health of the people in the community. Their patients' satisfaction ranks in the 98 percentile in terms of communication, responsiveness, and

pain management. Their philosophy is about wellness and includes: choice, rest, the environment of trust and things that make for a healthy community.

They started in 1895 at the Boulder Sanitarium; in 1962 the Sanitarium became the Boulder Memorial Hospital, and in 1990, they moved to the Avista Hospital in Louisville. They are part of the Centura Health Network, which is the largest healthcare system in the state of Colorado. They have 16 hospitals and 10 affiliated hospitals in the state.

He addressed the proposal, which is an emergency and urgency care center. He referred to it as an urgency center. An urgency center is different from a free standing emergency center. It combines an emergency room along with an urgent care center. The facility is open 24/7, 365 days per year. Pricing is for urgent care and not for emergency care. They provide timely and appropriate emergency care and partner with the community physicians. No one will leave the urgency center without a referral to a primary care physician. The facility will be staffed by a PA or a nurse practitioner, a board certified emergency room physician, nurses and paramedics. It has the pricing advantage and convenience advantage of an urgent care center along with medical qualification of an emergency room. The facility is 8,900 SF, has 8 emergency and urgent care exam rooms, a lab, imaging on site, but will not accept ambulances. The building will also be very attractive, with landscaping and bike racks.

COUNCIL COMMENT

Mayor Pro Tem Lipton inquired whether there will be any pharmacy services on site. Mr. Barts responded not at this time, but is not precluded in the future.

Council member Keany asked how patients would know whether they are being charged for urgent care or emergency care. Mr. Barts explained patients will be notified after the original screening.

Council member Stolzmann asked about the lot coverage for the building. Interim Planning and Building Safety Director Russ explained there is a waiver request for the lot coverage. It is an improvement over the current building, but it does not meet Commercial Standards. He voiced his belief it is 82% of the proposed lot coverage.

Council member Stolzmann asked about the square feet of the lot. Planning and Building Safety Director Russ stated he would have to refer to the Plat.

Council member Stolzmann wondered if the 8’sidewalk was enough of a public benefit to allow the 22’ setback and the other waivers.

PUBLIC COMMENT

Cindy Bedell, 662 W. Willow Street, Louisville, CO stated the proposed building looks very nice, but she opposed the setback waiver to bring the building closer to the road.

She noted many citizens have said they want Louisville to have a small town feeling rather than an urban feeling. She felt landscaping and setbacks are critical design features and once the buildings are moved closer to the sidewalks, the character of this area will be forever changed. The proposed 22' setback is only consistent with Alfalfas and the neighboring shops. She requested the Council deny the waiver and make the setbacks 30'.

COUNCIL COMMENT
Mayor Pro Tem Lipton stated he was generally in favor of the proposal. The building is well designed and will fit in with the rest of the shopping center. He felt it is a necessity for the community to have an urgent care center. He would vote in favor of the project.

Mayor Muckle supported the proposal. He felt the design of the building and 8' sidewalk would be of significant value to the community. He understood Ms. Bedell's concerns relative to the setback along South Boulder Road, but felt it would be consistent with the rest of the shopping center.

Interim Planning and Building Safety Director Russ reported on the lot coverage. He explained the current building sits back about 25', so it is a 3' decrease in the setback.

Council member Keany noted the building is articulated along the front, therefore the setbacks varies along the frontage of South Boulder Road. The 22' would be the closest point of the building. The lot coverage is actually decreased from the current building. He felt it would be an asset to the City. He supported the proposal.

Council member Loo voiced her full support for the proposal.

Council member Stolzmann stated she would rather the lot coverage go down to 70%, but supported the proposal because it is an improvement over what is currently there.

RESOLUTION No. 88, SERIES 2015

MOTION: Mayor Muckle moved to approve Resolution No. 88, Series 2015, seconded by Council member Keany. All were in favor.

Mayor Muckle asked the applicant if they have a construction schedule. Mr. Barts stated they propose to start construction in early summer 2016 and have the building completed by the end of the year.

DISCUSSION/DIRECTION/ACTION – 2016 LEGISLATIVE AGENDA

Mayor Muckle requested a staff presentation.

Deputy City Manager Balser reviewed the draft Louisville Legislative Agenda for the upcoming 2016 General Assembly. These issues will be included in a 2016 Legislative

Pamphlet distributed to the Boulder County legislators at the City's legislative breakfast, which is scheduled for January 8, 2016, 7:30 am, at the Louisville Public Library. Staff requested feedback on the Legislative Agenda for formal inclusion in the 2016 Legislative Pamphlet. She reviewed the significant changes to the legislative agenda.

LOUISVILLE 2016 LEGISLATIVE AGENDA

Tax Policy: Position: Consistent with past years.

Home Rule: Maintaining Local Control: The City is supportive of rules and legislation that maintains its home rule authority to regulate oil and gas development, expands communication and notification to all impacted communities and codifies use of best management practices to mitigate operator impacts

Land Use, Development and Revitalization: The City supports clarification of urban renewal and tax increment financing legislation to address ambiguities of HB15-1348.

Transportation: The City supports legislation allowing US 36 BRT vehicles to use "Bus on Shoulder" for local service.

Affordable Housing: State Low Income Housing Tax Credits: The City supports legislative action in 2016 to continue the state low income housing credit operated through CHFA as another tool to support the development of affordable housing in communities. Boulder County Housing Authority has received the largest state allocation of tax credits for the affordable housing "Kestrel" project in Louisville

COUNCIL COMMENT

Mayor Muckle explained Senate Bill 152 frees municipalities from the requirement to provide a vote for internet services.

Council member Maloney asked about the rule making processes to address ambiguities in the urban renewal law. Deputy City Manager Balser stated it would take another bill to clarify HB15-1348.

Council member Maloney asked what legislator would bring the bill forward to the legislators. Deputy City Manager Balser stated it would be Speaker of the House Hullinghorst. She explained Louisville and many communities in Boulder County have been following this legislation very closely. Mayor Muckle explained he and Deputy City Manager Balser have already discussed this matter with Speaker House Hullinghorst and she seems very serious about clarifying the House Bill.

Council member Keany asked staff to provide, in the future, a red-lined version to differentiate the legislative agendas from year to year.

Council member Stolzmann offered some suggested language to the legislative agenda text. She offered the following suggestions:

Energy and Environment (First Bullet): Deleting everything after energy sources. The sentence would read: The City supports the development of a balanced, long-term statewide energy plan with an overall goal of reducing greenhouse gas emissions by utilizing a combination of energy sources. She also suggested adding a new bullet to encourage legislators to take action on emissions to get the ozone back into compliance.

Mayor Muckle supported Council member Stolzmann's revisions and suggested the following language: Support the state pursuing policies that achieve air quality standards. There was Council consensus.

Council member Loo addressed Council member Stolzmann's first suggested revision and stated she felt the descriptive language on energy sources should be left in. There was Council consensus.

Land Use, Development and Revitalization: (Sixth Bullet) "The City opposes legislation that would unreasonably restrict the use of tax increment financing or eminent domain for redevelopment projects." Council member Stolzmann questioned what is meant by "unreasonably restrict". She noted there could be more improvements to the Urban Renewal Law and she did not want there to be an impression the City does not want any further improvements to the law. Mayor Muckle agreed the City does not want to give the impression the City wants to restrict the tools of urban renewal. He suggested adding something similar to the following sentence: "While we support improvements to the urban renewal legislation, we do not want to restrict." There was Council consensus.

Water Issues: Council member Stolzmann suggested adding language to permit rain barrel use, improving water rights laws in Colorado on gray water and other general water principals. There was Council consensus.

ORDINANCE No. 1709, SERIES 2015 – AN ORDINANCE AMENDING CHAPTER 15.36 OF THE LOUISVILLE MUNICIPAL CODE REGARDING HISTORIC PRESERVATION – 1st Reading – Set Public Hearing 12/15/15

Mayor Muckle requested a City Attorney introduction.

City Attorney Light introduced Ordinance No. 1709, Series 2015.

MOTION: Mayor Muckle moved to approve Ordinance No. 1709 Series 2015 on first reading, ordered it published and set a public hearing for December 15, 2015, seconded by Council member Keany. All were in favor.

BOULDER COUNTY HOUSING AUTHORITY KESTREL DEVELOPMENT – 245 NORTH 96TH STREET

1. **ORDINANCE No. 1710, SERIES 2015 – AN ORDINANCE APPROVING A 5TH AMENDMENT TO THE TAKODA GENERAL DEVELOPMENT PLAN (GDP) TO ALLOW UP TO 231 RESIDENTIAL UNITS AND UP TO 64,468 SQUARE FEET OF COMMERCIAL DEVELOPMENT FOR THE PROPERTY KNOWN AS THE 245 NORTH 96TH STREET ANNEXATION – 1st Reading – Set Public Hearing 12/15/15**

2. **RESOLUTION No. 89, SERIES 2015 – A RESOLUTION APPROVING THE FINAL SUBDIVISION PLAT AND PLANNED UNIT DEVELOPMENT (PUD), FOR KESTREL, LOCATED AT 245 NORTH 96TH STREET TO ALLOW THE DEVELOPMENT OF 191 RESIDENTIAL UNITS AND UP TO 5,977 SQUARE FEET OF NON-RESIDENTIAL DEVELOPMENT**

Mayor Muckle requested a City Attorney introduction.

City Attorney Light introduced Ordinance No. 1710, Series 2015 and Resolution No. 89, series 2015. This is an amendment to the General Development Plan to increase the commercial square footage.

MOTION: Mayor Muckle moved to approve Ordinance No. 1710, Series 2015 on first reading, ordered it published and set a public hearing for December 15, 2015, seconded by Council member Loo. All were in favor.

Resolution No. 89, Series 2015 was continued to December 15, 2015.

CITY ATTORNEY'S REPORT

No items to report.

COUNCIL COMMENTS, COMMITTEE REPORTS, AND IDENTIFICATION OF FUTURE AGENDA ITEMS

Council member Loo wanted to make Council aware that on the west side of the Davidson Mesa CDOT is making improvements to Highway 36 and that a large steel girder will be in place neat the Overlook that obstructs the views. She requested staff follow-up on this project. She requested a study session topic on how surveys are circulated. She felt an Advisory Board's survey should have been reviewed by Council to determine whether it concerns a policy issue.

Mayor Muckle would schedule this for a study session at Council member Loo's request, but noted Study Sessions in 2016 are meant to discuss budget items. Council member Loo felt this could be discussed as one of Council's main priorities at the Council retreat.

Mayor Muckle explained such agenda items for the Council Retreat should be identified early so the information can be compiled. Council member Leh requested a soft deadline for submittals. Mayor Muckle stated January 10th.

Council member Keany reported, due to a conflict he will not be able to attend the Louisville Youth Advisory Board meeting this Thursday, which will be held at the Library Board Room. Planner I Lauren Trice and Open Space Coordinator Ember Brignull will be presenting a program for the Board. The Board will discuss their major goals for 2016, which include trails, youth safety and transportation in Louisville. He also reported on an email on a proposal for a large shopping center with a grocery store anchor at the corner of Paschal Drive in Lafayette. He felt Council should take a position on this as it would be a terrible entry way into the City of Louisville.

Mayor Pro Tem Lipton inquired whether there is an IGA with Lafayette for the land use in this area. Interim Planning and Building Safety Director Russ explained there is only an IGA for the funding of the traffic signal.

Council member Stolzmann reported on the DRCOG meeting where they have been working on the Regional Comprehensive Plan. At the December 16th Board Meeting there will be an Open House and she invited Council members to attend with her. She explained DRCOG has lobbyists at the state and federal level. Federal lobbyists have been following all the changes in transportation funding and trying to lobby that a bill not appropriate transportation funds only for a few weeks, but rather a number of years as intended. She explained it deals with how much of the general fund is allocated to transportation and how it is appropriated between the states. DRCOG is participating with a group from Oregon and looking at alternatives to fund transportation in the future.

Mayor Pro Tem Lipton addressed the surveys conducted by advisory boards and agreed this could lead to difficulties later. He felt a City Council discussion on surveys would provide direction to the Advisory Boards. He announced there will be a Open House on Wednesday, December 2 at the Louisville Recreation Center, 6:30 p.m. to discuss the Memory Square Pool Issues. On December 9, there will be an Open House to discuss the Recreation/Senior Center and Aquatic Center Expansion. It will be held at the Recreation Center at 6:30 p.m.

ADJOURN

MOTION: Mayor Muckle moved for adjournment, seconded by Council member Keany. All were in favor. The meeting was adjourned at 9:35 p.m.

_____
Robert P. Muckle, Mayor

_____
Nancy Varra, City Clerk

City Council

Special Meeting Minutes

December 7 & 8, 2015
City Hall, Council Chambers
749 Main Street
5:30 PM

December 7 Call to Order – Mayor Pro Tem Jeff Lipton called the meeting to order at 5:35 PM.

Roll Call was taken and the following members were present:

City Council: ***Mayor Robert Muckle (arrived 6:20 PM)***
Mayor Pro Tem Jeff Lipton
Jay Keany
Chris Leh
Susan Loo
Dennis Maloney
Ashley Stolzmann

Staff Present: ***Meredyth Muth, Public Relations Manager***

Council members interviewed 26 applicants for City board and commission vacancies from 5:35 – 10:00 PM. Following the interviews members discussed potential appointees and applicant qualifications before continuing the meeting to December 8 at 5:30 PM.

December 9 Call to Order – Mayor Bob Muckle Lipton called the meeting to order at 5:30 PM.

Roll Call was taken and the following members were present:

City Council: ***Mayor Robert Muckle***
Mayor Pro Tem Jeff Lipton
Jay Keany
Chris Leh
Susan Loo
Dennis Maloney
Ashley Stolzmann

Staff Present: Meredyth Muth, Public Relations Manager

Council members interviewed an additional 27 applicants for boards and commission vacancies from 5:30 – 9:30 PM.

Following the interviews council members discussed the applicants' qualifications and suggested appointments to be voted on at the December 15 meeting.

ADJOURN

MOTION: Councilmember Keany moved for adjournment, seconded by Mayor Muckle. All were in favor. The meeting was adjourned at 11:45 PM.

_____
Robert P. Muckle, Mayor

ATTEST:

_____
Nancy Varra, City Clerk

CITY COUNCIL COMMUNICATION
AGENDA ITEM 5C

SUBJECT: **APPROVAL TO CANCEL DECEMBER 22, 2015 STUDY SESSION**

DATE: **DECEMBER 15, 2015**

PRESENTED BY: **MALCOLM FLEMING, CITY MANAGER**

SUMMARY:
Due to the Study Session falling during a holiday week and the likely lack of a quorum, staff recommends cancelling the December 22, 2015 Study Session.

FISCAL IMPACT:
None

RECOMMENDATION:
Approve Cancellation of December 22, 2015 Study Session

ATTACHMENT(S):
None

SUBJECT: **APPROVAL OF CONTRACT WITH CLIFTONLARSONALLEN LLP FOR UTILITY BILLING SERVICES**

DATE: **DECEMBER 15, 2015**

PRESENTED BY: **KEVIN WATSON, FINANCE**

SUMMARY:

In response to a vacancy in the Finance Department's Utility Billing Technician position, the City executed a short-term contract with CliftonLarsonAllen LLP (CLA) on June 25, 2013 for utility billing services. On December 17, 2013, due to the success of the short-term agreement, the City executed a longer-term agreement for expanded services. The City renewed this agreement on December 16, 2014. All these agreements were procured under the sole source provisions within the City's Purchasing Policies. CLA performs similar utility billing services for other utility districts in Colorado and uses the same billing software as the City. The current agreement with CLA expires on December 31, 2015.

Staff is now proposing to extend the current agreement to December 31, 2016. The reasons for continuing to outsource the utility billing function to CLA include:

- The performance of CLA has been outstanding under the current agreement.
- The costs associated with the agreement are roughly the cost of wages and benefits for one full-time Utility Billing Technician.
- Under the agreement, CLA has guaranteed that more than one of their employees will be familiar with, and be able to perform, the City's utility billing functions, thereby guaranteeing a level of redundancy that would be impractical with one in-house employee.
- CLA will perform the majority of services offsite, which will create more office space within City Hall. The fact that CLA employees will be offsite will not be apparent to utility customers and will not impair our customer service efforts. City staff will still perform collection and receipting services at City Hall.
- The City has begun implementation of a new Enterprise Resource Planning (ERP) System, which, as part of the Financial Management System component, will contain a utility billing module. CLA will participate in training on the new software and will be available as a resource to assist staff with the installation, conversion, and implementation.

FISCAL IMPACT:
The cost of the proposed agreement is $5,995 per month, or $71,940 per year. This is a $2,100, or 3%, increase over the 2015 agreement. Costs will be split between the individual Enterprise Funds, as follows:

- 50% = Water Utility Fund
- 25% = Wastewater Utility Fund
- 10% = Storm Water Utility Fund
- 15% = Solid Waste & Recycling Fund

RECOMMENDATION:
Staff recommends the Council authorize execution of the contract with CliftonLarsonAllen LLP for utility billing services.

ATTACHMENT(S):
1. Proposed contract.

INDEPENDENT CONTRACTOR AGREEMENT
BY AND BETWEEN THE CITY OF LOUISVILLE
AND CLIFTONLARSONALLEN
FOR UTILITY BILLING SERVICES

1.0 PARTIES

The parties to this Agreement are the **City of Louisville**, a Colorado home rule municipal corporation, hereinafter referred to as the "City", and CliftonLarsonAllen, LLP, hereinafter referred to as the "Contractor".

2.0 RECITALS AND PURPOSE

2.1 The City desires to engage the Contractor for the purpose of providing utility billing services as further set forth in the Contractor's Scope of Services (which services are hereinafter referred to as the "Services").

2.3 The Contractor represents that it has the special expertise, qualifications and background necessary to complete the Services.

3.0 SCOPE OF SERVICES

The Contractor agrees to provide the City with the specific Services and to perform the specific tasks, duties and responsibilities set forth in the engagement letter attached hereto as Exhibit "A" and incorporated herein by reference. Contractor shall furnish all tools, labor and supplies in such quantities and of the proper quality as are necessary to professionally and timely perform the Services. Contractor acknowledges that this Agreement does not grant any exclusive privilege or right to supply Services to the City.

4.0 COMPENSATION

4.1 The City shall pay the Contractor for Services under this Agreement a total not to exceed the amounts set forth in the engagement letter and attached hereto as Exhibit "A" and incorporated herein by this reference. The Scope of Services and payment therefor shall only be changed by a properly authorized amendment to this Agreement. No City employee has the authority to bind the City with regard to any payment for any Services which exceeds the amount payable under the terms of this Agreement.

4.2 The Contractor shall submit monthly an invoice to the City for Services rendered. The invoice shall document the Services provided during the preceding month, identifying by work category and subcategory the work and tasks performed and such other information as may be required by the City. The Contractor shall provide such additional backup documentation as may be required by the City. The City shall pay the invoice within thirty (30) days of receipt unless the Services or the documentation therefor are unsatisfactory. Payments made after thirty (30) days may be assessed an interest charge

of one percent (1%) per month unless the delay in payment resulted from unsatisfactory work or documentation therefor.

5.0 PROJECT REPRESENTATION

5.1 The City designates Kevin C. Watson, Finance Director as the responsible City staff to provide direction to the Contractor during the conduct of the Services. The Contractor shall comply with the directions given by the Finance Director and such person's designees.

5.2 The Contractor designates Denise Denslow as its project manager and as the principal in charge who shall be providing the Services under this Agreement. Should any of the representatives be replaced, particularly Denise Denslow and such replacement require the City or the Contractor to undertake additional reevaluations, coordination, orientations, etc., the Contractor shall be fully responsible for all such additional costs and services.

6.0 TERM

The term of this Agreement shall be January 1, 2015 to December 31, 2015, unless sooner terminated pursuant to Section 13, below. The Contractor's Services under this Agreement shall commence upon execution of this Agreement by the City and Contractor shall proceed with diligence and promptness so that the Services are completed in a timely fashion consistent with the City's requirements. This agreement may be extended on an annual basis, subject to annual appropriation, based on mutual consent of both the City and the Contractor.

7.0 INSURANCE

7.1 The Contractor agrees to procure and maintain, at its own cost, the policies of insurance set forth in Subsections 7.1.1 through 7.1.4. The Contractor shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this Agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types. The coverages required below shall be procured and maintained with forms and insurers acceptable to the City. All coverages shall be continuously maintained from the date of commencement of Services hereunder. The required coverages are:

7.1.1 Workers' Compensation insurance as required by the Labor Code of the State of Colorado and Employers Liability Insurance. Evidence of qualified self-insured status may be substituted.

7.1.2 General Liability insurance with minimum combined single limits of ONE MILLION DOLLARS ($1,000,000) each occurrence and TWO MILLION DOLLARS ($2,000,000) aggregate. The policy shall include the City of Louisville, its officers and its employees, as additional insureds, with primary coverage as respects the City of Louisville, its officers and its employees, and shall contain a severability of interests provision.

7.1.3 Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than ONE HUNDRED AND FIFTY THOUSAND DOLLARS ($150,000) per person in any one occurrence and SIX HUNDRED THOUSAND DOLLARS ($600,000) for two or more persons in any one occurrence, and auto property damage insurance of at least FIFTY THOUSAND DOLLARS ($50,000) per occurrence, with respect to each of Contractor's owned, hired or non-owned vehicles assigned to or used in performance of the Services. If the Contractor has no owned automobiles, the requirements of this paragraph shall be met by each officer or employee of the Contractor providing services to the City of Louisville under this contract.

7.1.4 Professional Liability coverage with minimum combined single limits of ONE MILLION DOLLARS ($1,000,000) each occurrence and ONE MILLION DOLLARS ($1,000,000) aggregate.

7.2 The Contractor's general liability insurance and automobile liability and physical damage insurance shall be endorsed to include the City, and its elected and appointed officers and employees, as additional insureds, unless the City in its sole discretion waives such requirement. Every policy required above shall be primary insurance, and any insurance carried by the City, its officers, or its employees, shall be excess and not contributory insurance to that provided by the Contractor. Such policies shall contain a severability of interests provision. The Contractor shall be solely responsible for any deductible losses under each of the policies required above.

7.3 Certificates of insurance shall be provided by the Contractor as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect, and shall be subject to review and approval by the City. No required coverage shall be cancelled, terminated or materially changed until at least 30 days prior written notice has been given to the City. The City reserves the right to request and receive a certified copy of any policy and any endorsement thereto.

7.4 Failure on the part of the Contractor to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of contract upon which the City may immediately terminate this Agreement, or at its discretion may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the City shall be repaid by Contractor to the City upon demand, or the City may offset the cost of the premiums against any monies due to Contractor from the City.

7.5 The parties understand and agree that the City is relying on, and does not waive or intend to waive by any provision of this contract, the monetary limitations (presently $150,000 per person and $600,000 per occurrence) or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, § 24-10-101 et seq., 10 C.R.S., as from time to time amended, or otherwise available to the City, its officers, or its employees.

8.0 INDEMNIFICATION

To the fullest extent permitted by law, the Contractor agrees to indemnify and hold harmless the City, and its elected and appointed officers and its employees, from and against all liability, claims, and demands, on account of any injury, loss, or damage, which arise out of or are connected with the Services hereunder, if such injury, loss, or damage is caused by the negligent act, omission, or other fault of the Contractor or any subcontractor of the Contractor, or any officer, employee, or agent of the Contractor or any subcontractor, or any other person for whom Contractor is responsible. The Contractor shall investigate, handle, respond to, and provide defense for and defend against any such liability, claims, and demands. The Contractor shall further bear all other costs and expenses incurred by the City or Contractor and related to any such liability, claims and demands, including but not limited to court costs, expert witness fees and attorneys' fees if the court determines that these incurred costs and expenses are related to such negligent acts, errors, and omissions or other fault of the Contractor. The City shall be entitled to its costs and attorneys' fees incurred in any action to enforce the provisions of this Section 8.0. The Contractor's indemnification obligation shall not be construed to extend to any injury, loss, or damage which is caused by the act, omission, or other fault of the City.

9.0 QUALITY OF WORK

Contractor's Services shall be performed in accordance with the professional workmanship and service standards in the field.

10.0 INDEPENDENT CONTRACTOR

It is the expressed intent of the parties that the Contractor is an independent contractor and not the agent, employee or servant of the City, and that:

10.1. CONTRACTOR SHALL SATISFY ALL TAX AND OTHER GOVERNMENTALLY IMPOSED RESPONSIBILITIES INCLUDING, BUT NOT LIMITGED TO, PAYMENT OF STATE, FEDERAL AND SOCIAL SECURITY TAXES, UNEMPLOYMENT TAXES, WORKERS' COMPENSATION AND SELF-EMPLOYMENT TAXES. NO STATE, FEDERAL OR LOCAL TAXES OF ANY KIND SHALL BE WITHHELD OR PAID BY THE CITY.

10.2. CONTRACTOR IS NOT ENTITLED TO WORKERS' COMPENSATION BENEFITS EXCEPT AS MAY BE PROVIDED BY THE INDEPENDENT CONTRACTOR NOR TO UNEMPLOYMENT INSURANCE BENEFITS UNLESS UNEMPLOYMENT COMPENSATION COVERAGE IS PROVIDED BY THE INDEPENDENT CONTRACTOR OR SOME ENTITY OTHER THAN THE CITY.

10.3. Contractor does not have the authority to act for the City, or to bind the City in any respect whatsoever, or to incur any debts or liabilities in the name of or on behalf of the City.

10.4. Contractor has and retains control of and supervision over the performance of Contractor's obligations hereunder and control over any persons employed by Contractor for performing the Services hereunder.

10.5. The City will not provide training or instruction to Contractor or any of its employees regarding the performance of the Services hereunder.

10.6. Neither the Contractor nor any of its officers or employees will receive benefits of any type from the City.

10.7. Contractor represents that it is engaged in providing similar services to other clients and/or the general public and is not required to work exclusively for the City.

10.8. All Services are to be performed solely at the risk of Contractor and Contractor shall take all precautions necessary for the proper and sole performance thereof.

10.9. Contractor will not combine its business operations in any way with the City's business operations and each party shall maintain their operations as separate and distinct.

11.0 ASSIGNMENT

Contractor shall not assign or delegate this Agreement or any portion thereof, or any monies due to or become due hereunder without the City's prior written consent.

12.0 DEFAULT

Each and every term and condition hereof shall be deemed to be a material element of this Agreement. In the event either party should fail or refuse to perform according to the terms of this Agreement, such party may be declared in default.

13.0 TERMINATION

13.1 This Agreement may be terminated by either party for material breach or default of this Agreement by the other party not caused by any action or omission of the other party by giving the other party written notice at least sixty (60) days in advance of the termination date. Termination pursuant to this subsection shall not prevent either party from exercising any other legal remedies which may be available to it.

13.2 In addition to the foregoing, this Agreement may be terminated by the City for its convenience and without cause of any nature by giving written notice at least thirty (30) days in advance of the termination date. In the event of such termination, the Contractor will be paid for the reasonable value of the Services rendered to the date of termination, not to exceed a pro-rated daily rate, for the Services rendered to the date of termination, and upon such payment, all obligations of the City to the Contractor under this Agreement will cease. Termination pursuant to this Subsection shall not prevent either party from exercising any other legal remedies which may be available to it.

14.0 INSPECTION AND AUDIT

The City and its duly authorized representatives shall have access to any books, documents, papers, and records of the Contractor that are related to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

15.0 DOCUMENTS

All computer input and output, analyses, plans, documents photographic images, tests, maps, surveys, electronic files and written material of any kind generated in the performance of this Agreement or developed for the City in performance of the Services are and shall remain the sole and exclusive property of the City. All such materials shall be promptly provided to the City upon request therefor and at the time of termination of this Agreement, without further charge or expense to the City and in hardcopy or an electronic format acceptable to the City, or both, as the City shall determine. Contractor shall not provide copies of any such material to any other party without the prior written consent of the City. Contractor shall not use or disclose confidential information of the City for purposes unrelated to performance of this Agreement without the City's written consent.

16.0 ENFORCEMENT

16.1 In the event that suit is brought upon this Agreement to enforce its terms, the parties shall each bear and be responsible for their own attorneys' fees and court costs.

16.2 Colorado law shall apply to the construction and enforcement of this Agreement. The parties agree to the jurisdiction and venue of the courts of Boulder County and the federal district court for the District of Colorado in connection with any dispute arising out of or in any matter connected with this Agreement.

17.0 COMPLIANCE WITH LAWS; WORK BY ILLEGAL ALIENS PROHIBITED

17.1 Contractor shall be solely responsible for compliance with all applicable federal, state, and local laws, including the ordinances, resolutions, rules, and regulations of the City; for payment of all applicable taxes; and obtaining and keeping in force all applicable permits and approvals.

17.2 Exhibit B, the "City of Louisville Public Services Contract Addendum-Prohibition Against Employing Illegal Aliens", is attached hereto and incorporated herein by reference. There is also attached hereto a copy of Contractor's Pre-Contract Certification which Contractor has executed and delivered to the City prior to Contractor's execution of this Agreement.

18.0 INTEGRATION AND AMENDMENT

This Agreement represents the entire Agreement between the parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the parties.

19.0 NOTICES

All notices required or permitted under this Agreement shall be in writing and shall be given by hand delivery, by United States first class mail, postage prepaid, registered or certified, return receipt requested, by national overnight carrier, or by facsimile transmission, addressed to the party for whom it is intended at the following address:

If to the City:

City of Louisville
Attn: City Manager
749 Main Street
Louisville, Colorado 80027
Telephone: (303) 335-4533
Fax: (303) 335-4550

If to the Contractor:

Denise Denslow
CliftonLarsonAllen LLP
8390 East Crescent Parkway, Suite 500
Greenwood Village, CO 80111

Any such notice or other communication shall be effective when received as indicated on the delivery receipt, if by hand delivery or overnight carrier; on the United States mail return receipt, if by United States mail; or on facsimile transmission receipt. Either party may by similar notice given, change the address to which future notices or other communications shall be sent.

20.0 EQUAL OPPORTUNITY EMPLOYER

20.1 Contractor will not discriminate against any employee or applicant for employment because of age 40 and over, race, sex, color, religion, national origin, disability, genetic information, sexual orientation, veteran status, or any other applicable status protected by state or local law. Contractor will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to any status set forth in the preceding sentence. Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notice to be provided by an agency of the federal government, setting forth the provisions of the Equal Opportunity Laws.

20.2 Contractor shall be in compliance with the applicable provisions of the American with Disabilities Act as enacted and from time to time amended and any other applicable federal, state, or local laws and regulations. A signed, written certificate stating compliance with the Americans with Disabilities Act may be requested at any time during the life of this Agreement or any renewal thereof.

In witness whereof, the parties have executed this Agreement to be effective as of the day and year of signed by the City.

CITY OF LOUISVILLE,
a Colorado home rule municipal corporation

By:_____ _____
Robert P. Muckle, Mayor Date

Attest:_____ _____
Nancy Varra, City Clerk Date

CONTRACTOR:
_____

By:_____
Title:_____ _____
Date

Exhibit A – Scope of Services

[See Following Engagement Letter]

Mr. Kevin Watson, Director of Finance
City of Louisville
749 Main Street
Louisville, CO 80027

Date: 11/2/2015

Dear Kevin:
Thank you for the opportunity to provide you with the attached agreement for utility billing accountant services for the City of Louisville.

CLA staff will be based primarily out of the Denver Tech Center (DTC) for client servicing purposes during the 2016 calendar year. CLA will maintain limited on-site office hours, up to 3 hours per week. The day and time of the office hours will continue to be mutually agreed upon by both parties on an ongoing basis.

The scope of work that we will provide is as follows:

- Import of bi-weekly meter read upload data;
- Prepare bi-weekly cycle bills for customers;
- Print and mail billing to customers;
- Monthly AR reporting and any additional reporting as required;
- Interface with staff and legal counsel for additional processing of delinquencies, i.e., liens as needed;
- Communication with title companies for transfer procedures;
- Customer service dispute resolution;
- Interface with Operations department;
- General oversight of system maintenance (billing system).
    - Any system maintenance mutually agreed to be above and beyond the standard scope of our contract will be billed in addition to the standard contract. Such an arrangement will be agreed upon prior to initiation of the project

This engagement shall also provide that more than one person within CLA will be familiar with the operations of the City of Louisville's utility billing system.

The fee to provide the aforementioned services is $5,995 per month. This fee is inclusive of maintaining at least one staff person available to service the City from 8am to 5pm, Monday through Friday, as well as limited on-site office hours up to 3 hours per week. Exceptions to the availability listed above shall only include regularly scheduled holidays, in which CLA will be closed. CLA's regular holiday schedule consists of New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, Day after Thanksgiving, Christmas Eve, Christmas Day, New Years Eve.

We understand that the City is expected to begin implementing a new ERM system mid-year in 2016. Any additional staffing resources determined necessary above and beyond the scope outlined above for this project will be subject to mutually agreed upon fees and additional hourly requirements in advance of the project's start.

Consistent with its inclusion in the 2015 contract, hiring of CLA staff by the City of Louisville will be subject to 30 days notice and a $24,000 hire-on fee.

We deeply value our relationship with the City and look forward to providing this essential service to your community in the years ahead.

Sincerely,
/s/ Denise Denslow
CliftonLarsonAllen, LLP

Exhibit B

City of Louisville Public Services Contract Addendum
Prohibition Against Employing Illegal Aliens

Prohibition Against Employing Illegal Aliens. Contractor shall not knowingly employ or contract with an illegal alien to perform work under this contract. Contractor shall not enter into a contract with a subcontractor that fails to certify to the Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this contract.

Contractor will participate in either the E-verify program or the Department program, as defined in C.R.S. § § 8-17.5-101(3.3) and 8-17.5-101(3.7), respectively, in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under the public contract for services. Contractor is prohibited from using the E-verify program or the Department program procedures to undertake pre-employment screening of job applicants while this contract is being performed.

If Contractor obtains actual knowledge that a subcontractor performing work under this contract for services knowingly employs or contracts with an illegal alien, Contractor shall:

a. Notify the subcontractor and the City within three days that the Contractor has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and

b. Terminate the subcontract with the subcontractor if within three days of receiving the notice required pursuant to this paragraph the subcontractor does not stop employing or contracting with the illegal alien; except that the Contractor shall not terminate the contract with the subcontractor if during such three days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.

Contractor shall comply with any reasonable request by the Department of Labor and Employment made in the course of an investigation that the Department is undertaking pursuant to the authority established in C.R.S. § 8-17.5-102(5).

If Contractor violates a provision of this Contract required pursuant to C.R.S. § 8-17.5-102, City may terminate the contract for breach of contract. If the contract is so terminated, the Contractor shall be liable for actual and consequential damages to the City.

Pre-Contract Certification in Compliance with C.R.S. Section 8-17.5-102(1)

The undersigned hereby certifies as follows:

That at the time of providing this certification, the undersigned does not knowingly employ or contract with an illegal alien; and that the undersigned will participate in the E-Verify program or the Department program, as defined in C.R.S. § § 8-17.5-101(3.3) and 8-17.5-101(3.7), respectively, in order to confirm the employment eligibility of all employees who are newly hired for employment to perform under the public contract for services.

Proposer:
_____

By_____
Title:_____

_____
Date

DISCLOSURE STATEMENT

Vendor must disclose any possible conflict of interest with the City of Louisville including, but not limited to, any relationship with any City of Louisville elected official or employee. Your response must disclose if a known relationship exists between any principal of your firm and any City of Louisville elected official or employee. If, to your knowledge, no relationship exists, this should also be stated in your response. Failure to disclose such a relationship may result in cancellation of a contract as a result of your response. This form must be completed and returned in order for your proposal to be eligible for consideration.

NO KNOWN RELATIONSHIPS EXIST _____

RELATIONSHIP EXISTS (Please explain relationship)

_____

_____

I CERTIFY THAT:

1. I, as an officer of this organization, or per the attached letter of authorization, am duly authorized to certify the information provided herein are accurate and true as of the date; and

2. My organization shall comply with all State and Federal Equal Opportunity and Non-Discrimination requirements and conditions of employment.

_____ _____

Printed or Typed Name Title

_____

Signature

SUBJECT: **NON-PROFIT GRANT PROGRAM – FINANCE COMMITTEE RECOMMENDATIONS FOR 2016**

DATE: **DECEMBER 15, 2015**

PRESENTED BY: **KEVIN WATSON, FINANCE DIRECTOR**

SUMMARY:

The 2016 adopted budget contains $35,000 for grants/contributions to non-profit agencies. Of that amount, $5,000 is specifically reserved for the new Utility Billing Assistance Program in partnership with Sister Carmen. The remaining $30,000 is available for distribution as part of the Non-Profit Grant Program.

The Finance Department received twenty applications for funding, which altogether totaled $59,500. The Finance Committee has reviewed these applications and, at the November 23, 2015 meeting, made its final recommendations. Below is a schedule of non-profit grants from 2013 through 2015 and including the 2016 requests (highlighted in blue) and the 2016 Finance Committee recommendations (highlighted in green).

Organization	2013 Grant	2014 Grant	2015 Grant	2016 Request	2016 FC Rec
Association for Community Living in Boulder County	500	500	500	1,000	1,000
Boulder County CareConnect	-	-	1,000	5,000	1,000
Boulder County Legal Services	400	600	600	1,000	600
Center Stage Theater Company	400	-	-	-	-
Clinica Family Health Services	5,000	5,000	4,000	5,000	5,000
Coal Creek Meals on Wheels	2,000	2,000	2,000	3,000	3,000
Community After Prom Parent Association	-	-	-	1,000	-
Community Food Share	2,500	2,500	2,500	2,500	2,500
Dental Aid	1,000	1,000	1,000	2,000	2,000
Flatirons Habitate for Humanity	-	-	*[1]*	10,000	-
Good Samaritan Medical Center Foundation	-	-	-	3,000	-
Imagine Foundation - Developmental Disabilities Center	400	500	*[2]*	2,000	1,000
Impact on Education	1,000	1,000	1,000	5,000	1,750
Intercambio Uniting Communities	-	-	-	3,500	500
Louisville Community Food Bank	700	800	800	800	800
Louisville Seniior Advisory Board	-	-	-	4,250	4,250
Safehouse Progressive Alliance for Nonviolence	1,500	1,500	1,500	2,500	1,500
Saint Benedict Health & Healing - Free Medical Clinics	400	400	400	3,000	400
Sister Carmen Community Center	2,700	2,700	2,700	2,700	2,700
TRU Community Care	1,500	1,500	1,500	1,500	1,500
Voices for Children CASA	-	-	500	750	500
Totals	**20,000**	**20,000**	**20,000**	**59,500**	**30,000**

[1] The $10,000 grant for Flatirons Habitate was funded from the excess Stadium Tax within the Capital Projects Fund. These funds were restricted to projects within the City of Louisville.

[2] The $500 grant for Imagine Foundation was funded from the excess Stadium Tax within the Capital Projects Fund.

FISCAL IMPACT:
The City's 2016 General Fund budget includes a $35,000 appropriation in account 010-121-53910-00 for contributions/grants to non-profit organizations. Of this amount, $5,000 is reserved for the new Utility Billing Assistance Program leaving $30,000 for the Non-Profit Grant Program.

RECOMMENDATION:
Staff recommends approval of $5,000 to be distributed to Sister Carmen for the Utility Billing Assistance Program and $30,000 to be distributed to the organizations and in the amounts as recommended by the Finance Committee.

ATTACHMENT(S):

1. The actual grant applications are extensive and consequently, instead of including them in the packet, all grant applications are kept on file in the City Finance Department and are available for review upon request. They are also available on the City's Website under the Finance Committee packet for November 23, 2015.

CITY COUNCIL COMMUNICATION
AGENDA ITEM 5F

SUBJECT: **LOTS 1 AND 2, CTC FILING #2, REPLAT A PUD**

RESOLUTION NO. 90, SERIES 2015 – A RESOLUTION APPROVING THE REINSTATEMENT OF A FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN WHICH EXPIRED ON SEPTEMBER 6, 2014. THE PUD IS FOR THE DEVELOPMENT OF 19.73 ACRES WITH TWO (2) BUILDINGS (313,290 SF OF BUILDING AREA), FOR LOTS 1 AND 2, CTC FILING #2, REPLAT A

DATE: **DECEMBER 15, 2015**

PRESENTED BY: **SEAN MCCARTNEY, PRINCIPAL PLANNER**
PLANNING AND BUILDING SAFETY DEPARTMENT

SUMMARY:
The applicant, RVP Architecture, is requesting to reinstate an expired Planned Unit Development (PUD), for the owner CTC Properties, LLLP, which expired on September 6, 2014. The original PUD was approved by Resolution 54, Series 2011.

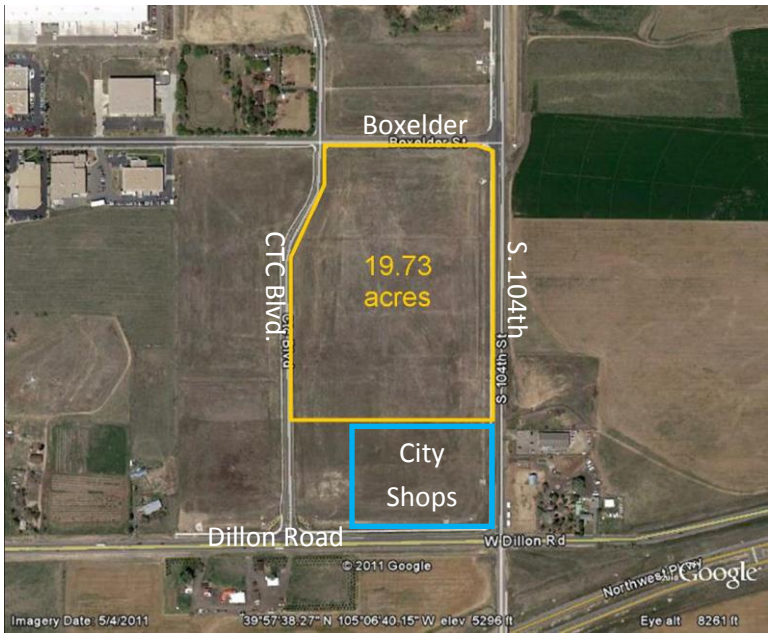
Section 17.28.200.E. of the Louisville Municipal Code states *"Notwithstanding any other provision of this chapter 17.28, for any area covered by a final development plan for a commercial or industrial planned unit development approved after November 9, 1998, no building permit shall be issued more than 36 months after city council approval of the plan unless an extension of time is approved pursuant to subsection 17.28.210.B. and issuance is within such extended time."* Note a time extension is only permitted if requested within the 36 month time period.

Since the 36 month time period has expired, this project is being treated as a reinstatement of the PUD, rather than a time extension.

The applicant is not requesting a change to any portion of the original approved PUD. Staff is including the original analysis from the initial submittal, as there have been no changes to the City's land development regulations since the original approval. Note the original application included a replat. A reinstatement of the plat is not required as plats do not expire.

BACKGROUND (Original submittal)
The subject property is located within the Colorado Technological Center (CTC) on the southwest corner of Boxelder Street and South 104th Street. The property is zoned Industrial (I).

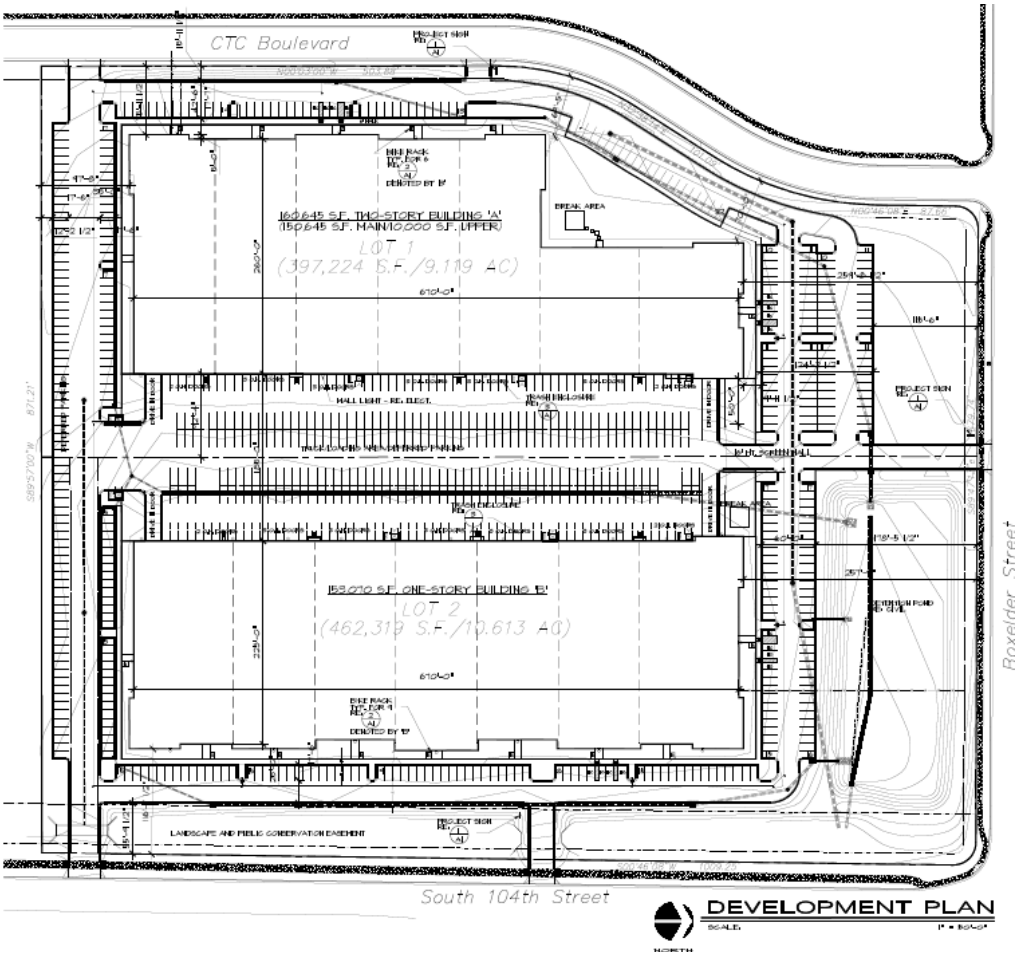
The current plat, CTC Filing #2, shows the area as a 5 lot assemblage – Lots 8, 9, 10, 13, and 14. The total assemblage yields a land area of 19.73 acres.



SUMMARY OF PROPOSAL:
The applicant, RVP Architecture, is requesting a final PUD plan to allow for the development of two (2) buildings totaling 313,290 SF of building area on a property zoned Industrial (I). The project would be a build-to-suit for the Allen Company, a manufacturer of soft gun cases and other outdoor products. The Allen Company is currently based in Broomfield but is requesting to move to Louisville to develop a larger building to accommodate the growing business.

This development proposal must comply with the development standards established in the Industrial Development Design Standards and Guidelines (IDDSG).

PUD DEVELOPMENT PLAN:
Site Plan
The proposed site plan includes two (2) single-story buildings totaling 313,290 SF and covering approximately 35% of the 19.73 acre lot. The total impervious coverage of the site, including the building, parking, and driveway coverage, would be 71.8%.



The IDDSG permits up to 75% impervious coverage. The proposed request is consistent with the IDDSG.

The required and proposed building setbacks are as follows:

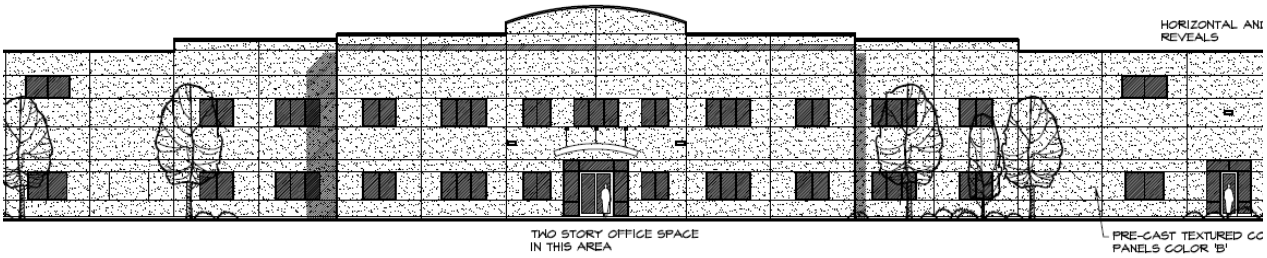
Setbacks	**Required**	**Proposed**
Front – CTC Boulevard, and South 104th Street	30 feet	69 feet – CTC Boulevard 123 feet – South 104th St.
Street side setback - Boxelder	30 feet	257' feet
Interior side setback	10 feet – abutting a similar zone district	N/A
Rear – southern property line	15 feet – abutting a similar zone district	97.8 feet

The proposed building placement complies with the setbacks established in the IDDSG.

Architecture

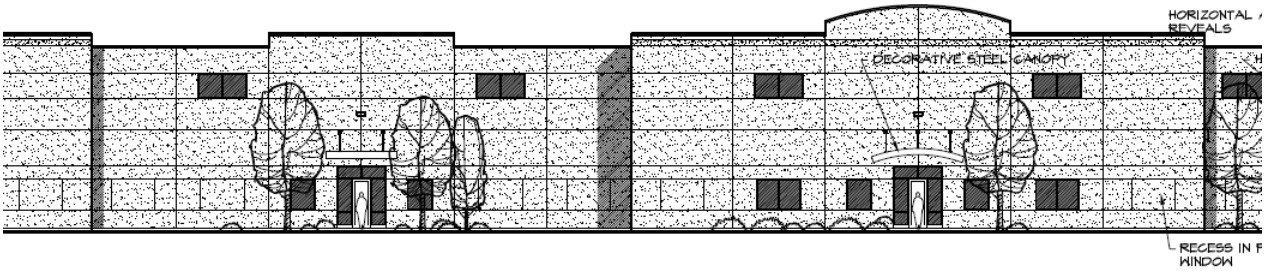
The proposed building is designed for a rigid frame construction with concrete exterior walls. The maximum height of the structure is proposed to be 38 feet, allowing for a single story manufacturing/warehousing space and mezzanine for office space.

The building has been designed with articulations along the street facing facades to provide visual relief to the size of the structure. The pedestrian level of the structure is designed with glazing. The structure would be predominately grey in color with white accents on some of the bump outs and over the glazing. Painted steel canopies, accentuating tenant entrances, are proposed.



PARTIAL ENLARGED WEST ELEVATION (5)

SCALE: 1/16" = 1'-0"



PARTIAL ENLARGED EAST ELEVATION (6)

SCALE: 1/16" = 1'-0"

The backside of the proposed structures face each other and the north side of the property provides a landscaped screening wall to block views to proposed loading areas. No additional screening is proposed as the applicant is proposing to build both structures in a single phase.

Circulation

The proposed site plan provides five (5) access driveways for the property: two (2) on CTC Boulevard, two (2) on South 104th Street, and one (1) on Boxelder Street. The IDDSG states an access guideline allowing three (3) driveways for properties larger than 5 acres. In this instance, because the property is 19.73 acres in size, they are

requesting a waiver to allow for two (2) additional driveway accesses. It is important to note if each lot were to develop separately the access points could be as follows:

- Lot 8 (2.7 acres) – 2 access points
- Lot 9 (2.68 acres) – 2 access points
- Lot 10 (3.66 acres) – 2 access points
- Lot 13 (7 acres) – 3 access points
- Lot 14 (3.63 acres) – 2 access points

Based on the above information, if each parcel were developed individually, the total number access points could be 11. Staff supports the additional driveway waiver request as the additional driveways would provide improved the on-site circulation and access for public safety vehicles and a lesser amount of potential driveways if each parcel were developed individually.

The project provides adequate sidewalks around the buildings as well as connection to Boxelder Street with one exception. Staff recommends the applicant provide a sidewalk connection from the existing sidewalk along South 104th Avenue onto the property.

Parking

Parking for the development will be constructed around the perimeter of the building. According to the IDDSG *"all sites shall provide a minimum parking ratio of 2.0 space / 1,000 SF." The parking proposed for this development is 368 spaces, which provides a parking ratio of 1.17 spaces / 1,000 SF. According to the IDDSG this parking ratio would be suitable for "Warehouse Space".* The Allen Company is considered a manufacturer and distributer of softgoods. They currently have 135 employees. Because the use has a warehouse type of operation (more building space than employee base), staff acknowledges this parking ratio is adequate for the use.

The proposal provides a deferral of 287 parking spaces, be placed in the loading area, and if developed, would result in a total of 655 parking spaces yielding a parking ratio of 2.1 spaces / 1,000 SF. The IDDSG established a *"minimum parking ratio of 2.0 spaces / 1,000 SF, except that some parking may be deferred when the total parking demand of the intended occupant falls below that ratio."* According to this statement the applicant is in compliance with the IDDSG parking standards.

A total of 15 bike racks are being proposed throughout the site. According to the IDDSG, bike parking is required at a ratio of 1 bike space per 20 parking spaces. Based on this standard, the applicant would be required to park 18 bikes for the standard parking layout and 33 bikes for the deferred parking layout. Based on the number of bike racks being proposed, the applicant has complied with this standard.

Landscaping
The site is proposed to be landscaped in accordance with the IDDSG landscaping standards. Buffering would be provided between the adjacent properties to the south. The proposed plan calls for a tree/shrub/ seeding scheme along the southern boundaries. The applicant would provide temporary irrigation to seeded areas to promote healthy growth.

Lighting
The applicant has provided a lighting plan with a photometric plan and cut sheets. The proposed lighting plan is consistent with the standards established in the IDDSG for lighting.

FISCAL IMPACT:
The proposed development for Lots 1 and 2, CTC Filing 2, includes the development of two (2) buildings which total 313,290 SF of flex warehouse/industrial/office space. This space, if approved, would introduce new jobs and employees into the local economy. Staff does not anticipate a negative fiscal impact associated with this request.

PLANNING COMMISSION ACTION:
The Planning Commission reviewed this submittal at their November 12, 2015 public hearing. Following a brief discussion regarding the request, the Planning Commission voted to forward the request to City Council by a 6 to 0 vote.

RECOMMENDATION:
Staff recommends City Council approve Resolution No. 90, Series 2015, a resolution approving the reinstatement of a final planned unit development (PUD) plan which expired in September 6, 2014. The PUD is for the development of 19.73 acres with two (2) buildings (313,290 SF of building area), for Lots 1 and 2, CTC Filing 2, Replat A, without conditions

ATTACHMENT(S):
1. Resolution No. 90, Series 2013
2. Application Documents
3. Final PUD
4. 11 12 2015 Planning Commission Minutes
5. PowerPoint Presentation

RESOLUTION NO. 90
SERIES 2015

A RESOLUTION APPROVING THE REINSTATEMENT OF A FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN WHICH EXPIRED ON SEPTEMBER 6, 2014. THE PUD IS FOR THE DEVELOPMENT OF 19.73 ACRES WITH TWO (2) BUILDINGS (313,290 SF OF BUILDING AREA), FOR LOTS 1 AND 2, CTC FILING 2, REPLAT A.

WHEREAS, there has been submitted to the Louisville City Council an application for approval of the reinstatement of a final planned unit development (PUD) plan which expired in September 6, 2014. The PUD is for the development of 19.73 acres with two (2) buildings (313,290 SF of building area), for Lots 1 and 2, CTC Filing 2, Replat A; and

WHEREAS, the City Staff has reviewed the information submitted and found it complies with Louisville Municipal Code – Chapter 17.28; and

WHEREAS, after a duly noticed public hearing on November 12, 2015, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated November 12, 2015, the Planning Commission recommended approval of said PUD extension to the City Council without conditions; and

WHEREAS, City Council has reviewed the application, including the recommendation of the Planning Commission, and finds that it complies with Chapter 17.28.210 of the Louisville Municipal Code;

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Louisville, Colorado does hereby approve the reinstatement of a final planned unit development (PUD) plan which expired in September 6, 2014. The PUD is for the development of 19.73 acres with two (2) buildings (313,290 SF of building area), for Lots 1 and 2, CTC Filing 2, Replat A, without condition.

PASSED AND ADOPTED this 15th day of December, 2015.

By: _____
Robert P. Muckle, Mayor
City of Louisville, Colorado

Attest: _____
Nancy Varra, City Clerk
City of Louisville, Colorado

City of Louisville
COLORADO · SINCE 1878

Department of Planning and Building Safety

749 Main Street • Louisville CO 80027 • 303.335.4592 • www.louisvilleco.gov

LAND USE APPLICATION

CASE NO. _____

APPLICANT INFORMATION

Firm: RVP Architecture, P.C.
Contact: Robert van Pelt
Address: 3223 Arapahoe Ave #220
Boulder, CO. 80303
Mailing Address: 3223 Arapahoe Ave. #220
Boulder, CO. 80303
Telephone: (303) 443-6355
Fax:
Email: bob@rvparchitecture.com

OWNER INFORMATION

Firm: CTC Properties, LLLP
Contact: George Cavanaugh
Address: P.O. Box 445
Broomfield, CO. 80038
Mailing Address: P.O. Box 445
Broomfield, CO. 80038
Telephone: (303) 469-1957
Fax:
Email: george@allencompany.net

REPRESENTATIVE INFORMATION

Firm: RVP Architecture, P.C.
Contact: Robert van Pelt
Address: 3223 Arapahoe Ave. #220
Boulder, CO. 80303
Mailing Address: 3223 Arapahoe Ave. #220
Boulder, CO. 80303
Telephone: (303) 443-6355
Fax:
Email: bob@rvparchitecture.com

PROPERTY INFORMATION

Common Address:
Legal Description: Lot 1 & 2 Blk
Subdivision CTC, filing #2, replat A
Area: 859,543 Sq. Ft.

TYPE (S) OF APPLICATION

- ☐ Annexation
- ☐ Zoning
- ☐ Preliminary Subdivision Plat
- ☐ Final Subdivision Plat
- ☐ Minor Subdivision Plat
- ☐ Preliminary Planned Unit Development (PUD)
- ☐ Final PUD
- ☒ Amended PUD
- ☐ Administrative PUD Amendment
- ☐ Special Review Use (SRU)
- ☐ SRU Amendment
- ☐ SRU Administrative Review
- ☐ Temporary Use Permit:
- ☐ CMRS Facility:
- ☐ Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

PROJECT INFORMATION

Summary: Extension/reinstatement of PUD approved 9/6/2011.

Current zoning: I-PUD Proposed zoning: I-PUD

SIGNATURES & DATE

Applicant:
Print: Robert van Pelt
Owner: Geyl Cavanaugh
Print: George Cavanaugh
Representative:
Print: Robert van Pelt

CITY STAFF USE ONLY

- ☐ Fee paid:
- ☐ Check number:
- ☐ Date Received:

KVP architecture and consulting, p.c.

August 5, 2015

City of Louisville Planning Department
749 Main Street
Louisville, CO 80027

Letter of Request – Reinstatement of Expired Final PUD, Lots 1 & 2, Colorado Technological Center, Filing 2, Replat A

CTC Properties LLLP is seeking to reinstate the PUD for the above referenced project that was approved on September 6, 2011. No changes are being requested and the plans included in this submission are unchanged other than the date on the cover sheet and the estimated date for completion of improvements.

As outlined in the original Letter of Request, the intent is to build two buildings on two lots in the southeast portion of the Colorado Technological Center. These lots are bordered by 104th Street to the east, CTC Boulevard to the west, and Boxelder Street to the North. All related off –site infrastructure is currently in place.

Final PUD approval was granted a combined 313,290 s.f. of building area in two buildings on 19.73 acres of land. These buildings will house The Allen Company, a manufacturer and distributor of soft goods serving outdoor enthusiasts and sportsmen. Their hours of operation are during the daytime (7:00 to 5:00) Monday through Friday. They currently have approximately 135 employees.

The 160,645 square foot building facing CTC Boulevard will consist of approximately 20,000 square feet of office area and 140,645 of manufacturing space. The office portion will be spread over two floors, with the manufacturing on a single story. The building will be 38' tall at its highest point. Construction is to be rigid steel frame with concrete exterior walls. The building will have an automatic fire sprinkling system throughout. The layout meets the setback and bulk requirements of the IDDSG adopted by the City. We also believe it is in conformance with the architectural design criteria set forth in that document. The truck loading areas are between the two buildings and will be screened by the buildings from CTC Boulevard and 104th Streets and by landscaping and screen walls from Boxelder Street. The building is being designed to allow for flexibility to be divided into smaller lease areas and entry doors and associated sidewalks are proposed, not all of which will be used at the outset.

A parking deferral of approximately 45% of the spaces that would be required for this

3223 Arapahoe Avenue, Suite 220
Boulder, Colorado 80303

(303) 443-5355
Fax (303) 444-5085

building to be a "flex" building was previously granted. 368 spaces will be initially constructed, and the balance could be striped on area that will be paved and used for truck loading and maneuvering.

If you have any questions, please feel free to contact me.

Sincerely,

Robert Van Pelt
Architect

FINAL P.U.D. DEVELOPMENT

COLORADO TECHNOLOGICAL CENTER, FILING NO. 2, REPLAT A
LOUISVILLE, COLORADO
CTC PROPERTIES, LLLP LOTS 1 &2

CITY COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20___, BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO. _____ SERIES _____

_____ MAYOR

_____ CITY CLERK

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20 ___, BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO. _____ SERIES _____

CLERK AND RECORDER CERTIFICATE
(COUNTY OF BOULDER
STATE OF COLORADO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____O'CLOCK, _____ . M., THIS _____ DAY OF _____, 20 __ , AND IS RECORDED IN PLAN FILE_____, FEE _____ PAID _____ FILM NO. _____ , RECEPTION_____.

_____ RECORDER

_____ DEPUTY

OWNERSHIP SIGNATURE BLOCK

BY SIGNING THIS P.U.D., THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH IN THIS P.U.D.

WITNESS OUR HANDS AND SEALS THIS ____ DAY OF _____, 20__.

_____
CTC PROPERTIES, LLLP (OWNER)

_____
NOTARY

LEGAL DESCRIPTION: PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS: LOTS 8, 9, 10, 13, AND 14, COLORADO TECHNOLOGICAL CENTER, FILING. NUMBER TWO.

ZONING AND PARKING INFORMATION

ZONING: INDUSTRIAL PUD

SETBACKS (PRINCIPAL BUILDINGS):		SETBACKS (PARKING):	
FRONT (CTC BOULEVARD):	30'	FRONT (CTC BOULEVARD):	20'
FRONT (104TH STREET):	30'	FRONT (104TH STREET):	N/A
REAR (SAME ZONING):	15'	REAR (SAME ZONING):	N/A
SIDE (NORTH-BOXELDER):	30'	SIDE (NORTH-BOXELDER):	20'
SIDE (SOUTH-INTERNAL):	10'	SIDE (SOUTH-INTERNAL):	10'

ALLOWABLE MAXIMUM BUILDING HEIGHT: 40'
(PER CITY OF LOUISVILLE IDDSG)

PROPOSED BUILDING HEIGHT: 38'-0"

LOTS 1 AND 2:
BUILDING SIZE:
GROUND FLOOR: 303,715 S.F.
SECOND FLOOR (BUILDING A ONLY): 10,000 S.F.
TOTAL: 313,715 S.F.

PARKING:
INITIAL SPACES: 349
DEFERRED SPACES (MAXIMUM): 413
TOTAL POTENTIAL PARKING: 762 SPACES

INITIAL PARKING IS 1.12 SPACES PER 1,000 S.F.

ADDING DEFERRED PARKING W/NO CHANGE TO LOADING AREAS EQUATES TO TOTAL PARKING OF 1.7 SPACES/1000

MAXIMUM PARKING W/ELIMINATION OF MOST LOADING AREAS EQUATES TO TOTAL PARKING OF 2.5 SPACES/1000

SHOULD THE USE OF THESE BUILDINGS CHANGE FROM "WAREHOUSE/MANUFACTURING" SPACE TO "OFFICE" SPACE, THE MINIMUM PARKING AND BICYCLE RACK RATIOS SET FORTH IN THE IDDSG SHALL BE MET.

GENERAL NOTES:
1. THE PROJECT IS TO BE CONSTRUCTED IN ONE PHASE.
2. REFER TO CIVIL ENGINEERING DRAWINGS PREPARED BY HURST & ASSOCIATES FOR UTILITY, GRADING, AND DRAINAGE INFORMATION.
3. THE ESTIMATED DATE OF COMPLETION OF IMPROVEMENTS: DECEMBER, 2018
4. CONSTRUCTION MATERIALS AS FOLLOWS:
   WALLS: PRE-CAST CONCRETE PANELS
   TYPE A: T.B.D.
   TYPE B: T.B.D.
   TYPE C: T.B.D.
   ROOF: 5/12 SLOPED METAL (CONCEALED BY PARAPET 3 SIDES)
   CANOPIES: STRUCTURAL STEEL OR ALUMINUM
   WINDOWS: ALUMINUM STOREFRONT - NATURAL FINISH
5. THE PROJECT IS TO BE DESIGNED IN ACCORDANCE WITH CRITERIA SET FORTH IN THE BUSINESS CENTER AT COLORADO TECHNOLOGICAL CENTER GENERAL DEVELOPMENT PLAN, AMENDMENT A, DATED JUNE 8, 1998, AND AND THE CITY OF LOUISVILLE INDUSTRIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES.
6. ALL EXISTING PUBLIC AND PRIVATE SIDEWALK, CURB, GUTTER AND ASPHALT ADJACENT TO THE PERIMETER OF THE SITE THAT IS CRACKED, SETTLED, OR OTHERWISE DAMAGED SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR, AS DETERMINED NECESSARY BY THE CITY, AS PART OF THE PROJECT, AND AT THE DEVELOPER'S EXPENSE.
7. NO OFF SITE PUBLIC IMPROVEMENTS ARE ANTICIPATED TO BE REQUIRED IN CONJUNCTION WITH THIS PROJECT.
8. IF ROOF TOP EQUIPMENT IS USED, IT WILL BE SCREENED. LOCATIONS, QUANTITIES AND SIZES NOT YET KNOWN.
9. ANY RETAINING WALL MATERIAL WILL MATCH OR COMPLEMENT BUILDING MATERIALS, SUBJECT TO STAFF REVIEW AND APPROVAL THROUGH THE BUILDING PERMIT PROCESS. ANY RETAINING WALLS OVER 30" HIGH MUST HAVE A 42" HEIGHT GUARD RAIL ON THEM.
10. A PARKING DEFERRAL IS BEING REQUESTED FOR REQUIRED PARKING IN EXCESS OF THAT REQUIRED BY THE USER. SEE PLANS FOR LOCATION AND LAYOUT OF DEFERRED PARKING.
11. LOT NUMBERS LISTED ARE ASSOCIATED WITH THE REPLAT THAT IS BEING SUBMITTED CONCURRENT WITH THIS FINAL PUD. FINAL ADDRESSES TO BE DETERMINED DURING THE PROCESS (609 SOUTH 104TH, 646 CTC BOULEVARD, AND 2027 BOXELDER STREET ARE POSSIBILITIES).

LAND USE BREAKDOWN

LOTS 1 AND 2	AREA	PERCENT
BUILDING COVERAGE:	303,715 S.F.	35.5%
PARKING AND DRIVES:	313,424 S.F.	36.5%
PEDESTRIAN HARDSCAPE:	16,920 S.F.	2.0%
OPEN SPACE (LANDSCAPED):	225,484 S.F.	26.2%
TOTAL: LOT SIZE	859,543 S.F. 19.732 ACRES	100%

PROJECT DATA

OWNER/CLIENT:
CTC PROPERTIES, LLLP
P.O. BOX 445
BROOMFIELD, COLORADO 80038
303-464-1857

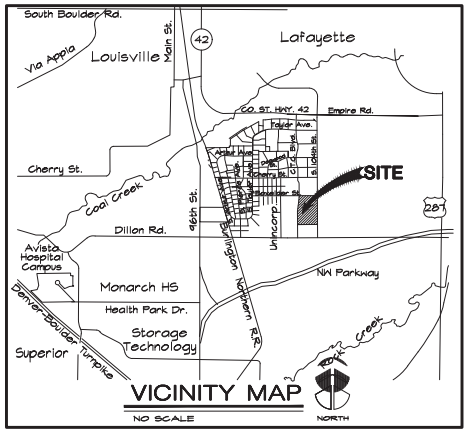
ARCHITECT:
RVP ARCHITECTURE AND CONSULTING, P.C.
4141 ARAPAHOE AVENUE, SUITE 100
BOULDER, COLORADO 80303
303-443-3355

CIVIL ENGINEER:
HURST & ASSOCIATES, INC.
4999 PEARL EAST CIRCLE, SUITE 106
BOULDER, COLORADO 80301
303-449-9105

LANDSCAPE DESIGN:
NATURE'S DESIGN
15674 INDIANA GULCH ROAD
JAMESTOWN, COLORADO 80455
303-459-3333

DRAWING INDEX

0	COVER SHEET
1	DEVELOPMENT PLAN / DETAILS
2	ELEVATIONS - BUILDING A
3	ELEVATIONS - BUILDING B
L1	LANDSCAPE PLAN - BUILDING A
L2	LANDSCAPE PLAN - BUILDING B
C1	SITE UTILITY PLAN
C2	SITE IMPROVEMENT PLAN
PH1	PHOTOMETRIC PLAN
PH2	LIGHTING CUT SHEETS



VICINITY MAP

RVP architecture
architecture/planning/consulting
a colorado professional corporation
3223 Arapahoe Avenue Suite 220
Boulder, Colorado 80303
Ph: (303) 449-5355 Fax: (303) 444-5085

CTC Properties, LLLP
Filing 2, Replat A, Lots 1 & 2 Colorado Technological Center
Louisville, Colorado

PROJ NO: 10-35
DATE: JUNE 13, 2011
REV: 1 JULY 29, 2011
2 NOVEMBER 9, 2004
3 AUGUST 5, 2015

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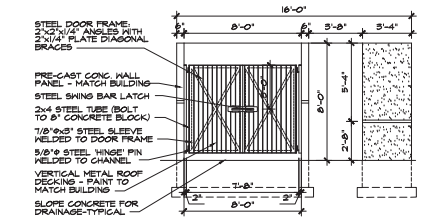
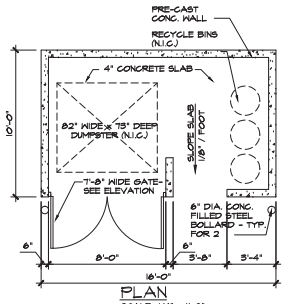
0
COVER SHEET



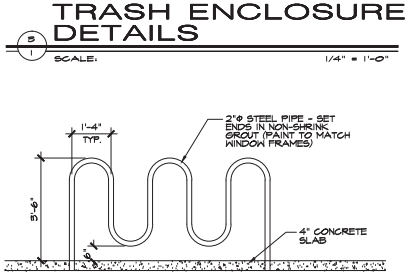
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PLAN
SCALE: 1/4" = 1'-0"

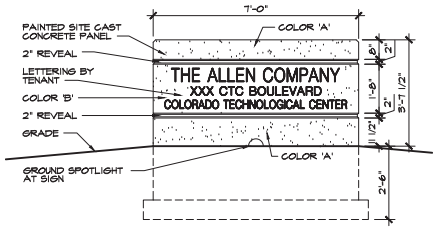
TRASH ENCLOSURE DETAILS

3/1 SCALE: 1/4" = 1'-0"



BIKE RACK DETAIL

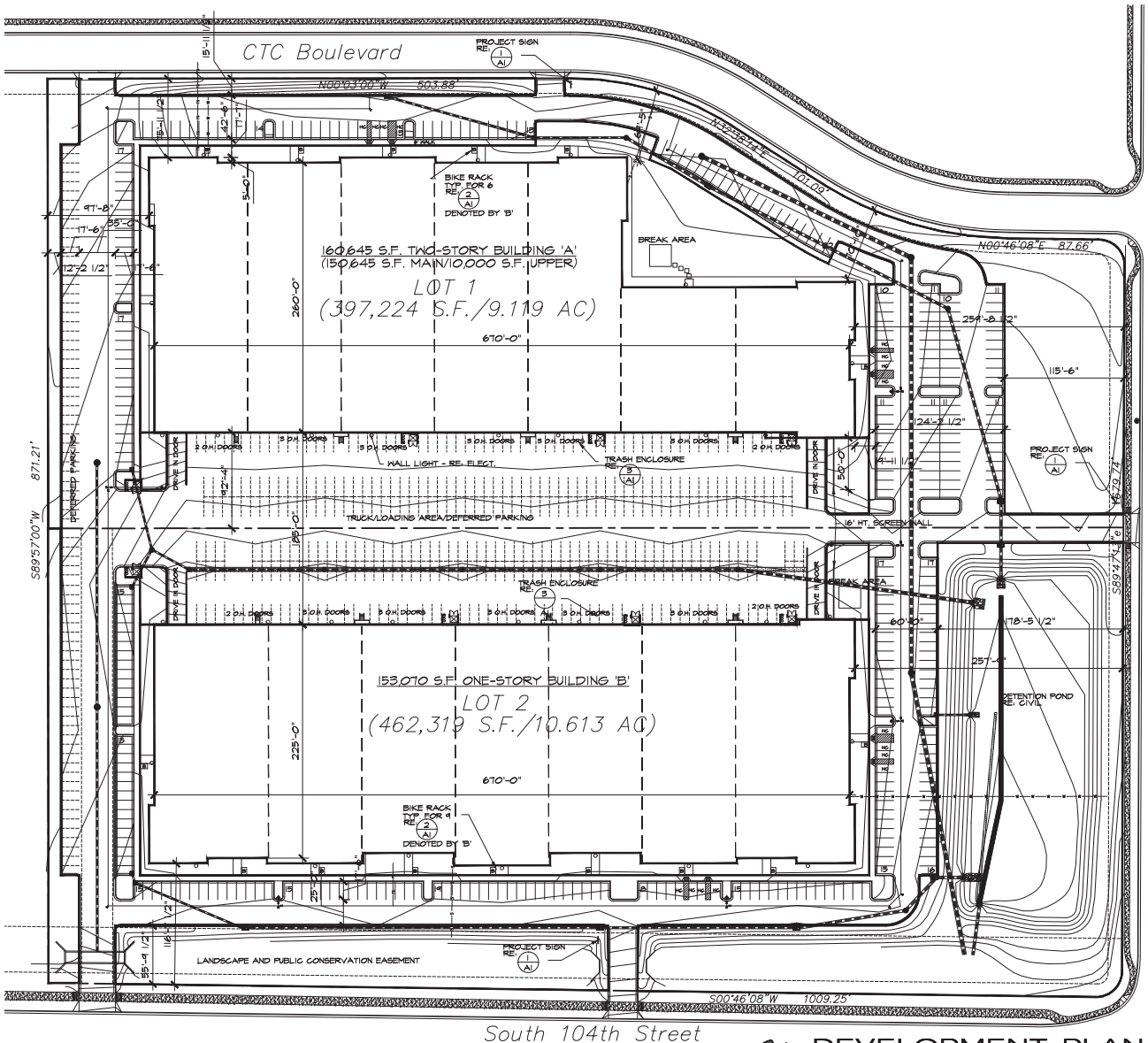
2/1 SCALE: 1/2" = 1'-0"



NOTE: MONUMENT SIGN TO COMPLY WITH THE IDDSG

SIGN DETAIL

1/1 SCALE: 1/2" = 1'-0"



DEVELOPMENT PLAN

SCALE: 1" = 50'-0"

RVP architecture
a colorado professional corporation
architecture/planning/consulting
4141 Arapahoe Avenue Suite 100
Boulder, Colorado 80303
Ph: (303) 443-5365 Fax: (303) 443-5065

CTC Properties, LLLP
Filing 2, Replat A, Lots 1 & 2 Colorado Technological Center
Louisville, Colorado

PROJ NO: 10-35
DATE: JUNE 13, 2011
REV: 1 JULY 29, 2011
2 SEPTEMBER 15, 2011

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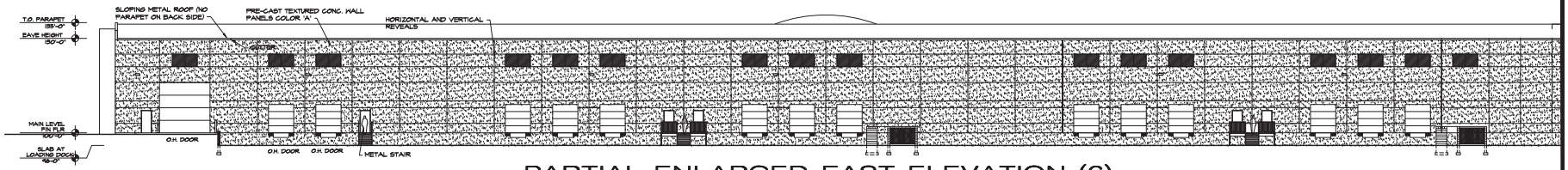
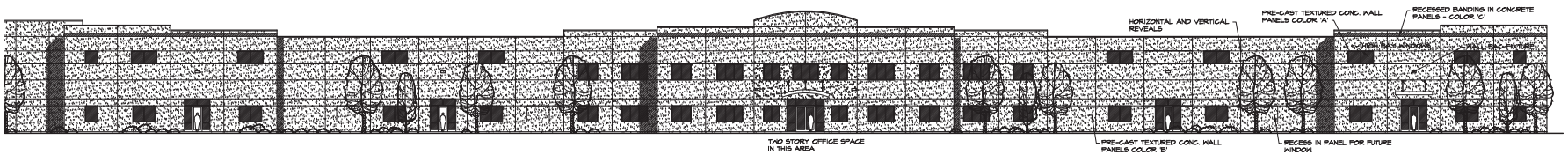
1
DEVELOPMENT PLAN



PARTIAL ENLARGED EAST ELEVATION (6)

SCALE: 1/16" = 1'-0"

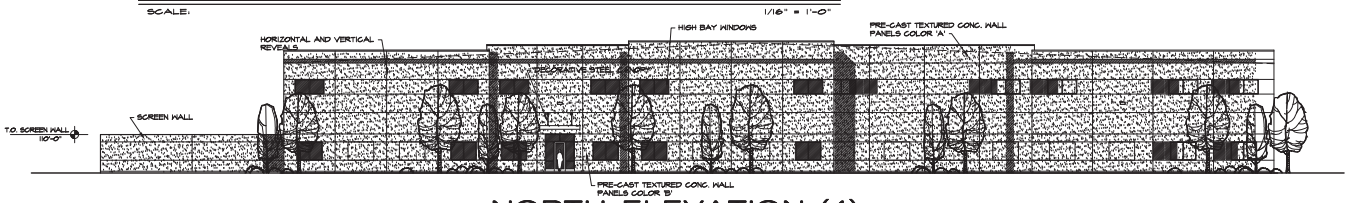


PARTIAL ENLARGED WEST ELEVATION (5)

SCALE: 1/16" = 1'-0"

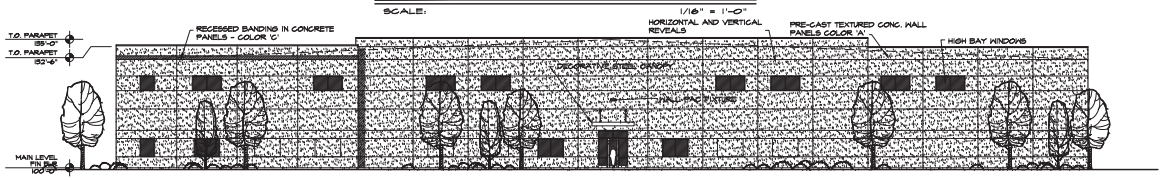
PROPOSED SETBACKS

PRINCIPAL BUILDING (BUILDING A):		PARKING:	
FRONT (CTC BOULEVARD):	76'±	FRONT (CTC BOULEVARD):	16'±
REAR:	93'±	REAR:	N/A
SIDE (NORTH - BOXELDER):	260'±	SIDE (NORTH - BOXELDER):	115'±
SIDE (SOUTH):	98'±	SIDE (SOUTH):	12'±



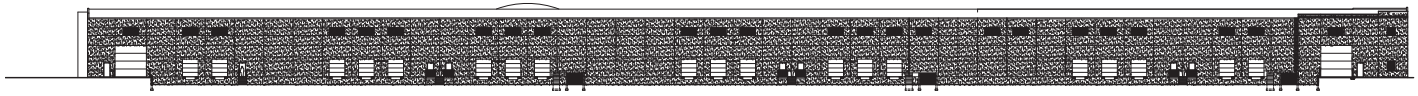
NORTH ELEVATION (4)

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION (3)

SCALE: 1/16" = 1'-0"

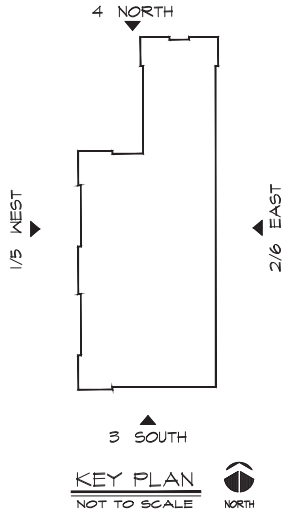


EAST ELEVATION (2)

SCALE: 1" = 50'-0"

WEST ELEVATION (1)

SCALE: 1" = 50'-0"



KEY PLAN
NOT TO SCALE

BUILDING 'A'

RVP architecture
a colorado professional corporation
architecture/planning/consulting
4141 Arapahoe Avenue Suite 100
Boulder, Colorado 80303
Ph: (303) 443-5355 Fax: (303) 444-5065

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Filing 2 Replat A, Lots 1 & 2 Colorado Technological Center
Louisville, Colorado

PROJ NO: 10-35
DATE: JUNE 13, 2011
REV: 1 JULY 29, 2011
2 SEPTEMBER 15, 2011

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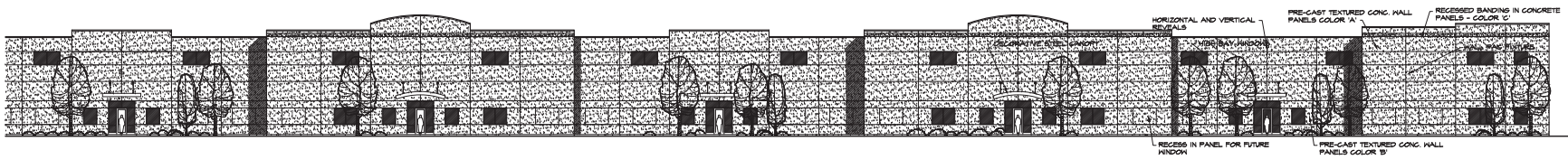
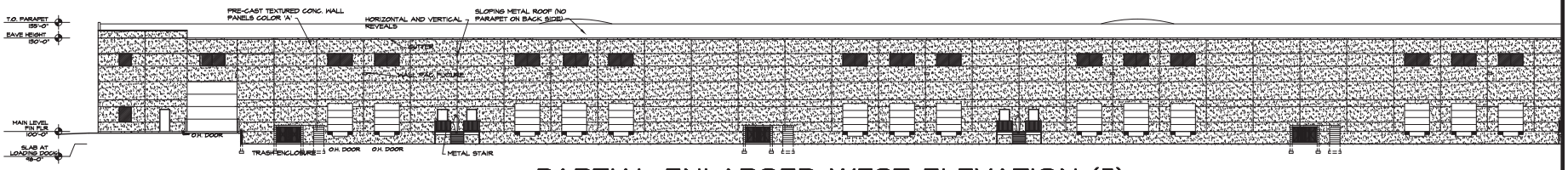
2
ELEVATIONS



PARTIAL ENLARGED EAST ELEVATION (6)

SCALE: 1/16" = 1'-0"

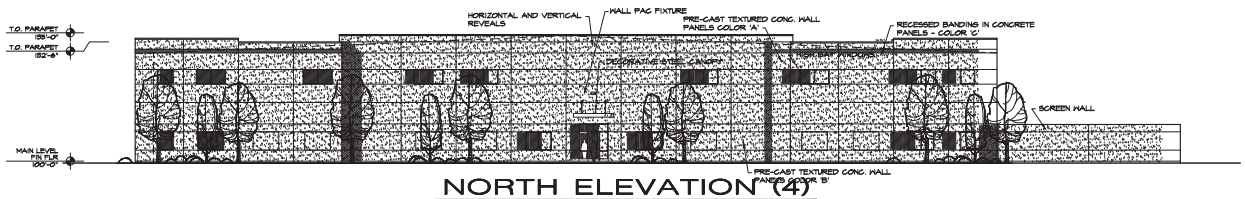


PARTIAL ENLARGED WEST ELEVATION (5)

SCALE: 1/16" = 1'-0"

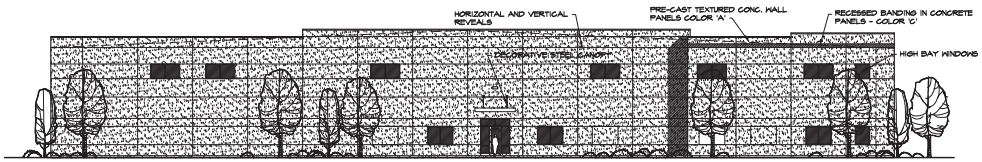
PROPOSED SETBACKS

PRINCIPAL BUILDING:		PARKING:	
FRONT (104TH STREET):	125'±	FRONT (104TH STREET):	56'±
REAR:	92'±	REAR:	N/A
SIDE (NORTH - BOXELDER):	238'±	SIDE (NORTH - BOXELDER):	174'±
SIDE (SOUTH):	98'±	SIDE (SOUTH):	12'±



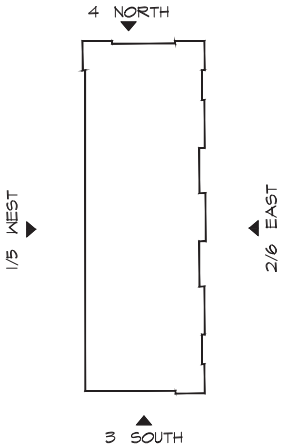
NORTH ELEVATION (4)

SCALE: 1/16" = 1'-0"



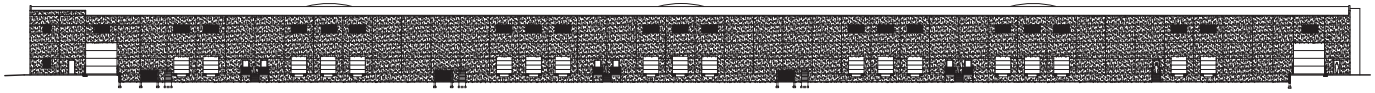
SOUTH ELEVATION (3)

SCALE: 1/16" = 1'-0"



EAST ELEVATION (2)

SCALE: 1" = 30'-0"



WEST ELEVATION (1)

SCALE: 1" = 30'-0"

BUILDING 'B'

RVP architecture
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4141 Arapahoe Avenue Suite 100
Boulder, Colorado 80303
Ph: (303) 443-5365 Fax: (303) 444-5095

CTC Properties, LLLP
Filing 2, Replat A, Lots 1 & 2 Colorado Technological Center
Louisville, Colorado

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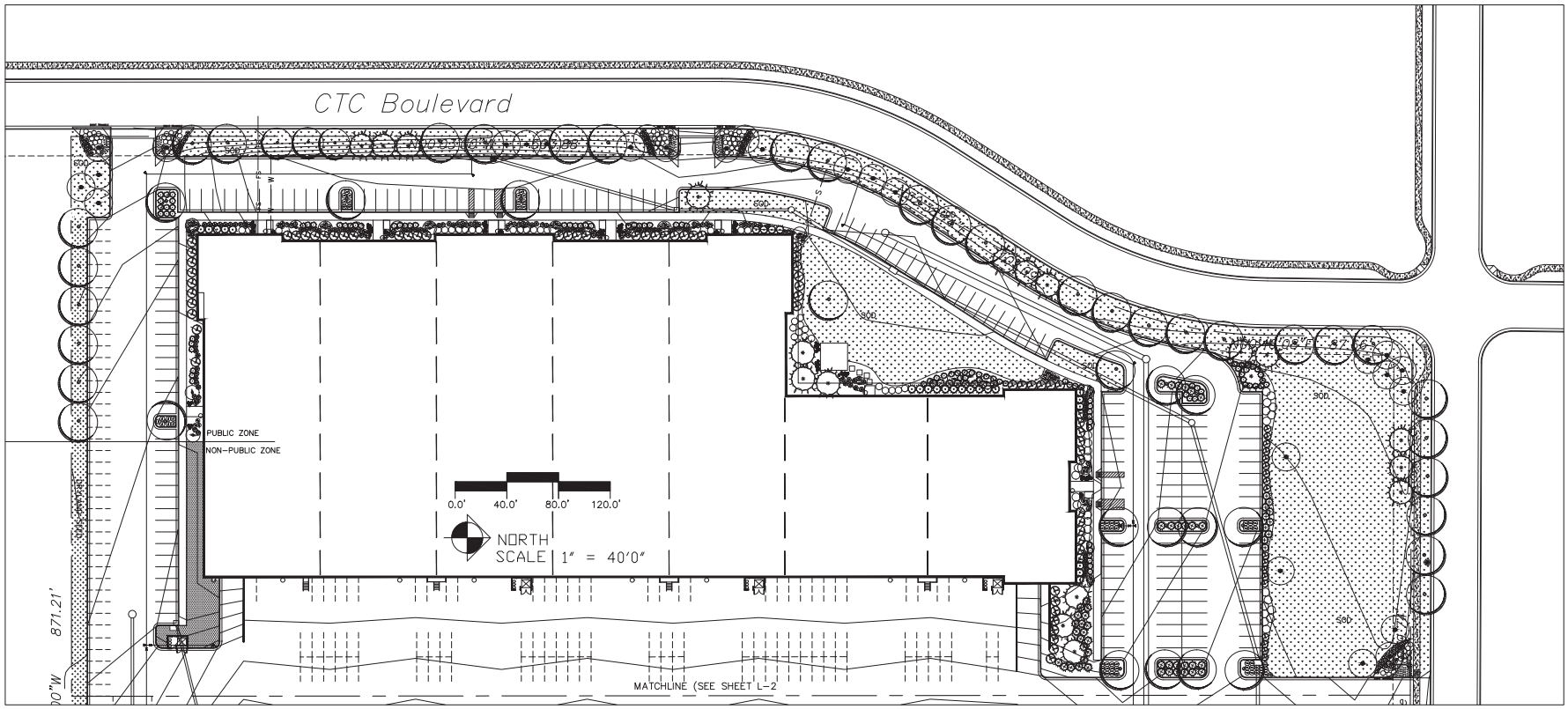
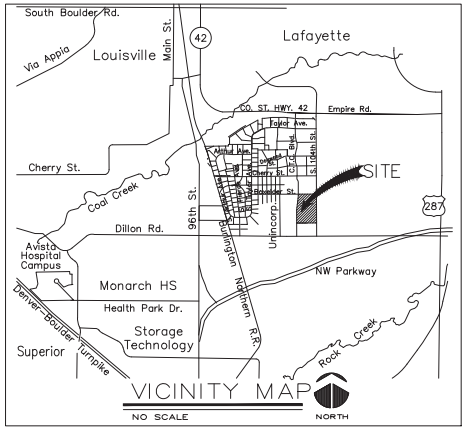
3
ELEVATIONS





THE LANDSCAPE DESIGN COMPLIES WITH THE STANDARDS ESTABLISHED IN THE IDDSG:

IDDSG TREE REQUIREMENT
BUILDINGS "A" AND "B"

DESCRIPTION	REQUIRED	PROVIDED
PERIMETER ADJACENT TO CTC BLVD. (1059 l.f.) 1 tree per 20 l.f. including 1 large dec. per 40 l.f.	53	53
PERIMETER ADJACENT TO BOXELDER ST. (767 l.f.) 1 tree per 20 l.f. including 1 large dec. per 40 l.f.	38	38
PERIMETER ADJACENT TO SO. 104TH ST. (1047 l.f.) 1 tree per 20 l.f. including 1 large dec. per 40 l.f.	53	53
PERIMETER ADJACENT TO SOUTH SIDE ABUTTING PROPERTY (458 l.f. PUBLIC ZONE) 1 tree per 30 l.f. in public zone	16	16
INTERIOR PARKING LOT (368 spaces) 1 tree per 16 spaces	23	25
PERIMETER ADJACENT TO BUILDING "A" (total 1950 l.f.) 1 tree per 30 l.f. in 50% of building perimeter in public zone	33	33
PERIMETER ADJACENT TO BUILDING "B" (total 1870 l.f.) 1 tree per 30 l.f. in 50% of building perimeter in public zone	31	31
TOTAL TREES	247	249

LANDSCAPE KEY

- DECIDUOUS SHADE TREES TWO AND ONE-HALF INCH CALIPER
- DECIDUOUS ORNAMENTAL TREES TWO INCH CALIPER
- DECIDUOUS ORNAMENTAL CLUMP TREES EIGHT TO TEN FOOT HEIGHT CLUMP
- CONIFER TREES SIX TO EIGHT FEET IN HEIGHT (25% EIGHT FEET)
- EVERGREEN SHRUBS FIVE GALLON (#5) CONTAINER SIZE
- DECIDUOUS SHRUBS FIVE GALLON (#5) CONTAINER SIZE
- GROUND COVERS/PERENNIALS ONE GALLON (#1) CONTAINER SIZE
- SOD
- DRYLAND SEED AREA
- MOIST SEED AREA
- PLANTING BEDS SHALL BE MULCHED WITH WOOD MULCH, 3/4" WASHED RIVER ROCK AND/OR RIVER COBBLE OVER LANDSCAPE FABRIC.
- NON-PUBLIC ZONE BEDS SHALL BE MULCHED WITH 3/4" WASHED RIVER ROCK OVER LANDSCAPE FABRIC.

ALL PLANTS AND TURF SHALL BE COVERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

SOD (PERMANENTLY IRRIGATED)

A DROUGHT TOLERANT MIX OF BLUEGRASS

DROUGHT TOLERANT SEED MIX (TEMPORARILY IRRIG.)
(or Arkansas Valley's Low Grow Mix)

SHARPS BUFFALOGRASS(BUCHLOE DACTYLOIDES) 6.5 LBS PLS/ACRE
BUTTES SIDEOATS GRAMMA (BOUTELOUA CURTIPENDULA) 3 LBS PLS/ACRE
BUTTES HACHITA BLUE GRAMA (CHONDROSUM GRACILE) 8 LBS PLS/ACRE
BARTON WESTERN WHEATGRASS (PASCOPYRUM SMITHII) 4 LBS PLS/ACRE
NATIVE SAND DROPSEED (SCOPORBOLUS CRYPTANDRUS) 2LBS PLS/ACRE
PURPLE PRAIRIECLOVER (DALEA PURPUREA) 3-6 OZ PLS/ACRE
BLANKET FLOWER (GAILARDIA ARISTATA) 4-8 OZ PLS/ACRE
BLUE FLAX (LINUM LEWISII) 2-4 OZ PLS/ACRE
SCARLET GLOBEMALLOW (TOWNSWNDIA GRANDIFLORA) 1 OZ PLS/ACRE

MOIST AREA SEED MIX (TEMPORARILY IRRIGATED)

WOOLY SEDGE (CAREX LANUGINOSA) 0.1 LBS PLS/ACRE
NEBRASKA SEDGE (CAREX NEBRASKENSIS) 0.1 LBS PLS/ACRE
BALTIC RUSH (JUNCUS BALTICUS) 0.1 LBS PLS/ACRE
PRAIRIE CORDGRASS (SPARTINA PECTINATA) 9.5 LBS PLS/ACRE
SWITCHGRASS (PANICUM VIRGATUM) 6 LBS PLS/ACRE
WESTERN WHEATGRASS (PASCOPYRUM SMITHII) 8 LBS PLS/ACRE
ASTER (ASTER LAEVIS) 3LBS PLS/ACRE
NUTTALL'S SUNFLOWER (HELIANTHUS NUTTALLII) 1 LBS PLS/ACRE
WILD BERGAMOT (MONARDA FISTULOSA) 3 LBS PLS/ACRE

ALL SEEDED AREAS SHALL REMAIN WEED AND TRASH FREE. AFTER ESTABLISHMENT, WATERING AND MOWING SHALL BE ON AN AS-NEEDED BASIS TO COMPLY WITH CITY OF LOUISVILLE. ORDINANCE(S).

LANDSCAPE ARCHITECTURE STAMP

Licensed Landscape Architecture
NATURE'S DESIGN ASSOCIATES LLC
15674 Indian Gulch Rd.
Jamestown, CO 80455
phone: 303-459-3333
fax: 303-459-0644
email: martinek@hughes.net

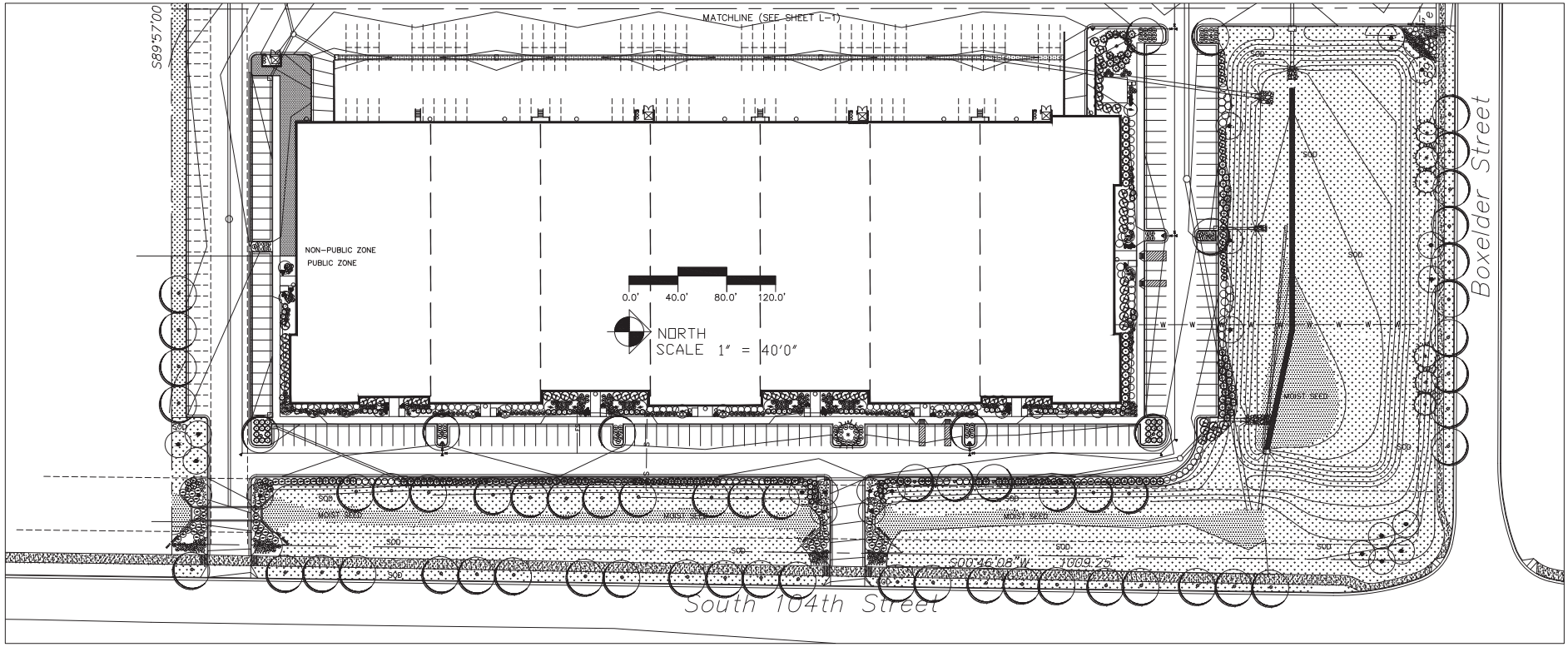
LANDSCAPE PLAN

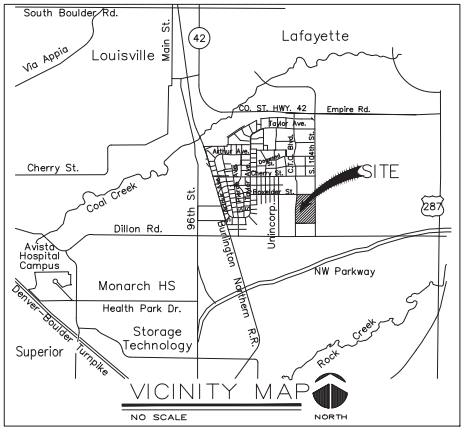
Colorado Technological Center
Filing No. 2, Replat A, Lots 1 and 2
Louisville, Colorado

Plan Date: 06/13/11

Revisions: 07/29/11

Sheet Number: L-1





THE LANDSCAPE DESIGN COMPLIES WITH THE STANDARDS ESTABLISHED IN THE IDDSG:

IDDSG TREE REQUIREMENT BUILDINGS "A" AND "B"		
DESCRIPTION	REQUIRED	PROVIDED
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PERIMETER ADJACENT TO BUILDING "B" (total 1870 l.f.) 1 tree per 30 l.f. in 50% of building perimeter in public zone	31	31
TOTAL TREES	247	249

LANDSCAPE KEY

- DECIDUOUS SHADE TREES
  TWO AND ONE-HALF INCH CALIPER
- DECIDUOUS ORNAMENTAL TREES
  TWO INCH CALIPER
- DECIDUOUS ORNAMENTAL CLUMP TREES
  EIGHT TO TEN FOOT HEIGHT CLUMP
- CONIFER TREES
  SIX TO EIGHT FEET IN HEIGHT (25% EIGHT FEET)
- EVERGREEN SHRUBS
  FIVE GALLON (#5) CONTAINER SIZE
- DECIDUOUS SHRUBS
  FIVE GALLON (#5) CONTAINER SIZE
- GROUND COVERS/PERENNIALS
  ONE GALLON (#1) CONTAINER SIZE
- SOD
- DRYLAND SEED AREA
- MOIST SEED AREA
- PLANTING BEDS SHALL BE MULCHED WITH WOOD MULCH, 3/4" WASHED RIVER ROCK AND/OR RIVER COBBLE OVER LANDSCAPE FABRIC.
- NON-PUBLIC ZONE BEDS SHALL BE MULCHED WITH 3/4" WASHED RIVER ROCK OVER LANDSCAPE FABRIC.

ALL PLANTS AND TURF SHALL BE COVERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

SOD (PERMANENTLY IRRIGATED)

A DROUGHT TOLERANT MIX OF BLUEGRASS

DROUGHT TOLERANT SEED MIX (TEMPORARILY IRRIG.)
(or Arkansas Valley's Low Grow Mix)

SHARPS BUFFALOGRASS(BUCHLOE DACTYLOIDES) 6.5 LBS PLS/ACRE
BUTTES SIDEOATS GRAMMA (BOUTELOUA CURTIPENDULA) 3 LBS PLS/ACRE
BUTTES HACHITA BLUE GRAMA (CHONDROSUM GRACILE) 8 LBS PLS/ACRE
BARTON WESTERN WHEATGRASS (PASCOPYRUM SMITHII) 4 LBS PLS/ACRE
NATIVE SAND DROPSEED (SCOPORBOLUS CRYPTANDRUS) 2LBS PLS/ACRE
PURPLE PRAIRIECLOVER (DALEA PURPUREA) 3-6 OZ PLS/ACRE
BLANKET FLOWER (GAILARDIA ARISTATA) 4-8 OZ PLS/ACRE
BLUE FLAX (LINUM LEWISII) 2-4 OZ PLS/ACRE
SCARLET GLOBEMALLOW (TOWNSWNDIA GRANDIFLORA) 1 OZ PLS/ACRE

MOIST AREA SEED MIX (TEMPORARILY IRRIGATED)

WOOLY SEDGE (CAREX LANUGINOSA) 0.1 LBS PLS/ACRE
NEBRASKA SEDGE (CAREX NEBRASKENSIS) 0.1 LBS PLS/ACRE
BALTIC RUSH (JUNCUS BALTICUS) 0.1 LBS PLS/ACRE
PRAIRIE CORDGRASS (SPARTINA PECTINATA) 9.5 LBS PLS/ACRE
SWITCHGRASS (PANICUM VIRGATUM) 6 LBS PLS/ACRE
WESTERN WHEATGRASS (PASCOPYRUM SMITHII) 8 LBS PLS/ACRE
ASTER (ASTER LAEVIS) 3LBS PLS/ACRE
NUTTALL'S SUNFLOWER (HELIANTHUS NUTTALLII) 1 LBS PLS/ACRE
WILD BERGAMOT (MONARDA FISTULOSA) 3 LBS PLS/ACRE

ALL SEEDED AREAS SHALL REMAIN WEED AND TRASH FREE. AFTER ESTABLISHMENT, WATERING AND MOWING SHALL BE ON AN AS-NEEDED BASIS TO COMPLY WITH CITY OF LOUISVILLE. ORDINANCE(S).

LANDSCAPE ARCHITECTURE STAMP

Licensed Landscape Architecture
NATURE'S DESIGN ASSOCIATES LLC
15674 Indiana Gulch Rd.
Jamestown, CO 80455
phone: 303-459-3333
fax: 303-459-0644
email: martinek@hughes.net

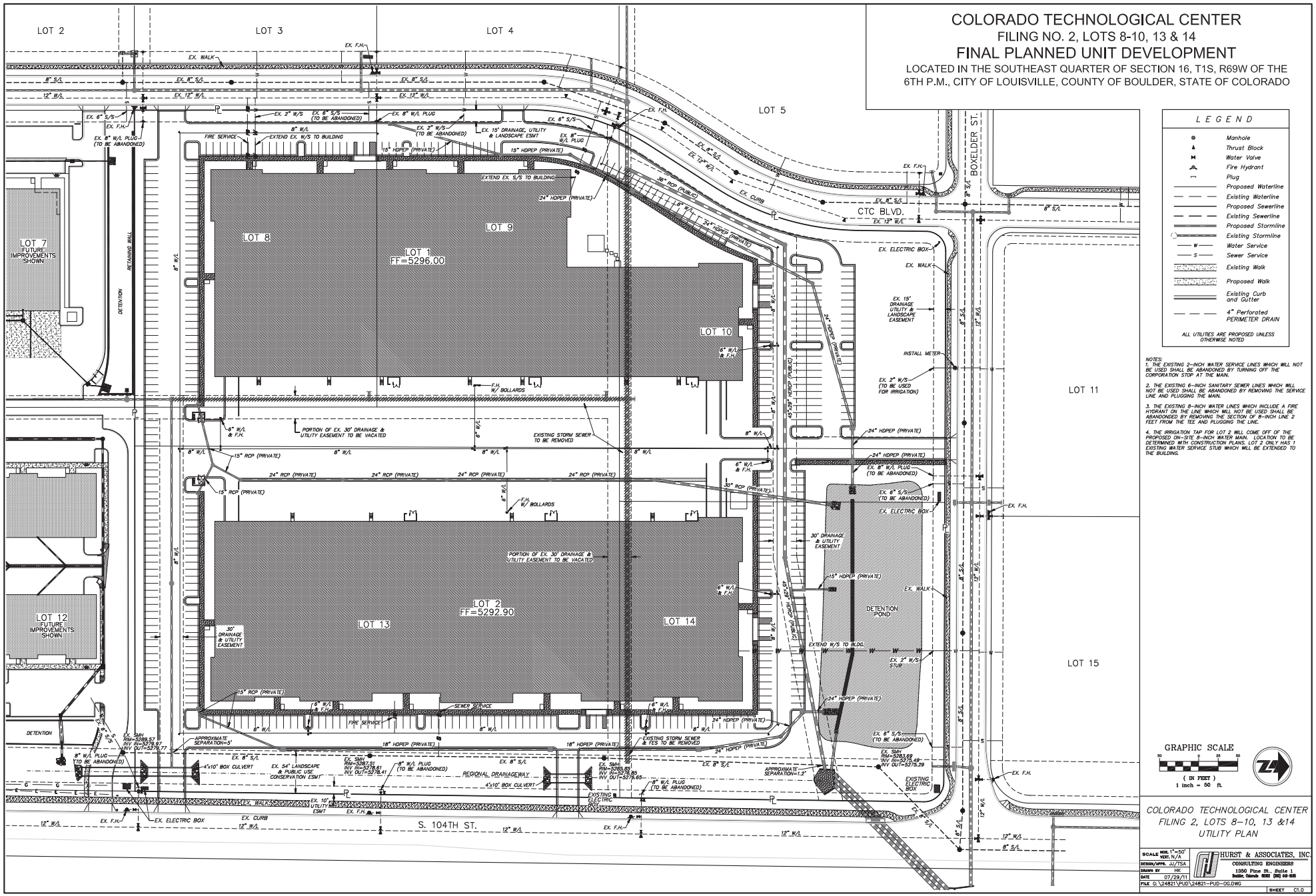
LANDSCAPE PLAN

Colorado Technological Center
Filing No. 2, Replat A, Lots 1 and 2
Louisville, Colorado

Plan Date: 06/13/11

Revisions: 07/29/11

Sheet Number: L-2

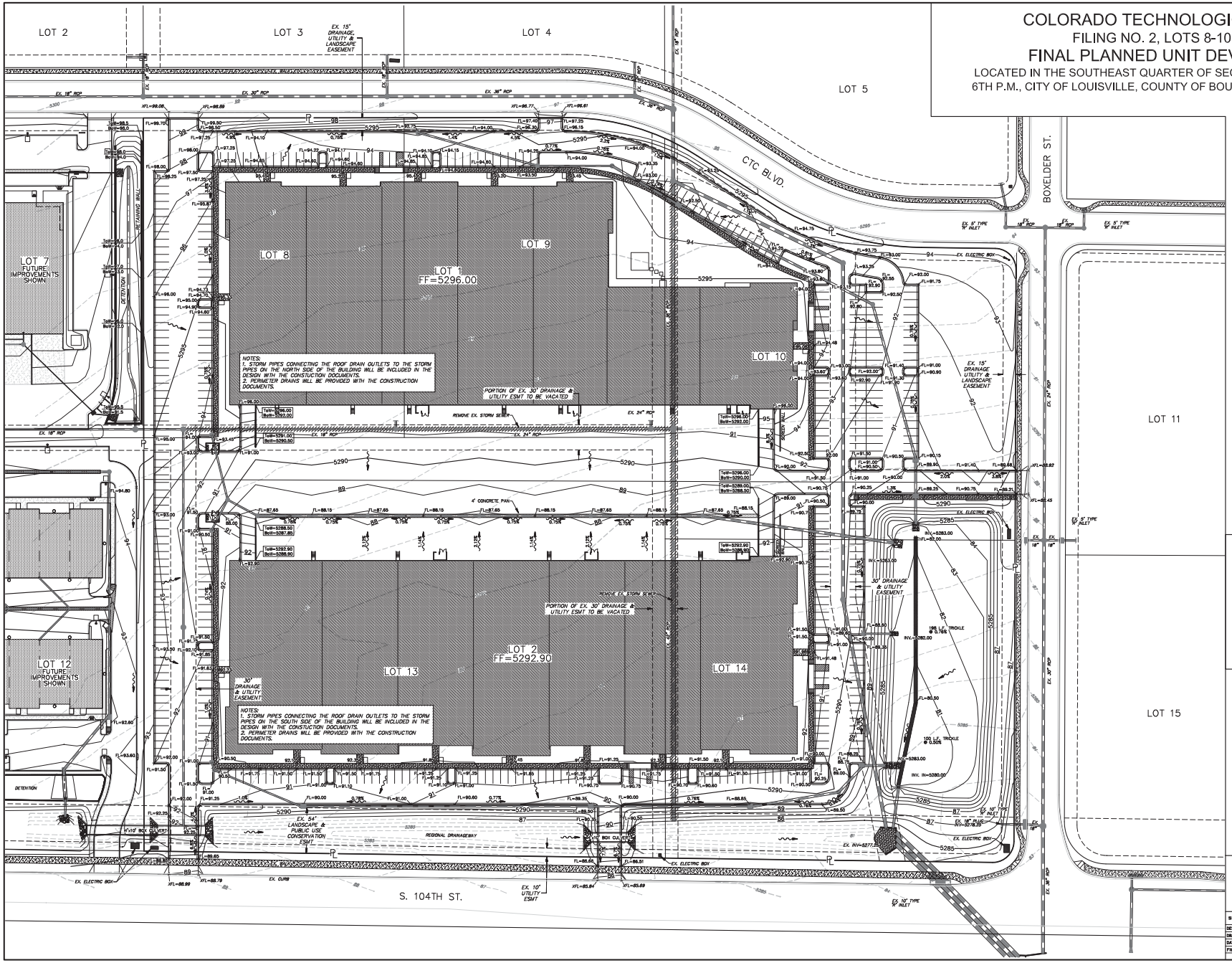

COLORADO TECHNOLOGICAL CENTER
FILING NO. 2, LOTS 8-10, 13 & 14
FINAL PLANNED UNIT DEVELOPMENT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, T1S, R69W OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
LEGEND
Manhole
Thrust Block
Water Valve
Fire Hydrant
Plug
Proposed Waterline
Existing Waterline
Proposed Sewerline
Existing Sewerline
Proposed Stormline
Existing Stormline
Water Service
Sewer Service
Existing Walk
Proposed Walk
Existing Curb and Gutter
4" Perforated PERIMETER DRAIN
ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED
NOTES:
1. THE EXISTING 2-INCH WATER SERVICE LINE'S WHICH WILL NOT BE USED SHALL BE ABANDONED BY TURNING OFF THE CORPORATION STOP AT THE MAIN.
2. THE EXISTING 6-INCH SANITARY SEWER LINES WHICH WILL NOT BE USED SHALL BE ABANDONED BY REMOVING THE SERVICE LINE AND PLUGGING THE MAIN.
3. THE EXISTING 8-INCH WATER LINES WHICH INCLUDE A FIRE HYDRANT ON THE LINE WHICH WILL NOT BE USED SHALL BE ABANDONED BY REMOVING THE SECTION OF 8-INCH LINE 2 FEET FROM THE TEE AND PLUGGING THE LINE.
4. THE IRRIGATION TAP FOR LOT 2 WILL COME OFF OF THE PROPOSED ON-SITE 8-INCH WATER MAIN. LOCATION TO BE DETERMINED WITH CONSTRUCTION PLANS. LOT 2 ONLY HAS 1 EXISTING WATER SERVICE STUB WHICH WILL BE EXTENDED TO THE BUILDING.
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
COLORADO TECHNOLOGICAL CENTER
FILING 2, LOTS 8-10, 13 &14
UTILITY PLAN
HURST & ASSOCIATES, INC
CONSULTING ENGINEERS
1350 Pine St., Suite 1
Boulder, Colorado 80302 (303) 449-8686
SCALE HOR. 1"=50' VERT. N/A
DESIGN/APPR. JJ/TSA
DRAWN BY HK
DATE 07/29/11
FILE Q:\24821\PUD\24821-PUD-OG.DWG
SHEET C1.0
LOT 2
LOT 3
LOT 4
LOT 5
LOT 7
FUTURE IMPROVEMENTS SHOWN
LOT 8
LOT 9
LOT 1
FF=5296.00
LOT 10
LOT 11
LOT 12
FUTURE IMPROVEMENTS SHOWN
LOT 13
LOT 2
FF=5292.90
LOT 14
LOT 15
DETENTION POND
CTC BLVD.
BOXELDER ST.
S. 104TH ST.
REGIONAL DRAINAGEWAY
DETENTION
RETAINING WALL
EXTEND EX. W/S TO BUILDING
EXTEND EX. S/S TO BUILDING
PORTION OF EX. 30' DRAINAGE & UTILITY EASEMENT TO BE VACATED
EXISTING STORM SEWER TO BE REMOVED
EXISTING STORM SEWER & FES TO BE REMOVED
30' DRAINAGE & UTILITY EASEMENT
EXTEND W/S TO BLDG.
EX. 2" W/S STUB
INSTALL METER
EX. 2" W/S (TO BE USED FOR IRRIGATION)
EXISTING ELECTRIC BOX
APPROXIMATE SEPARATION=5'
APPROXIMATE SEPARATION=1.2'
4'x10' BOX CULVERT
EX. 54" LANDSCAPE & PUBLIC USE CONSERVATION ESMT
EX. 15' DRAINAGE, UTILITY & LANDSCAPE ESMT
EX. 15' DRAINAGE UTILITY & LANDSCAPE EASEMENT
FIRE SERVICE
SEWER SERVICE
F.H. W/ BOLLARDS
EX. ELECTRIC BOX
EX. WALK
EX. CURB
EX. F.H.
15" HDPEP (PRIVATE)
24" HDPEP (PRIVATE)
18" HDPEP (PRIVATE)
15" RCP (PRIVATE)
24" RCP (PRIVATE)
30" RCP (PRIVATE)
36" RCP (PUBLIC)
24" HDPEP (PUBLIC)
8" W/L
12" W/L
8" S/L
6" W/L & F.H.
EX. 8" W/L PLUG (TO BE ABANDONED)
EX. 2" W/S (TO BE ABANDONED)
EX. 6" S/S (TO BE ABANDONED)
EX. 8" W/L PLUG (TO BE ABANDONED)
EX. SMH RIM=5289.57 INV IN=5278.97 INV OUT=5278.77
EX. SMH RIM=5287.51 INV IN=5278.61 INV OUT=5278.41
EX. SMH RIM=5285.65 INV IN=5278.85 INV OUT=5278.65
EX. SMH RIM=5283.68 INV IN=5275.49 INV OUT=5275.29

COLORADO TECHNOLOGICAL CENTER

FILING NO. 2, LOTS 8-10, 13 & 14

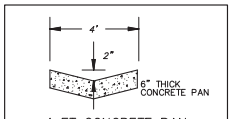
FINAL PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, T1S, R69W OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



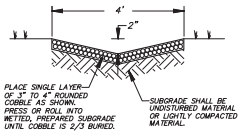
LEGEND

- Manhole
- 5' Type 'R' Inlet
- 10' Type 'R' Inlet
- Flared End Section
- Storm Pipe
- Existing Storm Pipe
- Existing Contours
- Proposed Contours
- Flow Arrow
- ToW Top of Wall
- BoW Bottom of Wall
- Existing Walk
- Proposed Walk
- Existing Curb and Gutter
- 4" Perforated PERIMETER DRAIN



4 FT CONCRETE PAN

N.T.S.



COBBLE TRICKLE CHANNEL

N.T.S.

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

COLORADO TECHNOLOGICAL CENTER
FILING 2, LOTS 8-10, 13 &14
GRADING PLAN

SCALE	HOR. 1"=50' VERT. N/A
DESIGN/APPR.	JJ/TSA
DRAWN BY	HK
DATE	07/29/11
FILE	G:\24821\PUD\24821-PUD-OG.DWG
SHEET	C2.0

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
1350 Pine St., Suite 1
Boulder, Colorado 80302 (303) 449-8886

LUMINAIRE SCHEDULE

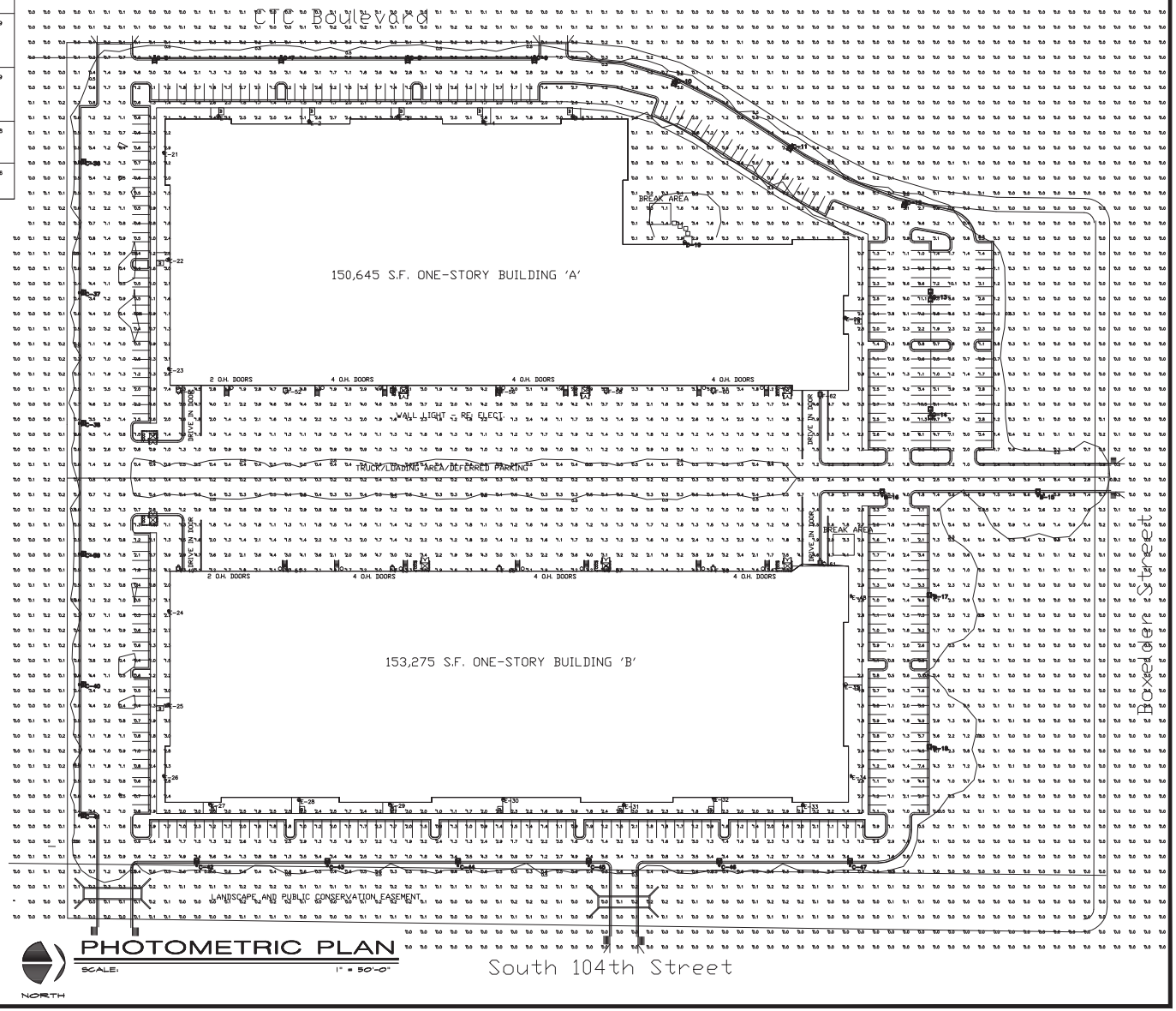
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	B	4	KAD 320M SR3 (PULSE START)	Area Luminaire, 320W MH, High Performance SR3 Reflector, Full Cutoff MEETS THE "NIGHTTIME FRIENDLY" CRITERIA	ONE 320-WATT CLEAR ED-28 METAL HALIDE, HORIZONTAL POSITION.	KAD_320M_SR3_(PULSE_START).ies	29700	1.00	368
	C	19	model for KAD 320M R3 HS (PULSE START)	Specification Area Luminaire, 320W Metal Halide, R3 Reflector with houseside shield, Full Cutoff MEETS THE "NIGHTTIME FRIENDLY" CRITERIA	Lumens for ONE (1) 320 WATT CLEAR BT28. PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	KSF2_250M_R3_HS_(PULSE_START).ies	22500	1.00	368
	D	1	WST 150M FT (PULSE START)	ARCHITECTURAL SCONCE WITH FORWARD THROW DISTRIBUTION WITH CLEAR, FLAT GLASS LENS. CLEAR LAMP. MEETS THE "NIGHTTIME FRIENDLY" CRITERIA	ONE 150-WATT CLEAR ED17 PULSE START METAL HALIDE, HORIZONTAL POS.	WST_150M_FT_(PULSE_START).ies	14000	1.00	189
	E	22	WST 150M WT (PULSE START)	ARCHITECTURAL SCONCE WITH WIDE THROW DISTRIBUTION WITH CLEAR, FLAT GLASS LENS. CLEAR LAMP. MEETS THE "NIGHTTIME FRIENDLY" CRITERIA	ONE 150-WATT CLEAR ED17 PULSE START METAL HALIDE, HORIZONTAL POS.	WST_150M_WT_(PULSE_START).ies	14000	1.00	189
	F	14	KSF2 320M R4W	Specification Area Luminaire, 320W Metal Halide, R4 Wide Reflector, Full Cutoff MEETS THE "NIGHTTIME FRIENDLY" CRITERIA	ONE 320-WATT CLEAR ED-28 METAL HALIDE, HORIZONTAL POSITION.	KSF2_320M_R4W.ies	29700	1.00	368
	G	2	KAD 320M SR3 (PULSE START)	Area Luminaire, 320W MH, High Performance SR3 Reflector, Full Cutoff MEETS THE "NIGHTTIME FRIENDLY" CRITERIA	ONE 320-WATT CLEAR ED-28 METAL HALIDE, HORIZONTAL POSITION.	KAD_320M_SR3_(PULSE_START).ies	29700	1.00	736

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.0 fc	11.3 fc	0.0 fc	N / A	N / A

LUMINAIRE LOCATIONS

No.	Label	Location X	Location Y	Location Z	MH	Orientation	Tilt
1	E	2114.0	465.0	24.0	24.0	0.0	0.0
2	E	2204.0	460.0	24.0	24.0	0.0	0.0
3	E	2292.0	465.0	24.0	24.0	0.0	0.0
4	E	2377.0	460.0	24.0	24.0	0.0	0.0
5	E	2466.0	465.0	24.0	24.0	0.0	0.0
6	C	2050.0	525.0	24.0	24.0	180.0	0.0
7	C	2176.0	525.0	24.0	24.0	180.0	0.0
8	C	2302.0	525.0	24.0	24.0	180.0	0.0
9	C	2428.0	525.0	24.0	24.0	180.0	0.0
10	C	2568.6	501.7	24.0	24.0	199.9	0.0
11	C	2684.6	436.8	24.0	24.0	212.1	0.0
12	C	2797.3	380.9	24.0	24.0	195.4	0.0
13	G	2822.0	287.0	24.0	24.0	180.0	0.0
14	G	2822.0	170.0	24.0	24.0	180.0	0.0
15	B	2929.0	88.0	24.0	24.0	0.0	0.0
16	B	2774.0	88.0	24.0	24.0	0.0	0.0
17	B	2825.0	-11.0	24.0	24.0	-90.0	0.0
18	B	2825.0	-162.0	24.0	24.0	-90.0	0.0
19	D	2578.0	339.0	24.0	24.0	0.0	0.0
20	E	2737.0	265.0	24.0	24.0	95.7	0.0
21	E	2059.0	429.0	24.0	24.0	-90.0	0.0
22	E	2064.0	323.0	24.0	24.0	-85.0	0.0
23	E	2064.0	214.0	24.0	24.0	-85.0	0.0
24	E	2064.0	-27.0	24.0	24.0	-90.0	0.0
25	E	2064.0	-120.0	24.0	24.0	-90.0	0.0
26	E	2059.0	-191.0	24.0	24.0	-90.0	0.0
27	E	2105.0	-219.0	24.0	24.0	180.0	0.0
28	E	2194.0	-215.0	24.0	24.0	180.0	0.0
29	E	2284.0	-219.0	24.0	24.0	180.0	0.0
30	E	2397.0	-214.0	24.0	24.0	180.0	0.0
31	E	2517.0	-220.0	24.0	24.0	180.0	0.0
32	E	2606.0	-213.0	24.0	24.0	180.0	0.0
33	E	2695.0	-220.0	24.0	24.0	180.0	0.0
34	E	2743.0	-191.0	24.0	24.0	90.0	0.0
35	E	2736.0	-101.0	24.0	24.0	90.0	0.0
36	C	1975.0	420.0	24.0	24.0	90.0	0.0
37	C	1975.0	290.0	24.0	24.0	90.0	0.0
38	C	1975.0	160.0	24.0	24.0	90.0	0.0
39	C	1975.0	30.0	24.0	24.0	90.0	0.0
40	C	1975.0	-100.0	24.0	24.0	90.0	0.0
41	C	1975.0	-230.0	24.0	24.0	90.0	0.0
42	C	2092.0	-280.0	24.0	24.0	0.0	0.0
43	C	2222.0	-280.0	24.0	24.0	0.0	0.0
44	C	2352.0	-280.0	24.0	24.0	0.0	0.0
45	C	2482.0	-280.0	24.0	24.0	0.0	0.0
46	C	2612.0	-280.0	24.0	24.0	0.0	0.0
47	C	2742.0	-280.0	24.0	24.0	0.0	0.0
48	E	2743.0	-12.0	24.0	24.0	90.0	0.0
49	F	2073.8	14.9	24.0	24.0	0.0	0.0
50	F	2073.8	192.8	24.0	24.0	180.0	0.0
51	F	2180.2	14.9	24.0	24.0	0.0	0.0
52	F	2180.2	192.8	24.0	24.0	180.0	0.0
53	F	2286.6	14.9	24.0	24.0	0.0	0.0
54	F	2286.6	192.8	24.0	24.0	180.0	0.0
55	F	2393.0	14.9	24.0	24.0	0.0	0.0
56	F	2393.0	192.8	24.0	24.0	180.0	0.0
57	F	2499.4	14.9	24.0	24.0	0.0	0.0
58	F	2499.4	192.8	24.0	24.0	180.0	0.0
59	F	2605.8	14.9	24.0	24.0	0.0	0.0
60	F	2605.8	192.8	24.0	24.0	180.0	0.0
61	F	2712.3	21.2	24.0	24.0	0.0	0.0
62	F	2712.3	188.6	24.0	24.0	180.0	0.0



PHOTOMETRIC PLAN

SCALE: 1" = 50'-0"

RVP architecture
architecture/planning/consulting
a colorado professional corporation
4141 Arapahoe Avenue Suite 100
Boulder, Colorado 80303
Ph: (303) 449-5365 Fax: (303) 444-5085

CTC Properties, LLLP

Filing 2, Replat A, Lots 1 & 2 Colorado Technological Center

Louisville, Colorado

PROJ NO: 10-35
DATE: JUNE 13, 2011
REV: 1 JULY 29, 2011
2 SEPTEMBER 15, 2011

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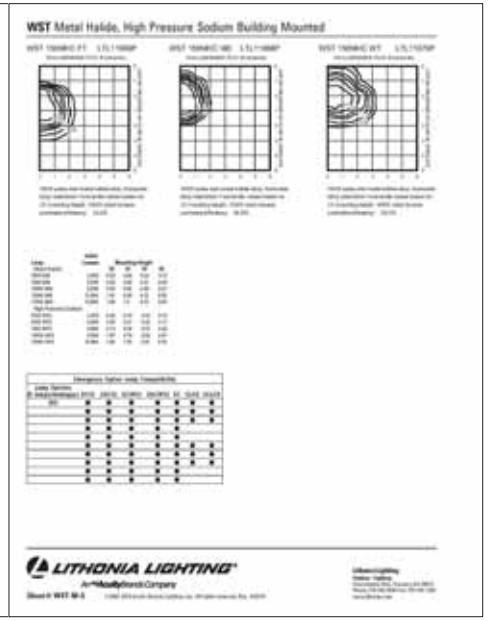
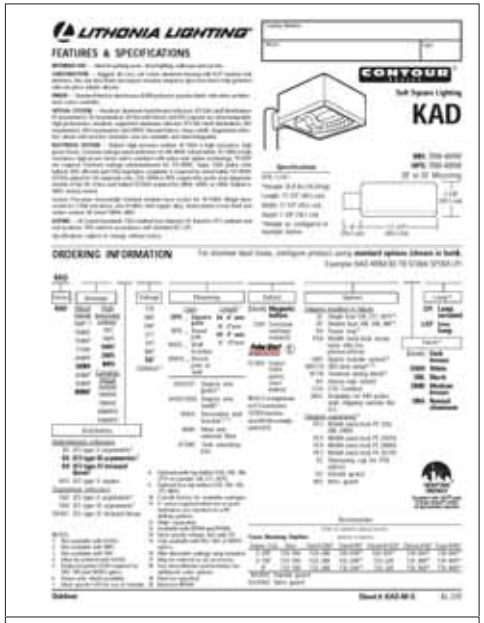
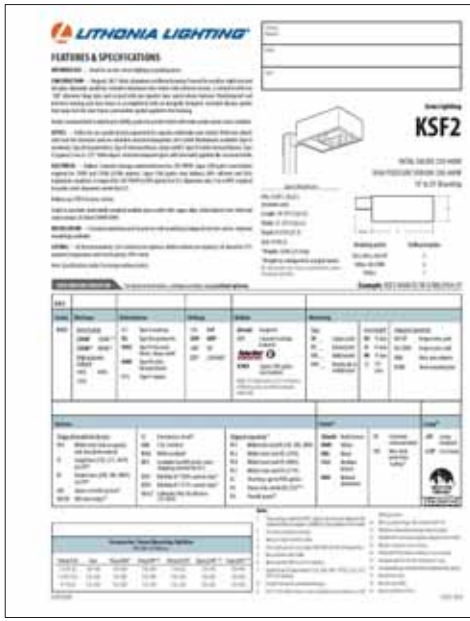
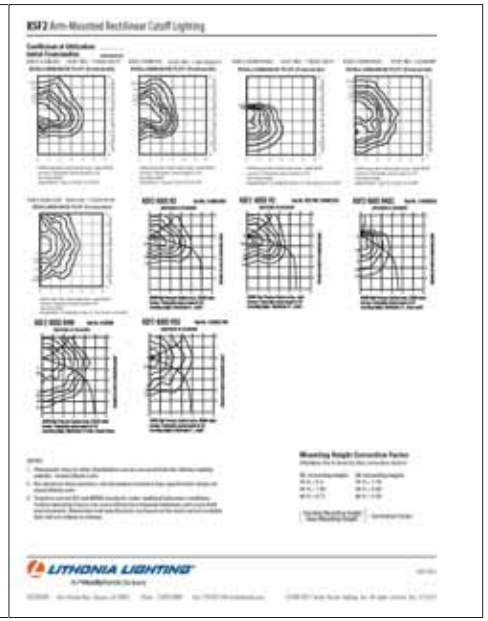
PH1

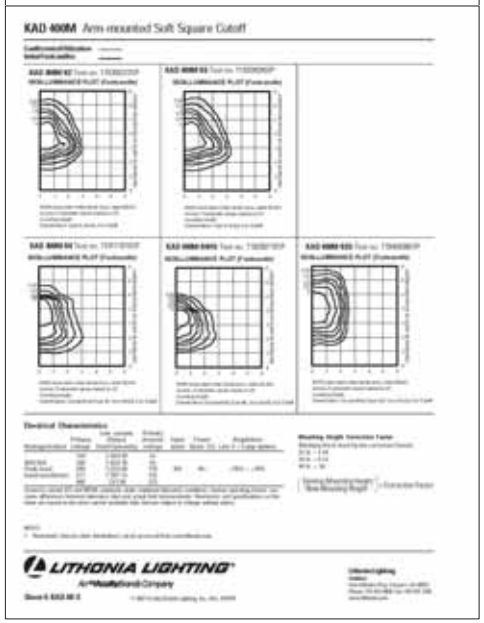
PHOTOMETRIC PLAN











LIGHTING CUT SHEETS

RVP architecture
architecture/planning/consulting
a colorado professional corporation
4141 Arapahoe Avenue Suite 100
Boulder, Colorado 80303
Ph: (303) 449-5365 Fax: (303) 444-5085

CTC Properties, LLLP
Filing 2, Replat A, Lots 1 & 2 Colorado Technological Center
Louisville, Colorado

PROJ NO: 10-35
DATE: JUNE 13, 2011
REV: 1 JULY 29, 2011
2 SEPTEMBER 15, 2011

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PH2
LIGHTING SPECIFICATIONS

- **The Allen Company PUD Extension: Resolution 34, Series 2015.** A resolution recommending the reinstatement of a final Planned Unit Development (PUD) which expired on September 6, 2014. The PUD is for the development of 19.73 acres with two (2) building (313,290 sf of building area).
  - Applicant/Representative: Robert Van Pelt (RVP Architects)
  - Owner: The Allen Company
  - Case Manager: Scott Robinson, Planner II

Conflict of Interest and Disclosure:
None.

Public Notice Certification:
Posted in City Hall, Public Library, Recreation Center, and the Courts and Police Building, mailed to surrounding property owners on October 23, 2015. Posted on Property on October 23, 2015. Published in the Boulder Daily Camera on October 25, 2015.

Staff Report of Facts and Issues:
Robinson presented from Power Point:

- When planning developments are approved, the property owner has three years to pull a building permit for the PUD. If they don't, they must apply for an extension or the PUD expires. This PUD expired on September 6, 2014, so the property is asking to reinstate the existing PUD.
- Property located in Colorado Technology Center (CTC) north of the new City Services facility between 104th Street and CTC Blvd, south of Boxelder Street.
- Total acreage is 19.73 acres and zoned Industrial (I), and governed by the IDDSG.
- The Allen Company is a manufacturer and distributor of soft goods serving outdoor enthusiasts and sportsmen. They are currently located In Broomfield and have 135 employees.
- Same proposal approved four years ago. When reviewed currently, Public Works had items they wanted added to the plat.

Staff Recommendations:
Staff recommends Planning Commission move to approve The Allen Company PUD Extension: Resolution No. 34, Series 2015 - A resolution recommending the reinstatement of a final planned unit development (PUD) plan which expired in September 6, 2014. The PUD is for the development of 19.73 acres with two (2) buildings (313,290 SF of building area), with the following condition:

1. The applicant shall comply with the November 4, 2015 Public Works memo prior to recordation.

Russ states the note is placed in the resolution because plats are not recorded until the accepted public improvements and development agreement are signed. When the applicant goes through the public improvements, there are sometimes slight modifications to easements as final construction plans come in for the public improvements. PC will see these memos from Public Works on all applications so that the plat can be modified to match the public improvements.

Commission Questions of Staff:
None.

Applicant Presentation:

Robert Van Pelt, RVP Architecture, 3223 Arapahoe Avenue, Suite 220, Boulder, CO
Since this is a reinstatement, I do not have a presentation.

Commission Questions of Applicant:
Moline asks if this building will be constructed within the time frame this time?
Van Pelt says, in talking with the owner, he is probably going to make a decision in the next few months.

Rice says Staff had recommended that the applicant provide a sidewalk connection with the existing sidewalk along South 104th Avenue. Do you accept that? It wasn't a condition but it was a recommendation. It is located on Page 5 of Staff's report.
Van Pelt says yes.
Robinson says this can be added as another condition.

Public Comment:
None.

Summary and request by Staff and Applicant:
Staff recommends approval of **The Allen Company PUD Extension: Resolution 34, Series 2015**. A resolution recommending the reinstatement of a final planned unit development (PUD) plan which expired in September 6, 2014. The PUD is for the development of 19.73 acres with two (2) buildings (313,290 SF of building area), with the following condition:

1. The applicant shall comply with the November 4, 2015 Public Works memo prior to recordation.
2. The applicant shall provide a sidewalk connection from the existing sidewalk along South 104th Avenue onto the property.

Closed Public Hearing and discussion by Commission:
Tengler in support of reinstatement. Moline in support. Brauneis in support. O'Connell in support. Rice in support. Russell in support. Pritchard in support.

Motion made by Brauneis to **approve Resolution No.34, Series 2015** with two conditions, seconded by Russell. Roll call vote.

Name	Vote
Chris Pritchard	Yes
Jeff Moline	Yes
Ann O'Connell	Yes
Cary Tengler	Yes
Steve Brauneis	Yes
Scott Russell	Yes
Tom Rice	Yes
Motion passed/failed:	Pass

Motion passes 7-0.

SUBJECT: **APPROVAL OF FIRST AMENDMENT TO CONTRACT BY AND BETWEEN THE CITY OF LOUISVILLE AND WL CONTRACTORS, INC. FOR TRAFFIC SIGNAL MAINTENANCE**

DATE: **DECEMBER 15, 2015**

PRESENTED BY: **KURT KOWAR, PUBLIC WORKS DEPARTMENT**

SUMMARY:
On September 4, 2013, Staff advertised a "Request for Qualifications" (RFQ) in the newspaper and on Rocky Mountain Bid System in order to seek qualifications from contractors interested in bidding for the City's 2014 Traffic Signal Maintenance Contract. W.L. Contractors, Inc. (WL) was the only respondent to the City's RFQ.

The work performed by WL under the Traffic Signal Maintenance Contract includes:

Traffic signal preventative maintenance
Pedestrian flashers preventative maintenance
School zone flashers preventative maintenance
Speed radar units preventative maintenance
Maintenance of the camera system at the N. Water Treatment Plant
Unscheduled and emergency repairs
Extra work for the traffic signals and traffic related equipment as requested by the City.

Annual costs for Traffic Signal Maintenance have been approximately $45,000.

The contract covered a term of two years with an option for contract extension for three additional renewal terms of twelve months each. The City must approve each renewal in advance by contract amendment. After the end of the initial term of twenty-four (24) months, WL could increase contract prices for the next 12-month renewal term by an amount equal to the percentage change in the Denver-Boulder C.P.I. (Consumer Price Index), based on the most recent 12-month period available. At the time of such pricing changes, the parties would execute and attach to the Agreement revised price schedules.

The two year term ends December 31, 2015. WL has agreed to maintain 2013 prices and staff has amended the scope to add the new traffic signals at SH 42 / Paschal Dr. and St. Andrews/ Dillon Rd.

ADVANTAGES:
W.L. Contractors, Inc. is a regional traffic signal contractor and is qualified to perform the services outlined in the City's Traffic Signal Maintenance Contract.

DISADVANTAGES:
None.

FISCAL IMPACT:
Traffic signal maintenance activities are currently budgeted at $45,000 and approved annually.

RECOMMENDATION:
Staff recommends approval of the First Amendment to the Traffic Signal Maintenance Contract in order to retain the services of W.L. Contractors, Inc. for the 2016 calendar year.

ATTACHMENT(S):
1. Traffic Signal Maintenance Contract Amendment

FIRST AMENDMENT TO THE CONTRACT BY AND BETWEEN THE CITY OF LOUISVILLE AND W. L. CONTRACTORS, INC. FOR TRAFFIC SIGNAL MAINTENANCE

WHEREAS, the City and W. L. Contractors, Inc. previously entered into a Traffic Signal Maintenance Services Contract dated November 12, 2013 (the "Contract"), for a term expiring December 31, 2015; and

WHEREAS, the parties desire to amend the Contract to extend the term thereof to include maintenance for 2016 and to add two additional signals;

NOW THEREFORE, in consideration of the rights and obligations as specified in the Contract, the City and W.L Contractors, Inc. hereby amend the Contract as follows:

1. Pursuant to Section 6.1 of the Contract, the Term of the Contract is hereby extended for a first renewal term of twelve (12) months, in order to include services for 2016. The Contract Term shall end December 31, 2016 unless the Contract is sooner terminated in accordance with its terms, or the Contract Term is subsequently renewed for an additional renewal term by separate written amendment.

2. Exhibit "D" to the Contract is amended to add to the schedules therein new traffic signals at SH 42 / Paschal Dr. and St. Andrews / Dillon Rd.

3. The Parties agree that pricing for 2016 services shall remain the same as pricing for the initial contract term (2014-2015 pricing).

The Contract, as modified and extended by this First Amendment, shall remain in full force and effect in accordance with its terms.

DATED: _____, 2015.

CITY OF LOUISVILLE, COLORADO,
A Colorado Municipal Corporation

City of Louisville
749 Main Street
Louisville, CO 80027

By: _____
Robert P. Muckle, Mayor

Attest: _____
Nancy Varra, City Clerk

CONTRACTOR:

W. L. Contractors, Inc.
5920 Lamar Street
Arvada, Colorado 80003

By: _____

Title:_____

Attest:_____

EXHIBIT "D"

TRAFFIC SIGNAL MAINTENANCE

ACTIVITY & COST					
Traffic Signals - Vehicular	Monthly Retainer	Quarterly Maintenance	Annual Preventative	Trouble Calls	Extra Work
South Boulder Road and Plaza Drive	$25.00	$57.75	$212.50	1	2
South Boulder Road and State Highway 42	$25.00	$57.75	$212.50	1	2
South Boulder Road and Main St. & Centennial Dr.	$25.00	$57.75	$212.50	1	2
South Boulder Road and Garfield Avenue	$25.00	$57.75	$212.50	1	2
South Boulder Road and Via Appia	$25.00	$57.75	$212.50	1	2
South Boulder Road and Washington Avenue	$25.00	$57.75	$212.50	1	2
South Boulder Road and McCaslin Boulevard	$25.00	$57.75	$212.50	1	2
McCaslin Blvd. and Via Appia / Centennial Pkwy.	$25.00	$57.75	$212.50	1	2
McCaslin Boulevard and Century Drive	$25.00	$57.75	$212.50	1	2
McCaslin Boulevard and Cherry Street	$25.00	$57.75	$212.50	1	2
McCaslin Boulevard and Dillon Road	$25.00	$57.75	$212.50	1	2
Dillon Road and W. Dahlia Street / Coal Creek Circle	$25.00	$57.75	$212.50	1	2
Dillon Road and South 88th Street	$25.00	$57.75	$212.50	1	2
Dillon Road and South 96th Street	$25.00	$57.75	$212.50	1	2
Dillon Road and Pierce Avenue	$25.00	$57.75	$212.50	1	2
S. 88th Street and Campus Drive / Health Park Drive	$25.00	$57.75	$212.50	1	2
West Cherry Street and West Dahlia Street	$25.00	$57.75	$212.50	1	2
Pine St. west of Lincoln (Pedestrian Crossing Signal)	$25.00	$57.75	$212.50	1	2

1 - As per Exhibit C - Technical Specifications, Paragraph TS-10

2 - Paid for per Exhibit C - Technical Specifications Paragraph TS-11

EXHIBIT "D"

TRAFFIC SIGNAL MAINTENANCE

ACTIVITY & COST					
Traffic Signals - Vehicular	Monthly Retainer	Quarterly Maintenance	Annual Preventative	Trouble Calls	Extra Work
Hwy 42 & Paschal	$25.00	$57.75	$212.50	1	2
Dillon & Saint Andrews	$25.00	$57.75	$212.50	1	2

EXHIBIT "D" CONTINUED

TRAFFIC SIGNAL MAINTENANCE

ACTIVITY & COST	
Quarterly Zone Maintenance	
McCaslin Boulevard	$ 145.00
South Boulder Road	$ 145.00
Sub Total	$ 290.00

ACTIVITY & COST			
Pedestrian Crossings	**Annual PM**	**Trouble Calls**	**Extra Work**
W. Cherry between Orchard Way & Taft Court	$ 52.00	1	2
Via Appia @ Recreation Center	$ 52.00	1	2
Via Appia south of South Boulder Road	$ 52.00	1	2
Sub Total:	$ 156.00		

ACTIVITY & COST			
School Zone Flashers	**Annual PM**	**Trouble Calls**	**Extra Work**
Coal Creek Elementary @ Washington & Hickory (NB) Washington & Willow (SB)	$ 52.00	1	2
Fireside Elementary School @ Dahlia & Century (NB) Dahlia & Washington (WB)	$ 52.00	1	2
Louisville Elementary School @ Pine & Grant (WB) Pine & McKinley (EB)	$ 52.00	1	2
Louisville Middle School @ Main Street & Lafayette Street (NB) Main Street South of S. Boulder Rd (SB)	$ 52.00	1	2
St. Louis Catholic School @ Walnut St E. of Garfield (EB) Walnut W. of Jefferson (WB)	$ 52.00	1	2
Monarch School Campus @ Dillon Road E. of South 88th Street Dillon Road W. of South 88th Street	$ 52.00	1	2
Sub Total	$ 312.00		

- Where School Zone Flashers are operated and programmed by City forces, repairs, if necessary, would be done by the Contractor on request and paid for per Exhibit C - Technical Specifications, paragraph TS-11

1 - As per Exhibit C - Technical Specifications, Paragraph TS-10

2 - Paid for per Exhibit C - Technical Specifications Paragraph TS-11

EXHIBIT "D" CONTINUED

TRAFFIC SIGNAL MAINTENANCE

ACTIVITY & COST			
Speed Radar Signs	**Annual PM**	**Trouble Calls**	**Extra Work**
County Road between Rex St. & Bella Vista Dr. (NB)	$52.00	1	2
West Dahlia Street between West Aspen Way and West Mahogany Circle (WB)	$52.00	1	2
West Dahlia Street between Century Drive and West Mahogany Circle (EB)	$52.00	1	2
Dillon Road between S. 88th St. and St. Andrews Lane (WB)	$52.00	1	2
Dillon Road between Club Cr. and St. Andrews Lane (EB)	$52.00	1	2
Main Street between S. Boulder Rd. and Griffith St. (SB)	$52.00	1	2
Main Street between Lafayette St. and Griffith St.(NB)	$52.00	1	2
Pine Street between Grant Ave. and Lincoln Ave. (WB)	$52.00	1	2
Pine Street between Johnson Ave. and McKinley Ave. (EB)	$52.00	1	2
Via Appia between W. Harper St. and W. Griffith St. (WB)	$52.00	1	2
Via Appia between Sagebrush Way and Lafayette St. (EB)	$52.00	1	2
Sub Total	$572.00		

ACTIVITY & COST			
Description	**Traffic Signals**	**Unit Cost**	**Amount**
System Report Review and Analysis	18	$ 63.00	$ 1134.00

ACTIVITY & COST			
Camera System	**Semi-Annual**	**Trouble**	**Extra**
North Water Treatment Plant	$ 140.00	1	2

1 - As per Exhibit C - Technical Specifications, Paragraph TS-10
2 - Paid for per Exhibit C - Technical Specifications Paragraph TS-11

EXHIBIT "D" CONTINUED

TRAFFIC SIGNAL SERVICES FEE SCHEDULE

AUTHORIZED TIME AND MATERIAL COST

MAINTENANCE/EXTRA WORK	HOURLY COST
Equipment: Bucket Truck	$39.00
Dump Truck	$30.00
Trencher	$50.00
Compressor	$25.00
Pickup Truck	$30.00
Maintenance Van	$30.00
Jacked Conduit (directional)	$12.00

PERSONNEL	HOURLY RATE
Supervisor- Master Electrician	$65.00
IMSA Level III Technician	$60.00
IMSA Level II Technician	$55.00
IMSA Level I Technician	$45.00
Operator	$45.00
Laborer	$35.00

ANNUAL BULB REPLACEMENT	
750 Bulbs at a unit cost of $3.50 for an actual cost of	$2,650.00
Detector Loops – 6'x40' Quad Detector Loop	$1000.00 ea.
Other Loops (per foot of loop wire)	$2.50 LF

CONTRACTORS

★ Phone 303-422-7985 www.teamwl.com Fax 303-422-3026 ★

★ WL Contractors Inc. 5920 Lamar Street Arvada, CO 80003 ★

November 23, 2015

City of Louisville
Attn: Ms. Joliette Woodson
749 Main Street
Louisville CO 80027

Dear Joliette,

W.L. Contractors Inc hereby grants to the City of Louisville an option to renew the existing Traffic Signal Maintenance Agreement for one (1) additional term or one (1) year from January 1, 2016 through December 31, 2016.

Prices will remain the same as last year. If this acceptable, please initiate the proper documents to complete this proposal and return to my attention. Thank you, and we look forward to working with the City of Louisville in 2016.

If you have any questions, please call Tim Leach.

Sincerely,

Tim Leach
Operations Manager

SUBJECT: **AWARD BID FOR DILLON ROAD UNDERPASS REPAIRS**

DATE: **DECEMBER 15, 2015**

PRESENTED BY: **KURT KOWAR, PUBLIC WORKS DEPARTMENT**

SUMMARY:
The Dillon Road Underpass is under the reimbursement jurisdiction of the Colorado Department of Transportation (CDOT) and the Federal Highway Authority (FHWA) for flood reconstruction funding. On April 15, 2014, City Council Approved the Master Intergovernmental Agreement (IGA) with CDOT.

On October 19, 2015, City Staff advertised the Dillon Road Underpass Repairs Construction project. Staff received one bid on November 10, 2015 from KECI Colorado Inc. (KECI). Staff received CDOT's concurrence to award on December 3, 2015.

Staff anticipates the work will take place during the month of January 2016 and has coordinated the work with golf course operations.

FISCAL IMPACT:
Project funding is listed below:

Description	Account	Funding
Dillon Underpass Budget	042-499-55310-06	
Contract		$153,025.00
Contingency (10%)		$ 15,302.50
City Cost after reimbursement		$ 35,321.51

This flood recovery project is funded 80% from FHWA/CDOT, 10% from the state and 10% local matching funds.

RECOMMENDATION:
Staff recommends City Council award the Dillon Road Underpass Repairs Project to KECI Colorado Inc. per their Bid of $153,025.00, authorize a project contingency of $15,302.50, and authorize the Mayor, Public Works Director and City Clerk to sign and execute contract documents on behalf of the City.

ATTACHMENT(S):
1. Contract

AGREEMENT

THIS AGREEMENT is made and entered into this _____day of _____ in the year 20____ by and between:

CITY OF LOUISVILLE, COLORADO
(hereinafter called OWNER)

and

KECI COLORADO INC.
(hereinafter called CONTRACTOR)

OWNER and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows.

ARTICLE 1. WORK

CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

PROJECT: DILLON ROAD UNDERPASS AT COAL CREEK REPAIRS
FEDERAL AID PROJECT NUMBER: STU M825-010
OWNERS PROJECT NUMBER: 042-499-55310-06
OWNER: CITY OF LOUISVILLE, COLORADO

ARTICLE 2. CONTRACT TIMES

2.1 The CONTRACTOR shall substantially complete all work by **February 1, 2016** and within **20 Consecutive Calendar Days** after the date when the Contract Time commences to run. The Work shall be completed and ready for final payment in accordance with paragraph 14.13 of the General Conditions within **35 Consecutive Calendar Days** after the date when the Contract Times commence to run. The Contract Times shall commence to run on the day indicated in the Notice to Proceed.

2.2 LIQUIDATED DAMAGES. The OWNER and the CONTRACTOR agree and recognize that time is of the essence in this contract and that the OWNER will suffer financial loss if the Work is not substantially complete by the date specified in paragraph 2.1 above, plus any extensions thereof allowed in accordance with the Article 12 of the General Conditions. OWNER and CONTRACTOR also agree that such damages are uncertain in amount and difficult to measure accurately. Accordingly, the OWNER and CONTRACTOR agree that as liquidated damages, and not as a penalty, for delay in performance the CONTRACTOR shall pay the OWNER **THIRTEEN HUNDRED DOLLARS ($1,300)** for each and every **Calendar Day** and portion thereof that expires after the time specified above for substantial completion of the Work until the same is finally complete and ready for final payment. The liquidated damages herein specified shall only apply to the CONTRACTOR's delay in performance, and shall not include litigation or attorneys' fees incurred by the OWNER, or other incidental or consequential damages suffered by the OWNER due to the CONTRACTOR's performance. If the OWNER charges liquidated damages to the CONTRACTOR, this shall not preclude the OWNER from commencing an action against the CONTRACTOR for other actual harm resulting from the CONTRACTOR's performance, which is not due to the CONTRACTOR's delay in performance.

ARTICLE 3. CONTRACT PRICE

3.1 The OWNER shall pay in current funds, and the CONTRACTOR agrees to accept in full payment for performance of the Work, subject to additions and deductions from extra and/or omitted work and determinations of actual quantities as provided in the Contract Documents, the Contract Price of one hundred fifty three thousand twenty five dollars ($153,025.00) as set forth in the Bid Form of the CONTRACTOR dated November 10, 2015.

As provided in paragraph 11.9 of the General Conditions estimated quantities are not guaranteed, and determinations of actual quantities and classification are to be made by ENGINEER as provided in paragraph 9.10 of the General Conditions. Unit prices have been computed as provided in paragraph 11.9 of the General Conditions.

ARTICLE 4. PAYMENT PROCEDURES

CONTRACTOR shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by OWNER as provided in the General Conditions.

4.1 PROGRESS PAYMENTS. OWNER shall make progress payments on the basis of CONTRACTOR's Applications for Payment as recommended by ENGINEER, on or about the third Wednesday of each month during construction as provided below. All progress payments will be on the basis of the progress of the Unit Price Work based on the number of units completed as provided in the General Conditions.

4.1.1.1 Prior to Substantial Completion, progress payments will be made in the amount equal to 90 percent of the completed Work, and/or 90 percent of materials and equipment not incorporated in the Work (but delivered, suitably stored and accompanied by documentation satisfactory to OWNER as provided in 14.2 of the General Conditions), but in each case, less the aggregate of payments previously made and such less amounts as ENGINEER shall determine, or OWNER may withhold, in accordance with paragraph 14.7 of the General Conditions.
If Work has been 50 percent completed as determined by ENGINEER, and if the character and progress of the Work have been satisfactory to OWNER, OWNER may determine that as long as the character and progress of the Work remain satisfactory to them and no claims have been made by Subcontractors or material suppliers for unpaid work or materials, there will be no additional retainage on account of Work completed in which case the remaining progress payments prior to Substantial Completion may be in an amount equal to 100 percent of the Work completed.

Nothing contained in this provision shall preclude the OWNER and CONTRACTOR from making other arrangements consistent with C.R.S. 24-91-105 prior to contract award.

4.2 FINAL PAYMENT. Upon final completion and acceptance of the Work in accordance with paragraph 14.13 of the General Conditions, OWNER shall pay the remainder of the Contract Price as provided in said paragraph 14.13 of the General Conditions.

ARTICLE 5. CONTRACTOR'S REPRESENTATIONS

In order to induce OWNER to enter into this Agreement CONTRACTOR makes the following representations:

5.1 CONTRACTOR has examined and carefully studied the Contract Documents, (including the Addenda listed in paragraph 6.10) and the other related data identified in the Bidding Documents including "technical".

5.2 CONTRACTOR has inspected the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance or furnishing of the Work.

5.3 CONTRACTOR is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress and furnishing of the Work.

5.4 CONTRACTOR has carefully studied all reports of exploration and tests of subsurface conditions at or contiguous to the site and all drawings of physical conditions relating to surface or subsurface structures at or contiguous to the site (Except Underground facilities) which have been identified in the General Conditions as provided in paragraph 4.2.1 of the General Conditions. CONTRACTOR accepts the determination set forth in paragraph 4.2 of the General Conditions. CONTRACTOR acknowledges that such reports and drawings are not Contract Documents and may not be complete for CONTRACTOR's purposes. CONTRACTOR acknowledges that OWNER and ENGINEER do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Contract Documents with respect to such reports, drawings or to Underground Facilities at or contiguous to the site. CONTRACTOR has conducted, obtained and carefully studied (or assume responsibility for having done so) all necessary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the site or otherwise which may affect cost, progress, performance or furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences and procedures of construction to be employed by CONTRACTOR and safety precautions and programs incident thereto. CONTRACTOR does not consider that any additional examinations, investigations, explorations, tests, studies or data are necessary for the performance and furnishing of the Work at the Contract Price, within the Contract Times and in accordance with the other terms and conditions of the Contract Documents.

5.5 CONTRACTOR has reviewed and checked all information and data shown or indicated on the Contract Documents with respect to existing Underground Facilities at or contiguous to the site and assumes responsibility for the accurate location of said Underground Facilities. No additional examinations, investigations, explorations, tests, reports, studies or similar information or data in respect of said Underground Facilities are or will be required by CONTRACTOR in order to perform and furnish the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents, including specifically the provisions of paragraph 4.3 of the General Conditions.

5.6 CONTRACTOR is aware of the general nature of work to be performed by OWNER and others at the site that relates to the Work as indicated in the Contract Documents.

5.7 CONTRACTOR has correlated the information known to CONTRACTOR, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents and all additional examinations, investigations, explorations, tests studies and data with the Contract Documents.

5.8 CONTRACTOR has given ENGINEER written notice of all conflicts, errors, ambiguities or discrepancies that CONTRACTOR has discovered in the Contract Documents and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR, and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing the Work.

ARTICLE 6. CONTRACT DOCUMENTS

The Contract Documents, which constitute the entire agreement between OWNER and CONTRACTOR concerning the Work, are all written documents, which define the Work and the obligations of the Contractor in performing the Work and the OWNER in providing compensation for the Work. The Contract Documents include the following:

6.1 Invitation to Bid.

6.2 Instruction to Bidders.

6.3 Bid Form.

6.4 This Agreement.

6.5 General Conditions.

6.6 Supplementary Conditions.

6.7 Project Special Provisions

6.8 Standard Special Provisions.

6.9 Drawings with each sheet bearing the title: **Dillon Road Underpass at Coal Creek Repairs / Federal-Aid Project No. STU M825-010.**

6.10 City of Louisville Design and Construction Standards

6.11 Colorado Department of Transportation's 2011 Standard Specifications for Road and Bridge Construction

6.12 Colorado Department of Transportation's 2006 Standard Plans "M & S Standards"

6.13 Change Orders, Addenda and other documents which may be required or specified including:

6.10.1 Addenda No. 0 to 1 exclusive
6.10.2 Documentation submitted by CONTRACTOR prior to Notice of Award.
6.10.3 Schedule of Subcontractors
6.10.4 Anti-Collusion Affidavit
6.10.5 Contractor's Pre-Contract Certification Regarding Employing Illegal Aliens
6.10.6 Bidders List Data and Underutilized DBE (UDBE) Bid Conditions Assurance
6.10.7 Acceptance of Fuel Costs Adjustments
6.10.8 Contractors Performance Capability Statement
6.10.9 Assignment of Antitrust Claims
6.10.10 Certificate of Proposed UDBE Participation
6.10.11 UDBE Good Faith Effort Documentation
6.10.12 Notice of Award

6.10.13 Performance Bond
6.10.14 Labor and Material Payment Bond
6.10.15 Certificates of Insurance
6.10.16 Notice to Proceed
6.10.17 Contractor's Proposal Request
6.10.18 Contractor's Overtime Request
6.10.19 Field Order
6.10.20 Work Change Directive
6.10.21 Change Order
6.10.22 Application for Payment
6.10.23 Certificate of Substantial Completion
6.10.24 Claim Release
6.10.25 Final Inspection Report
6.10.26 Certificate of Final Completion
6.10.27 Required Project Forms

6.14 The following which may be delivered or issued after the Effective Date of the Agreement and are attached hereto: All Written Amendments and other documents amending, modifying, or supplementing the Contract Documents pursuant to paragraphs 3.5 and 3.6 of the General Conditions.

6.12 In the event of conflict between the above documents, the prevailing document shall be as follows:

1. Permits from other agencies as may be required.

2. Special Provisions (Project then Standard) and Detailed Drawings

3. Technical Specifications and Drawings. Drawings and Technical Specifications are intended to be complementary. Anything shown or called for in one and omitted in another is binding as if called for or shown by both.

4. Supplementary Conditions.

5. General Conditions.

6. Colorado Department of Transportation's 2011 Standard Specifications for Road and Bridge Construction

7. City of Louisville Design and Construction Standards.

In case of conflict between prevailing references above, the one having the more stringent requirements shall govern.

There are no Contract Documents other than those listed above in this Article 6. The Contract Documents may only be amended, modified or supplemented as provided in paragraphs 3.5 and 3.6 of the General Conditions.

ARTICLE 7. MISCELLANEOUS

7.1 Terms used in this Agreement, which are defined in Article 1 of the General Conditions, shall have the meanings indicated in the General Conditions.

7.2 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment no assignment will release or discharge that assignor from any duty or responsibility under the Contract Documents.

7.3 OWNER and CONTRACTOR each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect to all covenants, agreements and obligations contained in the Contract Documents.

ARTICLE 8. OTHER PROVISIONS

IN WITNESS WHEREOF, OWNER and CONTRACTOR have signed this Agreement in duplicate. One counterpart each has been delivered to OWNER and CONTRACTOR. All portions of the Contract Documents have been signed, initialed or identified by OWNER and CONTRACTOR.

This Agreement will be effective on _____, 20___.

OWNER: CITY OF LOUISVILLE, COLORADO

By: _____
Robert Muckle, Mayor

(CORPORATE SEAL)

Attest: _____
Nancy Varra, City Clerk

Address for giving notices:

749 Main Street
Louisville, Colorado
80027

Attention: City Engineer

CONTRACTOR: KECI COLORADO, INC.

By: _____

(CORPORATE SEAL)

Attest: _____

Address for giving notices:

_____

_____

_____

SUBJECT: **APPROVE THE CONSTRUCTION SERVICES AGREEMENT WITH ACTION DIRECT, LLC, FOR THE LAFAYETTE-LOUISVILLE BOUNDARY AREA DRAINAGE IMPROVEMENTS PHASE II CONSTRUCTION**

DATE: **DECEMBER 15, 2015**

PRESENTED BY: **KURT KOWAR, PUBLIC WORKS**

SUMMARY:

Staff recommends approval of a contract with Action Direct, LLC dba Redpoint Contracting in the amount of $3,434,558 (Base Bid + Alternate 1) and authorizes a staff controlled $400,000 contingency for construction of Phase II of the Lafayette-Louisville Boundary Area Drainage Improvement Project.

On November 23, 2015 Staff received and opened bids for the Lafayette – Louisville Boundary Area Drainage Improvements Phase II Project. The bids received are listed below:

Contractor	Base Bid	Alternate 1	Total
Action Direct LLC (Redpoint)	**$2,702,199.00**	**$732,359.00**	**$3,434,558.00**
Concrete Works of Colorado	$2,801,808.50	$831,133.50	$3,632,942.00
Nelson Pipeline	$2,871,738.10	$849,984.75	$3,721,722.85
Layne Heavy Civil	$2,998,046.00	$942,990.00	$3,941,036.00
Concrete Express	$3,172,517.70	$956,686.24	$4,129,203.94
American Civil Constructors	$3,498,000.00	$993,050.00	$4,491,050.00
BT Construction	$4,038,976.00	$1,133,753.00	$5,172,729.00

The project will construct approximately 3,200 linear feet of drainage piping and associated manholes, inlets, utility relocations and surface restoration along Front Street and Spruce Street in Downtown Louisville. The project also included a trenchless installation underneath the BNSF railroad tracks near the Library.

Alternate 1 was separated out of the Phase II bid and includes a portion of storm sewer box culvert east of Highway 42 on the Harney Lastoka Property. Staff is recommending approval of Alternate 1 with the Base Bid to Action Direct, LLC for $732,359. Alternate 1 is necessary to complete the project. This area was separated to get competitive pricing between the Phase I Contractor (Concrete Express) and the Phase II bidding. The proposed change order from the Phase I contractor for the Alternate 1 work was $962,596. Alternate 1 pricing saves the City $230,237.

BACKGROUND:

In May of 2011, McLaughlin Water Engineers, a consultant hired by Urban Drainage and Flood Control District (UDFCD), completed the Lafayette-Louisville Boundary Outfall Systems Plan (Plan). The Plan identified insufficient drainage facilities to convey the 100 year storm event from downtown Louisville to Coal Creek via natural and man-made drainage ways through the Harney Lastoka Open Space.

In 2012, the City partnered with the UDFCD and the City of Lafayette through an Intergovernmental Agreement (IGA) to fund a project to design and construct a portion of the Plan between Louisville and Lafayette. Without these improvements, areas of downtown Louisville and Lafayette would remain in the floodplain and be subject to flooding and flood insurance premiums.

In 2013, UDFCD hired Olsson Associates to complete a final design for upgraded drainage infrastructure between downtown Louisville and Lafayette into Coal Creek. The design was separated into two phases due to the different types of work involved. Phase 1 of the project is east of South 96th Street (State Highway 42) and mainly consists of drainage channel work (earthwork), drop structures, trails and pedestrian bridges. Phase 2 of the project is west of S 96th Street (State Highway 42) and mainly consists of storm sewer piping, inlets, manholes and utility relocations.

FISCAL IMPACT:

Project Expenses

Description	Phase 1 Bid/Actual	Phase 2 Bid/Actual	Project Budget/Actual	Phase 1 Budget	Phase 2 Budget	Total Budget	Bid/Actual Vs. Budget
Engineering	$507,000	$460,000	$967,000	$555,460	$200,000	$755,460	**($211,540)**
Easement	$99,590	$13,000	$112,590	$100,000	$16,000	$116,000	**$3,410**
Construction	$3,569,146	**$3,434,558**	$7,003,704	$3,608,000	$2,902.000	$6,510,000	**($493,704)**
CM & Testing	$255,000	$310,026	$565,026	$206,000	$127,000	$333,000	**(232,026)**
Contingency	$400,000	$400,000	$800,000	$635,000	$650,000	$1,285,000	**$485,000**
TOTAL	$4,830,736	$4,617,584	**$9,448,320**	$5,104,460	$3,895,000	**$8,999,460**	**($448,860)**

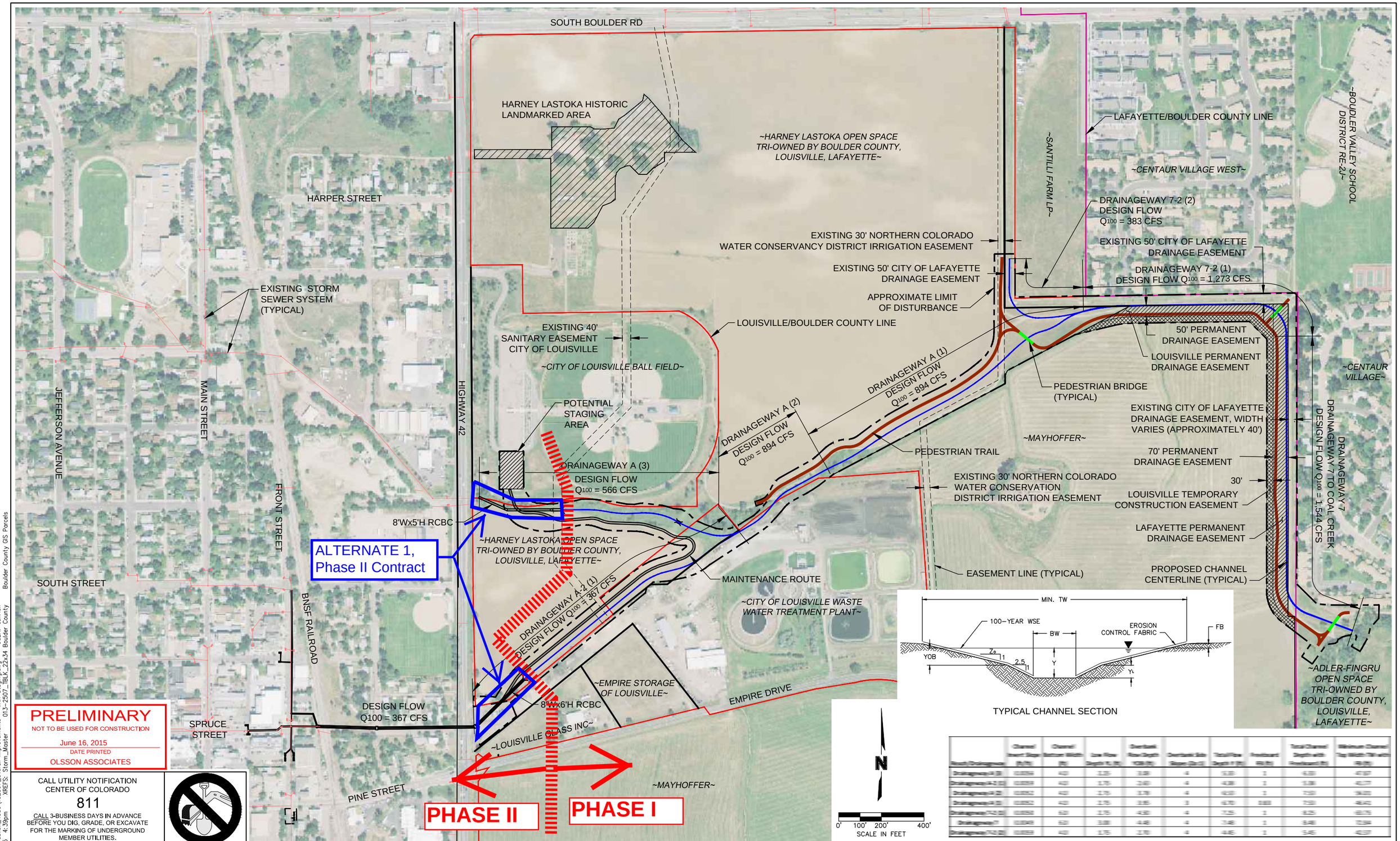
Project Revenues

Description	Actual
Lafayette IGA Contribution	$858,437
UDFCD IGA Contribution	$1,297,500
Louisville Stormwater Fund IGA Cash Contribution / UDFCD Required Match	$1,297,500
Louisville Only Portion State Revolving Fund Loan Proceeds (Bond) *	$5,379,029
Louisville Only Portion Stormwater Fund Cash Reserves *	$615,854
TOTAL	**$9,448,320**

* Bond amount requested was lowered from $7,000,000 to $5,379,029 to minimize debt service driven rate increases in the future. $615,854 Cash reserves make up difference without encumbering future rates with debt service requirements.

RECOMMENDATION:
Staff recommends City Council award the construction agreement to Action Direct, LLC dba Redpoint Contracting for $3,434,558 and authorize staff to contract addenda up to $400,000 for additional work and project contingency, as well as authorize the Mayor and City Clerk to sign and execute contract documents on behalf of the City.

ATTACHMENT(S):
1. Project Overall Map
2. Agreement



PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
June 16, 2015
DATE PRINTED
OLSSON ASSOCIATES

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REV NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

OLSSON ASSOCIATES
4690 Table Mountain Drive
Suite 200
Golden, CO 80403
TEL 303.237.2072
FAX 303.237.2659

designed by: CU/JM
drawn by: MO/CU
checked by: DK/DO
project no.: 013-2507
date: 05/2015

URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
CITY OF LOUISVILLE

LAFAYETTE-LOUISVILLE BOUNDARY AREA DRAINAGE IMPROVEMENTS

OVERALL DRAINAGE IMPROVEMENTS

FIGURE 1

DWG: C:\Temp\AcPublish_4580\132507_Overall Improvements - with Staging.dwg USER: cubrich
DATE: Jun 16, 2015 4:39pm XREFS: Storm_Master 013-2507_TBLK_22x34 Boulder County Boulder County GIS Parcels

AGREEMENT

THIS AGREEMENT is made and entered into this 15th day of December in the year 2015 by and between:

CITY OF LOUISVILLE, COLORADO
(hereinafter called OWNER)

and

ACTION DIRECT LLC dba REDPOINT CONTRACTING
(hereinafter called CONTRACTOR)

OWNER and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows.

ARTICLE 1. WORK

CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

PROJECT: LAFAYETTE/LOUISVILLE BOUNDARY AREA DRAINAGE IMPROVEMENT PROJECT: PHASE II
PROJECT NUMBER: 053-499-55840-99

CONTRACTOR shall complete all Work as specified or indicated in the Contract documents. This Contract is subject to all requirements of the State Revolving Fund (SRF) program including, but not limited to American Iron and Steel (AIS), and Davis Bacon wages per wage determination number CO150012 10/16/2015 CO12 and Exhibit A.

CONTRACTOR must comply during bidding and construction with the SRF required bid specifications found in Sections 01800 through 01802.

ARTICLE 2. CONTRACT TIMES

2.1 The CONTRACTOR shall substantially complete all work by July 8, 2016 and within **130 Contract Days** after the date when the Contract Time commences to run. The Work shall be completed and ready for final payment in accordance with paragraph 14.13 of the General Conditions within **20 Contract Days** after the date when the Contract Times commence to run. The Contract Times shall commence to run on the day indicated in the Notice to Proceed.

2.2 LIQUIDATED DAMAGES. The OWNER and the CONTRACTOR agree and recognize that time is of the essence in this contract and that the OWNER will suffer financial loss if the Work is not substantially complete by the date specified in paragraph 2.1 above, plus any extensions thereof allowed in accordance with the Article 12 of the General Conditions. OWNER and CONTRACTOR also agree that such damages are uncertain in amount and difficult to measure accurately. Accordingly, the OWNER and CONTRACTOR agree that as liquidated damages, and not as a penalty, for delay in performance the CONTRACTOR shall pay the OWNER **THREE THOUSAND DOLLARS ($3,000)** for each and every **Contract Day** and portion thereof that expires after the time specified above for substantial completion of the Work until the same is finally complete and ready for final payment. The liquidated damages herein specified shall only apply to the CONTRACTOR's delay in performance, and shall not include litigation or attorneys' fees incurred by the OWNER, or other incidental

or consequential damages suffered by the OWNER due to the CONTRACTOR's performance. If the OWNER charges liquidated damages to the CONTRACTOR, this shall not preclude the OWNER from commencing an action against the CONTRACTOR for other actual harm resulting from the CONTRACTOR's performance, which is not due to the CONTRACTOR's delay in performance.

ARTICLE 3. CONTRACT PRICE

3.1 The OWNER shall pay in current funds, and the CONTRACTOR agrees to accept in full payment for performance of the Work, subject to additions and deductions from extra and/or omitted work and determinations of actual quantities as provided in the Contract Documents, the Contract Price of Three Million Four Hundred Thirty-four Thousand Five Hundred Fifty-eight dollars ($3,434,558.00) as set forth in the Bid Form of the CONTRACTOR dated November 23, 2015.

As provided in paragraph 11.9 of the General Conditions estimated quantities are not guaranteed, and determinations of actual quantities and classification are to be made by ENGINEER as provided in paragraph 9.10 of the General Conditions. Unit prices have been computed as provided in paragraph 11.9 of the General Conditions.

ARTICLE 4. PAYMENT PROCEDURES

CONTRACTOR shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by OWNER as provided in the General Conditions.

4.1 PROGRESS PAYMENTS. OWNER shall make progress payments on the basis of CONTRACTOR's Applications for Payment as recommended by ENGINEER, on or about the third Wednesday of each month during construction as provided below. All progress payments will be on the basis of the progress of the Unit Price Work based on the number of units completed as provided in the General Conditions.

4.1.1.1 Prior to final completion and acceptance, progress payments will be made in the amount equal to 95 percent of the calculated value of completed Work, and/or 95 percent of materials and equipment not incorporated in the Work (but delivered, suitably stored and accompanied by documentation satisfactory to OWNER as provided in 14.2 of the General Conditions), but in each case, less the aggregate of payments previously made and such less amounts as ENGINEER shall determine, or OWNER may withhold, in accordance with paragraph 14.7 of the General Conditions.

If OWNER finds that satisfactory progress is being made in any phase of the Work, it may, in its discretion and upon written request by the CONTRACTOR, authorize final payment from the withheld percentage to the CONTRACTOR or subcontractors who have completed their work in a manner finally acceptable to the OWNER. Before any such payment may be made, the OWNER must, in an exercise of its discretion, determine that satisfactory and substantial reasons exist for the payment and there must be provided to the OWNER written approval from any surety furnishing bonds for the Work.

Nothing contained in this provision shall preclude the OWNER and CONTRACTOR from making other arrangements consistent with C.R.S. 24-91-105 prior to contract award.

4.2 FINAL PAYMENT. Upon final completion and acceptance of the Work in accordance with paragraph 14.13 of the General Conditions, OWNER shall pay the remainder of the Contract Price as provided in said paragraph 14.13 of the General Conditions.

ARTICLE 5. CONTRACTOR'S REPRESENTATIONS

In order to induce OWNER to enter into this Agreement CONTRACTOR makes the following representations:

5.1 CONTRACTOR has examined and carefully studied the Contract Documents, (including the Addenda listed in paragraph 6.10) and the other related data identified in the Bidding Documents including "technical".

5.2 CONTRACTOR has inspected the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance or furnishing of the Work.

5.3 CONTRACTOR is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress and furnishing of the Work.

5.4 CONTRACTOR has carefully studied all reports of exploration and tests of subsurface conditions at or contiguous to the site and all drawings of physical conditions relating to surface or subsurface structures at or contiguous to the site (Except Underground facilities) which have been identified in the General Conditions as provided in paragraph 4.2.1 of the General Conditions. CONTRACTOR accepts the determination set forth in paragraph 4.2 of the General Conditions. CONTRACTOR acknowledges that such reports and drawings are not Contract Documents and may not be complete for CONTRACTOR's purposes. CONTRACTOR acknowledges that OWNER and ENGINEER do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Contract Documents with respect to such reports, drawings or to Underground Facilities at or contiguous to the site. CONTRACTOR has conducted, obtained and carefully studied (or assume responsibility for having done so) all necessary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the site or otherwise which may affect cost, progress, performance or furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences and procedures of construction to be employed by CONTRACTOR and safety precautions and programs incident thereto. CONTRACTOR does not consider that any additional examinations, investigations, explorations, tests, studies or data are necessary for the performance and furnishing of the Work at the Contract Price, within the Contract Times and in accordance with the other terms and conditions of the Contract Documents.

5.5 CONTRACTOR has reviewed and checked all information and data shown or indicated on the Contract Documents with respect to existing Underground Facilities at or contiguous to the site and assumes responsibility for the accurate location of said Underground Facilities. No additional examinations, investigations, explorations, tests, reports, studies or similar information or data in respect of said Underground Facilities are or will be required by CONTRACTOR in order to perform and furnish the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents, including specifically the provisions of paragraph 4.3 of the General Conditions.

5.6 CONTRACTOR is aware of the general nature of work to be performed by OWNER and others at the site that relates to the Work as indicated in the Contract Documents.

5.7 CONTRACTOR has correlated the information known to CONTRACTOR, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents and all additional examinations, investigations, explorations, tests studies and data with the Contract Documents.

5.8 CONTRACTOR has given ENGINEER written notice of all conflicts, errors, ambiguities or discrepancies that CONTRACTOR has discovered in the Contract Documents and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR, and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing the Work.

ARTICLE 6. CONTRACT DOCUMENTS

The Contract Documents, which constitute the entire agreement between OWNER and CONTRACTOR concerning the Work, are all written documents, which define the Work and the obligations of the Contractor in performing the Work and the OWNER in providing compensation for the Work. The Contract Documents include the following:

6.1 Invitation to Bid.

6.2 Instruction to Bidders.

6.3 Bid Form.

6.4 This Agreement.

6.5 General Conditions.

6.6 Supplementary Conditions.

6.7 General Requirements.

6.8 Technical Specifications listed in the Table of Contents and found on the Urban Drainage and Flood Control District website at http://www.udfcd.org/downloads/down_dist_spec.html .

6.9 Drawings with each sheet bearing the title: **Lafayette/Louisville Boundary Area Drainage Improvements Project: Phase II**

6.10 Change Orders, Addenda and other documents which may be required or specified including:

6.10.1 Addenda No. _1_ to _6__ exclusive
6.10.2 Documentation submitted by CONTRACTOR prior to Notice of Award.
6.10.3 Schedule of Subcontractors
6.10.4 Anti-Collusion Affidavit
6.10.5 Certification of EEO Compliance
6.10.6 Notice of Award
6.10.7 Performance Bond
6.10.8 Labor and Material Payment Bond
6.10.9 Certificates of Insurance
6.10.10 Notice to Proceed

6.10.11 Contractor's Proposal Request
6.10.12 Contractor's Overtime Request
6.10.13 Field Order
6.10.14 Work Change Directive
6.10.15 Change Order
6.10.16 Application for Payment
6.10.17 Certificate of Substantial Completion
6.10.18 Claim Release
6.10.19 Final Inspection Report
6.10.20 Certificate of Final Completion
6.10.21 Guarantee Period Inspection Report

6.11 The following which may be delivered or issued after the Effective Date of the Agreement and are attached hereto: All Written Amendments and other documents amending, modifying, or supplementing the Contract Documents pursuant to paragraphs 3.5 and 3.6 of the General Conditions.

6.12 In the event of conflict between the above documents, the prevailing document shall be as follows:

1. Permits from other agencies as may be required.

2. Special Provisions and Detail Drawings.

3. Technical Specifications and Drawings. Drawings and Technical Specifications are intended to be complementary. Anything shown or called for in one and omitted in another is binding as if called for or shown by both.

4. Supplementary Conditions.

5. General Conditions.

6. City of Louisville Design and Construction Standards.

7. Reference Specifications.

In case of conflict between prevailing references above, the one having the more stringent requirements shall govern.

There are no Contract Documents other than those listed above in this Article 6. The Contract Documents may only be amended, modified or supplemented as provided in paragraphs 3.5 and 3.6 of the General Conditions.

ARTICLE 7. MISCELLANEOUS

7.1 Terms used in this Agreement, which are defined in Article 1 of the General Conditions, shall have the meanings indicated in the General Conditions.

7.2 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written

consent to an assignment no assignment will release or discharge that assignor from any duty or responsibility under the Contract Documents.

7.3 OWNER and CONTRACTOR each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect to all covenants, agreements and obligations contained in the Contract Documents.

ARTICLE 8. OTHER PROVISIONS

IN WITNESS WHEREOF, OWNER and CONTRACTOR have signed this Agreement in duplicate. One counterpart each has been delivered to OWNER and CONTRACTOR. All portions of the Contract Documents have been signed, initialed or identified by OWNER and CONTRACTOR.

This Agreement will be effective on _____, 2015.

OWNER: CITY OF LOUISVILLE, COLORADO

By: _____
Robert P. Muckle, Mayor

(CORPORATE SEAL)

Attest: _____
Nancy Varra, City Clerk

Address for giving notices:

749 Main Street
Louisville, Colorado
80027

Attention: City Engineer

CONTRACTOR: Redpoint Contracting

By: _____

(CORPORATE SEAL)

Attest: _____

Address for giving notices:

Action Direct LLC dba Redpoint Contracting
1550 Larimer Street, Suite 119
Denver, Colorado 80202

Attn: _____

City of Louisville
COLORADO • SINCE 1878

CITY COUNCIL COMMUNICATION
AGENDA ITEM 5J

SUBJECT: **RESOLUTION NO. 91, SERIES 2015 – A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF LOUISVILLE AND AXIOM STRATEGIES, INC. TO FURNISH LOBBYIST SERVICES TO THE US 36 MAYORS AND COMMISSIONERS COALITION**

DATE: **DECEMBER 15, 2015**

PRESENTED BY: **ROBERT MUCKLE, MAYOR**
HEATHER BALSER, CITY MANAGER'S DEPARTMENT

SUMMARY: The US 36 Mayors and Commissioners Coalition (MCC) which previously included Boulder, Boulder County, Broomfield, Longmont, Louisville, Superior and Westminster, recently added Adams County, Lafayette and Erie to its membership. This was a result of the North West Area Mobility (NAMS) Study recommendations which included a number of mobility improvements that directly benefit the communities of Adams County, Lafayette and Erie such as arterial BRT on US 287 and Highway 7 and bi-directional lanes on I-25 and US 36. Further, the MCC has decided to seek state lobbying services to pursue state and regional funding for the NAMS recommendations and other priorities such as Bus on Shoulder legislation (BOS) for US 36. The proposed contract and associated scope of work (Exhibit A of 2nd attachment) is attached which further outlines the specific objectives for the contract cycle. This contract would begin in January 1 of 2016 at a cost of 36,000 annually. Louisville's share among the 10 MCC members has been calculated at $2,160. Louisville has been asked and agreed to administer this contract, as it currently administers the federal lobbying contract on behalf of the MCC.

The City each year has approved a contract with Dutko Worldwide, LLC (DW) and Boyagian Consulting, LLC (BC) to perform federal lobbyist services for the MCC. The current contract expires February 14, 2016. The MCC will be seeking to continue this contract once again in February of 2016 for a total cost of $60,000 (same cost as 2015). Louisville's share in 2015 was $6,660. However with the additional members, Louisville's share will be $4,350 in 2016. Thus the combination of the federal and state lobbying services for the MCC in 2016 at $6,510 will be less than the $6,600 previously spent in 2015.

The City will be collecting from all participating parties and holding the funds in a liability account to pay the monthly bills as they are incurred. Full payment from all the participating jurisdictions will be provided by the end of the month.

FISCAL IMPACT: Louisville's contribution for the state lobbying contract with Axiom is $2,160 in 2016. The breakdown of costs among the communities based on population is as follows: Erie, Lafayette, Louisville and Superior pay $2,160; Broomfield pays

$3,240 and Boulder, Boulder County, Longmont and Westminster pay $6,048 annually.

The 2016 budget includes $14,500 for these purposes/MCC lobbying.

RECOMMENDATION: Approve Resolution No. 91, Series 2016

ATTACHMENT(S):
1. Resolution No. 91, Series 2016
2. Axiom Strategies, Inc. Agreement

RESOLUTION NO. 91
SERIES 2015

A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF LOUISVILLE AND AXIOM STRATEGIES, INC. TO FURNISH LOBBYIST SERVICES TO THE US 36 MAYORS AND COMMISSIONERS COALITION

WHEREAS, the US 36 Mayors and Commissioners Coalition, hereinafter referred to as the "US 36 MCC," wishes to better promote its position on transportation issues of concern at the regional and state levels, be it legislative, regulatory, or other; and

WHEREAS, the City and the US 36 MCC desire that the City act on behalf of the US 36 MCC in engaging lobbyists to render professional lobbying services in connection with transportation issues; and

WHEREAS, the cities of Boulder, Lafayette, Longmont, Westminster, Erie, Superior, and Louisville, the City and Counties of Boulder and Broomfield have agreed to mutually participate in the funding of the lobbyists; and

WHEREAS, the City and Axiom Strategies, Inc., desire to enter into an independent contractor agreement ("Agreement") for the purpose of providing state legislative, governmental and political consulting services for the period of January 1, 2016 to December 31, 2016; and

WHEREAS, the City Council by this Resolution desires to approve said Agreement and authorize its execution;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

1. The proposed Independent Contractor Agreement by and between the City of Louisville and Axiom Strategies, Inc. for State Legislative, Governmental and Political Consulting Services (the "Agreement"), for the provision of such services for a period between January 1, 2016 and December 31, 2016, is hereby approved in essentially the same form as the copy of such Agreement accompanying this Resolution.

2. The Mayor is authorized to execute the Agreement on behalf of the City, except that the Mayor or City Manager is hereby further granted authority to negotiate and approve such revisions to said Agreement as the Mayor or City Manager determines are necessary or desirable for the protection of the City, so long as the essential terms and conditions of the Agreement are not altered.

PASSED AND ADOPTED this _____ day of _____, 2015.

_____
Robert P. Muckle, Mayor

ATTEST:

_____
Nancy Varra, City Clerk

INDEPENDENT CONTRACTOR AGREEMENT
BY AND BETWEEN THE CITY OF LOUISVILLE
AND AXIOM STRATEGIES, INC.
FOR STATE LEGISLATIVE, GOVERNMENTAL AND POLITICAL CONSULTING SERVICES

1.0 PARTIES

The parties to this Agreement are the **City of Louisville**, a Colorado home rule municipal corporation, hereinafter referred to as the "City", and **Axiom Strategies, Inc.,** a Colorado corporation, hereinafter referred to as the "Contractor".

2.0 RECITALS AND PURPOSE

2.1 The City on behalf of the US 36 Mayors and Commissioners Coalition ("MCC") desires to engage the Contractor for the purpose of providing state legislative, governmental and political consulting services as further set forth in the Contractor's Scope of Services (which services are hereinafter referred to as the "Services").

2.3 The Contractor represents that it has the special expertise, qualifications and background necessary to complete the Services.

3.0 SCOPE OF SERVICES

The Contractor agrees to provide the City with the specific Services and to perform the specific tasks, duties and responsibilities set forth in Scope of Services attached hereto as Exhibit "A" and incorporated herein by reference. Contractor shall furnish all tools, labor and supplies in such quantities and of the proper quality as are necessary to professionally and timely perform the Services. Contractor acknowledges that this Agreement does not grant any exclusive privilege or right to supply Services to the City.

4.0 COMPENSATION

4.1 The City shall pay the Contractor for Services under this Agreement a total not to exceed the amounts set forth in Exhibit "A" attached hereto and incorporated herein by this reference. The foregoing amounts of compensation shall be inclusive of all costs of whatsoever nature associated with the Contractor's efforts, including but not limited to salaries, outside Contractor fees, benefits, overhead, administration, profits, and expenses (including without limitation meals, mileage, parking, travel expenses, copying, phone, fax) and other expenses, excluding only reimbursable expenses that have the prior written approval of the City Manager or Deputy City Manager. The Scope of Services and payment therefor shall only be changed by a properly authorized amendment to this Agreement. No City employee has the authority to bind the City with regard to any payment for any Services which exceeds the amount payable under the terms of this Agreement.

4.2 The Contractor shall submit monthly an invoice to the City for the monthly Services Fee, together with a detailed expense report for any pre-approved, reimbursable expenses incurred during the previous month. The invoice shall document the Services provided during the preceding month, identifying by work category and subcategory the work and tasks performed and such other information as may be required by the City. The Contractor shall provide such additional backup documentation as may be required by the City. The City shall pay the invoice within thirty (30) days of receipt unless the Services or the documentation therefor are unsatisfactory. Payments made after thirty (30) days may be assessed an interest charge of one percent (1%) per month unless the delay in payment resulted from unsatisfactory work or documentation therefor.

5.0 PROJECT REPRESENTATION

5.1 The City designates Heather Balser as the responsible City staff to provide direction to the Contractor during the conduct of the Services. The Contractor shall comply with the directions given by Heather Balser and such person's designees.

5.2 The Contractor designates Melissa Osse as its project manager and as the principal in charge who shall be providing the Services under this Agreement. Should any of the representatives be replaced, particularly Melissa Osse, and such replacement require the City or the Contractor to undertake additional reevaluations, coordination, orientations, etc., the Contractor shall be fully responsible for all such additional costs and services.

6.0 TERM

The term of this Agreement shall be January 1, 2016 to December 31, 2016, unless sooner terminated pursuant to Section 13, below. The Contractor's Services under this Agreement shall commence upon execution of this Agreement by the City and Contractor shall proceed with diligence and promptness so that the Services are completed in a timely fashion consistent with the City's requirements.

7.0 INSURANCE

7.1 The Contractor agrees to procure and maintain, at its own cost, the policies of insurance set forth in Subsections 7.1.1 through 7.1.2. The Contractor shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this Agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types. The coverages required below shall be procured and maintained with forms and insurers acceptable to the City. All coverages shall be continuously maintained from the date of commencement of Services hereunder. The required coverages are:

7.1.1 Workers' Compensation insurance as required by the Labor Code of the State of Colorado and Employers Liability Insurance. Evidence of qualified self-insured status may be substituted.

7.1.2 General Liability insurance with minimum combined single limits of ONE MILLION DOLLARS ($1,000,000) each occurrence and TWO MILLION DOLLARS ($2,000,000) aggregate. The policy shall include the City of Louisville as additional insured with primary coverage as respects the City of Louisville and shall contain a severability of interests provision.

7.2 The Contractor's general liability insurance shall be endorsed to include the City as additional insured, unless the City in its sole discretion waives such requirement. Each policy required above shall be primary insurance, and any insurance carried by the City, its officers, or its employees, shall be excess and not contributory insurance to that provided by the Contractor. Such policies shall contain a severability of interests provision. The Contractor shall be solely responsible for any deductible losses under each of the policies required above. The Contractor agrees that the respective insurance policies required above shall each contain a waiver of subrogation waiving rights of subrogation against the City and MCC.

7.3 Certificates of insurance shall be provided by the Contractor as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect, and shall be subject to review and approval by the City. No required coverage shall be cancelled, terminated or materially changed until at least 30 days prior written notice has been given to the City. The City reserves the right to request and receive a certified copy of any policy and any endorsement thereto.

7.4 Failure on the part of the Contractor to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of contract upon which the City may immediately terminate this Agreement, or at its discretion may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the City shall be repaid by Contractor to the City upon demand, or the City may offset the cost of the premiums against any monies due to Contractor from the City.

7.5 The parties understand and agree that the City is relying on, and does not waive or intend to waive by any provision of this contract, the monetary limitations (presently $350,000 per person and $990,000 per occurrence) or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, § 24-10-101 et seq., 10 C.R.S., as from time to time amended, or otherwise available to the City, its officers, or its employees.

8.0 INDEMNIFICATION

To the fullest extent permitted by law, the Contractor agrees to indemnify and hold harmless the City, and its elected and appointed officers and its employees, from and against all liability, claims, and demands, on account of any injury, loss, or damage, which arise out of or are connected with the Services hereunder, if such injury, loss, or damage is caused by the negligent act, omission, or other fault of the Contractor or any subcontractor of the Contractor, or any officer, employee, or agent of the Contractor or any subcontractor, or any other person for whom

Contractor is responsible. The Contractor shall investigate, handle, respond to, and provide defense for and defend against any such liability, claims, and demands. The Contractor shall further bear all other costs and expenses incurred by the City or Contractor and related to any such liability, claims and demands, including but not limited to court costs, expert witness fees and attorneys' fees if the court determines that these incurred costs and expenses are related to such negligent acts, errors, and omissions or other fault of the Contractor. The City shall be entitled to its costs and attorneys' fees incurred in any action to enforce the provisions of this Section 8.0. The Contractor's indemnification obligation shall not be construed to extend to any injury, loss, or damage which is caused by the act, omission, or other fault of the City.

9.0 QUALITY OF WORK

Contractor's Services shall be performed in accordance with the highest professional workmanship and service standards in the field to the satisfaction of the City.

10.0 INDEPENDENT CONTRACTOR

It is the expressed intent of the parties that the Contractor is an independent contractor and not the agent, employee or servant of the City, and that:

10.1. CONTRACTOR SHALL SATISFY ALL TAX AND OTHER GOVERNMENTALLY IMPOSED RESPONSIBILITIES INCLUDING, BUT NOT LIMITGED TO, PAYMENT OF STATE, FEDERAL AND SOCIAL SECURITY TAXES, UNEMPLOYMENT TAXES, WORKERS' COMPENSATION AND SELF-EMPLOYMENT TAXES. NO STATE, FEDERAL OR LOCAL TAXES OF ANY KIND SHALL BE WITHHELD OR PAID BY THE CITY.

10.2. CONTRACTOR IS NOT ENTITLED TO WORKERS' COMPENSATION BENEFITS EXCEPT AS MAY BE PROVIDED BY THE INDEPENDENT CONTRACTOR NOR TO UNEMPLOYMENT INSURANCE BENEFITS UNLESS UNEMPLOYMENT COMPENSATION COVERAGE IS PROVIDED BY THE INDEPENDENT CONTRACTOR OR SOME ENTITY OTHER THAN THE CITY.

10.3. Contractor does not have the authority to act for the City, or to bind the City in any respect whatsoever, or to incur any debts or liabilities in the name of or on behalf of the City.

10.4. Contractor has and retains control of and supervision over the performance of Contractor's obligations hereunder and control over any persons employed by Contractor for performing the Services hereunder.

10.5. The City will not provide training or instruction to Contractor or any of its employees regarding the performance of the Services hereunder.

10.6. Neither the Contractor nor any of its officers or employees will receive benefits of any type from the City.

10.7. Contractor represents that it is engaged in providing similar services to other clients and/or the general public and is not required to work exclusively for the City.

10.8. All Services are to be performed solely at the risk of Contractor and Contractor shall take all precautions necessary for the proper and sole performance thereof.

10.9. Contractor will not combine its business operations in any way with the City's business operations and each party shall maintain their operations as separate and distinct.

11.0 ASSIGNMENT

Contractor shall not assign or delegate this Agreement or any portion thereof, or any monies due to or become due hereunder without the City's prior written consent.

12.0 DEFAULT

Each and every term and condition hereof shall be deemed to be a material element of this Agreement. In the event either party should fail or refuse to perform according to the terms of this Agreement, such party may be declared in default.

13.0 TERMINATION

13.1 This Agreement may be terminated by either party for material breach or default of this Agreement by the other party not caused by any action or omission of the other party by giving the other party written notice at least thirty (30) days in advance of the termination date. Termination pursuant to this subsection shall not prevent either party from exercising any other legal remedies which may be available to it.

13.2 In addition to the foregoing, this Agreement may be terminated by the City for its convenience and without cause of any nature by giving written notice at least fifteen (15) days in advance of the termination date. In the event of such termination, the Contractor will be paid for the reasonable value of the Services rendered to the date of termination, not to exceed a pro-rated daily rate, for the Services rendered to the date of termination, and upon such payment, all obligations of the City to the Contractor under this Agreement will cease. Termination pursuant to this Subsection shall not prevent either party from exercising any other legal remedies which may be available to it.

14.0 INSPECTION AND AUDIT

The City and its duly authorized representatives shall have access to any books, documents, papers, and records of the Contractor that are related to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

15.0 DOCUMENTS

All computer input and output, analyses, plans, documents photographic images, tests, maps, surveys, electronic files and written material of any kind generated in the performance of this Agreement or developed for the City in performance of the Services are and shall remain the sole and exclusive property of the City. All such materials shall be promptly provided to the City upon request therefor and at the time of termination of this Agreement, without further charge or expense to the City and in hardcopy or an electronic format acceptable to the City, or both, as the City shall determine. Contractor shall not provide copies of any such material to any other party without the prior written consent of the City. Contractor shall not use or disclose confidential information of the City for purposes unrelated to performance of this Agreement without the City's written consent.

16.0 ENFORCEMENT

16.1 In the event that suit is brought upon this Agreement to enforce its terms, the parties shall each bear and be responsible for their own attorneys' fees and court costs.

16.2 Colorado law shall apply to the construction and enforcement of this Agreement. The parties agree to the jurisdiction and venue of the courts of Boulder County and the federal district court for the District of Colorado in connection with any dispute arising out of or in any matter connected with this Agreement.

17.0 COMPLIANCE WITH LAWS; WORK BY ILLEGAL ALIENS PROHIBITED

17.1 Contractor shall be solely responsible for compliance with all applicable federal, state, and local laws, including the ordinances, resolutions, rules, and regulations of the City; for payment of all applicable taxes; and obtaining and keeping in force all applicable permits and approvals.

17.2 Exhibit B, the "City of Louisville Public Services Contract Addendum-Prohibition Against Employing Illegal Aliens", is attached hereto and incorporated herein by reference. There is also attached hereto a copy of Contractor's Pre-Contract Certification which Contractor has executed and delivered to the City prior to Contractor's execution of this Agreement.

17.3 Contractor acknowledges that the City of Louisville Code of Ethics provides that independent contractors who perform official actions on behalf of the City which involve the use of discretionary authority shall not receive any gifts seeking to influence their official actions on behalf of the City, and that City officers and employees similarly shall not receive such gifts. Contractor agrees to abide by the gift restrictions of the City's Code of Ethics.

18.0 INTEGRATION AND AMENDMENT

This Agreement represents the entire Agreement between the parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the parties.

19.0 NOTICES

All notices required or permitted under this Agreement shall be in writing and shall be given by hand delivery, by United States first class mail, postage prepaid, registered or certified, return receipt requested, by national overnight carrier, or by facsimile transmission, addressed to the party for whom it is intended at the following address:

If to the City:

City of Louisville
Attn: City Manager
749 Main Street
Louisville, Colorado 80027
Telephone: (303) 335-4533
Fax: (303) 335-4550

If to the Contractor:

Axiom Strategies, Inc.
President, Micki Hackenberger
225 East 16th Avenue, Suite 260
Denver, CO 80203

Any such notice or other communication shall be effective when received as indicated on the delivery receipt, if by hand delivery or overnight carrier; on the United States mail return receipt, if by United States mail; or on facsimile transmission receipt. Either party may by similar notice given, change the address to which future notices or other communications shall be sent.

In witness whereof, the parties have executed this Agreement to be effective as of the day and year of signed by the City.

CITY OF LOUISVILLE,
a Colorado home rule municipal corporation

By:_____ _____
Robert P. Muckle, Mayor Date

Attest:_____ _____
Nancy Varra, City Clerk Date

CONTRACTOR:
Axiom Strategies, Inc.

By:_____
Title:_____ _____
Date

Exhibit A – Scope of Services

2016 Project Goals

1) Serve as the MCC's professional advisor and representative in connection with all matters involving the RTD, the Colorado General Assembly, the Governor's Office, CDOT HPTE and DRCOG.
2) Monitor and ongoing reporting of actual or anticipated legislation or other policy decisions under consideration of particular interest to the MCC.
3) Ensure NAMS priority projects on any "lists" at the state level that might move forward at the legislature or onto the ballot.
4) Communicate or assist with the communication of the MCC interests and positions on transportation matters to RTD, state legislators, the Governor's office, CDOT, DRCOG and other leaders at the capitol as necessary. This may involve assistance with arranging meetings between MCC representatives and Colorado transportation leaders or with preparing MCC representatives for such meetings.
5) Regular communication with the MCC and attendance on an as needed basis of MCC meetings which take place at least monthly at locations that currently alternate between Broomfield and Superior.
6) Close communication and coordination with the MCC's existing federal lobbyists, Grayling and Levon Boyagian.

MCC's Legislative Interests: The scope of issues of concerns to the MCC is captured in the attached April 9, 2015 letter from the MCC to RTD, and its attachment, the "NAMS Local Stakeholder Consensus Document (Attachment B)." The MCC will from year to year focus on select priorities from this document, and will rely on advice from the chosen state lobbyists to make those decisions.

2016 Priorities

1. US 36 BRT System
    a. Church Ranch Boarding Platforms
    b. Improvements to Westminster Center Pedestrian Bridge
    c. Structured Parking in Broomfield
    d. First and Final Mile Connections
    e. Operating Plan Improvements
    f. Bus-on-Shoulder legislation

2. Arterial BRT
    a. State Highway 119 from Longmont to Boulder is the highest priority arterial BRT corridor.

b. State Highway 7 connecting North I-25/North Metro Park–n-Ride/Northglenn, Broomfield, Erie, Lafayette and Boulder
c. State Highway 287 connecting Longmont, Lafayette and Broomfield to the US 36 Corridor
d. South Boulder Road connecting Lafayette and Louisville to Boulder
e. 28th Street/Broadway (connecting US 36 BRT and South Boulder Road BRT to Boulder Junction/14th & Walnut)
f. Improved transit connection from Louisville/Lafayette/Superior/Broomfield to US 36 via SH 42/95th Street.
g. 120th Avenue between Broomfield Park-n-Ride and Adams County Government Center

3. North I-25 Bidirectional Infrastructure Improvements Connecting to DUS
   a. BOS Study
   b. Coordination with RTD and CDOT and MCC federal lobbyist on future funding opportunities for short and long term implementation measures
   c. FASTER funding

4. Northwest Rail
   a. Review Progress and Creative Implementation Strategies for Earlier Timeline

Compensation & Expenses

In full consideration of services performed by Axiom described in this Agreement, Axiom shall receive from the City the sum of $3,000 per month due on the 1st day of each month beginning January 1, 2016.

The above-stated fee is intended to be inclusive of all expenses. The City will only reimburse expenses that been approved for reimbursement by the prior written approval of the City Manager or Deputy City Manager. If any such expenses are approved, the written approval therefor shall be a part of this Agreement and reimbursement for such pre-approved expenses will be over and above the monthly retainer.

Exhibit B

City of Louisville Public Services Contract Addendum
Prohibition Against Employing Illegal Aliens

Prohibition Against Employing Illegal Aliens. Contractor shall not knowingly employ or contract with an illegal alien to perform work under this contract. Contractor shall not enter into a contract with a subcontractor that fails to certify to the Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this contract.

Contractor will participate in either the E-verify program or the Department program, as defined in C.R.S. § § 8-17.5-101(3.3) and 8-17.5-101(3.7), respectively, in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under the public contract for services. Contractor is prohibited from using the E-verify program or the Department program procedures to undertake pre-employment screening of job applicants while this contract is being performed.

If Contractor obtains actual knowledge that a subcontractor performing work under this contract for services knowingly employs or contracts with an illegal alien, Contractor shall:

a. Notify the subcontractor and the City within three days that the Contractor has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and

b. Terminate the subcontract with the subcontractor if within three days of receiving the notice required pursuant to this paragraph the subcontractor does not stop employing or contracting with the illegal alien; except that the Contractor shall not terminate the contract with the subcontractor if during such three days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.

Contractor shall comply with any reasonable request by the Department of Labor and Employment made in the course of an investigation that the Department is undertaking pursuant to the authority established in C.R.S. § 8-17.5-102(5).

If Contractor violates a provision of this Contract required pursuant to C.R.S. § 8-17.5-102, City may terminate the contract for breach of contract. If the contract is so terminated, the Contractor shall be liable for actual and consequential damages to the City.

Pre-Contract Certification in Compliance with C.R.S. Section 8-17.5-102(1)

The undersigned hereby certifies as follows:

That at the time of providing this certification, the undersigned does not knowingly employ or contract with an illegal alien; and that the undersigned will participate in the E-Verify program or the Department program, as defined in C.R.S. § § 8-17.5-101(3.3) and 8-17.5-101(3.7), respectively, in order to confirm the employment eligibility of all employees who are newly hired for employment to perform under the public contract for services.

Proposer:
_____

By_____
Title:_____

_____
Date

DISCLOSURE STATEMENT

Vendor must disclose any possible conflict of interest with the City of Louisville including, but not limited to, any relationship with any City of Louisville elected official or employee. Your response must disclose if a known relationship exists between any principal of your firm and any City of Louisville elected official or employee. If, to your knowledge, no relationship exists, this should also be stated in your response. Failure to disclose such a relationship may result in cancellation of a contract as a result of your response. This form must be completed and returned in order for your proposal to be eligible for consideration.

NO KNOWN RELATIONSHIPS EXIST _____

RELATIONSHIP EXISTS (Please explain relationship)

_____

_____

I CERTIFY THAT:

1. I, as an officer of this organization, or per the attached letter of authorization, am duly authorized to certify the information provided herein are accurate and true as of the date; and

2. My organization shall comply with all State and Federal Equal Opportunity and Non-Discrimination requirements and conditions of employment.

_____ _____

Printed or Typed Name Title

_____

Signature

CITY OF LOUISVILLE
EXPENDITURE APPROVALS $25,000.00 - $49,999.99
NOVEMBER 2015

DATE	P.O. #	VENDOR	DESCRIPTION	AMOUNT
11/30/2015	92281	IMS Infrastructure Management	Pavement Condition Survey In 2016, Louisville and Lafayette Public Works Departments will be obtaining the new Lucity pavement management module through which it can generate the next five-year pavement management program. Up to date pavement condition data will generate the most accurate multi-year program. IMS Infrastructure Management Services completed the pavement evaluation for the City of Lafayette in 2012. The two cities approached IMS to provide a proposal to complete a joint project and in doing so, received a joint project discount.	$47,600.00

City of Louisville
COLORADO • SINCE 1878

Department of Planning and Building Safety

749 Main Street • Louisville CO 80027 • 303.335.4592 • www.louisvilleCO.gov

Planning and Building Safety Activity Report
November - 2015

Planning Activity

The list represents projects within the various stages of the City's development approval, including: projects submitted to the Planning Division in referral; projects recommended by the Planning Commission; and those projects approved by City Council during the month. It is important to note approved projects may not be built. Approved Planned Unit Developments (PUDs) remain eligible for issuance of building permits for three years. Activity this month includes:

1. **In referral:** 7 projects (115 units and 270,506sf non-res)
2. **Planning Commission Rec.:** 5 projects (191units and 358,662sf non-res)
3. **Approved by City Council:** 1 Project (449,948 sf non-res)

Planning Summary – November 2015					
Name	**Description**	**Rezoning**	**Plat and/or PUD**		**SRU**
			Preliminary	**Final**	
Downtown / Old Town					
824 South Street	a PUD for 10k com. 2 units			S	
1125 Pine Street	Rezoning and minor plat from 1 to 2 lots			S	
1104 Garfield	Minor plat from 1 to 2 lots			S	
South Boulder Road					
BCHA Plat/PPUD	Plat/PUD for 191 units, 3,100 com. and 2,877 sf community ctr.	CC	CC	**PC**	
The Foundary	GDP/PrePlat/PUD for 55k com. and 48 apt units			S	
Centura Urgent Care	PUD for 8,870sf urgent care			**PC**	
North End Market	GDP/PUD for 40k com and 65 condo units			S	
Colorado Tech Center					
The Park	PUD for 24,219sf Climbing Gym & 5,881sf Brew Pub			PC	
Dillon Storage	PUD for 76,250sf storage & 1,196sf off.			PC	
Allen Co	Reinstate expired PUD 313,715sf flex space			**PC**	
633 CTC	PUD for 153,018sf ind./flex.			S	
Centennial Valley / 88th Street					
Cinnabarre	a PUD Amendment for a larger sign			**CC**	
Cent. Peak Expansion	A PUD Amendment for 12,488 SF addtion			S	
Revitalization District					
DELO Flats	a Pre Plat/PUD/SRU for 33 Apts, 13 Live/work, and 10k sf of Com.		**CC**		
Coal Creek	51 TH/Dplx Units, 30k sf Ret.	CC	CC	S-Hold	

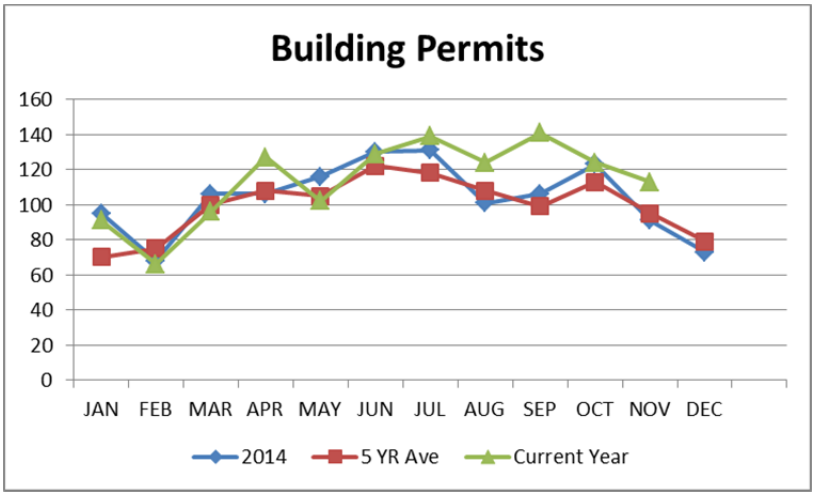
New; S – Submitted; PC – Planning Commission Recommendation; CC – City Council Approval

Development Activity
The status of approved projects is listed below.

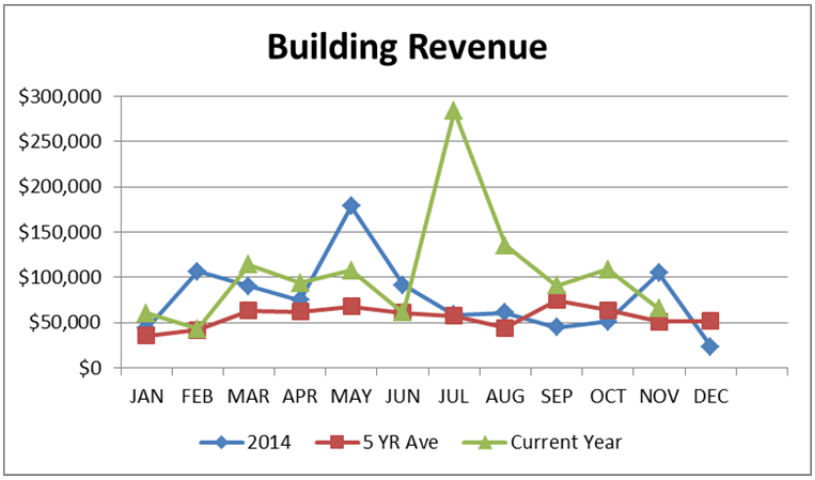
Development Summary – November 2015									
Name	Approved			Permits Issued			Remaining		
	Res. (Units)	Non-Res.		Res. (Units)	Non-Res.		Res. (Units)	Non-Res.	
		SF	Use		SF	Use		SF	Use
ACTIVE PUD (PERMITS ISSUED)									
North End									
Phase 2 – PA#2 / #3	122	-	-	3	-	-	56	-	-
Downtown / Old Town									
Scrapes	-	-	-	-	-	-	-	-	-
927 Main Street	2	-	-	-	-	-	2	-	-
Copper Hill Subdivsion									
Copper Hill	10	-	-	-	-	-	1	-	-
Steel Ranch									
Lanterns	24	-	-	-	-	-	13	-	-
Redevelopment District									
Delo – Phase 1/1A	55	1,000	Office	3	-	-	33	1,000	Office
Sub-Total	**213**	**1,000**	**Office**	**3**	**-**	**Retail**	**105**	**1,000**	**Office**
INACTIVE PUD (NO PERMITS ISSUED)									
CTC									
2000 Taylor		120,877	Flex						
10101 Dillon		449,948	Flex						
North End									
Phase 1 - Block 10	84	-	-						
Phase 2 - PA#1	21(+17*)	65,000	Com						
Downtown / Old Town									
Grain Elevator	-	27,000	Office						
931 Main Street	-	2,200	Office						
945 Front	-	2,995	Com.						
Redevelopment District									
DELO Phase 2	135	31,066	Com/ Off						
DELO Plaza		23,000	Retail						
Sub-Total	**240(+17)***	**722,086**	**Mix**						

* denotes a difference between the GDP and PUD

Construction Activity
Current building revenues are illustrated with the following information.



Summary by Month for Previous Year		
Previous Year 2014		
Month	Permits	Revenues
JAN	95	$43,676
FEB	68	$106,742
MAR	106	$90,464
APR	106	$74,732
MAY	116	$178,765
JUN	130	$91,403
JUL	131	$58,554
AUG	101	$61,003
SEP	106	$44,868
OCT	123	$51,294
NOV	91	$105,160
DEC	73	$23,513



Summary by Month for Last 5 years		
5 Year Average thru 2014		
Month	Avg Permit	Avg Rev
JAN	70	$35,557
FEB	75	$42,262
MAR	100	$63,410
APR	108	$62,280
MAY	105	$67,677
JUN	122	$60,902
JUL	118	$57,851
AUG	108	$44,021
SEP	99	$74,680
OCT	113	$63,857
NOV	95	$51,455
DEC	79	$51,893

BUILDING PERMITS – BY PERMIT TYPE

NOV 2015	Monthly					
	Current Month		Last Year Month		5 year Avg for NOV	
	NOV 2015		NOV 2014			
Permits	Permits	Revenues	Permits	Revenues	Permits	Revenues
New Commercial	0	$ -	1	$ 94	0.2	$ 2,552
Tenant Finish Comm	7	$ 17,658	9	$ 73,282	3	$ 10,534
New Residential (SFD)	3	$ 13,850	3	$ 13,813	1.3	$ 4,510
Scrapes and Rebuilds	0	$ -	0	$ -	0	$ -
Alteration/Addition to Res	13	$ 7,471	11	$ 10,621	5.3	$ 4,325
Duplex	0	$ -	0	$ -	0	$ -
Townhomes 3 & 4 units	0	$ -	0	$ -	0	$ -
Townhomes 5 or more	6	$ 14,858	0	$ -	0	$ -
Multifamily (Apartments)	0	$ -	0	$ -	0	$ -
Demo Residential	4	$ 150	0	$ -	0.4	$ 10
Demo Commercial	0	$ -	0	$ -	0	$ -
Minor and Trade	80	$ 11,532	66	$ 8,445	74.2	$ 12,018
TOTALS	**113**	**$ 65,519**	**90**	**$ 106,255**	**87**	**$ 33,949**

BUILDING REVENUES – BY PERMIT TYPE

NOV 2015	Yearly					
	Current YTD		Previous YTD		5 Year Avg YTD	
	NOV 2015		NOV 2014			
Permits	Permits	Revenues	Permits	Revenues	Permits	Revenues
New Commercial	5	$ 185,173	4	$ 107,112	0.6	$ 12,702
Tenant Finish Comm	75	$ 224,593	82	$ 275,200	12.4	$ 29,943
New Residential (SFD)	33	$ 163,160	22	$ 109,713	21.4	$ 73,823
Scrapes and Rebuilds	6	$ 33,374	7	$ 40,569	1.4	$ 8,465
Alteration/Addition to Res	168	$ 169,196	132	$ 152,673	43.9	$ 40,065
Duplex	13	$ 36,888	0	$ -	2.6	$ 8,194
Townhomes 3 & 4 units	0	$ -	4	$ 10,088	1.5	$ 4,852
Townhomes 5 or more	28	$ 76,308	30	$ 78,532	6.7	$ 17,809
Multifamily (Apartments)	4	$ 171,167	0	$ -	1	$ 16,297
Demo Residential	34	$ 2,142	33	$ 1,650	6.9	$ 343
Demo Commercial	1	$ 50	1	$ 50	0.7	$ 37
Minor and Trade	877	$ 133,539	856	$ 131,657	1232.4	$ 130,548
TOTALS	**1244**	**$ 1,195,590**	**1171**	**$ 907,244**	**1331.5**	**$ 343,078**

LOUISVILLE MUNICIPAL COURT MONTHLY REPORT 2015

TRAFFIC VIOLATIONS	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD 2015	YTD 2014
0 POINT VIOLATIONS	1	0	0	0	6	0	0	0	1	0	0		8	0
1 POINT VIOLATIONS	1	1	0	0	1	0	0	0	0	0	1		4	9
2 POINT VIOLATIONS	3	1	0	3	4	1	3	4	3	4	2		28	50
3 POINT VIOLATIONS	15	7	17	8	5	9	8	9	4	6	4		92	169
4 POINT VIOLATIONS	33	27	39	31	15	25	19	30	28	19	15		281	421
6 POINT VIOLATIONS	2	0	0	1	0	0	0	0	0	0	0		3	3
8 POINT VIOLATIONS	0	0	1	0	0	0	1	0	0	0	0		2	1
12 POINT VIOLATIONS	0	0	0	0	1	0	0	0	0	0	0		1	6
SUB TOTALS	55	36	57	43	32	35	31	43	36	29	22	0	419	659
SPEED VIOLATIONS														
1 POINT VIOLATIONS	0	2	2	4	4	1	4	3	1	0	0		21	25
4 POINT VIOLATIONS	20	33	27	28	13	16	17	20	9	9	11		203	495
6 POINT VIOLATIONS	3	4	2	4	5	3	3	7	6	3	0		40	50
12 POINT VIOLATIONS	0	0	0	0	0	0	0	0	0	0	0		0	0
SUB TOTALS	23	39	31	36	22	20	24	30	16	12	11	0	264	570
PARKING VIOLATIONS														
PARKING	53	24	33	24	17	28	73	113	75	15	8		463	277
PARKING/FIRE LANE	0	1	0	1	0	0	0	0	0	0	0		2	2
PARKING/HANDICAPPEI	1	2	1	2	0	2	3	0	1	5	1		18	25
SUB TOTALS	54	27	34	27	17	30	76	113	76	20	9	0	483	304
CODE VIOLATIONS														
BARKING DOGS	0	1	0	0	0	2	0	1	0	1	0		1	10
DOG AT LARGE	0	0	8	1	0	1	2	1	0	1	0		14	9
WEEDS/SNOW REMOVA	0	0	0	0	0	0	1	0	0	0	0		1	3
JUNK ACCUMULATION	0	1	0	0	0	0	0	2	0	0	0		3	3
FAILURE TO APPEAR	2	3	6	4	2	4	1	5	2	0	2		31	27
RESISTING AN OFFICER	0	0	0	0	0	0	0	0	0	0	0		0	0
DISORDERLY CONDUCT	0	0	0	0	0	1	0	0	0	2	0		3	4
ASSAULT	0	0	0	0	0	0	0	0	0	0	0		0	1
DISTURBING THE PEACI	0	0	0	0	0	0	0	0	0	0	0		0	1
THEFT	0	0	0	0	0	1	0	0	0	0	0		1	6
SHOPLIFTING	0	3	1	0	0	1	0	0	1	0	1		7	10
TRESPASSING	0	0	0	0	1	0	4	0	0	0	1		6	1
HARASSMENT	0	0	0	0	0	0	0	0	0	0	0		0	2
MISC CODE VIOLATIONS	4	2	8	7	1	3	3	7	1	2	5		6	49
SUB TOTALS	6	10	23	12	4	13	11	16	4	6	9	0	114	126
TOTAL VIOLATIONS	138	112	145	118	75	98	143	202	132	67	51	0	1280	1659
CASES HANDLED														
GUILTY PLEAS	70	33	59	45	32	40	78	126	82	24	20		609	429
CHARGES DISMISSED	12	18	20	10	8	14	19	21	10	7	4		143	194
*MAIL IN PLEA BARGAIN	30	33	34	37	16	18	31	25	18	20	12		274	750
AMD CHARGES IN COUF	26	26	30	27	17	23	14	26	19	13	15		236	258
DEF/SUSP SENTENCE	0	2	2	1	2	3	1	4	3	3	0		21	24
TOTAL FINES COLLECTE	$ 9,597.00	$ 9,370.00	$ 14,390.00	$ 11,490.00	$ 5,449.00	$ 5,495.00	$ 12,742.50	$ 11,027.50	$ 7,715.00	$ 7,105.00	$ 6,321.00		$ 100,702.00	$ 151,175.00
COUNTY DUI FINES	$ 1,669.26	$2,286.34	$ 1,536.21	$ 1,839.19	$ 1,345.53	$ 1,669.26	$ 1,362.05	$ 550.56	$ 1,433.00	$ 642.19	$ 1,047.39		$ 15,380.98	$ 15,954.10
TOTAL REVENUE	$ 11,266.26	$ 11,656.34	$ 15,926.21	$ 13,329.19	$ 6,794.53	$ 7,164.26	$ 14,104.55	$ 11,578.06	$ 9,148.00	$ 7,747.19	$ 7,368.39	$ -	$ 116,082.98	$ 167,129.10

CITY COUNCIL COMMUNICATION
AGENDA ITEM 8A

SUBJECT: **2016 CITY COUNCIL APPOINTMENTS TO BOARDS AND COMMISSIONS**

DATE: **DECEMBER 15, 2015**

PRESENTED BY: **MEREDYTH MUTH, CITY MANAGER'S OFFICE**

SUMMARY:
The City Council met in a special meeting on Monday, December 7, and Tuesday, December 8 to interview applicants for 2016 vacancies on the City's boards and commissions. The attached spreadsheets show the 2016 board vacancies and the list of applicants for each board. The complete applications forms for each applicant are available in the December 7 & 8 City Council packet.

At the December 15 meeting, the City Council will vote to appoint applicants to fill the vacant positions for 2016.

FISCAL IMPACT:
None

RECOMMENDATION:
None.

ATTACHMENT(S):
1. Spreadsheet listing 2016 board and commission vacancies and their terms
2. Spreadsheet listing 2016 applicants for each board

2016 Board and Commission Vacancies

Appointee Names	Length of Term	Available Terms
Board of Adjustment		3
	3 Years	January 2016 - December 2018
	3 Years	January 2016 - December 2018
associate	2 Years	Janaury 2016 - December 2017
Building Code Board of Appeals		2
	3 Years	January 2016 - December 2018
	3 Years	January 2016 - December 2018
Cultural Council		3
	3 Years	January 2016 - December 2018
	3 Years	January 2016 - December 2018
	3 Years	January 2016 - December 2018
Golf Course Advisory Board		2
	3 Years	January 2016 - December 2018
	3 Years	January 2016 - December 2018
Historic Preservation Commission		3
	3 Years	January 2015 - December 2017
	3 Years	January 2015 - December 2017
	1 Year	January 2016 - December 2016
One must be preservation professional, one must be an Old Town resident , the same person may fill both roles.		
Historical Commission		5
	4 Years	January 2016 - December 2019
	4 Years	January 2016 - December 2019
	4 Years	January 2016 - December 2019
	3 Years	January 2016 - December 2018
	2 Years	January 2016 - December 2017
Library Board of Trustees		3
	5 Years	January 2016 - December 2020
	5 Years	January 2016 - December 2020
	1 Year	January 2016 - December 2016
Local Licensing Authority		2
	4 Years	January 2016 - December 2019
	4 Years	January 2016 - December 2019
Open Space Advisory Board		3
	3 Years	January 2016 - December 2018
	3 Years	January 2016 - December 2018
	2 Years	January 2016 - December 2017

2016 Board and Commission Vacancies

Parks & Public Landscaping Advisory Board		4
	3 Years	January 2016 - December 2018
	3 Years	January 2016 - December 2018
	2 Years	January 2016 - December 2017
	2 Years	January 2016 - December 2017
Planning Commission		5
	6 Years	January 2016 -December 2021
	6 Years	January 2016 -December 2021
	4 Years	January 2016 - December 2020
	2 Years	January 2016 - December 2017
	2 Years	January 2016 - December 2017
Revitalization Commission		1
	5 Years	January 2016 - December 2020
Sustainability Advisory Board		1
	4 Years	January 2016 - December 2019
	4 Years	January 2016 - December 2019
	4 Years	January 2016 - December 2019
Boulder County Housing & Human Services		1
	3 Years	January 2016 - December 2018

2016 Board and Commission Applicants

Board of Adjustment (3 vacancies)	Building Code Board of Appeals (2 vacancies)	Cultural Council (3 vacancies)	Golf Course Advisory Board (2 vacancies)	Historic Preservation Commission (3 vacancies)	Historical Commission (5 vacancies)	Library Board of Trustees (3 vacancies)
Lowell Campbell (1)	Billy O'Donnell (3)	Deborah Davies (1)	Nate Carey (1)	Mark Brunner~^ (1)	Gordon Madonna (2)	Richard Chamberlin (1)
Thomas DeJong (1)	Tom Ramsey (1)^	Jennifer Strand*	Earl Hauserman (2)	Deborah Fahey*	Dan Mellish*	Renee Gurganus (1)
E. Donaghue-Armstrong (2)	Heidi Tribelhorn (X)^	Black Welch*	Ryan Korte (1)	Gordon Madonna^(1)	Heidi Tribelhorn (X)	Jeannie Schuman* (1)
			Lisa Norgard*	Chuck Thomas~(1)		
			Michele Van Pelt (1)	Cyndi Thomas^ (1)		
				~Preservation Professional		
	^Building Professional			*^Old Town Resident*		

Local Licensing Authority (2 vacancies)	Open Space Advisory Board (3 vacancies)	Parks & Public Landscaping Advisory Board (4 vacancies)	Planning Commission (5 vacancies)	Revitalization Commission (1 vacancy)	Sustainability Advisory Board (3 vacancies)	Boulder County Housing & Human Services (1 vacancy)
Gordon Madonna (3)	David Benjes (X)	Carl Borrmann (2)	David Benjes (X)	David Benjes (X)	Mark Attard (1)	Pat Heinz-Pribyl (1)
Tom Tennessen*(X)	Carl Bormann (1)	Richard Chamberlin (3)	Steve Brauneis*	Steve Fisher*	Jim Bradford*	Angie Layton (1)
Bart Watson (1)	Richard Chamberlin (2)	Mike Crowe (3)	Deborah Davies (3)	Kerry Hanneman (1)	Ashleigh Cropper (1)	
	Mike Crowe (2)	Deborah Davies (2)	Jeff Davies (3)	Allison Johanson (3)	Mike Crowe (1)	
	Jeff Davies (2)	Mike Frontczak*	Thomas DeJong (2)	Stephen Meyer (3)	Jeff Davies (1)	
	Dan Delahunty (1)	Marianne Martin (2)	E. Donaghue-Armstrong (1)		Dan Delahunty (2)	
	Keaton Howe (1)	Ellen Toon*	Earl Hauserman (1)		E. Donaghue-Armstrong (3)	
	Allison Johanson (2)		David Hsu (2)		Kerry Hanneman (2)	
	Marianne Martin (3)		Stephen Meyer (1)		Earl Hauserman (3)	
	Helen Moshak*		Jeff Moline*		David Hsu* (1)	
	Billy O'Donnell (2)		Tom Rice*		Allison Johanson (1)	
	Graeme Patterson (1)		Sherry Sommer (1)		Selma Kuurstra (1)	
	Linda Smith*(1)		Cary Tengler*		Marianne Martin (1)	
			Tom Tennessen (X)		Stephen Meyer (2)	
			Heidi Tribelhorn (X)		Billy O'Donnell (1)	
			James Williams (1)			

updated 12/7/15

* denotes reappointment applicant
(#) numbers denote applicant's board preference, X signifies more than one board listed but no preference identified.
Red text refers to specific board requirements. Please see attached memo.

REVISED 12/14/15

City of Louisville
COLORADO • SINCE 1878

CITY COUNCIL COMMUNICATION
AGENDA ITEM 8B

SUBJECT: BOULDER COUNTY HOUSING AUTHORITY KESTREL DEVELOPMENT – 245 NORTH 96TH STREET

ORDINANCE NO. 1710, SERIES 2015 – AN ORDINANCE APPROVING A 5TH AMENDMENT TO THE TAKODA GENERAL DEVELOPMENT PLAN (GDP) TO ALLOW UP TO 231 RESIDENTIAL UNITS AND UP TO 64,468 SQUARE FEET OF COMMERCIAL DEVELOPMENT FOR THE PROPERTY KNOWN AS THE 245 NORTH 96TH STREET ANNEXATION – 2nd READING AND PUBLIC HEARING

RESOLUTION NO. 89, SERIES 2015 – A RESOLUTION APPROVING THE FINAL SUBDIVISION PLAT AND PLANNED UNIT DEVELOPMENT (PUD), FOR KESTREL, LOCATED AT 245 NORTH 96TH STREET TO ALLOW THE DEVELOPMENT OF 191 RESIDENTIAL UNITS AND UP TO 5,977 SQUARE FEE OF NON-RESIDENTIAL DEVELOPMENT

DATE: DECEMBER 15, 2015

PRESENTED BY: TROY RUSS, PLANNING AND BUILDING SAFETY

SUMMARY:

The City of Louisville approved the voluntary annexation of "245 North 96th Street" with Ordinance 1679, Series 2015 and Resolution 13, Series 2015. The ordinance annexed the property while the resolution approved the terms of the annexation agreement between the City and the land owner. Ordinance 1680, Series 2015 adopted the General Development Plan (GDP) which defined the property's zoning as Planned Community Zone District (PCZD) with both commercial and residential areas.

The property, locally known as the "Alkonis" property, is located northwest of the South Boulder Road and Colorado State Highway 42 (96th Street) intersection, north of Christopher Village, east of Steel Ranch, South of the Davidson Highline Subdivision, and west of the Balfour Senior Living.

City Council approved Resolution 45, Series 2015, approving a preliminary Subdivision Plat and preliminary Planned Unit Development (PUD) to allow the development of 231 residential units and up to 18,406 sf of commercial development in July.

Now the land owner, Boulder County Housing Authority (BCHA), has submitted a GDP Amendment requesting a total up to 64,468 sf of commercial development (an additional of 46,064 sf) be allowed along with the previously approved total of 231 residential units which have been reassigned among the four originally proposed planning areas for a rebranded project referred to now as "Kestrel".

The final Subdivision Plat and PUD, if approved, would allow a first phase of development for 191 affordable housing units (including 71 senior units and 16 live-work units) and 5,977 sf of commercial and community development.

The Annexation Agreement and approved GDP require, *"No less than 80% of the total developed residential units would be affordable with no less than 60 of the affordable units being age-restricted for occupancy by persons 55 years of age or older."*

If the PUD is approved, this requested first phase of development would ensure 82.6% of the total allowed residential units for the property are affordable with a total of 71 age-restricted units.

The near vacant property is 13.404 acres in size and has not been previously platted in the City of Louisville. As such, the Louisville Municipal Code (LMC) requires a public land dedication of 1.98 acres of land, or an equivalent payment in lieu. BCHA is requesting 1.28 acres of land with perpetual public access easements be dedicated to the City along with improvements to these dedications qualifying as credit for payment in lieu for the remaining .7 acres.

REQUEST:
General Development Plan (GDP) Amendment
The applicant is requesting to amend the approved GDP to increase the amount of allowed commercial development by 46,064 square feet and rearrange the location of the previously approved 231 residential units within the development.

The requested changes to the GDP are a byproduct of the Art Underground choosing to develop in another location, the applicant recognizing the marketability of a signalized Hwy 42 / Hecla intersection and refinements in architecture. The requested changes in allowed development within each planning area are documented below.

Plan Area	Current Zoning	Proposed Zoning	Current Com SF	Proposed Com SF	Current Res Units	Proposed Res Units
A	PCZD–C/R No Service Station	PCZD–C/R No Service Station	18,406 sf	37,897 sf	28 Units (15/Acre)	28 Units (15/Acre)
B	PCZD-R	PCZD-R	None	None	103 Units (30/Acre)	115 Units (33/Acre)
C	PCZD–R	PCZD–C/R No Service Station	None	26,571 sf	69 Units (25/Acre)	56 Units (20/Acre)
D	PCZD-R	PCZD-R	None	None	31 Units (15/Acre)	32 Units (15/Acre)
TOT	PCZD–C/R No Service Station	PCZD–C/R No Service Station	18,406 sf	64,468 sf	231 (17/Acre)	231 (17/Acre)

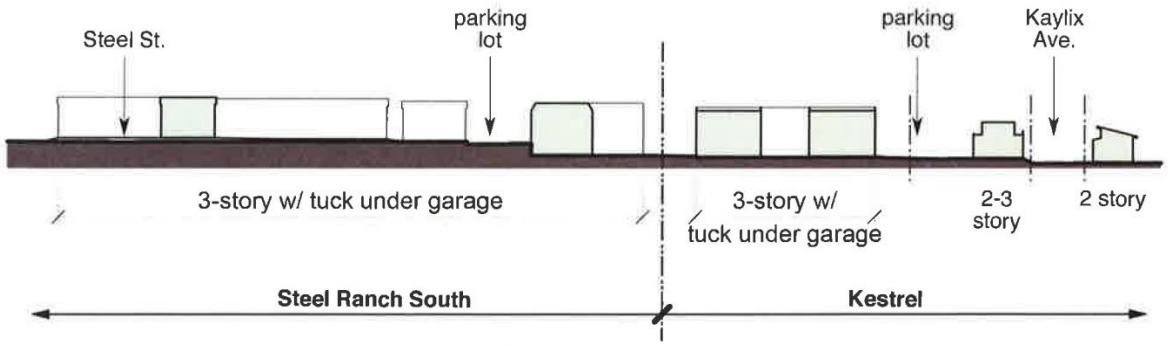
The two most significant changes are proposed in Planning Areas B and C. The applicant requests shifting 13 residential units previously permitted in Planning Area C into Planning Areas B and D. This shift would assist in allowing 26,571 sf of additional commercial development to be located in Planning C. Twelve of the 13 units would shift from Area C to Area B, increasing the total number of units allowed in Planning Area B from 103 units to 115 units and increasing the residential density in Area B from 30 DU/acre to 33 DU/acre. The applicant proposes the remaining residential unit (of the 13 proposed to shift) would go from Planning Area C to Area D, raising the unit count in Area D from 31 to 32. The overall density of Area D would remain approximately15 DU/acre.

Planning Area B is located in the southwest quadrant of the proposed development. The Comprehensive Plan identifies this area of the proposed annexation be designated an urban neighborhood. The Comprehensive Plan suggests requested land uses within a neighborhood match the land uses allowed in Section 17.72.080 and densities match adjacent neighborhood densities.

The proposed density increase in Planning Area B is requested to accommodate 71 units in the Senior Building plus the 44 lower density multi-family units. The proposed 33

DU/acre is 3 DU/acre higher than those initially recommended to match the adjacent neighborhood.

The adjacent North Main and Cristopher Village Apartments range between 30 and 35 DU/acre. The additional 3 DU/acre remains consistent with the intent of the Comprehensive Plan's expectations that new development in this quadrant match the character of adjacent neighborhoods. The following site elevation demonstrates the proposed architecture's consistency in scale and mass to the adjacent North Main Apartments within the Steel Ranch South Subdivision.



Planning Area C, located in the northeast quadrant in the proposed development, is designated as a part of the Hwy. 42 urban corridor in the Louisville Comprehensive Plan.

The Comprehensive Plan suggests the Hwy 42 urban corridor allow a mix of fiscally positive land uses identified in both Sections 17.72.080 and 17.72.090 in the LMC. The maximum density suggested for the Hwy. 42 corridor should be no higher than a 1.0 FAR for properties fronting Hwy 42 and .5 FAR for properties away from Hwy. 42. Residential densities for the corridor are suggested to be no higher than 25 units per acre in the Comprehensive Plan.

The applicant's requested amendment to Planning Area C is an improvement, in terms of consistency with the Comprehensive Plan when compared to the current GDP. The requested land use mix and densities comply with the suggested land uses and densities in the Comprehensive Plan.

Staff anticipates this GDP amendment request will perform better than the current GDP in meeting the fiscal expectations for an urban corridor documented in the Comprehensive Plan (see the fiscal analysis section of this staff report). The previous GDP had no commercial development within Planning Area C. This GDP, if approved, would allow up to 26,000 sf of commercial development within Planning Area C.

There are no requested changes to the proposed street network, or substantive changes to the approved Bulk and Dimension Standards illustrated in the current GDP. The only requested change to the Bulk and Dimension Table relate to the withdrawal of the specific architectural forms previously associated with the Art Underground.

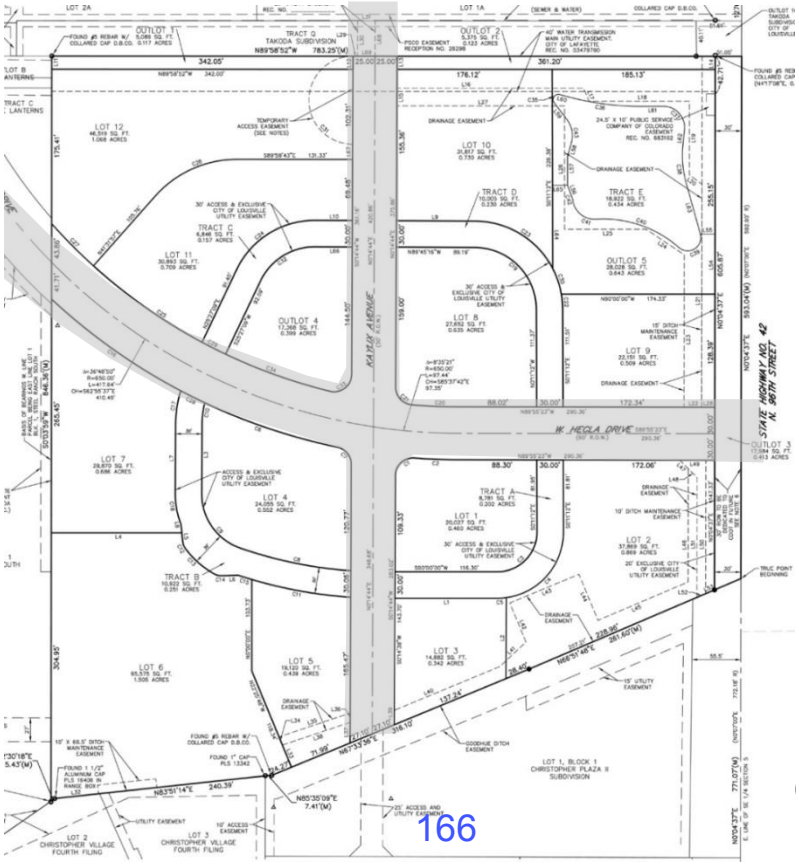
Final Subdivision Plat

The platting of the property defines private parcels, public rights-of-way, public land dedications, and public utility easements necessary to efficiently serve the proposed land uses. The LMC's Title 16 - Subdivisions, defines the procedure for subdividing property in the City of Louisville.

Blocks

The proposed block layout matches the block layout shown in the adopted GDP as well as the requested GDP Amendment. The applicant is proposing to extend West Hecla Drive east from the Steel Ranch Subdivision to the existing intersection of Hecla Drive and Hwy. 42. Additionally, the applicant is proposing to extend Kalix Avenue, north from an existing 25' public access easement in Cristopher Plaza to the Davidson Highline Subdivision and align it with the Kaylix Avenue built as part of the Steel Ranch Subdivision and dedicated to the City as part of the Lanterns' Subdivision. A private drive, or alley, is proposed to provide access and circulation internal to the development.

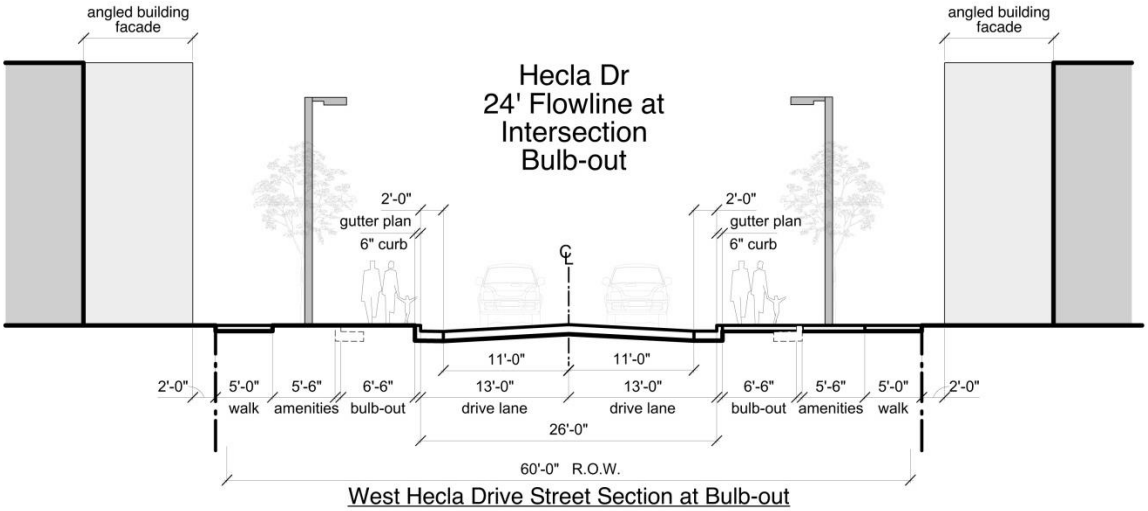
The requested block lengths and widths of 300' to 350' match the approved GDP and are appropriate for the kind of development proposed. Public access is proposed to serve all of the proposed lots.



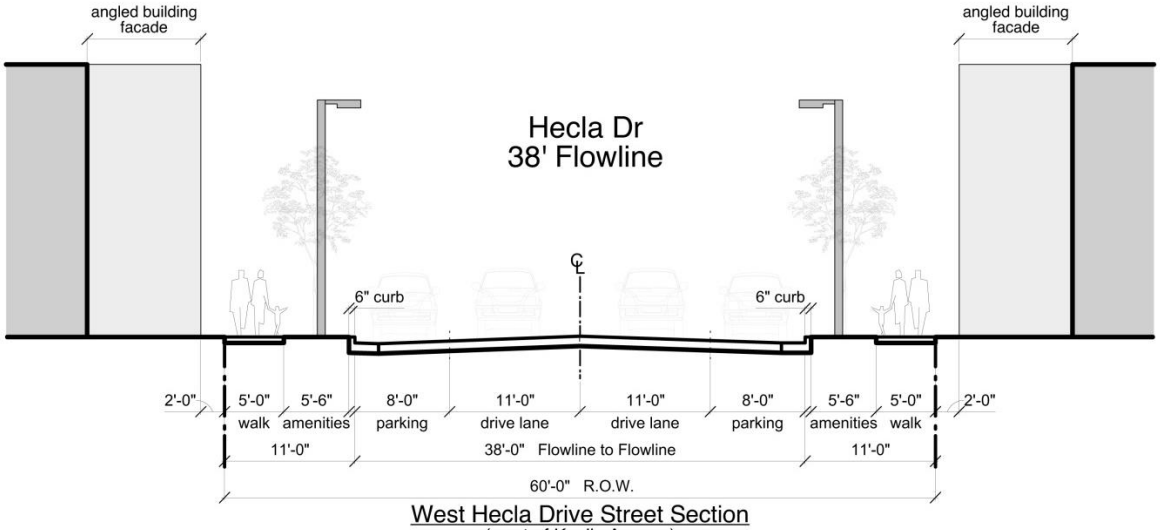
Streets and Alleys

The streets in the proposed development are intended to serve local traffic and provide alternative routing options to Hwy. 42 and a small amount of through-traffic west of Hwy 42. West Hecla Drive is identified to function as a collector street, while Kaylix Avenue is proposed to function as a local street. The proposed right-of-ways and street widths match the right-of-ways of both West Hecla Drive (60') and Kaylix Avenue (50') within the Takoda (Steel Ranch) subdivision.

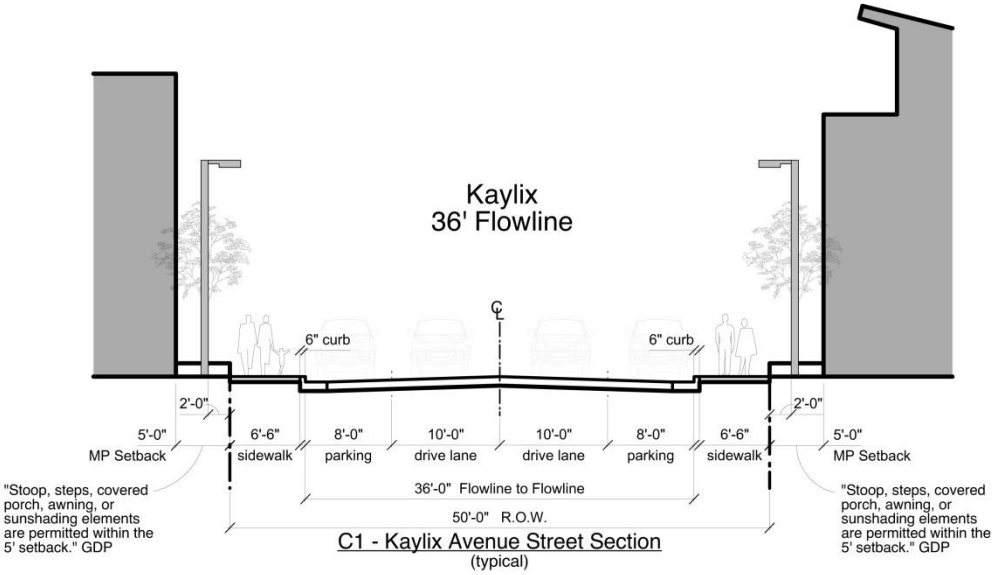
The final street sections and intersection designs have been updated from the preliminary PUD to make them more appropriate in a walkable community. These proposed streets and intersection designs have been reviewed and approved by the Louisville Fire Protection District and the Public Works Department. Changes in the Hecla Sections include 11-foot travel lanes, as opposed to 12-foot lanes, wider sidewalks and a necked down intersection at Kaylix.



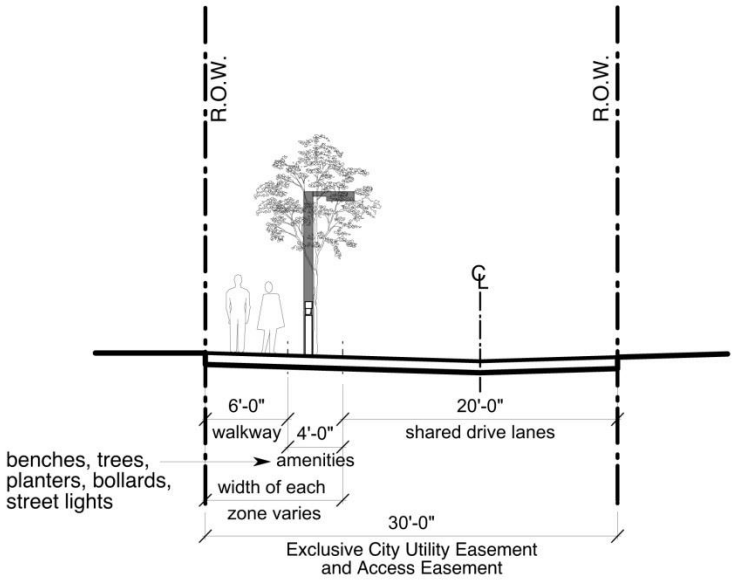
West Hecla Drive Street Section at Bulb-out



West Hecla Drive Street Section
(west of Kaylix Avenue)



C1 - Kaylix Avenue Street Section
(typical)



Public Land Dedication

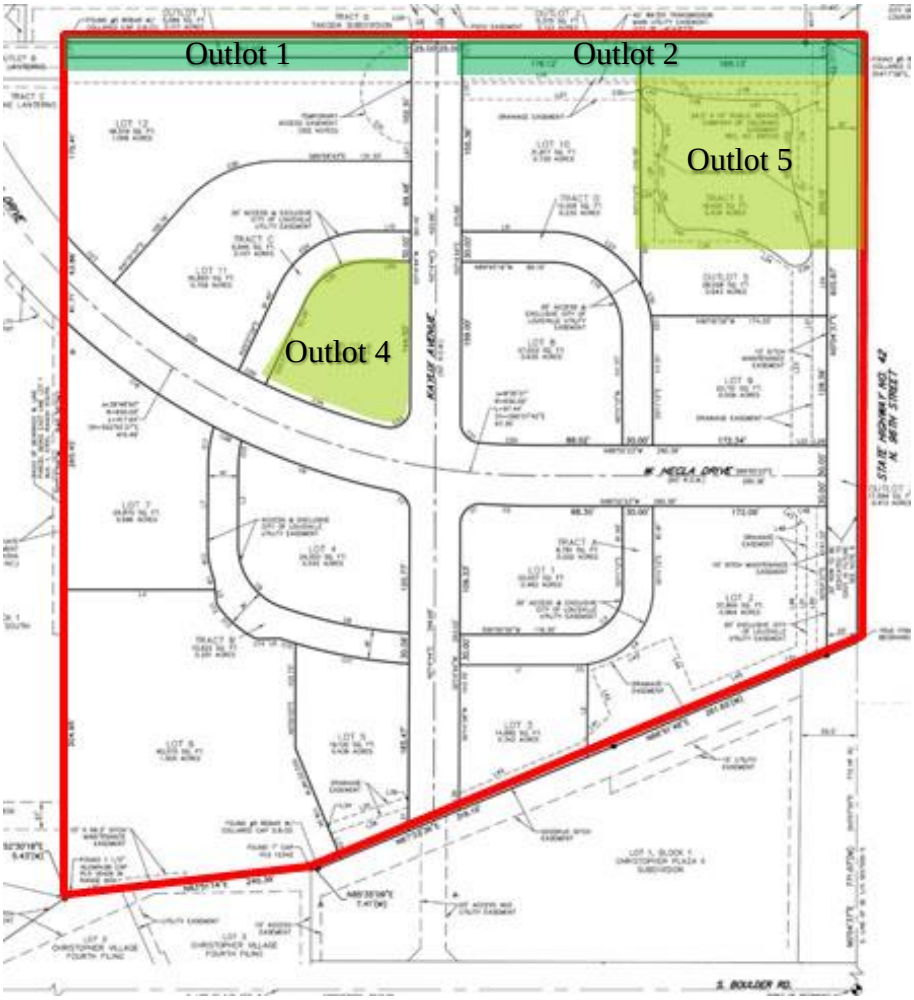
The property has not been platted in the City of Louisville. LMC Section 16.16.060 establishes the requirements for a public land dedication for all new subdivisions. 15% of the land platted, or an equivalent fee in lieu, must be dedicated for public purposes for all residentially platted parcels while a 12% public land dedication, or an equivalent payment in lieu, for commercially platted properties. Based on the proposed zoning, the applicant is obligated to dedicate 1.98 acres of unencumbered public land, or an equivalent cash payment in lieu.

The applicant proposes dedicating Outlots 1 and 2 (.24 acres) to the City to accommodate the proposed regional trail on the northern boundary of property. This land is encumbered by a City of Lafayette utility easement. The applicant proposes the remaining 1.74 acre required land dedication be in the form of (1) perpetual public easements over Outlot 4, a 0.399 acre neighborhood park, and Outlot 5, a 0.643 acres natural area pocket park, and (2) a credit for improvements funded by the BCHA that exceed the cash-in-lieu payment value of the remaining 0.7 acre dedication requirement. These dedications are illustrated on the following page.

To arrive at their cash-in-lieu amount due, the applicant's Land Appraisal indicates the value of the property is $2,900,000 for the 13.404 acre site, or $216,353 per acre. Therefore, the in-lieu fee for the remaining 0.7 acres due would be $151,447. The cost of the proposed improvements for Outlot 1 and 2 is $162,350 for the regional trail and for Outlot 4 is $243,500 for the Neighborhood Park. The total value of $405,850 of these improvements exceeds the $151,447 required contribution by $254,403. The BCHA requests the value of these improvements be used to satisfy the required in-lieu contribution. A detailed engineer's opinion of value and construction schedule will be provided in the Subdivision Agreement.

The parks would be owned by Kestrel I, LLC, the Low Income Housing Tax Credit (LIHTC) partnership controlled by BCHA. However, there would be full public access to these parks, and the maintenance costs would be funded through the Kestrel I, LLC partnership as the underlying owner of the property.

In the Annexation Agreement the BCHA agreed to abide by the requirements of the City's land dedication requirements in LMC Section 16.16.060. The BCHA is requesting the unique dedication outlined above to ensure the County is able to have the financing necessary to maintain the property in perpetuity. This structure would enable the operating income generated by the Kestrel development to fund the ongoing maintenance costs of upkeep for the park. The LIHTC partnership cannot fund maintenance costs of property it does not own. Consequently, dedicating the fee simple interest to the City while retaining the maintenance obligations would not work for LIHTC and BCHA's private activity bond financing structure. With no ongoing revenue to support the park maintenance, BCHA would need to front the costs from its general operating fund, an unworkable structure not supported by the BCHA Board. Dedicating to the City a perpetual public access easement would allow full access to the park by the public and would allow the Kestrel development to fund the ongoing maintenance of the park. Alternatively, the park could be dedicated fully to the City and the City could take on perpetual maintenance obligations; however, the Louisville Parks and Recreation Department does not support this option due to the size of the park and ongoing maintenance costs.



Additionally, while not a part of the public land dedication, the applicant proposes pocket parks scattered throughout the development and designed to encourage pedestrian access with art features and landscape amenities. These proposed pocket parks total just over 1 acre and will be owned and maintained by BCHA but will also be open to the public through a dedicated public access easement.

Staff supports the applicant's proposed public land dedication request. BCHA has served as Louisville's public housing authority for decades. Louisville staff appreciates the City's relationship with the BCHA and acknowledges the Housing Authority's essential service to Louisville residents by providing affordable housing while operating on a non-profit basis. This land dedication structure is unique in its public benefits because the property is being developed by BCHA as a builder with local government powers similar to an urban renewal authority and whose primary purpose is to provide essential services. The intended public land dedication would continue to be owned by a public entity and developed for a public benefit, which distinguishes this structure from

other developers' ownership structures and land development and required public dedication structures.

Final PUD Development Plan
The final PUD is consistent with the proposed GDP Amendment's land use mix, four planning areas, public infrastructure and functional layout.

The final PUD illustrates a first phase of development and if approved would include all proposed public infrastructure construction and BCHA's mixed use affordable and senior housing community. Future phases of the PUD involve the commercial portions of Planning Areas A and C, and the market rate residential portion of the project in Planning Area D.

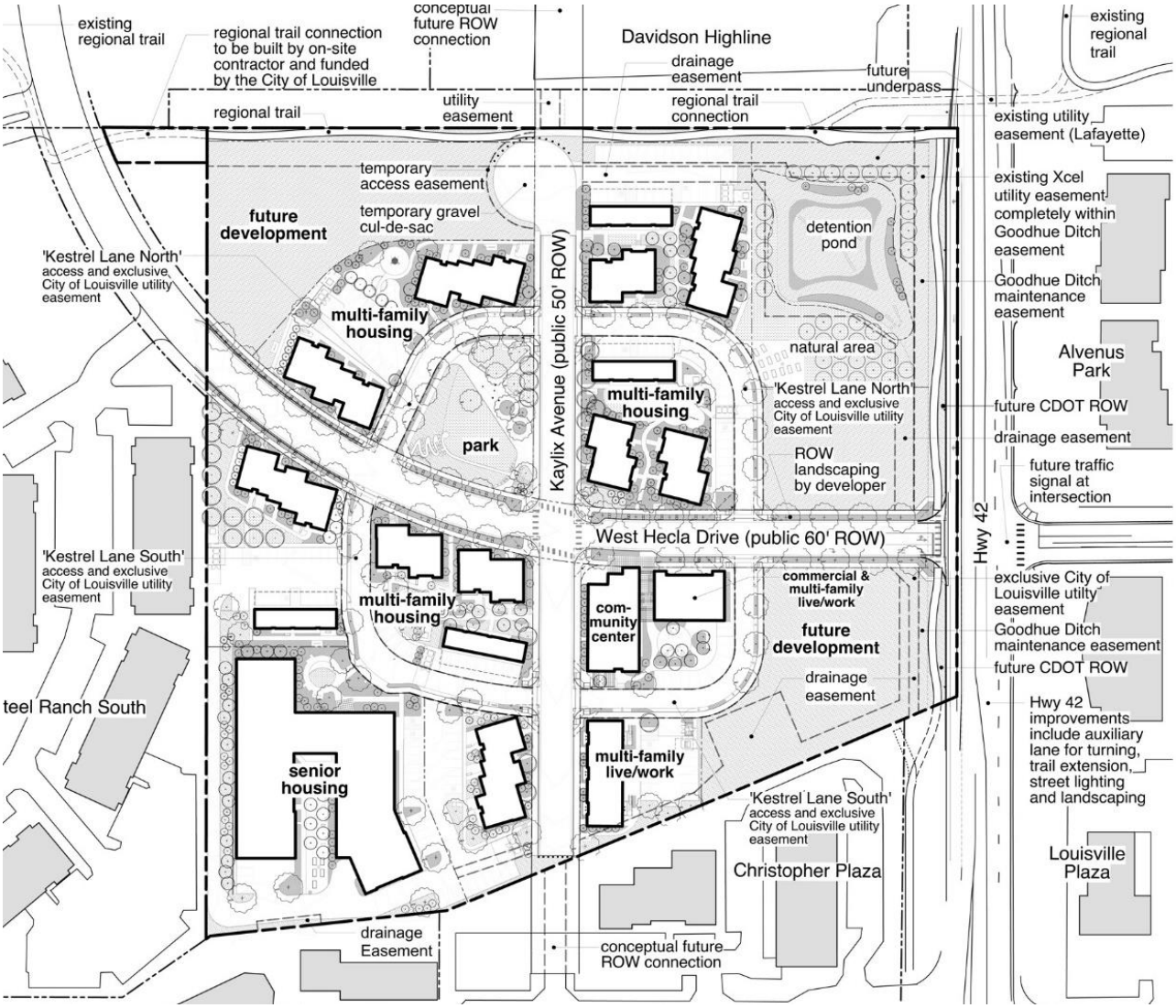
Land Use
Planning Area A **-** The proposed GDP Amendment designates Planning Area A as PCZD-C/R. The proposed PUD provides a mix of land uses consistent with the land use mix in the GDP and allowed within Sections 17.72.080 and 17.72.090 of the LMC. 16 live-work residential units are proposed with up to 5,977 sf of commercial and community center development. Land uses within Planning Area A include multi-family and live work units, a community center, and commercial property.

Planning Area B - The proposed GDP Amendment designates Planning Area B as PCZD-R. BCHA is proposing 115 residential units with dedicated senior housing being a major component. A large senior housing multi-unit structure is proposed in the southwest portion of Planning Area B, closest to the North Main Apartments. Multi-family housing structures are proposed along both West Hecla Drive and Kaylix Avenue.

Planning Area C **-** The proposed GDP Amendment designates Planning Area C as PCZD-C/R. This portion of the project is located in the northeast quadrant of the development closest to Hwy 42. The topography of the site requires a storm-water detention facility be placed in this portion of the project. BCHA is proposing 42 multi-family units be placed in Planning Area C with a large portion being designed as a natural area pocket park buffering the project from Hwy 42.

Planning Area D - The proposed GDP Amendment designates Planning Area D as PCZD-R. The proposed regional bicycle trail connecting Steel Ranch to the proposed Hwy 42 underpass, North End and the City of Lafayette, traverses the northern portion property on a City of Lafayette utility easement. The County is proposing to construct 18 residential units on a portion of this Planning Area and designating the remaining portion of the Planning Area for future development of 14 units of market rate housing.

The County has provided a copy of an agreement between BCHA and the City of Lafayette permitting the BCHA to develop within the utility easement.



Architecture

The yard and bulk standards contained in the proposed GDP amendment along with the City's Commercial Development Design Standards and Guidelines (CDDSG) regulate the architectural standards for commercial properties. However, other than the yard and bulk dimensions documented in the GDP, the City does not have architectural design standards for residential development applicable to this proposed project.

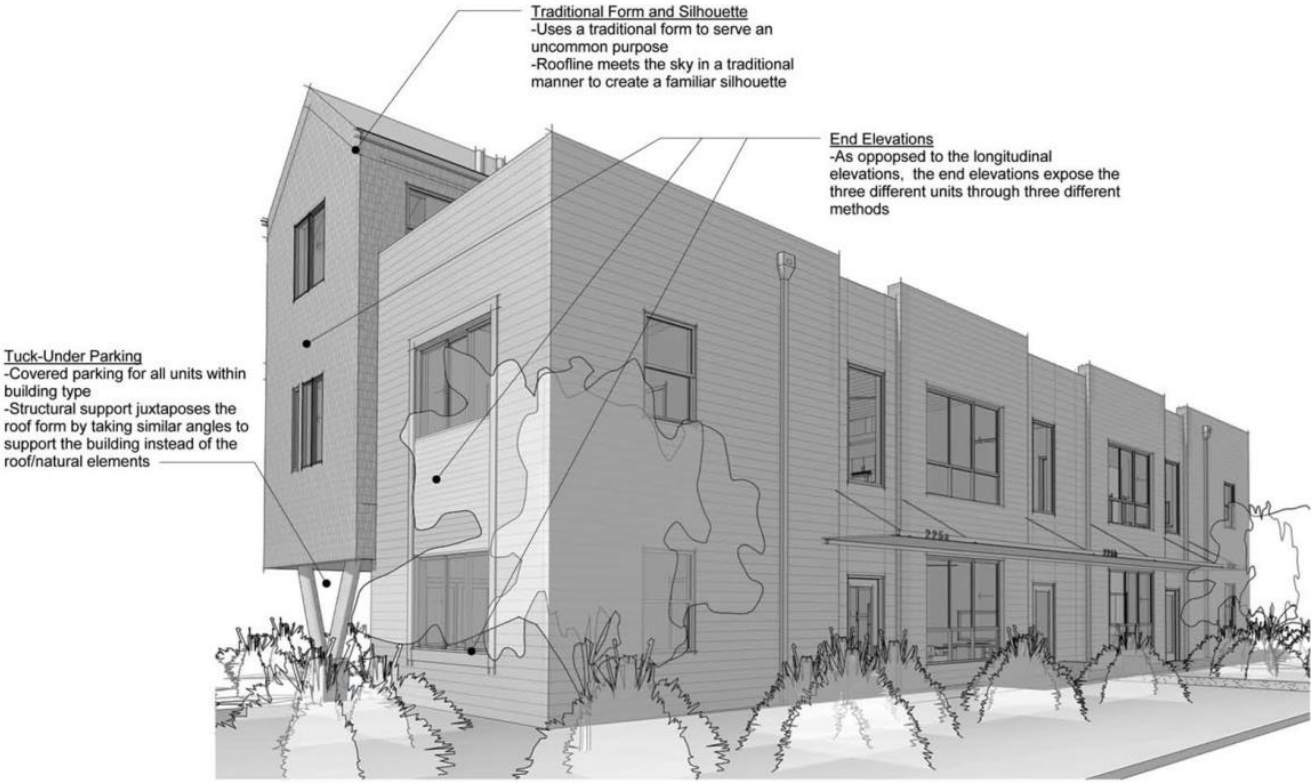
The applicant desired to create a contemporary and walkable design. Staff believes the result yields an interesting human scaled neighborhood distinctive in form, but compatible with its neighbors. All of the proposed buildings comply with the yard and

bulk standards contained in the proposed GDP Amendment and the design guidelines in the CDDSG. The proposed architecture is divided into three categories:

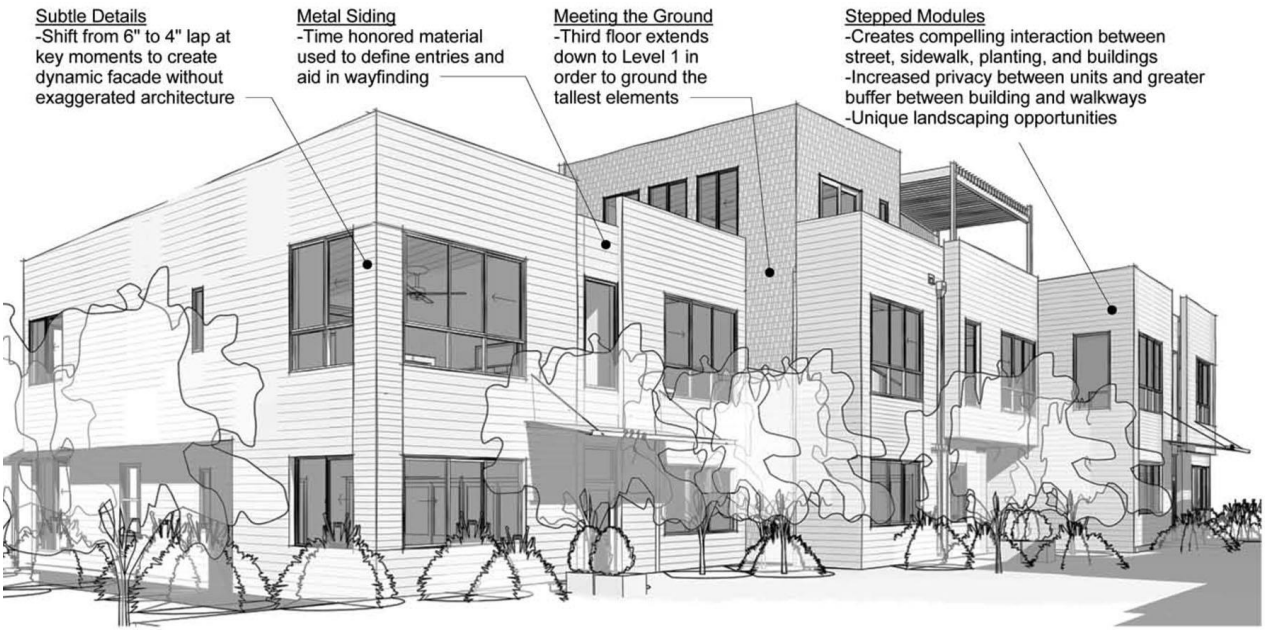
1) Mix-use and live-work (southeast quadrant and along Kalix)
2) Small scale multi-family housing (north and central portion of the project)
3) Senior Housing (south west quadrant)

Proposed mix-use, live-work, and community buildings

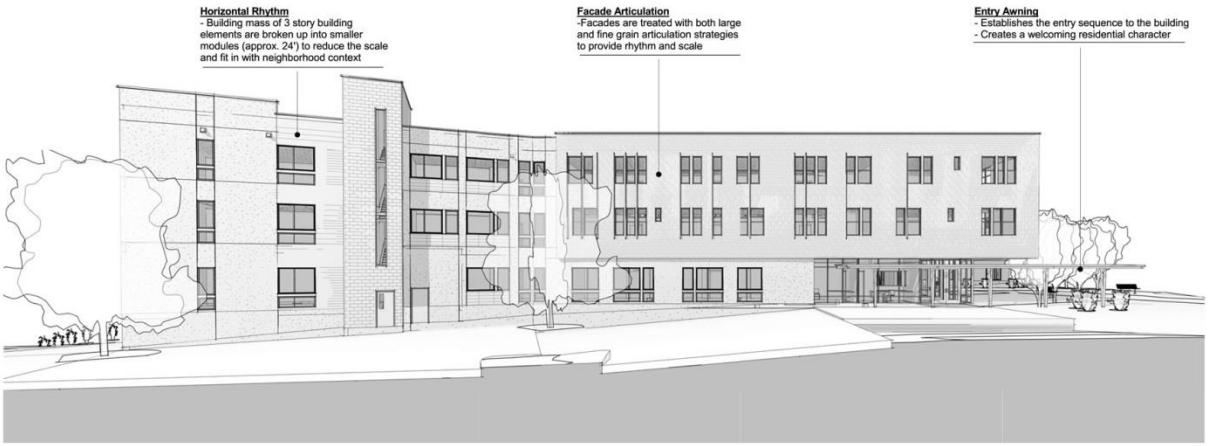
Proposed small scale multi-family housing



Shingle Projection
-Alludes to traditional history
-Ties itself to the other buildings on site, including the Senior Housing, by utilizing similar forms and materials
Planted areas
-Occurs at all units
-Provides privacy for residents
-Softens site by integrating native planting
Third Floor Roof
-Projects out to emphasize human scale and the point at which the building meets the sky


Subtle Details
-Shift from 6" to 4" lap at key moments to create dynamic facade without exaggerated architecture
Metal Siding
-Time honored material used to define entries and aid in wayfinding
Meeting the Ground
-Third floor extends down to Level 1 in order to ground the tallest elements
Stepped Modules
-Creates compelling interaction between street, sidewalk, planting, and buildings
-Increased privacy between units and greater buffer between building and walkways
-Unique landscaping opportunities

Proposed Senior Housing Building



Parking

Parking standards for this proposed development are located in two City documents. The residential parking standards are located in Section 17.20 of the LMC. Parking ratios for the commercial portions of the project are located in the CDDSG.

The applicant is requesting a waiver to these standards and seeking permission for this project to be subject to a discounted version of Louisville's Mixed Use Development Design Standards and Guidelines (MUDDSG) as presented below.

Parking Requirements

Use Category	Amount of Off-Street Parking Spaces Required
1 BR unit	0.75 space per unit [1]
2 BR unit	1.5 spaces per unit [1]
3 BR unit	1.5 spaces per unit [1]
Restricted to aged	0.75 space per unit [1]
Additional guest	1 space per 8 units [3]
Public assembly (civic uses)	1 space per 800 sf [2]
Commercial (retail)	2 space per 300 sf [3]
Commercial (offices)	1 space per 500 sf [3]

Notes:

[1] Multifamily - proposed 25% reduction to the code MU-R District (Louisville).

[2] Community center - proposed 50% reduction to the code MU-R District (Louisville).

[3] No reduction to the code MU-R District (Louisville).

To justify this request, the applicant provided a parking utilization study of BCHA's Josephine Commons and Aspinwall communities. Both communities demonstrate similar conditions which influence parking demand. The demographics of the

communities are similar to that anticipated in the Kestrel Development and neither community is directly served by transit.

Staff reviewed the parking study and supports its methodology. Staff believes the findings are applicable to Kestrel based on matching demographics, the mixed-use walkable nature of the project, nearby commercial businesses, its proximity near the existing RTD Dash Route, the proposed Hwy 42 transit service identified in RTD's Northwest Mobility Study, and RTD's stated interest in extending the 228 route to Hwy 42 upon the development of Kestrel, DELO, and the Coal Creek Station developments.

With these ratios, the applicant would be required to construct 234 off street spaces. The proposed site plan provides 230 off-street parking spaces with the 74 on-street spaces for a total of 304 spaces.

off-street parking
on-street parking

Table 1

Uses and Parking Requirements				Spaces Provided			
Building Use / Types and Designated Parking Areas		No. of Units or S.F. Area	Spaces per Requirements	Off-Street Spaces Standard	Off-Street Spaces ADA	On-Street Spaces	Total Spaces Provided
Planning Area A							
Live/work	1 BR unit	10	8	6	2		
	2 BR unit	6	9	9			
Guests			2			2	
Future Commercial (offices)		3100 sf	7	3		4	
Community center	assembly spaces	2276 sf	3	2	1		
	staff	601 sf	2	2			
Central mail pick-up						2	
On-street (12 total)						4	
	Sub-Total	16	31	22	3	12	37
Planning Area B							
Multi-family	1 BR unit	20	15	16	1		
	2 BR unit	12	18	18	2		
	3 BR unit	12	18	21			
Guests			6	6			
Senior housing		71	53	53	2		
	staff		4	4			
	guests		9	7	2		
On-street (24 total)						24	
	Sub-Total	115	123	125	7	24	156
Planning Area C							
Multi-family	1 BR unit	18	14	10	4		
	2 BR unit	12	18	18			
	3 BR unit	12	18	18			
Guests			6	2		4	
On-street (16 total)						12	
	Sub-Total	42	56	48	4	16	68
Planning Area D							
Multi-family	1 BR unit	8	6	6			
	2 BR unit	4	6	6			
	3 BR unit	6	9	8	1		
Guests			3			3	
On-street (22 total)						19	
	Sub-Total	18	24	20	1	22	
	Grand Total	191	**234**	215	15	74	**304**

Summary

Parking Spaces Required	Parking Spaces Provided	
	215	Off-Street Standard
	15	Off-Street ADA
	74	On-Street
234	***304***	***Total***

Landscape
The propose landscape improvements comply with city landscaping standards.

Drainage
Kestrel will have two detention ponds that function as a single pond. Proposed attenuation flows, compliant with City criteria, would be released in storm events from

Kestrel's proposed underground pond into the existing City storm sewer infrastructure in Christopher Village. The storm sewer in Christopher Village would discharge to a pond on the west side of the development's access to S. Boulder Road. BCHA plans to alter the existing outlet structure in Christopher Plaza, ultimately discharging Kestrel's flows to the storm sewer pipes in S. Boulder Road. The existing 18" pipes in S. Boulder Road would need to be up-sized to 24" pipes to the outfall point in Coal Creek Station Filing No. 4.

If directing Kestrel's flows to the Christopher Plaza detention pond causes undue hardship for the City, BCHA could bypass Kestrel's attenuated flows directly to the existing storm sewer pipes in S. Boulder Road. Up-sizing pipes in S. Boulder Road & downstream of S. Boulder Road (as described above) would still be necessary in order to provide downstream capacity for Kestrel's flows. In both cases, the proposed PUD for the Kestrel property would remain unchanged.

Staff recommends a condition of approval that the applicant shall resolve off-site storm water routing with the Public Works Department and obtain necessary easements prior to recordation.

Grading

The applicant is proposing to pipe the Goodhue Ditch at the BCHA's expense and has provided a letter of intent with the Ditch Company.

Utilities

The final placement of the sanitary sewer line connecting to the City's mainline requires a 40-foot construction and utility easement with RCL Land Company, LLC. The applicant has provided an executed easement use agreement with RCL Land Company for the sanitary sewer, consistent with the City's policy for the developer to acquire the necessary property and easements needed to construct a project.

Transportation and Traffic

The Public Works and Planning staff reviewed the traffic impact study provided by the applicant. City staff agrees with the applicant's traffic consultant's assumptions, methodology, and conclusions. A copy of the traffic study was provided to the Colorado Department of Transportation (CDOT). The following conclusions emerged in the project's traffic impact assessment:

1. Current operating conditions are acceptable in the general area of the project.
2. The project will generate 147 morning peak hour trips, 206 afternoon peak hour trips, and 2,164 trips per day.
3. Northbound left turn, southbound right turn, and eastbound right turn deceleration lanes and a southbound right turn acceleration lane will be needed at the SH 42 - Hecla Drive intersection in the short term.

4. Acceptable operating conditions are anticipated when the BCHA project builds out. At that time, all intersections will operate at acceptable levels of service with the identified roadway geometry.
5. The recommended geometrics of West Hecla and Hwy 42 intersection match the functional characteristics of those proposed in the Hwy 42 Plan. One divergent recommendation suggests the eastbound configuration of West Hecla Drive be designed with a single dedicated right turn land and a single shared thru/left.
6. Traffic signals are not expected to be warranted at the SH 42 – West Hecla Drive intersection in the short-term; however, given future development, traffic growth, and street system changes, traffic should be monitored at this intersection in the future.
7. In the long term, operating conditions are expected to remain acceptable with the planned roadway system.
8. Based on the analyses and investigations documented in this study, the 245 North 96th Street development is viable from a traffic engineering perspective.

In summary, the identified transportation improvements comply with the adopted Hwy 42 Corridor Plan and will not adversely impact the area street system. The street and highway system identified in this report can adequately serve area traffic demands for the foreseeable future.

REFERRAL COMMENTS

Louisville Fire Protection District (LFPD)

The Louisville Fire Department reviewed the final PUD and provided the following comments:

1. At the intersection of Hecla and Kaylix, it appears the track goes over the curb area. I have highlighted the area on the plan.
2. Need clarification regarding what happens at the intersection of Hecla and Kaylex, the track appears to do some kind of correction.
3. The tire track going into the senior center encroaches into the parking spaces.
4. Reference the Louisville Fire Department "Contractors' Checklist" for further fire department requirements.

The applicant updated their emergency access plan per the Fire District comments. The updated emergency access plan has been reviewed and approved by Fire District.

Xcel Energy

Xcel Energy was a referral for this project as they (Public Service Company of Colorado) maintain a utility easement associated with a transmission line in the project boundaries. Their referral letter is attached for review.

BCHA, along with its design and construction teams met with the Xcel to review the project and Xcel's referral comments. The easement is located in the northeastern corner of the property where Xcel terminates a transmission line and turns across Hwy 42 to connect to the overhead on the East side of Hwy 42. BCHA will work with Xcel to develop a license agreement to use the easement. The prescriptive easement will continue and shall be noted on the plat.

Boulder Valley School District (BVSD)
The Boulder Valley School District (BVSD) was a referral for this development. A letter from BVSD dated August 19, 2015 states this development proposes *"a student impact of 11 students on Louisville Elementary, 4 students on Louisville Middle School and 5 students on Monarch High School."* Note BVSD anticipated 71 of the proposed Housing authority units to be restricted to seniors and were not used in their student evaluation.

The letter goes on to state, *"When considering all other development activity in Louisville (Attachment A), and resident enrollment growth within the attendance areas of Louisville schools, Louisville Middle and Monarch High are able to accommodate projected growth (Chart B). Louisville Elementary, however, will likely exceed its program capacity within 5 years should growth within the existing housing stock of central Louisville continue at its current pace. Elementary capacity in Louisville as a whole, however, is ample to accommodate continued enrollment growth."* Louisville staff underlined the last sentence of the BVSD statement for emphasis.

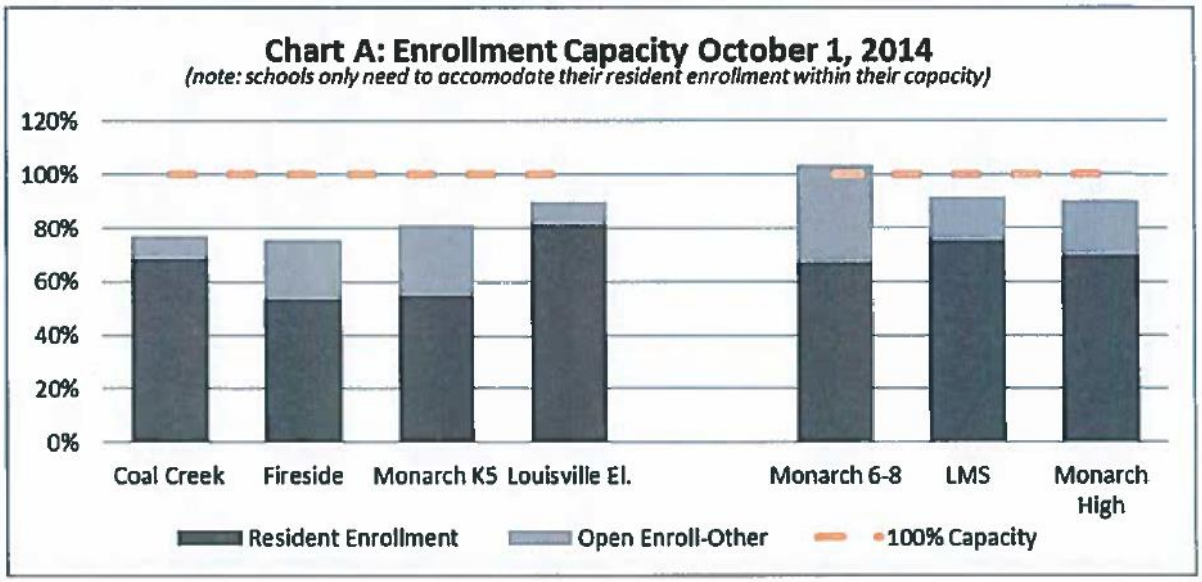


CHART B

School	Capacity	2014-15	Projected Enrollment 2015-16	2016-17	2017-18	2018-19	2019-20
Louisville El.	651	584	593	624	631	648	646
% capacity		*90.1%*	*91.0%*	*95.8%*	*96.9%*	*99.5%*	*99.2%*
Louisville M.S.	691	633	622	638	649	671	660
% capacity		*91.4%*	*90.0%*	*92.3%*	*93.9%*	*97.1%*	*95.7%*
Monarch H.S.	1833	1,653	1,750	1,767	1,805	1,823	1,788
% capacity		*90.7%*	*95.5%*	*96.3%*	*98.5%*	*99.5%*	*97.5%*

Projection notes and assumptions:

- *Capacity methodology held over from 2012 and currently under review.*
- *Only the impacts of housing units expected during projection period are included.*
- *Enrollment growth in existing neighborhoods is assumed to be near current levels over the next 5 years.*
- *Louisville El. will graduate out the last significant number of open enrolled (O.E.) students in 2018.*
- *Louisville Middle and Monarch High will see increasing restrictions on O.E. through the projections period but will still retain sizeable O.E. populations in the 5 year projection period shown above.*

City of Lafayette

The City of Lafayette has a water main within a utility easement along the north property line of BCHA's property. According to the City of Lafayette, the line was built around 1970. The water main is a 16 inch diameter Asphalt Cement water main and has around 4.5 feet of cover. Due to the age and type of material used to construct the water main the City of Lafayette requires that no additional loading (material or excavation equipment) be placed on top of the water main. All construction within the easement will require review and oversight by the City of Lafayette. A copy of Lafayette's referral email is attached.

The applicant has developed a solution with the City of Lafayette. The solution involves the County reconstructing the City's water line. A copy of the easement use agreement is attached.

FISCAL IMPACT

The Kestrel project is the first development request staff evaluated using the recently approved fiscal impact model. On November 2nd, City Council approved staff's use of the new marginal cost fiscal impact model.

The analysis accounted for the low-income, non-taxable aspect of typical affordable public housing along with the $1,045,002 fiscal incentives the City granted the project with the approval of Resolution 17, Series 2015. City Council committed the following fiscal incentives to the Boulder County Housing Authority:

100% Rebate of Building Permit Fees	$430,500
20% Waiver of Parks and Trails Fee	$62,762
50% Waiver of Municipal Facilities Fee	$35,604
100% Waiver of Transportation Fee	$30,015
Cash Contribution for Project Construction	$486,121
Total Recommended Assistance	**$1,045,002**

According to the new model, the previously approved GDP would yield a net negative fiscal impact of **(-$614,121)** over a 20-year period, or **(-$30,706)** per year.

The proposed GDP, if built-out in two years (fast absorption), would yield a net negative fiscal impact of **(-$114,121)** on the City over the same 20-year period, or a negative **(-$5,700)** per year. The requested 46,000 square feet of additional commercial development is projected to produce nearly $400,000 in additional revenues to the City's General Fund over the currently adopted GDP.

For comparison purposes, staff also provided a slow retail growth assumption where the proposed development would not lease the retail space until year 10 in the 20-year forecast. The slow absorption scenario yields a net negative fiscal impact of **(-$710,121)** over the same 20-year period, or **(-$35,506)** per year.

The following table summarizes the model's output. The only item not included in the table is the one-time City cash contribution of $486,121. The differences between the numbers presented above and documented in the table below are because staff subtracted the cash contribution from the final outputs.

Tables showing how the model was constructed are attached to the end of the Council Communication.

Cumulative Combined Funds Results (x$1,000) - Scenario Comparisons (x$1,000)
City of Louisville
Fiscal Impact Model

	SCENARIO					
Revenue by Fund	**Slow Absorption**	**%**	**Fast Absorption**	**%**	**Old Program**	**%**
General Fund	$3,475	61%	$4,132	62%	$3,050	60%
Urban Revitalization District Fund	$0	0%	$0	0%	$0	0%
Open Spaces & Parks Fund	$364	6%	$446	7%	$317	6%
Lottery Fund	$0	0%	$0	0%	$0	0%
Historic Preservation Fund	$133	2%	$163	2%	$115	2%
Capital Projects Fund	$1,754	31%	$1,974	29%	$1,601	31%
TOTAL REVENUE	**$5,726**	**100%**	**$6,714**	**100%**	**$5,083**	**100%**
Expenditures by Fund						
General Fund	$2,784	47%	$3,032	48%	$2,448	47%
Urban Revitalization District Fund	$0	0%	$0	0%	$0	0%
Open Spaces & Parks Fund	($343)	-6%	($286)	-5%	($355)	-7%
Lottery Fund	$0	0%	$0	0%	$0	0%
Historic Preservation Fund	$133	2%	$163	3%	$115	2%
Capital Projects Fund	$3,377	57%	$3,433	54%	$3,004	58%
TOTAL EXPENDITURES	**$5,951**	**100%**	**$6,342**	**100%**	**$5,211**	**100%**
NET FISCAL RESULT BY FUND						
General Fund	$692		$1,099		$602	
Urban Revitalization District Fund	$0		$0		$0	
Open Spaces & Parks Fund	$707		$733		$672	
Lottery Fund	$0		$0		$0	
Historic Preservation Fund	$0		$0		$0	
Capital Projects Fund	($1,623)		($1,460)		($1,403)	
NET FISCAL IMPACT	**($224)**		**$372**		**($128)**	

PLANNING COMMISSION ACTION

The Planning Commission reviewed the proposed GDP Amendment, the final subdivision plat and final PUD for Kestrel at their November 12, 2015 meeting. Two members of the public spoke in favor of the project. Planning Commission voted 6-0 to recommend approval of the Replat and final PUD.

STAFF RECOMMENDATION
Staff recommends City Council approve Ordinance No. 1710, Series 2015 and Resolution No. 89, Series 2015 for December 15, 2015, with the following conditions:

1) The applicant shall note Xcel's prescriptive easement on the subdivision plat prior to recordation.
2) The applicant shall resolve off-site storm water routing with the Public Works Department and obtain necessary easements prior to recordation.
3) The applicant shall provide an executed agreement between the Goodhue Ditch Company and BCHA to pipe the Good Hue Ditch prior to recordation.
4) The applicant shall comply with the November 5, 2015 Public Works memo prior to recordation.

ATTACHMENT(S):
1. Ordinance No. 1710, Series 2015
2. Resolution No. 89, Series 2015
3. General Development Plan
4. Final Subdivision Plat
5. Link to Final PUD
6. Link to Application Documents
   - Land Use Application
   - Transmittal Letter
   - GDP Transmittal Letter
   - Final GDP
   - Final Subdivision Plat
   - Final PUD
   - Land Dedication Request
   - Parking Study
   - Final Drainage Report
   - Traffic Impact Study
7. City of Louisville Referral Comments – October 1, 2015
   - Louisville Fire Protection District Referral – August 27, 2015
   - Xcel Energy Referral – September 24, 2015
   - Boulder Valley School District Referral – August 19, 2015
   - Public Works Memo November 5, 2015
8. BCHA Response to Referral comments
9. Fiscal Impact Analysis
10. Presentation
11. Draft Planning Commission Minutes – added 12/14/15
12. Parking Study – added 12/14/15

ORDINANCE NO. 1710
SERIES 2015

AN ORDINANCE APPROVING A 5TH AMENDMENT TO THE TAKODA GENERAL DEVELOPMENT PLAN (GDP) TO ALLOW UP TO 231 RESIDENTIAL UNITS AND UP TO 64,468 SQUARE FEET OF COMMERCIAL DEVELOPMENT FOR THE ROPERTY KNOWN AS THE 245 NORTH 96TH STREET ANNEXATION

WHEREAS, the City Council by Ordinance No. 1680, Series 2015, previously approved a an amendment to the Takoda General Development Plan (GDP) to zone property known as the 245 North 96th Street Annexation as Planned Community Zone District (PCZD – C/R); and

WHEREAS, the Boulder County Housing Authority, the owner of 245 North 96th Street, has submitted to the City a request for approval of a 5th amendment to the Takoda GDP to expand the allowed commercial development from 18,406 square feet to 64,468 square feet and to make other revisions to the Takoda GDP provisions in connection therewith; and

WHEREAS, after a duly noticed public hearing on March 12, 2015 concerning said amendment to the Takoda GDP, where evidence and testimony were entered into the record, including without limitation the findings in the Louisville Planning Commission Staff Report dated November 12, 2015, the Planning Commission recommended approval of such amendment to the City Council; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the application on November 12, 2015 where evidence and testimony were entered into the record, including without limitation the findings in the Louisville Planning Commission Staff Reports dated November 12, 2015, the Planning Commission recommended approval of said GDP Amendment.

WHEREAS, the City Council has duly considered the Planning Commission's recommendation; and

WHEREAS, the City Council has held a duly noticed public hearing on the proposed amendment to the Takoda GDP, at which evidence and testimony were entered into the record, including without limitation the findings in the City Council staff report and other documents as listed in such report; and

WHEREAS, based on the evidence and testimony in the record, the City Council finds that the proposed amendment to the Takoda GDP complies the 245 North 96th Street Annexation Agreement, the Louisville zoning and subdivision regulations and other applicable sections of the Louisville Municipal Code, and that the proposed amendment to the Takoda GDP should be approved;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO: The City Council of the City of Louisville hereby approves the proposed 5th Amendment to the Takoda General Development Plan, a copy of which is attached hereto and incorporated herein by this reference.

INTRODUCED, READ, PASSED ON FIRST READING, AND ORDERED PUBLISHED this _____ day of _____, 2015.

By: _____
Robert P. Muckle, Mayor
City of Louisville, Colorado

Attest: _____
Nancy Varra, City Clerk
City of Louisville, Colorado

APPROVED AS TO FORM:

_____
Light, Kelly & Dawes, P.C.
City Attorney

PASSED AND ADOPTED ON SECOND READING this _____ day of _____, 2015.

By: _____
Robert P. Muckle, Mayor
City of Louisville, Colorado

Attest: _____
Nancy Varra, City Clerk
City of Louisville, Colorado

RESOLUTION NO. 89
SERIES 2015

A RESOLUTION APPROVING THE FINAL SUBDIVISION PLAT AND PLANNED UNIT DEVELOPMENT (PUD), FOR KESTREL, LOCATED AT 245 NORTH 96TH STREET TO ALLOW THE DEVELOPMENT 191 RESIDENTIAL UNITS AND UP TO 5,977 SQUARE FEET OF NON-RESIDENTIAL DEVELOPMENT

WHEREAS, there has also been submitted to the Louisville City Council an application for approval of a final Subdivision Plat and PUD for Kestrel, located at 245 north 96th street, to allow the development of 191 residential units and 5,977sf square feet of non-residential development; and

WHEREAS, the City Staff has reviewed the information submitted and found that, subject to conditions, the application complies with the 245 North 96th Street Annexation Agreement, 5th Amendment to the Takoda General Development Plan, the Louisville zoning and subdivision regulations and other applicable sections of the Louisville Municipal Code; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the application on November 12, 2015 where evidence and testimony were entered into the record, including without limitation the findings in the Louisville Planning Commission Staff Reports dated November 12, 2015, the Planning Commission recommended approval of said final Subdivision Plan and PUD for Kestrel with the following conditions:

1. The applicant shall note Xcel's prescriptive easement on the subdivision plat prior to recordation.
2. The applicant shall to resolve off-site storm water routing with the Public Works Department and obtain necessary easements prior to recordation.
3. The applicant shall provide an executed agreement between the Goodhue Ditch Company and BCHA to pipe the Good Hue Ditch prior to recordation.
4. The applicant shall comply with the November 5, 2015 Public Works memo prior to recordation.

WHEREAS, the City Council has duly considered the Planning Commission's recommendation; and

WHEREAS, the City Council has held a duly noticed public hearing on the proposed final Subdivision Plat and PUD for Kestrel, at which evidence and testimony were entered into the record, including without limitation the findings in the City Council staff report and other documents as listed in such report; and,

WHEREAS, based on the evidence and testimony in the record, the City Council finds that the proposed final Subdivision Plat and final PUD for Kestrel, subject to conditions, complies the 245 North 96th Street Annexation Agreement, 5th Amendment to the Takoda General Development Plan, the Louisville zoning and subdivision

regulations and other applicable sections of the Louisville Municipal Code, and that the proposed final Subdivision Plat and PUD should be approved, subject to the conditions set forth in this resolution;

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Louisville, Colorado does hereby approve Resolution 89, Series 2015, a resolution approving the final Subdivision Plat and PUD for Kestrel to allow for the construction of a 191 residential units and 5,977 square feet of non-residential development at 245 North 96th Street with four conditions:

1. The applicant shall note Xcel's prescriptive easement on the subdivision plat prior to recordation.
2. The applicant shall to resolve off-site storm water routing with the Public Works Department and obtain necessary easements prior to recordation.
3. The applicant shall provide an executed agreement between the Goodhue Ditch Company and BCHA to pipe the Good Hue Ditch prior to recordation.
4. The applicant shall comply with the November 5, 2015 Public Works memo prior to recordation.

PASSED AND ADOPTED this 15th day of December, 2015.

By: _____
Robert P. Muckle, Mayor
City of Louisville, Colorado

Attest: _____
Nancy Varra, City Clerk
City of Louisville, Colorado

Takoda

General Development Plan - 5th Amendment

Southeast ¼ of Section 5, Township 1 South, Range 69 West of the 6th P.M.

Property Ownership

Boulder County Housing Authority
2525 13th Street, Suite 204
Boulder CO 80304

Legal Description

That portion of the Southeast ¼ of Section 5, Township 1 South, Range 69 West of the 6th P.M., County of Boulder, State of Colorado, described as follows:

Beginning at the Southeast corner of said Section 5; thence North 00°07'00" East along the East line of said Section 5, a distance of 772.18 feet to the true point of beginning; thence continuing North 00°07'00" East along the East line of said Section 5, a distance of 592.90 feet to the approximate centerline of that easement and right of way for electric transmission lines as granted by Sam Milano to Public Service Company of Colorado by instrument recorded February 16, 1942 in Book 713 at Page 130; thence North 89°59'40" West, along the approximate centerline of the said right of way described in Book 713 at Page 130, a distance of 783.09 feet; thence South 00°07'00" West, a distance of 846.77 feet to the North line of that tract of land which is excepted in the description of "Tract 1" in the Deed from Esta D. Parr and Glennie Parr to Davidson Investments, Inc., a Colorado corporation, recorded January 22, 1962 in Book 1216 at Page 503; thence along the North line of the said tract of land excepted in the description of "Tract 1" in the said Deed in Book 1216 at Page 503 by the following four calls and distances:

Thence North 55°09'00" East, a distance of 5.23 feet;
Thence North 83°50'00" East, a distance of 247.65 feet;
Thence North 67°30'00" East, a distance of 316.33 feet;
Thence North 66°49'00" East, a distance of 262.00 feet to the true point of beginning.

Also known as Tract 2671, less A & B, Section 5, Township 1 South, Range 69 West of the 6th P.M.

Project Description

Property Area: 13.404 Acres

Access:
a) West Hecla Drive through Steel Ranch South
b) Hwy 42 left or right onto West Helca Drive
c) Paschal Drive via Kaylix Avenue through Summit View property and Davidson Highline property
d) South Boulder Road via Kaylix Avenue through Christopher Plaza II Property

Land Use Summary

Gross Property Area:	13.404 Acres
Hwy 42 ROW Dedication:	0.41± Acres
Collector St ROW Dedication:	1.11± Acres
Local Street ROW Dedication:	0.82± Acres
Ditch Easement:	0.19± Acres
Other Utility Easements:	0.63± Acres
Planning Area 'A':	1.82± Acres
Planning Area 'B':	3.44± Acres
Planning Area 'C':	2.85± Acres
Planning Area 'D':	2.13± Acres

Development Summary

Planning Area 'A': PCZD-C/R "excluding automobile service stations"
Allowed Uses: per section LMC 17.72.090
Maximum F.A.R.: 1.0
Maximum Floor Area Allowed (1.82 Acres): 79,279± sf[1]
Commercial Floor Area (0.87 Acres): 37,897± sf[2]
Dwelling Units (included in F.A.R.): 28 units[2]
Maximum Residential Density for 1.82 Acres: 15.4 Dwelling Units / Acre

Planning Area 'B': PCZD-R
Allowed Uses: per section LMC 17.72.080
Dwelling Units: 115 Dwelling Units
Maximum Density for 3.44 Acres: 33.4 Dwelling Units / Acre

Planning Area 'C': PCZD-C/R "excluding automobile service stations"
Allowed Uses: per section LMC 17.72.080
Maximum F.A.R.: 1.0
Maximum Floor Area Allowed (2.85 Acres): 124,146± sf[1]
Commercial Floor Area (.61 Acres): 26,571.2± sf[2]
Dwelling Units: 56 Dwelling Units
Maximum Density for 2.85 Acres: 25 Dwelling Units / Acre

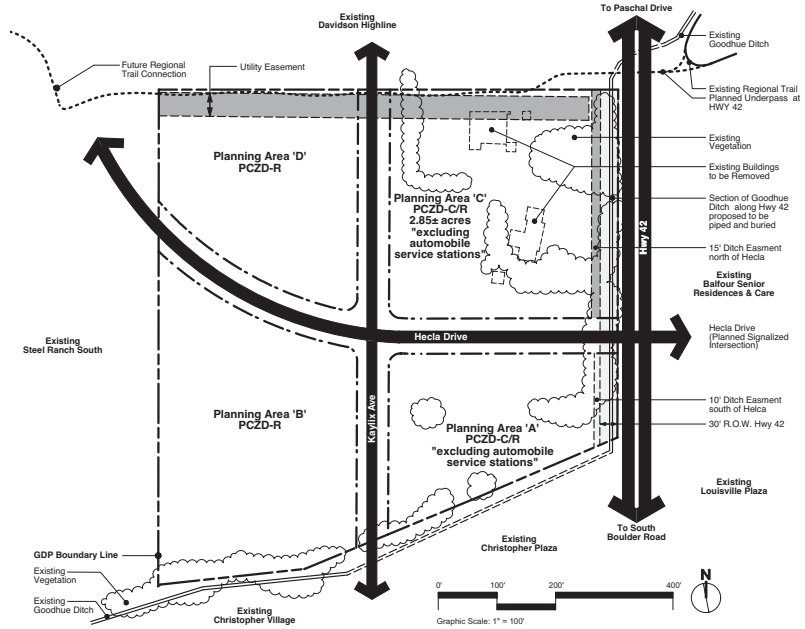
Planning Area 'D': PCZD-R
Allowed Uses: per section LMC 17.72.080
Dwelling Units: 32 Dwelling Units
Maximum Density for 2.13 Acres: 15 Dwelling Units / Acre

Totals: Units: 231 Dwelling Units

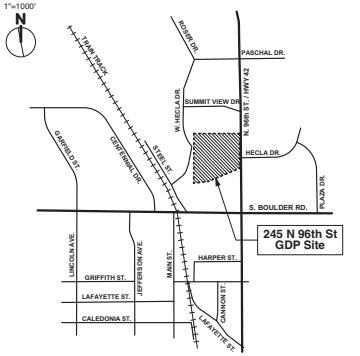
notes:
[1] It is intended that a portion of this Planning Area will be higher density artists live-work type housing.
[2] The combined square footage of commercial and residential will be less than half the amount allowed when calculating the entire area using FAR of 1.0.

Public Land Dedication

Gross Area	
PCZD-R Area + PCZD-C/R (Residential Area Only)	13.404 Acres
PCZD-C/R Area (Commerical Area Only)	11.926 Acres
	1.478 Acres
PCZD-R + PCZD-C/R (Residential Area Only)	
Gross Area:	11.926 Acres
Minimum Area Required:	15%
Dedicated Land Required:	1.8±Acres
Total Dedicated Land Required (PCZD-R)	**1.8± Acres**
PCZD-C/R (Commercial Area Only)	
Gross Area:	1.478 Acres
Minimum Area Required:	12%
Dedicated Land Required:	0.18 Acres
Total Dedicated Land Required (PCZD-C)	**0.18 Acres**
TOTAL DEDICATED PUBLIC LAND REQUIRED	**1.98 Acres**



Vicinity Map



Notes

1. Survey by Scott, Cox & Associates, dated December 12, 2014.
2. The property is not located in the flood plain per FEMA map number 08013C0582J panel 852 of 615 revised December 18, 2012.
3. Timing and phasing of this development will be dependent on tax credit funding and other funding sources.
4. Proposed vehicular connections from internal collector and local streets may be refined.
5. No less than eighty percent (80%) of the total count of all residential units on the property shall be developed as affordable units at or below sixty percent (60%) of the area median income ("AMI"), and at least sixty (60) of the affordable units shall be age restricted for occupancy by persons fifty-five (55) years of age, or older, as provided in the Annexation Agreement.
6. Use Group #12 in Section 17.72.090(b) (Automobile service stations) is prohibitied in Planning Areas A & C.
7. The Owner shall pay for 50% of the cost of a traffic signal installation at the intersection of West Hecla Drive and Highway 42 per the Annexation Agreement.

Bulk & Dimension Standards

	Planning Area 'A'*	Planning Area 'B'*	Planning Area 'C'*	Planning Area 'D'*
Min. Lot Area	7,000 sf	7,000 sf	7,000 sf	7,000 sf
Min. Lot Width	60'	60'	60'	60'
Max. Lot Coverage	40%	40%	40%	40%
Building Setbacks				
Min. Front Yard Setback (Principle Uses)	See ROW Setbacks	See ROW Setbacks	See ROW Setbacks	See ROW Setbacks
Min. Side Yard Setback (Principle Uses)	3'	3'	3'	3'
Min. Side Yard Setbacks (Accessory Uses)	3'	3'	3'	3'
Min. Rear Yard Setback (Principle Uses)	Parking: 5' Building: 10'	Parking: 5' Building: 10'	Parking: 5' Building: 10'	Parking: 5' Building: 10'
Min. Rear Yard Setbacks (Accessory Uses)	Parking: 5' Building: 10'	Parking: 5' Building: 10'	Parking: 5' Building: 10'	Parking: 5' Building: 10'
Setback from Hwy 42 ROW	Parking: 40' min from PL (10' from ROW Easement)[e] Building: 40' min from PL (10' from ROW Easement)[e]	N/A	Parking: 40' min from PL (10' from ROW Easement)[e] Building: 45' min from PL (15' from ROW Easement)[e]	N/A
Setback from Collector Street ROW	Parking: 10' Building: 5' typical, 0' for 33% of façade up to 12' max. width [a,b]	Parking: 10' Building: 5' typical, 2' for 33% of façade up to 12' max. width [a,b]	Parking: 10' Building: 5' typical, 2' for 33% of façade up to 12' max. width [a,b]	Parking: 10' Building: 5' typical, 2' for 33% of façade up to 12' max. width [a,b]
Setback from Local Street ROW	Parking: 10' Building: 5' [a]	Parking: 10' Building: 5' [a]	Parking: 10' Building: 5' [a]	Parking: 10' Building: 5' [a]
Setback From Parks and Open Space	0'	0'	0'	0'
Min. Building Separation	6'	6'	6'	6'
Max. Building Height				
Principle Uses	2-3 stories [a,b]	2-3 stories / 50' max. height [1,a,b]	2-3 stories [a,b]	2-3 stories [a,b]
Accessory Uses	30'	30'	30'	30'

[1] The 50' max building height accommodates the specific instance in Planning Area B where a two to three story residential building with basement level garage parking access is proposed in a location where the height is compatible with building height precedents on the adjacent property.
[2] The 33% portion of the mulit-family building façade with 2' setback shall be angled and have a maximum width of 12' to maintain pedestrian mass and scale along the street front.
[3] Stoop, steps, covered porch, awning, or sunshading elements are permitted within the 5' setback.
[4] Third floors of multifamily buildings shall step back a minimum of 5' for a minimum of 50% of any given frontage.
[5] Roof forms shall have a mix of pitched, sloped, or flat roof types that vary in orientation for a dynamic skyline.
[6] Boulder County Housing Authority shall work with the Goodhue Ditch Company to finalize the necessary easement and setback agreements.

City Council

APPROVED THIS _____ DAY OF _____ 201___ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, CO. ORDINANCE NO. _____ SERIES _____

_____
MAYOR

_____
CITY CLERK

Planning Commission Certification

APPROVED THIS _____ DAY OF _____ 201___ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, CO. RESOLUTION NO. _____ SERIES _____

Boulder County Clerk & Recorder Certificate
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK, ___M., THIS _____ DAY OF _____, 201___ AND IS RECORDED IN PLAN FILE _____ FEE: _____ PAID _____ FILM NO. _____, RECEPTION _____

_____
CLERK

_____
RECORDER

Ownership Signature Block

BY SIGNING THIS GDP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH BY THIS PDP/PUD. WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 201___.

_____
DEB GARDNER, Chair, Boulder County Housing Authority

245 North 96th Street
Boulder County Housing Authority
245 North 96th Street, Louisville, CO

BARRETT STUDIO architects
1944 20th Street Boulder, Colorado 80302 phone 303.449.9330 fax 303.449.1141 email bsa@barrettstudio.com web www.barrettstudio.com
Architecture Community/Urban Design Interiors

PROJECT TEAM:

Owner's Representative
Boulder County Housing Authority
2525 13th Street, 2nd Floor
Boulder CO 80306
(303) 441-1506
contact: Norrie Boyd

Civil Engineer
Olsson Associates
5285 McWhinney Blvd, Ste160
Loveland, CO 80538
(970) 461-7733
contact: Josh Erramouspe

Master Planner
Barrett Studio Architect
1944 20th Street
Boulder, CO 80302
(303) 449-1141
contact: Nicole Delamge

General Development Plan

Drawing Number:

A0.0

Sheet: 1 of: 1

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KESTREL
FINAL SUBDIVISION PLAT
SE 1/4 SECTION. 5, T1S, R69W OF THE 6TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER OF A TRACT OF LAND LOCATED IN SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, BOULDER COUNTY, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST ¼ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 00°07'00" EAST ALONG THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 772.18 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°07'00" EAST ALONG THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 592.90 FEET TO THE APPROXIMATE CENTERLINE OF THAT EASEMENT AND RIGHT OF WAY FOR ELECTRIC TRANSMISSION LINES AS GRANTED BY SAM MILANO TO PUBLIC SERVICE COMPANY OF COLORADO BY INSTRUMENT RECORDED FEBRUARY 16, 1942 IN BOOK 713 AT PAGE 130; THENCE NORTH 89°59'40" WEST, ALONG THE APPROXIMATE CENTERLINE OF THE SAID RIGHT OF WAY DESCRIBED IN BOOK 713 AT PAGE 130, A DISTANCE OF 783.09 FEET; THENCE SOUTH 00°07'00" WEST, A DISTANCE OF 846.77 FEET TO THE NORTH LINE OF THAT TRACT OF LAND WHICH IS EXCEPTED IN THE DESCRIPTION OF "TRACT 1" IN THE DEED FROM ESTA D. PARR AND GLENNIE PARR TO DAVIDSON INVESTMENTS, INC., A COLORADO CORPORATION, RECORDED JANUARY 22, 1962 IN BOOK 1216 AT PAGE 503; THENCE ALONG THE NORTH LINE OF THE SAID TRACT OF LAND EXCEPTED IN THE DESCRIPTION OF "TRACT 1" IN THE SAID DEED IN BOOK 1216 AT PAGE 503 BY THE FOLLOWING FOUR CALLS AND DISTANCES:

THENCE NORTH 55°09'00" EAST, A DISTANCE OF 5.23 FEET;
THENCE NORTH 83°50'00" EAST, A DISTANCE OF 247.65 FEET;
THENCE NORTH 67°30'00" EAST, A DISTANCE OF 316.33 FEET;
THENCE NORTH 66°49'00" EAST, A DISTANCE OF 262.00 FEET TO THE TRUE POINT OF BEGINNING.

AREA=13.404 ACRES

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF KESTREL, A SUBDIVISION OF A PART OF THE CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF LOUISVILLE AND THE PUBLIC, THE OUTLOTS, STREETS AND RIGHTS-OF-WAY AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE CITY OF LOUISVILLE AND ALL MUNICIPALLY OWNED AND/OR FRANCHISED UTILITIES AND SERVICES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS ACCESS EASEMENTS, AND DESIGNATED AS UTILITY EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, TELEPHONE AND ELECTRIC LINES, WORKS, POLES AND UNDERGROUND CABLES, GAS PIPELINES, WATER PIPELINES, SANITARY SEWER LINES, STREET LIGHTS, CULVERTS, HYDRANTS, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THERETO, IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE CITY OF LOUISVILLE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF LOUISVILLE, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY OF LOUISVILLE, COLORADO, SHALL BECOME THE SOLE PROPERTY OF SAID CITY OF LOUISVILLE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES AND/OR U.S. CENTURY LINK, INC. WHICH WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO.

OWNERS CERTIFICATE

BOULDER COUNTY HOUSING AUTHORITY

_____ _____
BY DATE

ACKNOWLEDGEMENT

STATE OF COLORADO)
) SS.
COUNTY OF BOULDER)

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

WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES: _____

[SEAL]

_____
NOTARY PUBLIC

VICINITY MAP
SCALE: 1" = 1000'

Land Summary Table				
Outlot / Tract Outlot	Area ± Ac.	Ownership	Primary Uses	Maintenance[1]
1	0.117	City of Louisville	Regional Trail	City of Louisville
2	0.123	City of Louisville	Regional Trail	City of Louisville
3	0.413	BCHA	Existing Hwy 42 Easement / Existing Goodhue Ditch Company Easement / Regional Trail	BCHA: landscaping and snow removal on sidewalk City of Louisville: sidewalk repair and replacement CDOT: roadway
4	0.399	BCHA	City Park	BCHA
5	0.643	BCHA	Natural Area	BCHA
Tract				
A	0.202	BCHA	Private Drive is Private Common Open Space w/ Public Access	BCHA
B	0.251	BCHA	Private Drive is Private Common Open Space w/ Public Access	BCHA
C	0.157	BCHA	Private Drive is Private Common Open Space w/ Public Access	BCHA
D	0.230	BCHA	Private Drive is Private Common Open Space w/ Public Access	BCHA
E	0.434	BCHA	Detention Pond Private Common Open Space	BCHA

[1] Specific maintenance responsibilities will be outlined in the Subdivision Agreement.

SURVEYING CERTIFICATE

I, A. JOHN BURI, DO HEREBY CERTIFY THAT I AM A DULY REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF KESTREL AS LAND OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE TRACTS STAKED UPON THE GROUND IN COMPLIANCE WITH ARTICLES 50-53 OF TILE 38, COLORADO REVISED STATUTES GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS __ DAY OF _____, 20__ A.D.

A. JOHN BURI, P.L.S,
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 24302
FOR AND ON BEHALF OF SCOTT, COX & ASSOCIATES, INC.

DRAFT
10/16/15

MORTGAGE INTEREST HOLDER CONSENT TO DEDICATION

MORTGAGEE CONSENTS TO DEDICATION: THE UNDERSIGNED HOLDERS OF MORTGAGE INTERESTS AND LIENS AGAINST THE PROPERTY OFFERED FOR DEDICATION AND TRANSFER TO THE PUBLIC AND CITY OF LOUISVILLE HEREBY CONSENTS TO AND APPROVES OF SUCH DEDICATION AND TRANSFER AND HEREBY SUBORDINATES AND RELEASES ITS INTEREST TO SUCH DEDICATED AND TRANSFERRED PROPERTY.

IN WITNESS WHEREOF: WE DO HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, _____.

_____

STATE OF_____)
)SS
COUNTY OF_____)

WITNESS MY HAND AND SEAL.

GOODHUE DITCH AND RESERVOIR COMPANY

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20__.

_____
BRAD DALLUM, PRESIDENT

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20__ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. _____, SERIES _____.

CITY COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20_____ BY THE CITY COUNCIL OF CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. _____, SERIES _____.

_____ _____
MAYOR CITY CLERK

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF BOULDER)

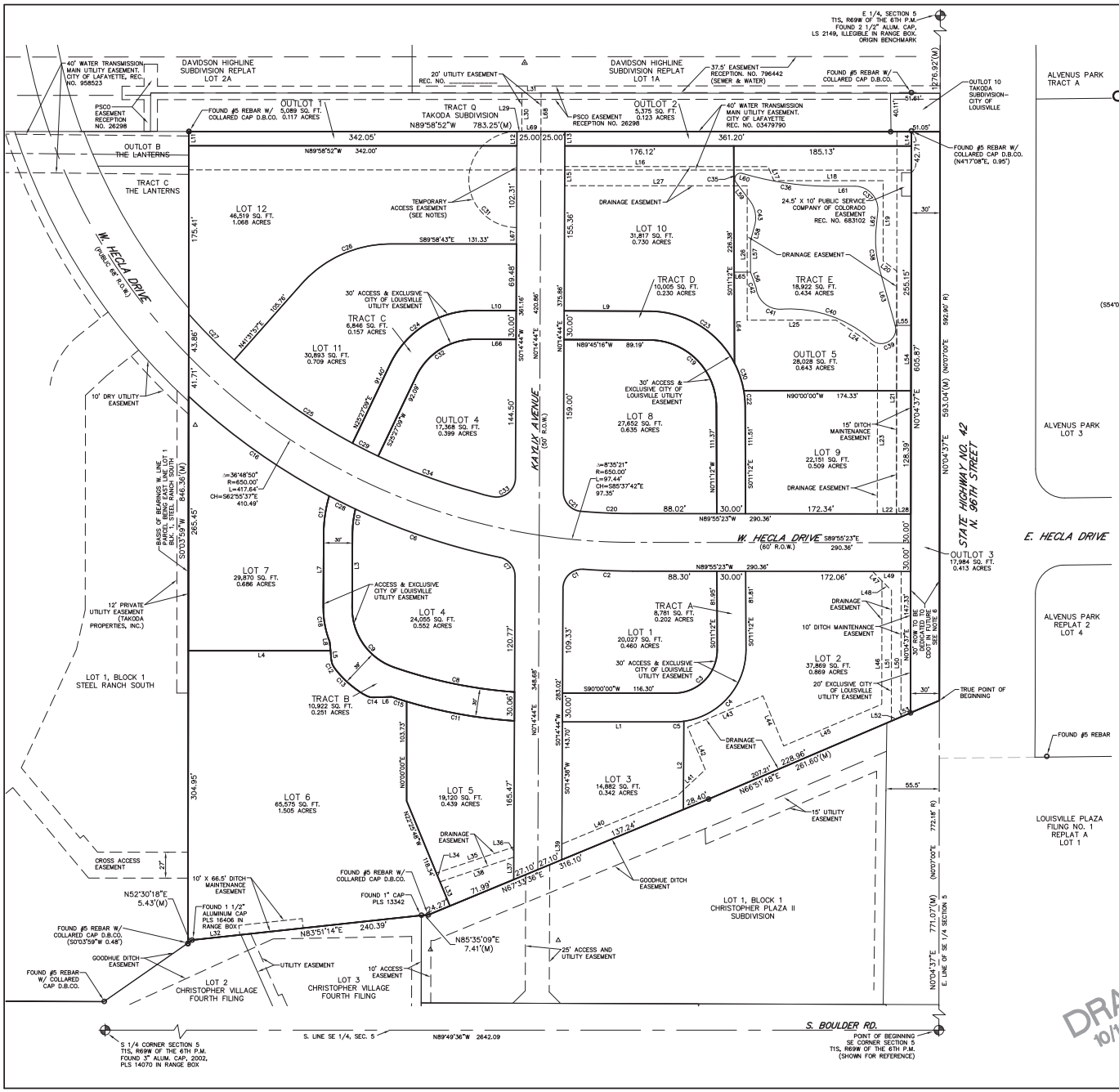
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE AT ____ O'CLOCK ____M., THIS _____ DAY OF _____, 20____, AND IS RECORDED UNDER RECEPTION # _____, FEES PAID $ _____.

_____ _____
COUNTY CLERK AND RECORDER DEPUTY

SCOTT, COX & ASSOCIATES, INC.
consulting engineers • surveyors
1530 55th Street • Boulder, Colorado 80303
(303) 444 - 3051

Designed by AJB	Date 10/16/15	Scale AS SHOWN	Drawing no. 14524D-1	Sheet 1
Drawn by JAS	Revision	Description	Date	Project no. 14524D
Checked by AJB				

KESTREL
FINAL SUBDIVISION PLAT
SE 1/4 SECTION. 5, T1S, R69W OF THE 6TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



LEGEND

- PUBLIC LAND CORNER FOUND
- FOUND MONUMENT AS NOTED
- FOUND #5 REBAR WITH 1" RED PLASTIC CAP STAMPED SCOTT COX ASC PLS 24302 (P&C) (UNLESS NOTED)
- CONTROL POINT
- (R) RECORD COURSE PER LEGAL DESCRIPTION
- (M) MEASURED COURSE PER THIS SURVEY
- (S54°08'29"W 0.08') RECORD OR CALCULATED POSITION TO FOUND MONUMENT

SURVEY NOTES

1. THE BASIS OF BEARINGS IS THE WESTERLY LINE OF THE PARCEL ALSO BEING THE EASTERLY LINE OF LOT 1, BLOCK 1 STEEL RANCH SOUTH BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND BEARS S00°03'59"W, PER STEEL RANCH SOUTH AND TAKODA SUBDIVISIONS.
2. THE SIZE AND TYPE OF MONUMENTS FOUND ARE SHOWN HEREON.
3. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. CRS-13-80-105 (3)(a)
4. THIS PROPERTY LIES WITHIN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP,_ BOULDER COUNTY, MAP NUMBER 08013C0582 J, MAP REVISED: DECEMBER 18, 2012.
5. THE TEMPORARY ACCESS EASEMENT AT THE CUL-DE-SAC OF KAYLIX AVENUE WILL EXPIRE WHEN THE TEMPORARY CUL-DE-SAC IS REMOVED.
6. ROW DEDICATION TO CDOT BY SEPARATE INSTRUMENT TO OCCUR AFTER CONSTRUCTION OF IMPROVEMENTS WITHIN OUTLOT 3 IS COMPLETE.
7. THE CITY OF LOUISVILLE IS GRANTED A 4' MAINTENANCE ACCESS EASEMENT BEYOND RIGHT OF WAY FOR THE MAINTENANCE OF CURB & SIDEWALK. MINIMUM SURFACE DISTURBANCE IS ALLOWED WITHIN THIS EASEMENT.

LINE TABLE		
Line #	Length	Direction
L1	116.43'	N90°00'00"E
L2	92.01'	S00°15'25"W
L3	77.69'	N00°14'44"E
L4	148.26'	N90°00'00"E
L5	10.12'	S05°31'39"E
L6	18.85'	N88°12'01"E
L7	77.69'	S00°14'44"W
L8	9.64'	S05°31'39"E
L9	89.19'	N89°45'16"W
L10	42.49'	N89°45'16"W
L11	13.93'	N00°03'59"E
L12	14.88'	S00°14'44"W
L13	14.88'	N00°14'44"E
L14	14.88'	S00°04'37"W
L15	20.00'	N00°14'44"E
L16	211.97'	S89°58'40"E
L17	15.86'	S22°29'03"E
L18	113.93'	N90°00'00"E
L19	83.64'	S00°00'00"E
L20	17.74'	S53°10'27"E
L21	398.67'	S00°04'37"W
L22	20.00'	S89°59'13"W
L23	173.13'	N00°05'28"E
L24	52.00'	N56°14'06"W
L25	92.68'	N90°00'00"W
L26	140.11'	N00°00'00"E
L27	190.27'	N89°58'36"W
L28	15.00'	N89°48'10"W
L29	5.00'	S89°59'15"E
L30	40.12'	S00°14'44"W
L31	20.00'	S89°58'46"E
L32	49.99'	N83°51'14"E
L33	27.20'	N22°27'29"W
L34	10.02'	N22°25'48"W
L35	85.32'	N71°28'49"E

LINE TABLE		
Line #	Length	Direction
L36	10.56'	S00°14'44"W
L37	23.46'	S00°14'48"W
L38	81.24'	S71°28'49"W
L39	16.43'	N00°14'44"E
L40	129.73'	N67°28'49"E
L41	40.68'	N46°52'56"E
L42	48.03'	N22°32'19"W
L43	85.00'	N67°27'41"E
L44	56.57'	S22°32'19"E
L45	111.15'	N66°56'19"E
L46	128.63'	N00°04'37"E
L47	13.77'	N44°45'16"W
L48	14.18'	N44°45'16"W
L49	29.71'	S89°55'21"E
L50	151.62'	S00°04'37"W
L51	136.05'	S00°04'37"W
L52	10.87'	N67°00'49"E
L53	10.88'	N66°51'48"E
L54	68.24'	S00°04'37"W
L55	16.58'	S89°55'23"E
L56	16.08'	N19°54'16"W
L57	32.45'	N00°00'00"E
L58	16.77'	N15°05'09"E
L59	23.85'	N37°10'23"W
L60	6.99'	S74°32'40"E
L61	24.79'	N89°52'25"E
L62	18.52'	S05°32'34"W
L63	60.68'	S15°31'44"E
L64	94.74'	S00°11'12"E
L65	17.02'	S89°48'48"W
L66	42.49'	S89°45'16"E
L67	17.19'	N00°14'44"E
L68	40.12'	S00°14'44"W
L69	20.00'	S89°58'52"E

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	32.85'	20.00'	94°06'48"	N47°18'00"E	29.28'
C2	50.79'	680.00'	4°16'47"	S87°46'59"E	50.78'
C3	70.83'	45.00'	90°11'12"	S44°54'24"W	63.74'
C4	107.81'	75.00'	82°21'32"	S40°59'34"W	98.76'
C5	10.25'	75.00'	7°49'39"	S86°05'10"W	10.24'
C6	169.26'	680.00'	14°15'41"	S71°03'37"E	168.82'
C7	27.38'	20.00'	78°26'52"	S38°58'41"E	25.29'
C8	128.65'	490.00'	15°02'34"	N78°23'22"W	128.28'
C9	80.68'	65.00'	71°06'49"	N35°18'40"W	75.60'
C10	25.84'	110.00'	13°27'41"	N06°58'35"E	25.78'
C11	114.43'	520.00'	12°36'30"	S79°49'43"E	114.20'
C12	8.08'	15.00'	30°51'06"	S20°57'12"E	7.98'
C13	44.60'	104.00'	24°34'08"	S48°39'49"E	44.26'
C14	8.08'	15.00'	30°51'06"	S76°22'26"E	7.98'
C15	16.47'	520.00'	1°48'54"	S72°37'01"E	16.47'
C16	180.31'	680.00'	15°11'34"	S54°37'33"E	179.78'
C17	39.70'	140.00'	16°14'52"	S08°22'11"W	39.57'
C18	35.79'	95.00'	21°34'58"	S10°32'45"E	35.57'
C19	109.43'	70.00'	89°34'03"	S44°58'14"E	98.62'
C20	53.74'	620.00'	4°58'00"	N87°26'23"W	53.73'
C21	29.74'	20.00'	85°12'08"	N42°21'19"W	27.08'
C22	16.73'	100.00'	9°35'05"	S04°58'44"E	16.71'
C23	108.93'	100.00'	62°24'49"	N58°32'51"W	103.63'
C24	110.82'	98.00'	64°47'35"	S57°50'57"W	105.01'
C25	151.17'	620.00'	13°58'11"	N54°51'14"W	150.79'
C26	104.89'	124.00'	48°28'03"	N65°45'59"E	101.79'
C27	67.49'	620.00'	6°14'12"	N44°45'03"W	67.45'
C28	30.60'	680.00'	2°34'41"	S63°30'41"E	30.59'
C29	30.01'	620.00'	2°46'24"	N63°13'31"W	30.01'
C30	30.66'	100.00'	17°34'10"	N18°33'22"W	30.54'
C31	157.08'	50.00'	179°59'56"	N00°14'44"E	100.00'
C32	76.90'	68.00'	64°47'35"	N57°50'57"E	72.87'
C33	36.13'	20.00'	103°30'41"	S52°00'05"W	31.42'
C34	125.86'	620.00'	11°37'51"	N70°25'39"W	125.64'
C35	14.94'	6.00'	142°37'43"	N34°08'28"E	11.37'
C36	87.03'	320.00'	15°34'55"	S82°20'08"E	86.76'
C37	40.07'	24.00'	95°40'09"	S42°17'30"E	35.58'
C38	42.29'	115.00'	21°04'19"	S04°59'35"E	42.06'
C39	38.45'	15.00'	146°52'59"	S57°54'45"W	28.76'
C40	102.09'	130.00'	44°59'49"	N71°08'40"W	99.49'
C41	37.38'	25.00'	85°39'39"	N50°48'45"W	33.99'
C42	2.08'	10.00'	11°55'20"	N13°56'36"W	2.08'
C43	27.36'	30.00'	52°15'33"	N11°02'37"W	26.42'

SCOTT, COX & ASSOCIATES, INC.
consulting engineers • surveyors
1530 55th Street • Boulder, Colorado 80303
(303) 444 - 3051

Designed by	AJB	Date	Scale	Drawing no.	Sheet
Drawn by	JAS	10/16/15	1"=50	14524D-1	2
Checked by	AJB	Revision	Description	Date	Project no. 14524D

City of Louisville
Louisville City Hall 749 Main Street Louisville, Colorado 80027 (303) 335-4592

Planning Department

October 1, 2015

Mr. Norrie Boyd
Boulder County Housing and Human Services
2525 13th Street
Boulder, CO 80304

Re: Review Comments for Case # 15-033-FS/FPP
Kestrel General Development Plan Amendment, Final Plat and Final Planned Unit Development

Dear Mrs. Boyd,

The Boulder County Housing Authority application for a General Development Plan (GDP) Amendment, final Subdivision Plat and final Planned Unit Development (PUD) for the construction of a mixed use, affordable, and age restricted community at 245 North 96th Street in north Louisville has been reviewed by City Staff and our referral partners. The following comments are provided for you response:

Colorado Department of Transportation:

- CDOT agrees that the west leg of Hecla needs to be installed and eventually signalized.
- The TIS indicates that a southbound to westbound right deceleration lane and a eastbound to southbound right acceleration lane will be required. CDOT supports that requirement.
- The protection of the right-of-way for future improvements should be implemented as part of this proposal.
- The applicant will need to obtain a new access permit and notice to proceed for this new access. Please have them contact us when you feel the time is appropriate.

BVSD:

- See attached letter

Xcel:

- See attached letter

Wastewater

- Has reviewed and has no comments.

Fire Protection District:

- See attached letter

Building Safety Division

- Has reviewed and has no comments.

City Manager's Office

- "Applicant shall address conditions of preliminary approval"

Public Safety

- Has reviewed and has no comments.

Economic Development

- Has reviewed and has no comments

<u>Parks Department:</u>

Planned Unit Development

1. Sheet 3 of 36, Public Lands Dedication.
    a. Land Dedication Summary Table Outlot 3. As the Outlot is being dedicated to CDOT remove the City of Louisville from maintenance responsibilities. With the exception of maintenance responsibilities associated with outlots 1,2 and 4 the Park and Recreation Departments perspective is that there will be no additional property maintenance responsibilities conveyed to the City for action by the department. Right-of-way, private streets and their associated improvements will be privately maintained by the owners association which shall include landscape maintenance and snow removal. Other public or private improvements including capital improvements to the ROW and their associated maintenance shall be further defined in the subdivision agreement.
2. Sheet 5 of 36, Parking Distributions.
    a. Remove parking from what is the regional trail easement in Precinct C along the norther property boundary.
3. Sheet 11 of 36, Master Landscape Plan.
    a. Remove Legacy Sugar Maple, Acer saccharum 'Legacy' from the Proposed Planting Palette-R.O.W.
    b. Correct the spelling of 'Cottonwood' in the Proposed Planting Palette- Private R.O.W., Parks, Courtyards and Residential Landscapes table.
    c. 8' Regional Trail. The 8' regional trail is outside of the trail easement at the northwest corner of the property. Revise the alignment so the trail is within the easement.
4. See attached Trail Revisions.pdf for revised regional trail alignment.
    a. Per discussion at the September 8 bi-weekly meeting with BCHA and the design team we spoke about extending the trail west of the Alkonis property and connecting to the Bullhead Gulch trail as shown in the Trail Revisions.pdf file. As the City has assisted BCHA in meeting their public land dedication

requirements we request that BCHA pay for the design of the trail connection and the City will pay for the construction of the trail segment with CIP funds. Scheduling the construction of the trail connection with the contractor constructing the regional trail on the project site would be more efficient compared to constructing the trail connection with a different contractor.

Planning Department

General Development Plan

1. Retitle to Takoda General Development Plan – 5th Amendment.
2. In the Project Description modify the following:
   - Delete the Current Zoning reference;
   - Delete the Proposed Zoning reference;
   - Delete the Number of Units reference; and
   - Delete the Min. Public Use reference.
3. In the Development Summary modify the following:
   - Planning Area A – Allowed: Uses add LMC in front of Section 17.72.090
   - Planning Area A – Delete "Minimum Public Use Areas (12%): 0.22"
   - Planning Area B – Allowed: Uses add LMC in front of Section 17.72.080
   - Planning Area B – Delete "Minimum Public Use Areas (15%): 0.52"
   - Planning Area C – Allowed: Uses add LMC in front of Section 17.72.080
   - Planning Area C – Delete "Minimum Public Use Areas (15%): 0.43"
   - Planning Area D – Allowed: Uses add LMC in front of Section 17.72.090
   - Planning Area D – Delete "Minimum Public Use Areas (15%): 0.32"
4. In the Notes Section add the following notes:
   - "5. No less than eighty percent (80%) of the total amount of all residential units on the property shall be developed as affordable units at or below sixty percent (60%) of the area median income ("AMI"), and at least sixty (60) of the affordable units shall be age restricted for occupancy by persons fifty five (55) years of age, or older, as provided in the Annexation Agreement.
   - "6. Use Group #12 in Section 17.72.090(b) (Automobile service stations) is prohibited in Planning Areas A and C."
5. In the GDP Map modify the following:
   - Delete the phrase "City of Louisville" from surrounding subdivisions.
   - Removes the acreage references for each planning area.
   - Modify the "Future Regional Trail Connection" to match the proposed alignment in the PUD.
6. Correct misspellings.

Planned Unit Development

General

1. There were five conditions of approval for the Preliminary Subdivision Plat and PUD. The application package for GDP Amendment, the Final Subdivision Plan and the Final PUD address two of the five conditions, the emergency access plan and the public land dedication resolution with staff. This application is missing executed easement use agreements with the City of Lafayette, the Goodhue

Ditch Company and Xcel energy. The City is hesitant to allow this application to go before Planning Commission and will not let this application go before City Council until these conditions are met.

2. *The City must review and approve the agreement between the development and The Goodhue Ditch.*
3. The final placement of the sanitary sewer line connecting to the City's mainline requires a 40-foot construction and utility easement with RCL Land Company, LLC. Please provide an executed easement use agreement with RCL Land Company for the sanitary sewer as it is the City's policy for the developer to acquire the necessary property and easements needed to construct a project.
4. Incorporate "Emergency Access Plan" and truck turning templates into the PUD.
5. Ensure all pages have sufficient margins: 2 inches on the left side, 1 inch on all others.
6. Develop a single consistent sheet format. The format change between sheets (1-5, 10, 12-13), (6-9), (11), (14-23), is not acceptable.

Sheet 1 of 36: Cover Sheet

1. Delete the Development Map on the cover and replace with a relocated and enlarged Vicinity Map.
2. In the Project Description modify the following:
   - Changes the Current Zoning from the County's designation to: Takoda General Development Plan (GDP) 5th Amendment: Planned Community Zone District Commercial / Residential (PCZD-C/R).
   - Delete the Proposed Zoning reference;
   - Delete the Number of Units reference; and
   - Delete the Min. Public Use reference.
3. Delete the word "Notes" on the bottom right of the page.

Sheet 2 of 36: Master Plan and General Notes

1. In the General Notes modify the following:
   - Note #1, change the referenced zoning from "PCZD/R" to "PCZD – C/R" and delete the word "Commercial / Residential" for Planning Area A;
   - Note #1, change the referenced zoning from "PCZD – Residential" to "PCZD – R" for Planning Area B;
   - Note #1, change the referenced zoning from "PCZD/R" to "PCZD – C/R" and delete the word "Commercial / Residential" for Planning Area C;
   - Note #1, change the referenced zoning from "PCZD – Residential" to "PCZD – R" for Planning Area D;
   - Note #2, change the referenced total public land dedication to match the calculated public land dedication document in the requested GDP amendment (1.98 Acres).
   - Note#2, add the following sentence, "The County will provide.
2. In the Development Summary modify the following:
   - Planning Area A, change the requested use from "Commercial / Residential" to "PCZD – C/R"; change the "Net Area" to "Gross Area" and match the requested GDP (1.82 acres); create a new "unit" column

matching the requested GDP (28 units), delete references to residential floor area; create a new commercial sf column and match the requested GDP (37,897 sf); in the last column, delete references to FAR and match the requested GDP density for Planning Area A (15.4 DU / Acre).

- Planning Area B, change the requested use from "Residential" to "PCZD – R"; change the "Net Area" to "Gross Area" and match the requested GDP (3.44 acres); create a new "unit" column matching the requested GDP (115 units); in the last column, delete references to FAR and match the requested GDP density for Planning Area B (33.4 DU / Acre).
- Planning Area C, change the requested use from "Commercial / Residential" to "PCZD – C/R"; change the "Net Area" to "Gross Area" and match the requested GDP (2.85 acres); create a new "unit" column matching the requested GDP (56 units), delete references to residential floor area; create a new commercial sf column and match the requested GDP (26,571sf); in the last column, delete references to FAR and match the requested GDP density for Planning Area A (25 DU / Acre).
- Planning Area D, change the requested use from "Residential" to "PCZD – R"; change the "Net Area" to "Gross Area" and match the requested GDP (2.13 acres); create a new "unit" column matching the requested GDP (32 units); in the last column, delete references to FAR and match the requested GDP density for Planning Area B (15 DU / Acre).
- TOTAL, change the requested use from blank to "PCZD – C/R"; change the "Net Area" to "Gross Area" and match the requested GDP (13.404 acres); create a new "unit" column matching the requested GDP (231 units), delete references to residential floor area; create a new commercial sf column and match the requested GDP (64,468 sf); in the last column, delete references to FAR and match the requested GDP density for total Area (provide).

3. Replace Delete the Bulk and Dimension Standards and footnotes and replace with the Bulk and Dimension Standards and footnotes as presented in the requested GDP 5th Amendment.
4. Reduce the surrounding context and enlarge the Master Plan graphic for legibility.
5. Reduce development summary and yard and bulk tables slightly for legibility.
6. Annotate the senior Housing on the Master Plan graphic.
7. Annotate the neighborhood Park on the Master Plan.
8. Annotate the storm water Pond on the Master Plan.
9. Show proposed utility easement in Planning Area A.
10. Annotate the Community Room in Planning Area A.
11. Annotate the Live-work units in the Planning Area A.
12. Ensure a minimum 3-foot setback with landscaping and fencing between the regional trail and surface parking in Planning Area C.
13. Show Property line between Public land dedication and new commercial lot in Planning Area C.
14. Show pedestrian connection between North Main Apartments and Planning Area B.

Sheet 3 of 36: Public Lands Dedication

1. Land Dedication Summary Table modify as follows:
    - Reduce the size of the table for legibility.
    - Change “Boulder County Housing Authority” to “BCHA”.
    - Add a footnote stating the specific maintenance responsibilities will be outlined in the Subdivision agreement.
    - Outlot 3, change maintenance responsibility to the following: landscaping and snow removal on sidewalk BCHA, sidewalk repair and replacement City of Louisville, roadway Colorado Department of Transportation.
    - Outlot 10, change ownership from BCHA to City of Louisville.
2. Public Land Dedication and Requirements and Provisions modify as follows:
    - Row #2: Change “Residential Gross Area” to “PCZD-R Area + PCZD-C/R (Residential Area Only)”; change “10.89 Ac.” to “11.926 Ac.” to match the requested GDP.
    - Row #3: Change “1.63 Ac.” to “1.8 Ac.” to match the requested GDP.
    - Row #4: Change “Commercial Gross Area” to “PCZD-C/R Area (Commercial Area Only)”; delete “2.514 Ac.” to “1.478 Ac.” to match the requested GDP.
    - Row #5: Change “.30 Ac.” to “.18 Ac.” to match the requested GDP.
    - Row #6: Change “1.93 Ac.” to “1.98 Ac.” to match the requested GDP.
    - Row #7: Change “Public Land Dedication” to “Unencumbered Dedication” and change the “.908 Ac.” to “.399 Ac.” to match the requested Land Dedication Summary Table.
    - Row #8: Change “Encumbered Public land Dedication” to “Encumbered Dedication”.
    - Row #9: Rephrase “Total Dedicated Public Land Provided” to “Total Public Land Dedication” and change “1.789 Ac.” to “1.28 Ac.” to match the requested Land Dedication Summary Table.
    - Row #10: Delete “(13.3% of total site area)”.
    - Row #11: Delete “(16.4% of Gross Developable Area)”.
    - Add a footnote stating BCHA will provide a payment in lieu of the remaining .7 Ac in the form of physical improvements to Outlot 1, Outlot 2, and Outlot 4.
3. Delete the Development Area Percentages as it is not required in the PUD.
4. Delete the planning Area Reference Map as it is redundant.
5. Public Lands & Private common Open Areas Summary, modify as follows
    - Row #1: Add “Unencumbered” to “Dedicated Land”. Delete “0.227 in Planning Area B as there is no unencumbered land dedicated in Planning Area B; delete “0.15” in Planning Area C as there is no unencumbered land dedicated in Planning Area C; Delete “0.531” in Planning Area D and replace with “.399” as Outlot 4 is the only unencumbered land being dedicated in Planning Area D; change “0.908” to “0.399” in the total column to match the Land Dedication Summary Table; change “16%” to “3%” in the % column.

- Row #2, Change “15% to “6.5%” in the % column.
- Row #3, Change “32% to “13.8%” in the % column.
- Row 4, Change “37% to “16%” in the % column.
- Row 5, Change “1.514” to “1.287” in Planning Area B; Change “2.585” to “2.435” in Planning Area C; Change “1.034” to “0.902” in Planning Area D; change “5.797” to “4.624” in the total column.

6. Public Lands Dedication Plan, modify as follows:
   - Delete adjacent subdivision names for legibility.

Sheet 4 of 36: Planning Areas

1. Delete the entire sheet as it is redundant to the General Development Plan.

Sheet 5 of 36: Parking Distributions

1. Rename sheet to “Parking”, deleting the word “distributions”.
2. Two parking standards are presented. Request one standard and remove the other from this sheet as it confuses the readability of the sheet.
3. Show property lines on the Parking Distribution Map.
4. Delete the word “Precinct” on the graphic and in the tables and replace with “Planning Area” for consistency with rest of document.
5. Remove parking from Outlot 2 on the Parking Distribution Map.
6. Remove all parking time-limits and car share designations on the Parking Distribution Map as they are not appropriate in a PUD. The City manages parking and requires flexibility where a PUD would restrict the City’s ability to manage its right-of-way. The City can have a separate conversation regarding parking management on public streets.
7. The City does not dedicate on-street parking to individual users. Remove all references to dedicated on-street parking spaces.

Sheet 9 of 36: Overall Phase Map

1. Rename sheet to “Phasing”, deleting “*Overall Phase Map*”.

Sheet 11 of 36: Master Landscape Plan

1. Ensure a 3-foot landscaped setback from City’s Outlot 2.
2. Ensure a 8-foot trail connects to the City owned property in northwest corner between BCHA property and W. Hecla Drive
3. Replace “Alkonis” references with “Kestrel” references

Sheet 12 of 36: Building Floor Plans

1. Delete the entire sheet as floor plans are not regulated by a PUD.

Sheet 13 of 36: Building Elevations

1. Ensure all building heights are measured per the City’s definition of Grade “Section 17.08.205 (ground level) means the average of the finished grade surface elevation measured at the highest and lowest exterior corners of a structure.” and Sec. 17.08.045. - Building height, “Section 17.08.045 the vertical distance measured from grade to the highest point on the roof surface.”

Sheet 14 of 36: Elevations

1. Rename sheet from “Elevations” to “Building Elevations”
2. Ensure all building heights are measured per the City’s definition of Grade “Section 17.08.205 (ground level) means the average of the finished grade surface elevation measured at the highest and lowest exterior corners of a structure.” and Sec. 17.08.045. - Building height, “Section 17.08.045 the vertical distance measured from grade to the highest point on the roof surface.”
3. Increase line weights similar to sheet 13 to improve legibility on a mylar.
4. Provide building dimensions similar to sheet 13 for legibility.

Sheet 15 of 36: Plans

1. Delete the entire sheet as floor plans are not regulated by a PUD.

Sheet 17-21 of 36: Plans

1. Delete the entire sheet as floor plans are not regulated by a PUD.

Sheet 22 of 36: Senior Housing Building Elevations

1. Ensure building heights are measured per the City’s definition of Grade “Section 17.08.205 (ground level) means the average of the finished grade surface elevation measured at the highest and lowest exterior corners of a structure.” and Sec. 17.08.045. - Building height, “Section 17.08.045 the vertical distance measured from grade to the highest point on the roof surface.”
2. Increase line weights similar to sheet 13 to improve legibility on a mylar.
3. Provide building dimensions similar to sheet 13 for legibility.

Final Subdivision

Revise plat to make consistent with requested GDP Amendment and proposed PUD land dedication summary as show on sheet 3.

<u>Public Works</u>

GENERAL

1. The proposal indicates storm water discharges into the Goodhue Ditch, non-conforming detention volume and site release rates below historic release levels but above City max release rates. All of these conditions are nonconforming to City Drainage Criteria Manual. The referral package did not include Goodhue Ditch Company approval of the proposed release of developed runoff to the irrigation ditch. Public Works does not support the proposal.
2. The proposed Photometric Plan includes the use of LED light fixtures on public streets which is inconsistent with other surrounding developments. Xcel Energy typically provides street lighting on public streets with exception such as Louisville Library, the South Street Underpass and DELO Phase 2 - Woonerf. Noted the proposed street light design includes spacing of 80’, both sides of street on Hecla Dr. and Kaylix Ave. as compared to Xcel Energy street light

design typically at 200' spacing. Public Works does not support approval of the street light design at this time without information pertaining to energy, estimated maintenance costs and further review.

3. Traffic impact study dated January 17, 2015 appears resubmitted without correction. Refer to previous comments regarding the study.

EMERGENCY ACCESS PLAN – Sheet 1 of 1

1. Please submit the plan in color, the turning movements are difficult to discern (tire vs bumper).
2. The south leg of Kaylix ends abruptly without a temporary cul de sac. City street maintenance of S. Kaylix Ave. will require use of an access easement on private property. Request developer provide street sweeping and snow removal on S. Kaylix Ave. until the road is extended south thru Christopher Village.
3. The northerly temporary turnaround shall be maintained by the Developer until the road is extended through Davidson Highline Subdivision.

MASTER PLAN AND GENERAL NOTES –Sheet 2 of 36

1. Master Plan
    a. Delete the phrase "City of Louisville" from surrounding developments.
    b. Add subdivision boundaries and property boundaries (e.g. Davidson Highline, Lanterns, Summit View, Takoda)
    c. The "Proposed Utility Easement" is southeast corner of site should be a drainage easement.
    d. The Developer shall extend Kaylix Ave. street design to property line and provide financial funding for "unfinished" segment of street.
    e. The Developer shall provide funding for half the cost of signalization at the SH42/Hecla Dr. intersection when the signal is warranted.
    f. Provide a copy of the Goodhue Ditch Agreement concerning piping the ditch.
    g. As mentioned earlier, provide a copy of the agreement pertaining to the discharge of storm water to the Goodhue Ditch.
    h. Add a note about the proposed SH42 improvements mentioning auxiliary lane age, curbing, trail extension, street lighting and landscaping.
    i. The southerly extension of Kaylix Ave. shall be resolved prior construction of the southerly buildings.

PUBLIC LANDS DEDICATION – Sheet 3 of 36

1. Land Dedication Summary Table
    a. Information not shown on Plat. Plat incomplete. Revise.
    b. Footnote 1 concerning land dedication of encumbered property is a matter for the Parks and Recreation and the Planning Departments. It is Public Works understanding that unencumbered land is only counted toward the dedication requirements.
    c. Outlot 3, Maintenance column; the city does not maintain CDOT dedicated property. Public walks in rights of way and dedicated easements are repaired by the City. Snow removal and landscape maintenance are typically provided by the adjacent property owner/ HOA/CDOT.
2. Public Land Dedication Plan
    a. Change Tract U to L.
    b. Indicate drainage easement at southeast corner of site.

PARKING DISTRIBUTIONS – Sheet 5 of 36

1. City does not install or enforce "Car Share" parking spaces. Delete these spaces from public street areas.
2. Noted proposed 2 hours parking zones on Kaylix Ave. (South) and along W. Hecla Dr. Parking in the Downtown Business District and in special areas is restricted as approved by City Council. Provide a discussion supporting the installation of time restricted parking zones (2 Hr., 10 Min.) and benefit to the public. Compare to the additional cost of sign maintenance (e.g. sign replacement, straightening, post replacement, etc.) and code enforcement. At this time, Public Works does not support the proposed installation of parking zones on W. Hecla Dr. or Kaylix Ave. Parking signs can be installed at a later date when necessary. Also, Police Department Code Enforcement should review and provide comment regarding this request.

HORZONTAL CONTROL PLAN - Sheet 6 of 36

1. Applicant shall confirm the geometrics of SH42 and Hecla Drive are consistent with the Highway Master Plan/Corridor Study.
2. Please add curb returns and handicap ramps at Hecla Dr. intersection.
3. Delete pavement markings that delineate lane use on Hecla Dr.
4. Show SH42 connection to existing trail at SE corner of site, currently detached.
5. Staff requested ramp drives at the "Private" access connections to public roads. Plan indicates curb returns and diagonal handicap ramps. Can ramp drives be constructed at their locations because it's easier to delineate private/public improvements, eliminates additional pedestrian/walk easements on private

property, reduces the number of handicap ramps and is safer for pedestrians using public walk.

6. Indicate the private access lanes on the plan.
7. The south leg of Kaylix Ave. cannot be used as a turn around. City can't provide snow plowing or street sweeping without using the private access lanes. Request temporary turn around or agreement that HOA provides the services mentioned above until the road is connected southerly.
8. Staff is concerned about icing along south side of W. Hecla Dr. due to proximity and height of buildings. Civil engineering public improvement plans shall address concerns mentioned.
9. Traffic control signage will be addressed during the civil engineering plan review process.
10. Noted reduced EB lane area north of Building B. Constructing the segment similar to north roadway will increase parking area. Provide discussion for reason the EB lane reduction continues thru the intersection until it widens at mail box area.
11. Handicap ramps are shown diagonal at center of curb return at each corner. Additional concrete flat work is adjacent the ramp wings. Provide a blow up detail of the curb return area.
12. The temporary gravel cul de sac terminates at the north property line. Request a form of barrier/fence/delineation that road portion ends at north edge of cul.
13. Provide a discussion regarding the end of the proposed concrete trail at the west property line of Lot 1. It looks like the trail ends within private property.
14. Applicant shall indicate the locations of snow storage from parking areas and private access drives.
15. The PUD and Subdivision Agreement shall include language concerning:
    a. Snow removal from public walks and along SH42 including undeveloped parcels.
    b. Landscape maintenance within City and State right of way including undeveloped parcels.
    c. A Maintenance Agreement will be required if BCHA maintains the public park on Lot 3.
16. Public Works requests a water tap fee and water consumption charges be assessed for the public park dedicated as part of Outlot 4.
17. Outlot 4 and Lot 3 is the same parcel. Plat and PUD are inconsistent. Revise.

GRADING AND DRAINAGE PLAN – Sheet 7 of 36

1. At temporary cul de sac, is area inlet or curb inlet necessary when the street is extended northerly? Noted Lot 1 has free release to the north. This shall be mentioned in drainage report.
2. As shown, Lot 1 grading will release storm water to the northerly lot. Revise developed grading to accommodate/reroute these flows.
3. Lot 4 Storm Sewer – Applicant shall confirm the east/west storm sewer is within Lot 4 and shall not impact the City of Lafayette water line easement.
4. At northeast corner of Lot 5, these will be free release of storm water to the ditch. The free release shall be accounted in drainage report.
5. If possible, the detention pond in Lot 5 may be shifted north/northeast up to edge of Lafayette's water line easement.
6. On PUD, Indicate that on site storm sewer is privately owned and maintained.
7. Staff requests that manholes and water valves not be located in concrete, curb gutter or walk areas. This will be addressed during public improvement plan review process.
8. Staff is concerned about southerly extension of Kaylix Ave. and existing Goodhue Ditch piping. During civil plan review process, staff will request all downstream street grades evaluated for future street construction.
9. If Ditch Company accepts storm runoff, maintenance of underground storage facility and filtration system shall be included in a BMP or other Agreement.

Utility Plan – Sheet 8 of 36

1. When submitting public improvement plans, applicant shall show all water taps (irrigation too).
2. Add a note that the Utility Plan is conceptual and modification will be addressed during public improvement plan review process.
3. Water services shall include an external water meter. Curb stop valves shall be located in right of way and if not possible within exclusive City of Louisville utility easements.
4. The proposed water and sanitary sewer location within (N) Kaylix Ave. does not conform to City Design and Construction Standards. Revision will be requested.
5. Applicant shall confirm the Goodhue Ditch Company can maintain their facility's within the proposed easements.
6. Sanitary sewer service lines are typically connected to the main except at terminal manhole locations. Revise plan.
7. Utility location and easement widths may be revised to accommodate City maintenance of existing and future utility lines.

8. Developers are required to extend utility lines to property line. The Kaylix Ave (N.) water main shall be extended to property line. Also, a looped potable water main is required.
9. Plans indicate water main, fire hydrant and fire line network. As mentioned earlier some facilities may be relocated/realigned for maintenance.
10. A portion of the water main including hydrants and fire lines may be privately maintained. This will be addressed during the public improvement plan review process.
11. **Fire Marshall** to review and approve fire hydrant layout.
12. If City has a utility in an easement, the easement shall be labeled "Exclusive City of Louisville Utility Easement".
13. Each fire line can supply only one building. Fire lines shall be looped for multiple uses (e.g. fire service and fire hydrant shall be served from looped line).
14. The southerly easement through Christopher Plaza is shown as a 25' Access Easement. Please confirm the easement is also available for utility purposes.
15. Applicant shall obtain a utility easement through Tract Q Takoda Subdivision for the extension of the sanitary sewer main.
16. Plan indicates end of northerly trail at northwest corner of Lot 1. Provide a discussion regarding completion of trail to Hecla Dr. (i.e. parties responsible).
17. Proposed water main along east line of Lot 10 shall be within an easement wide enough for maintenance. Typically water mains are installed in 20' Exclusive City of Louisville Utility Easements.
18. At southeast corner of site, reroute existing 8" water main to CDOT right of way.

OVERALL PHASE MAP – Sheet 9 of 36

1. Public Improvement Notes, 6th bullet, the extension of Kaylix Ave. to Christopher Village is not included in the first phase of construction, modify map/note.

STREET SECTIONS – Sheet 10 of 36

1. Provide turning templates for trash trucks/fire trucks/40' trucks so that staff can confirm intersection geometrics are satisfactory.
2. Staff requests a 4' surface maintenance easement at back of walk to facilitate repair/replacement of public walk.
3. The street lights, water valves and street signs may be installed in parkway areas where available. If not possible, City will request an Exclusive City of Louisville Utility Easement for these public facilities.

4. Street lighting shall be installed a minimum of 2' from edge of walk. The street lights shown in detail 1 and 2 are not acceptable because the requested clearance is not provided.

MASTER LANDSCAPE PLAN – Sheet 11 of 36

1. Landscape Intent, Overall Statement of Intent, should "Alkonis" be "Kestrel"?
2. General Notes, 3, change "may" to "shall".
3. Note, first line, change 5' to 7'.

FINAL SUBDIVISION PLAN – Sheet 2

1. Outlots and Tracts mentioned in PUD not shown. Revise Plat.
2. Provide private drainage easement for drainage improvements that cross lots.
3. Noted the Plat does not include dry utility easements. Please add.
4. The Goodhue Ditch Company needs to accept the CDOT right of way for use for maintenance of the irrigation pipe. Will CDOT require permitting when Ditch Company wants access to their facility?
5. Noted the remaining area north and east of the drainage easement in Lot 5. Should the unencumbered area be a drainage easement as well?
6. Should L11 and L12 have leaders indicating the limits of the line segments? Difficult to read.
7. Revise all utility easements that have City water, sewer and storm to "Exclusive City of Louisville Utility Easements"
8. Add Surface Maintenance Easement note. Add City Utility Easement note and add easements for street lights, curb stop valves and traffic signs.
9. Add drainage easement to Lot 10 and Lot 7.
10. Applicant to note that public works staff may have additional comments after Plat is revised.

FINAL DRAINAGE REPORT

General Comments

1. The **City of Louisville Attorney** shall review the drainage proposal for this project and provide comments. Additional agreements or revisions to the Goodhue/Kestrel agreement may be required for approval. The drainage report cannot be approved without an approved and signed agreement. Who is liable if the ditch overtops and floods property downstream? Can the ditch company revoke the agreement?

2. The applicant shall provide a memo explaining what other options were explored for drainage discharge for the project. Several options were discussed in the early design of the project. However, the current design states that discharge into the irrigation ditch is the only plausible option.
3. The applicant shall provide more detail on the ditch capacity and include the information in the drainage report. What is the maximum irrigation flow in the ditch based on water rights? What about any other storm flows in the ditch – upstream and downstream? What happens if a 100 year storm occurs while the ditch is running the maximum irrigation flow? Where will the flow in excess of 75 cfs go if it enters the ditch? Is the ditch company willing to accept the increase in volume of runoff as well as the historical release rate?
4. The Goodhue Ditch shall review and approve the final drainage report (i.e. accepting storm sewer releases from the site).

Drainage Report

1. The applicant shall revise the engineer certification to indicate non-conformance with City criteria and the requirement to provide a signed agreement with the ditch company accepting the flow from the project. Sign and stamp the engineer statement.
2. The applicant shall provide a signed copy of the Goodhue Agreement in the final report.
3. The applicant shall provide a table in the report with each address and the % impervious for each lot. This will aid in determining the RAU for the project.
4. Page 1, 2.2.1 – The applicant shall update the paragraph to state the center basin discharges to the Harney Lastoka Open Space after going under State Highway 42. The ultimate receiving waters should state Coal Creek. Include the City of Lafayette after Waneka Reservoir.
5. Page 2, 2.2.3 – Matching historical flow rates does not meet City criteria. Update section.
6. Page 2, 3.1 – The drainage design does not meet several City criteria (volume, flow, irrigation ditch release). The applicant shall update this section. The preliminary report also did not meet the City criteria.
7. Page 3, Table 3-1 – The applicant shall include the 2, 5, and 50 year historical flows. The total site release is 19.5cfs in the 100 year storm. The allowable release based on City criteria is 12.99 cfs. Similar for the 10 year storm.
8. Page 4, 4.0 – The applicant shall provide the maximum irrigation flow in the ditch and any other storm flows into the ditch for comparison. Does the ditch currently

have capacity to accept the maximum irrigation flow plus all storm flows entering the ditch?

9. Page 4, 5.1 – The applicant shall include the ultimate receiving waters (Coal Creek).
10. Page 5, 5.1.1 – The applicant shall provide more information on the pump design. Do the pumps represent the flow modeled in the inflow to the detention pond? What happens if the pumps fail? Power failure? Is there an emergency overflow location or tank to protect against backups?
11. Page 6-7, 5.2 - The applicant shall provide Table 4-1, 4-2, 4-3 and 4-4 locations or update references.
12. Page 8, Table 5-4 - The applicant shall provide the missing redeveloped flows.
13. Page 8, 6.2 - The applicant shall provide better information on downstream effects of releasing stormwater into the Goodhue Ditch. See previous comments.
14. Page 9 - The applicant shall include the ditch company report referenced in the text.
15. Calculations - The applicant shall address the following:
    a. Do the filters have a bypass if they are clogged? Is there enough bypass capacity for each filter? Goodhue Ditch shall approve the filters.
    b. Pond 2:
        i. Where is the emergency overflow?
        ii. Where does water go if outlets are clogged or the capacity is exceeded?
        iii. The volume calculations seem incorrect. The 100 year volume is less than the 2, 5 and 50 year volumes. The calculated 100 year volume is 12,000 cubic feet, but shown at a larger capacity on the stage storage charts.
        iv. Outlet piping is only 12” RCP. Recommend larger piping due to underground storage and increase risk of maintenance neglect.
    c. HGL profiles are not legible. Provide larger prints for review.
    d. Inlet Capacity on grade – Provide additional information used in the calculations (road slope, cross slope, etc.). Inlets 10 and 11 could have bypass flows to the south.
    e. Pond 1 emergency overflow - The applicant shall size the overflow for the 100 year pond inflow (not outflow).

Developed Drainage Plan

1. The applicant shall show more area to the north including contours to make sure no offsite flows enter the site.
2. The applicant shall show emergency spillways for both ponds.
3. The applicant shall show the existing contours (background) for reference.
4. Does any of Hecla Dr flow into the site? The applicant shall show and verify.
5. The applicant shall label the pond outflow piping and manhole from Pond 2.

Existing Drainage Plan

1. The applicant shall show and verify any flows entering the site from Hecla Dr near the west property line.

Please address all of the comments in this letter prior to the November Planning Commission meeting. The revised submittal for the Planning Commission meeting will need to be received by Friday, October 16th.

Please let me know if I can be of any assistance in answering questions or clarifying any of these comments. I can be reached at (303) 335-4590 or by e-mail at troyr@louisvilleco.gov
.

Respectfully,

Troy Russ
Director of Planning

Cc: Craig Duffin, City Engineer

Boulder Valley School District

6500 East Arapahoe, PO Box 9011
Boulder, CO 80301

Planning Office
303-245-5794
Fax: 303-447-5118
www.bvsd.org

August 19, 2015

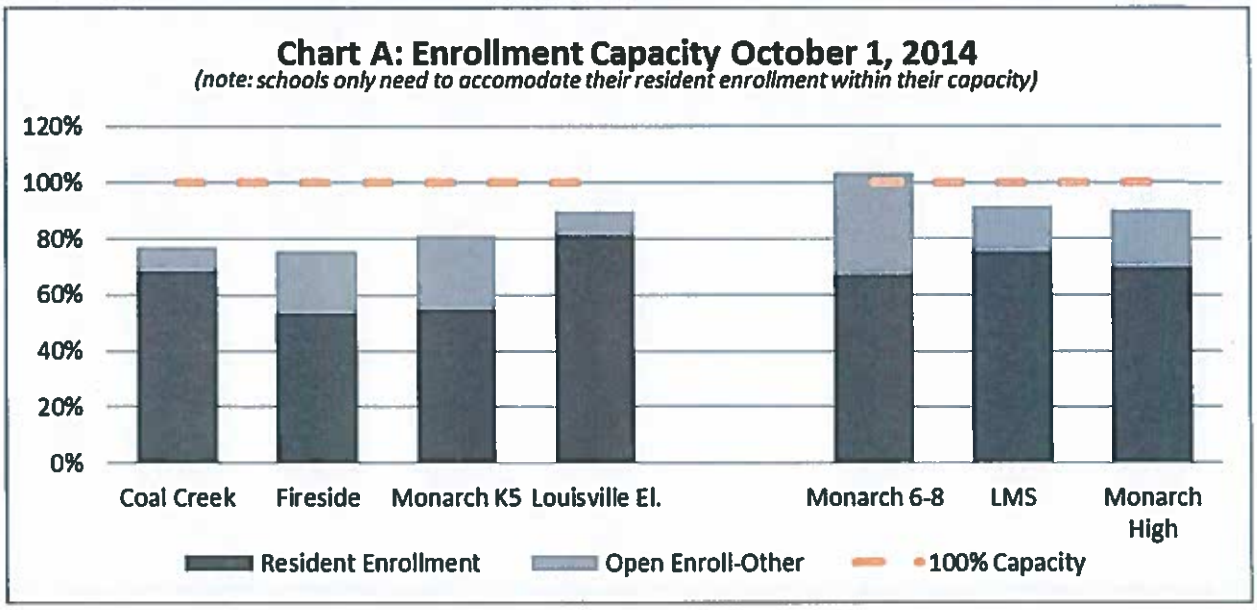
City of Louisville
Dept. of Planning and Building Safety
Attn: Troy Russ
749 Main St.
Louisville, CO 80027

RE: Kestrel Final PUD

Dear Troy:

Thank you for submitting Kestrel Final PUD materials for review by the Boulder Valley School District (BVSD). BVSD reviews development application in terms of capacity impacts on neighborhood schools and impacts on school land or facilities.

Chart A below shows the current program capacity and enrollment composition for each school in Louisville. On the whole, Louisville schools possess a sizeable ability to accommodate additional students, particularly when considering the level of current capacity being occupied by open enrolled students (those from outside a school's attendance area that a school is not required to accommodate). As the chart shows, however, the capacity to accommodate additional students does vary between schools.



The Kestrel Final PUD application proposes to add 120 apartment units with an anticipated student impact of 11 students on Louisville Elementary, 4 student on Louisville Middle, and 5 students on Monarch High school feeder.

When considering this and all other development activity in Louisville (Attachment A), and resident enrollment growth within the attendance areas of Louisville schools, Louisville Middle and Monarch High are able to accommodate projected growth (Chart B). Louisville Elementary, however, will likely reach its program capacity within 5 years should growth within the existing housing stock of central Louisville continue at its recent pace. Elementary capacity in Louisville as a whole, however, is ample to accommodate continued enrollment growth.

CHART B

			Projected Enrollment				
School	**Capacity**	**2014-15**	**2015-16**	**2016-17**	**2017-18**	**2018-19**	**2019-20**
Louisville El.	651	584	593	624	631	648	646
% capacity		*90.1%*	*91.0%*	*95.8%*	*96.9%*	*99.5%*	*99.2%*
Louisville M.S.	691	633	622	638	649	671	660
% capacity		*91.4%*	*90.0%*	*92.3%*	*93.9%*	*97.1%*	*95.7%*
Monarch H.S.	1833	1,653	1,750	1,767	1,805	1,823	1,788
% capacity		*90.7%*	*95.5%*	*96.3%*	*98.5%*	*99.5%*	*97.5%*

Projection notes and assumptions:

- *Capacity methodology held over from 2012 and currently under review.*
- *Only the impacts of housing units expected during projection period are included.*
- *Enrollment growth in existing neighborhoods is assumed to be near current levels over the next 5 years.*
- *Louisville El. will graduate out the last significant number of open enrolled (O.E.) students in 2018.*
- *Louisville Middle and Monarch High will see increasing restrictions on O.E. through the projections period but will still retain sizeable O.E. populations in the 5 year projection period shown above.*

Recent enrollment growth at Louisville Elementary continues to be managed by restricting open enrollment thus reducing the proportion of enrollment from outside the school's attendance area. In addition, the preschool program at the school has been relocated to Fireside Elementary in the 2014-15 school year and the computer lab space has been converted for classroom use. At the end of last school year, approximately 51 open enrolled students occupied seats at the school and continued restrictions will eventually make these seats available to new resident students. Should actual enrollment growth meet or exceed projected growth and open enrollment restrictions alone prove inadequate, other options to manage enrollment growth may be considered by the District. These could include additional changes in offered programming, the addition of portable classrooms, the addition of permanent classrooms, busing of students, or changes to attendance boundaries.

If you have any other questions, concerns, or further clarifications, feel free to contact me at 303-245-5794 or via e-mail at glen.segrue@bvsd.org.

Sincerely,

Glen Segrue, A.I.C.P.
Senior Planner

ATTACHMENT A: Planned Residential Development and Student Yield

Louisville Elementary *(revised 8/19/15)*

ELEM Att. Area	Unbuilt Residential Units* SFD	Dup	Twnhm	Condo	Apt	All	Elem_Yld	MS_Yld	HS_Yld
COAL CREEK									
Platted or Under Construction									
Copper Hill	2	0	0	0	0	2	1	0	0
Village Square	0	0	0	0	111	111	10	3	4
						113	**11**	**4**	**5**
	2	**0**	**0**	**0**	**111**	**113**	**11**	**4**	**5**
Louisville El.									
Platted or Under Construction									
917 Main St	0	2	0	0	0	2	0	0	0
Coal Creek Station	0	51	0	0	0	51	10	4	4
Concord Partners LLC	4	0	0	0	0	4	1	1	1
DELO Phase I	0	0	55	0	0	55	7	3	4
DELO Phase II	0	0	5	0	130	135	12	4	6
Kestrel	0	0	0	0	120	120	11	4	5
North End	13	12	0	60	0	85	10	4	10
North End Phase II	12	0	6	36	0	54	6	3	6
The Lanterns	0	24	0	0	0	24	5	2	2
						530	**62**	**24**	**38**
In Development Review									
Alkonis Annex SFD	24	0	0	0	0	24	7	4	5
DELO Boom	0	0	0	13	33	46	4	1	3
North End Phase 1a	0	0	0	37	0	37	2	1	4
North End Phase III	18	0	0	0	0	18	5	3	4
North End Phase IV	10	0	0	0	0	10	3	2	2
						135	**21**	**10**	**17**
Additional Residential Development Potential									
Zoned for Additional Density	65	0	118	0	0	183	33	16	22
						183	**33**	**16**	**22**
	146	**89**	**184**	**146**	**283**	**848**	**116**	**50**	**77**
Monarch K-5									
Platted or Under Construction									
Coal Creek Crossing	53	0	0	0	0	53	15	8	11
Discover Office Park	0	0	23	0	0	23	3	1	2
Superior Town Center	0	0	643	0	0	643	77	32	51
						719	**95**	**41**	**64**
In Development Review									
Superior Town Center	400	0	0	356	0	756	137	67	116
Varra Estates	11	0	0	0	0	11	3	2	2
						767	**141**	**69**	**118**
Additional Residential Development Potential									

*lots unbuilt as indicated in parcel records as of 5/01/15 and periodic site inspections

8/19/2015

214

ATTACHMENT A: Planned Residential Development and Student Yield

Louisville Elementary *(revised 8/19/15)*

ELEM Att. Area	Unbuilt Residential Units* SFD	Dup	Twnhm	Condo	Apt	All	Elem Yld	MS Yld	HS Yld
Monarch K-5 CP Units	76	0	0	0	0	76	22	11	15
						76	**22**	**11**	**15**
	540	**0**	**666**	**356**	**0**	**1,562**	**258**	**121**	**197**
	688	**89**	**850**	**502**	**394**	**2,523**	**384**	**175**	**279**

*lots unbuilt as indicated in parcel records as of 5/01/15 and periodic site inspections

8/19/2015

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3524
donna.l.george@xcelenergy.com

September 30, 2015

City of Louisville Department of Planning and Building Safety
749 Main Street
Louisville, CO 80027

Attn: Troy Russ

RE: Kestral, Case # 15-033-FS/FPP

Public Service Company of Colorado's (PSCo) Right of Way & Permits Department has determined **there is a conflict** with the above captioned project. Public Service Company has an existing electric transmission line and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. **PSCo is requesting that, prior to any final approval of the development plan,** it is the responsibility of the property owner/developer/contractor to contact **Mike Diehl, Siting and Land Rights Supervisor at (303) 571-7260** to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement.

Public Service Company's Right of Way & Permits Department is working to resolve the issue of the legal tie to the section corner being incorrect pertaining to the note in the northeast corner of the property.

To ensure that adequate utility easements are available within this development, PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

> ***Minimum ten-foot (10') wide dry utility easements are hereby dedicated on private property adjacent to all public streets, and around the perimeter of each commercial/industrial lot in the subdivision or platted area including tracts, parcels and/or open space areas. These easements are dedicated to the City of Louisville for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.***

Public Service Company also requests that **all utility easements be depicted graphically on the preliminary and final plats**. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.

Please be aware PSCo also owns and operates existing natural gas and electric distribution facilities within the proposed project area. The developer is reminded to contact the **Builder's Call Line at 1-800-628-2121** and complete the application process for any new gas or electric service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

PSCo has an existing high pressure natural gas transmission pipeline within the Highway 42 right-of-way. Any activity including grading, proposed landscaping, erosion control or similar activities involving our facilities will require Public Service Company approval Should there be any off-site improvements including grading, proposed landscaping, erosion control or similar activities, the developer must **contact Cheryl Diedrich, Senior Right-of-Way Agent (cheryl.diedrich@xcelenergy.com, 303- 571-3116)**, for development plan review.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center, at 1-800-922-1987** to have all utilities located prior to any construction.

Should you have any questions with this referral response, please contact me at 303-571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

LOUISVILLE FIRE PROTECTION DISTRICT
"OUR FAMILY SERVING YOUR FAMILY"
895 W. VIA APPIA LOUISVILLE, CO 80027
HEADQUARTERS: 303.666.6595 | FAX: 303.666.7659
LOUISVILLEFIRE.COM

A TRADITION OF EXCELLENCE SINCE 1887

August 27, 2015

Mr. Troy Russ, Director of Planning and Building Safety
City of Louisville
749 Main Street
Louisville, Colorado 80027

Re: Kestral, 245 N. 95th Street

Dear Mr. Russ:

I have reviewed the referral for 245 N. 95th Street and have a few comments regarding the emergency access plan.

1. At the intersection of Hecla and Kaylex, it appears the track goes over the curb area. I have highlighted the area on the plan.

2. Need clarification regarding what happens at the intersection of Hecla and Kaylex, the track appears to do some kind of correction.

3. The tire track going into the senior center encroaches into the parking spaces.

4. Reference the Louisville Fire Department "Contractors' Checklist" for further fire department requirements.

Please feel free to call me at 303-666-8809 if you have any questions or concerns.

Sincerely,

Chris Mestas
Fire Marshal

Boulder County

Department of Housing & Human Services

Housing Office: 2525 13th Street, Suite 204 • Boulder, Colorado 80304 • Tel: 303.441.1000 Fax: 720.564.2283
Human Services: Boulder Office • 3400 Broadway • Boulder, Colorado 80304 • Tel: 303.441.1000 Fax 303.441.1289
Longmont Office • 1921 Corporate Center Circle • Longmont, Colorado 80501 • 303.678.6000

www.bouldercountyhhs.org

October 16, 2015

Mr. Troy Russ
Department of Planning and Building Safety
City of Louisville
749 Main Street
Louisville, CO 80027

RE: Responses to Review Comments for Case # 15-033-FS/FPP
Kestrel General Development Plan Amendment, Final Plat and Final Planned Unit Development

Dear Mr. Russ:

Below, please find our responses to the review comments on the Kestrel General Development Plan (GDP) Amendment, final Subdivision Plat and Final Planned Unit Development (PUD) provided by the City on October 1, 2015.

Colorado Department of Transportation:

- CDOT agrees that the west leg of Hecla needs to be installed and eventually signalized.
- The TIS indicates that a southbound to westbound right deceleration lane and a eastbound to southbound right acceleration lane will be required. CDOT supports that requirement.
- The protection of the right-of-way for future improvements should be implemented as part of this proposal.
- The applicant will need to obtain a new access permit and notice to proceed for this new access. Please have them contact us when you feel the time is appropriate.

BVSD:

- See attached letter

Xcel:

- See attached letter

Applicant has obtained a will-serve letter from PSCo, and will continue to work with PSCo to define dry utility routing for this development, along with required easements for service. The plat will be updated with any new dry utility easements/notes prior to recordation.

Wastewater

- Has reviewed and has no comments.

Fire Protection District:

- See attached letter

Building Safety Division

- Has reviewed and has no comments.

City Manager's Office

- "Applicant shall address conditions of preliminary approval"

Applicant has addressed conditions of preliminary approval.

Public Safety

- Has reviewed and has no comments.

Economic Development

- Has reviewed and has no comments

<u>Parks Department:</u>

Planned Unit Development

1. Sheet 3 of 36, Public Lands Dedication.
   a. Land Dedication Summary Table Outlot 3. As the Outlot is being dedicated to CDOT remove the City of Louisville from maintenance responsibilities. With the exception of maintenance responsibilities associated with outlots 1,2 and 4 the Park and Recreation Departments perspective is that there will be no additional property maintenance responsibilities conveyed to the City for action by the department. Right-of-way, private streets and their associated improvements will be privately maintained by the owners association which shall include landscape maintenance and snow removal. Other public or private improvements including capital improvements to the ROW and their associated maintenance shall be further defined in the subdivision agreement.

      The maintenance responsibilities column of the Land Summary Table on Sheet 3 of 29 has been revised. The City of Louisville shall maintain and plow the trail within Outlot 1 and Outlot 2 and the landscaping abutting the trail will be maintained by BCHA. Maintenance responsibilities for Outlot 3 shall be split as follows: BCHA: landscaping and snow removal on sidewalk, City of Louisville: sidewalk repair and replacement, and CDOT: roadway. BCHA shall maintain Outlot 4 and Outlot 5. BCHA shall also maintain the landscape and sidewalk snow removal in the ROW from back of curb and on private access drives. Other public or private improvements including capital improvements to the ROW and their associated maintenance shall be further defined in the subdivision agreement.

2. Sheet 5 of 36, Parking Distributions.
   a. Remove parking from what is the regional trail easement in Precinct C along the northern property boundary.

      Drawing has been updated to show property lines exhibiting that parking is not located within regional trail easement in Planning Area C [Formerly labeled Precinct C] along the northern property boundary.

3. Sheet 11 of 36, Master Landscape Plan.

   a. Remove Legacy Sugar Maple, Acer saccharum 'Legacy' from the Proposed Planting

Palette-R.O.W.

Legacy Sugar Maple has been removed from the planting palette.

b. Correct the spelling of 'Cottonwood' in the Proposed Planting Palette- Private R.O.W., Parks, Courtyards and Residential Landscapes table.

Spelling of Cottonwood has been corrected in the planting palette.

c. 8' Regional Trail. The 8' regional trail is outside of the trail easement at the northwest corner of the property. Revise the alignment so the trail is within the easement.

The alignment of regional trail to fall within trail easement has been coordinated. Changes have been incorporated into Master Landscape Plan.

4. See attached Trail Revisions.pdf for revised regional trail alignment.
   a. Per discussion at the September 8 bi-weekly meeting with BCHA and the design team we spoke about extending the trail west of the Alkonis property and connecting to the Bullhead Gulch trail as shown in the Trail Revisions.pdf file. As the City has assisted BCHA in meeting their public land dedication requirements we request that BCHA pay for the design of the trail connection and the City will pay for the construction of the trail segment with CIP funds. Scheduling the construction of the trail connection with the contractor constructing the regional trail on the project site would be more efficient compared to constructing the trail connection with a different contractor.

   The regional trail has been extended west of the Kestrel property to connect to the Bullhead Gulch trail as shown in the Trail Revisions.pdf. BCHA will pay for the design of the trail connection and the City will pay for the construction of the trail segment. The intent is to schedule the construction of the trail connection with the contractor constructing the regional trail on the project site for efficiency.

<u>Planning Department</u>

General Development Plan

1. Retitle to Takoda General Development Plan – 5th Amendment.

   The General Development Plan has been retitled "Takoda General Development Plan - 5th Amendment".

2. In the Project Description modify the following:
   - Delete the Current Zoning reference;
   - Delete the Proposed Zoning reference;
   - Delete the Number of Units reference; and
   - Delete the Min. Public Use reference.

   The Project Description has been modified as follows:
   - *Current Zoning reference deleted;*
   - *Proposed Zoning reference deleted;*

- *Number of Units reference deleted;*
- *Min. Public Use reference deleted.*

3. In the Development Summary modify the following:
   - Planning Area A – Allowed: Uses add LMC in front of Section 17.72.090
   - Planning Area A – Delete "Minimum Public Use Areas (12%): 0.22"
   - Planning Area B – Allowed: Uses add LMC in front of Section 17.72.080
   - Planning Area B – Delete "Minimum Public Use Areas (15%): 0.52"
   - Planning Area C – Allowed: Uses add LMC in front of Section 17.72.080
   - Planning Area C – Delete "Minimum Public Use Areas (15%): 0.43"
   - Planning Area D – Allowed: Uses add LMC in front of Section 17.72.090
   - Planning Area D – Delete "Minimum Public Use Areas (15%): 0.32"

   The Development Summary has been modified as follows:
   - *Planning Area 'A' - Allowed Uses: per LMC section 17.72.090*
   - *Planning Area 'A' – Deleted Minimum Public Use Areas (12%): 0.22 Acres*
   - *Planning Area 'B' - Allowed Uses: per LMC section 17.72.080*
   - *Planning Area 'B' - Deleted Minimum Public Use Areas (15%): 0.52 Acres*
   - *Planning Area 'C' - Allowed Uses: per LMC section 17.72.080*
   - *Planning Area 'C' - Deleted Minimum Public Use Areas (15%): 0.43 Acres*
   - *Planning Area 'D' - Allowed Uses: per LMC section 17.72.090*
   - *Planning Area 'D' - Deleted Minimum Public Use Areas (15%): 0.32 Acres*

4. In the Notes Section add the following notes:
   -- "5. No less than eighty percent (80%) of the total amount of all residential units on the property shall be developed as affordable units at or below sixty percent (60%) of the area median income ("AMI"), and at least sixty
   - (60) of the affordable units shall be age restricted for occupancy by persons fifty five (55) years of age, or older, as provided in the Annexation Agreement.

   - "6. Use Group #12 in Section 17.72.090(b) (Automobile service stations) is prohibited in Planning Areas A and C."

   In the Notes Section, the following notes have been added:

   5. *No less than eighty percent (80%) of the total amount of all residential units on the property shall be developed as affordable units at or below sixty percent (60%) of the area median income ("AMI"), and at least sixty (60) of the affordable units shall be age restricted for occupancy by persons fifty five (55) years of age, or older, as provided in the Annexation Agreement.*

   6. *Use Group #12 in Section 17.72.090(b) (Automobile service stations) is prohibited in Planning Areas A and C.*

   In the Notes Section, the following note has been added, per conversation with the City:

   7. *The Owner shall pay for 50% of the cost of a traffic signal installation at the intersection of West Hecla Drive and Highway 42 per the Annexation Agreement.*

5. In the GDP Map modify the following:

- Delete the phrase "City of Louisville" from surrounding subdivisions.

- Removes the acreage references for each planning area.
- Modify the "Future Regional Trail Connection" to match the proposed alignment in the PUD.

The GDP Map has been modified as follows:

- *Deleted the phrase "City of Louisville" from surrounding subdivisions.*
- *Removed the acreage references for each planning area.*
- *Modified the "Future Regional Trail Connection" to match the proposed alignment in the PUD.*

6. Correct misspellings.

Document has been proofread and corrected for misspellings.

Planned Unit Development

General

1. There were five conditions of approval for the Preliminary Subdivision Plat and PUD. The application package for GDP Amendment, the Final Subdivision Plan and the Final PUD address two of the five conditions, the emergency access plan and the public land dedication resolution with staff. This application is missing executed easement use agreements with the City of Lafayette, the Goodhue Ditch Company and Xcel energy. The City is hesitant to allow this application to go before Planning Commission and will not let this application go before City Council until these conditions are met.

The conditions of approval have been met.

2. The City must review and approve the agreement between the development and The Goodhue Ditch.

See attached agreement.

3. The final placement of the sanitary sewer line connecting to the City's mainline requires a 40-foot construction and utility easement with RCL Land Company, LLC. Please provide an executed easement use agreement with RCL Land Company for the sanitary sewer as it is the City's policy for the developer to acquire the necessary property and easements needed to construct a project.

See attached exhibits and agreement.

4. Incorporate "Emergency Access Plan" and truck turning templates into the PUD.

The "Emergency Access Plan" with truck turning templates has been incorporated into the PUD as Sheet 10 of 29 in color.

5. Ensure all pages have sufficient margins: 2 inches on the left side, 1 inch on all others.

All Sheet layouts have been updated to include a 2-inch margin on the left edge and 1-inch margins on top, bottom and right edges.

6. Develop a single consistent sheet format. The format change between sheets (1-5, 10, 12-13), (6-9), (11), (14-23), is not acceptable.

Sheet format has been updated to be consistent throughout entire submittal.

Sheet 1 of 36: Cover Sheet

1. Delete the Development Map on the cover and replace with a relocated and enlarged Vicinity Map.

   Deleted the Development Map on the cover and replaced with a relocated and enlarged Vicinity Map.

2. In the Project Description modify the following:
   - Changes the Current Zoning from the County's designation to: Takoda General Development Plan (GDP) 5th Amendment: Planned Community Zone District
   - Commercial / Residential (PCZD-C/R).
   - Delete the Proposed Zoning reference;
   - Delete the Number of Units reference; and
   - Delete the Min. Public Use reference.

   Modified the following in the Project Description:
   - *Changed the Current Zoning from the County's designation to: Takoda General Development Plan (GDP) 5th Amendment: Planned Community Zone*
   - *District Commercial / Residential (PCZD-C/R).*
   - *Deleted the Proposed Zoning reference;*
   - *Deleted the Number of Units reference; and*
   - *Deleted the Min. Public Use reference.*

3. Delete the word "Notes" on the bottom right of the page.

   The word "Notes" at the bottom of the page was not deleted as it is a heading for notes 1-4 that were cut off in the original printing. The notes are now visible and have been reviewed by the City.

Sheet 2 of 36: Master Plan and General Notes

1. In the General Notes modify the following:
   - Note #1, change the referenced zoning from "PCZD/R" to "PCZD – C/R" and delete the word "Commercial / Residential" for Planning Area A;
   - Note #1, change the referenced zoning from "PCZD – Residential" to "PCZD – R" for Planning Area B;
   - Note #1, change the referenced zoning from "PCZD/R" to "PCZD – C/R" and delete the word "Commercial / Residential" for Planning Area C;
   - Note #1, change the referenced zoning from "PCZD – Residential" to "PCZD – R" for Planning Area D;
   - Note #2, change the referenced total public land dedication to match the calculated public land dedication document in the requested GDPamendment (1.98 Acres).
   - Note#2, add the following sentence, "The County will provide 1.28."

   Modified the following General Notes:
   - *Note #1, changed the referenced zoning from "PCZD/R" to "PCZD – C/R" and deleted the word "Commercial / Residential" for Planning Area A;*
   - *Note #1, changed the referenced zoning from "PCZD – Residential" to "PCZD – R" for Planning Area B;*

- *Note #1, changed the referenced zoning from "PCZD/R" to "PCZD – C/R" and deleted the word "Commercial / Rxesidential" for Planning Area C;*
- *Note #1, changed the referenced zoning from "PCZD – Residential" to "PCZD – R" for Planning Area D;*
- *Note #2, changed the referenced total public land dedication to match the calculated public land dedication document in the requested GDP Amendment (1.98 Acres).*
- *Note #2, added the following sentence, "The County will provide 1.28 acres."*

2. In the Development Summary modify the following:
   - Planning Area A, change the requested use from "Commercial / Residential" to "PCZD – C/R"; change the "Net Area" to "Gross Area" and match the requested GDP (1.82 acres); create a new "unit" column matching the requested GDP (28 units), delete references to residential floor area; create a new commercial sf column and match the requested GDP (37,897 sf); in the last column, delete references to FAR and match the requested GDP density for Planning Area A (15.4 DU / Acre).

     Modified the following in the Development Summary:
     Planning Area A, changed the requested use from "Commercial / Residential" to "PCZD – C/R"; changed the "Net Area" to "Gross Area" and matched the requested GDP (1.82 acres); created a new "unit" column matching the requested GDP (28 units), deleted references to residential floor area; created a new commercial sf column and matched the requested GDP (37,897 sf); in the last column, deleted references to FAR and matched the requested GDP density for Planning Area A (15.4 DU / Acre).

   - Planning Area B, change the requested use from "Residential" to "PCZD – R"; change the "Net Area" to "Gross Area" and match the requested GDP
   - (3.44 acres); create a new "unit" column matching the requested GDP (115 units); in the last column, delete references to FAR and match the requested GDP density for Planning Area B (33.4 DU / Acre).

     Modified the following in the Development Summary:
     Planning Area B, changed the requested use from "Residential" to "PCZD – R"; changed the "Net Area" to "Gross Area" and matched the requested GDP (3.44 acres); created a new "unit" column matching the requested GDP (115 units); in the last column, deleted references to FAR and matched the requested GDP density for Planning Area B (33.4 DU / Acre).

   - Planning Area C, change the requested use from "Commercial / Residential" to "PCZD – C/R"; change the "Net Area" to "Gross Area" and match the requested GDP (2.85 acres); create a new "unit" column matching the requested GDP (56 units), delete references to residential floor area; create a new commercial sf column and match the requested GDP (26,571sf); in the last column, delete references to FAR and match the requested GDP density for Planning Area A (25 DU / Acre).

     Modified the following in the Development Summary:
     Planning Area C, changed the requested use from "Commercial / Residential" to "PCZD – C/R"; changed the "Net Area" to "Gross Area" and matched the requested GDP (2.85 acres); created a new "unit" column matching the requested GDP (56 units), deleted references to residential floor area; created a new commercial sf column and matched the requested GDP (26,571sf); in the last column, deleted

references to FAR and matched the requested GDP density for Planning Area A (25 DU / Acre).

- Planning Area D, change the requested use from "Residential" to "PCZD – R"; change the "Net Area" to "Gross Area" and match the requested GDP (2.13 acres); create a new "unit" column matching the requested GDP (32 units); in the last column, delete references to FAR and match the requested GDP density for Planning Area B (15 DU / Acre).

  Modified the following in the Development Summary:
  Planning Area D, changed the requested use from "Residential" to "PCZD – R"; changed the "Net Area" to "Gross Area" and matched the requested GDP (2.13 acres); created a new "unit" column matching the requested GDP (32 units); in the last column, deleted references to FAR and matched the requested GDP density for Planning Area B (15 DU / Acre).

- TOTAL, change the requested use from blank to "PCZD – C/R"; change the "Net Area" to "Gross Area" and match the requested GDP (13.404 acres); create a new "unit" column matching the requested GDP (231 units), delete references to residential floor area; create a new commercial sf column and match the requested GDP (64,468 sf); in the last column, delete references to FAR and match the requested GDP density for total Area (provide).

  Modified the following in the Development Summary:
  TOTAL, changed the requested use from blank to "PCZD – C/R"; changed the "Net Area" to "Gross Area" and matched the requested GDP (13.404 acres); created a new "unit" column matching the requested GDP (231 units), deleted references to residential floor area; created a new commercial sf column and matched the requested GDP (64,468 sf); in the last column, deleted references to FAR and matched the requested GDP density for total Area, 22.6 D.U. per acre.

3. Replace Delete the Bulk and Dimension Standards and footnotes and replace with the Bulk and Dimension Standards and footnotes as presented in the requested GDP 5th Amendment.

   Deleted the Bulk and Dimension Standards and footnotes and replaced with the Bulk and Dimension Standards and footnotes as presented in the requested GDP 5th Amendment.

4. Reduce the surrounding context and enlarge the Master Plan graphic for legibility.

   Reduced the surrounding context and enlarged the Master Plan graphic for legibility.

5. Reduce development summary and yard and bulk tables slightly for legibility.

   Reduced development summary and yard and bulk tables slightly for legibility.

6. Annotate the senior Housing on the Master Plan graphic.

   Annotated the senior Housing on the Master Plan graphic.

7. Annotate the neighborhood Park on the Master Plan.

Annotated the neighborhood Park on the Master Plan.

8. Annotate the storm water Pond on the Master Plan.

   Annotated the storm water Pond on the Master Plan.

9. Show proposed utility easement in Planning Area A.

   Utility easement not required in this location, and note has been removed from the drawings.

10. Annotate the Community Room in Planning Area A.

    Annotated the Community Room in Planning Area A.

11. Annotate the Live-work units in the Planning Area A.

    Annotated the Live-work units in the Planning Area A.

12. Ensure a minimum 3-foot setback with landscaping and fencing between the regional trail and surface parking in Planning Area C.

    Incorporated a minimum 3-foot setback with landscaping and fencing between the regional trail and surface parking in Planning Area C.

13. Show Property line between Public land dedication and new commercial lot in Planning Area C.

    Showed Property line between Public land dedication and new commercial lot in Planning Area C.

14. Show pedestrian connection between North Main Apartments and Planning Area B.

    A pedestrian connection between North Main Apartments and Planning Area B has not been developed due to two factors. Along the western property line of Planning Area B there is a retaining wall that limits access between the properties. In the southwestern corner of the Planning Area B the area has not been developed for pedestrian use given the requirements for vehicles accessing the senior building parking. The pedestrian connection between North Main Apartments and Planning Area B is along the sidewalk on West Hecla Drive.

Sheet 3 of 36: Public Lands Dedication

1. Land Dedication Summary Table modify as follows:
   - Reduce the size of the table for legibility.
   - Change “Boulder County Housing Authority” to “BCHA”.
   - Add a footnote stating the specific maintenance responsibilities will be outlined in the Subdivision agreement.
   - Outlot 3, change maintenance responsibility to the following: landscaping and snow removal on sidewalk BCHA, sidewalk repair and replacement City of Louisville, roadway Colorado Department of Transportation.
   - Outlot 10, change ownership from BCHA to City of Louisville.

The Land Dedication Summary Table (renamed Land Summary Table) has been modified as follows:

- *Reduced the size of the table for legibility.*
- *Changed "Boulder County Housing Authority" to "BCHA".*
- *Added a footnote stating the specific maintenance responsibilities will be outlined in the Subdivision agreement with the intent being that the City will be responsible for maintaining and plowing the trails in Outlot's 1 & 2 and BCHA will maintain the landscape that abuts the trail in these areas.*
- *Outlot 3, changed maintenance responsibility to the following: landscaping and snow removal on sidewalk by BCHA; sidewalk repair and replacement by City of Louisville; roadway by Colorado Department of Transportation.*
- *Outlot 10 (renamed Outlot 5) ownership has been changed from BCHA to City of Louisville.*
- *The clarification of the public land dedication strategy, in response to discussions with the City, results in a simplified Land Summary Table.*

2. Public Land Dedication and Requirements and Provisions modify as follows:

- Row #2: Change "Residential Gross Area" to "PCZD-R Area + PCZD-C/R (Residential Area Only)"; change "10.89 Ac." to "11.926 Ac." to match the requested GDP.

  Row #2: Changed "Residential Gross Area" to "PCZD-R Area + PCZD-C/R (Residential Area Only)"; changed "10.89 Ac." to "11.926 Ac." to match the requested GDP.

- Row #3: Change "1.63 Ac." to "1.8 Ac." to match the requested GDP.

  Row #3: Changed "1.63 Ac." to "1.8 Ac." to match the requested GDP.

- Row #4: Change "Commercial Gross Area" to "PCZD-C/R Area (Commercial Area Only)"; delete "2.514 Ac." to "1.478 Ac." to match the requested GDP.

  Row #4: Changed "Commercial Gross Area" to "PCZD-C/R Area (Commercial Area Only)"; deleted "2.514 Ac." to "1.478 Ac." to match the requested GDP.

- Row #5: Change ".30 Ac." to ".18 Ac." to match the requested GDP.

  Row #5: Changed ".30 Ac." to ".18 Ac." to match the requested GDP.

- Row #6: Change "1.93 Ac." to "1.98 Ac." to match the requested GDP.

  Row #6: Changed "1.93 Ac." to "1.98 Ac." to match the requested GDP.

- Row #7: Change "Public Land Dedication" to "Unencumbered Dedication" and change the ".908 Ac." to ".399 Ac." to match the requested Land Dedication Summary Table.

  Row #7: Changed "Public Land Dedication" to "Unencumbered Dedication" and changed the ".908 Ac." to ".399 Ac." to match the requested Land Dedication Summary Table.

- Row #8: Change "Encumbered Public land Dedication" to "Encumbered Dedication".

Row #8: Changed "Encumbered Public land Dedication" to "Encumbered Dedication".

- Row #9: Rephrase "Total Dedicated Public Land Provided" to "Total Public Land Dedication" and change "1.789 Ac." to "1.28 Ac." to match the requested Land Dedication Summary Table.

Row #9: Rephrased "Total Dedicated Public Land Provided" to "Total Public Land Dedication" and changed "1.789 Ac." to "1.28 Ac." to match the requested Land Dedication Summary Table.

- Row #10: Delete "(13.3% of total site area)".

Row #10: Deleted "(13.3% of total site area)".

- Row #11: Delete "(16.4% of Gross Developable Area)".

Row #11: Deleted "(16.4% of Gross Developable Area)".

- Add a footnote stating BCHA will provide a payment in lieu of the remaining .7 Ac in the form of physical improvements to Outlot 1, Outlot 2, and Outlot 4.

Added a footnote stating BCHA will provide a payment in lieu of the remaining .7 Ac in the form of physical improvements to Outlot 1, Outlot 2, and Outlot 4.

3. Delete the Development Area Percentages as it is not required in the PUD.

The Development Area Percentages have been deleted.

4. Delete the planning Area Reference Map as it is redundant.

The Planning Area Reference Map has been deleted.

5. Public Lands & Private Common Open Areas Summary, modify as follows

- Row #1: Add "Unencumbered" to "Dedicated Land". Delete "0.227 in Planning Area B as there is no unencumbered land dedicated in Planning Area B; delete "0.15" in Planning Area C as there is no unencumbered land dedicated in Planning Area C; Delete "0.531" in Planning Area D and replace with ".399" as Outlot 4 is the only unencumbered land being dedicated in Planning Area D; change "0.908" to "0.399" in the total column to match the Land Dedication Summary Table; change "16%" to "3%" in the % column.

Row #1: Added "Unencumbered" to "Dedicated Land". Deleted "0.227 in Planning Area B; deleted "0.15" in Planning Area C; Deleted "0.531" in Planning Area D and replace with ".399"; changed "0.908" to "0.399" in the total column to match the Land Dedication Summary Table; changed "16%" to "3%" in the % column.

- Row #2, Change "15% to "6.5%" in the % column.

Row #2, Change "15% to "6.5%" in the % column.

- Row #3, Change "32% to "13.8%" in the % column.

- Row 4, Change “37% to “16%” in the % column.

  The clarification of the public land dedication strategy, in response to discussions with the City, results in a simplified Public Lands and Private Common Open Areas Summary. The Private Common Open Area row has been omitted for clarity. In Row 3, Private Common Open Area with Public Access, 32% has been changed to 21.5%.

- Row 5, Change “1.514” to “1.287” in Planning Area B; Change “2.585” to “2.435” in Planning Area C; Change “1.034” to “0.902” in Planning Area D; change “5.797” to “4.624” in the total column.

  The clarification of the public land dedication strategy, in response to discussions with the City, results in a simplified Public Lands and Private Common Open Areas Summary. The Private Common Open Area row has been omitted for clarity. Row 5 totals are changed and accurate.

6. Public Lands Dedication Plan, modify as follows:

- Delete adjacent subdivision names for legibility.

  The Public Lands Dedication Plan has been modified as follows:
  Deleted adjacent subdivision names for legibility.

Sheet 4 of 36: Planning Areas

1. Delete the entire sheet as it is redundant to the General Development Plan.

   The entire 4 of 36 sheet has been deleted.

Sheet 5 of 36: Parking Distributions

1. Rename sheet to “Parking”, deleting the word “distributions”.

   Renamed sheet to “Parking”, deleted the word “distributions”.

2. Two parking standards are presented. Request one standard and remove the other from this sheet as it confuses the readability of the sheet.

   Table 1: MU-R District (Louisville) has been removed from the sheet.
   Table 2: Proposed Reductions has been renamed “Parking Requirements” and represents the standard used for this sheet.

3. Show property lines on the Parking Distribution Map.

   Showed property lines on the Parking Distribution Map.

4. Delete the word “Precinct” on the graphic and in the tables and replace with “Planning Area” for consistency with rest of document.

   Deleted the word “Precinct” on the graphic and in the tables and replaced with “Planning Area” for consistency with rest of document.

5. Remove parking from Outlot 2 on the Parking Distribution Map.

Drawing has been updated to show property lines to exhibit that parking is not located within regional trail easement in Planning Area C [Formerly labeled Precinct C] along the northern property boundary.

6. Remove all parking time-limits and car share designations on the Parking Distribution Map as they are not appropriate in a PUD. The City manages parking and requires flexibility where a PUD would restrict the City's ability to manage its right-of-way. The City can have a separate conversation regarding parking management on public streets.

   Removed all parking time-limits and car share designations on the Parking Distribution Map.

7. The City does not dedicate on-street parking to individual users. Remove all references to dedicated on-street parking spaces.

   Removed all references to dedicated on-street parking spaces.

Sheet 9 of 36: Overall Phase Map

1. Rename sheet to "Phasing", deleting "*Overall Phase Map*".

   Sheet has been renamed "Phasing".

Sheet 11 of 36: Master Landscape Plan

1. Ensure a 3-foot landscaped setback from City's Outlot 2.

   A 3' landscaped setback from city's Outlot 2 will be coordinated by team and incorporated into Master Landscape Plan.

2. Ensure a 8-foot trail connects to the City owned property in northwest corner between BCHA property and W. Hecla Drive

   Regional trail connection to City-owned property in northwest corner of site will be coordinated by team and incorporated into Master Landscape Plan.

3. Replace "Alkonis" references with "Kestrel" references

   All references to "Alkonis" have been replaced with "Kestrel".

Sheet 12 of 36: Building Floor Plans

1. Delete the entire sheet as floor plans are not regulated by a PUD.

   Deleted entire sheet as floor plans are not regulated by a PUD.

Sheet 13 of 36: Building Elevations

1. Ensure all building heights are measured per the City's definition of Grade "Section 17.08.205 (ground level) means the average of the finished grade surface elevation measured at the highest and lowest exterior corners of a structure." and Sec. 17.08.045. - Building height, "Section 17.08.045 the vertical distance measured from grade to the highest point on the roof surface."

Verified that all building heights are measured per the City's definition of Grade, Section 17.08.205: "Grade (ground level) means the average of the finished grade surface elevation measured at the highest and lowest exterior corners of a structure." and Building height, Section 17.08.045: "The vertical distance measured from grade to the highest point on the roof surface."

Sheet 14 of 36: Elevations

1. Rename sheet from "Elevations" to "Building Elevations"

   Renamed sheet from "Elevations" to "Building Elevations"

2. Ensure all building heights are measured per the City's definition of Grade "Section 17.08.205 (ground level) means the average of the finished grade surface elevation measured at the highest and lowest exterior corners of a structure." and Sec. 17.08.045. - Building height, "Section 17.08.045 the vertical distance measured from grade to the highest point on the roof surface."

   Ensured all building heights are measured per the City's definition of Grade, Section 17.08.205: "Grade (ground level) means the average of the finished grade surface elevation measured at the highest and lowest exterior corners of a structure." and Building height, Section 17.08.045: "The vertical distance measured from grade to the highest point on the roof surface."

3. Increase line weights similar to sheet 13 to improve legibility on a mylar.

   Increased line weights similar to sheet 13 to improve legibility on a mylar.

4. Provide building dimensions similar to sheet 13 for legibility.

   Provided building dimensions similar to sheet 13 for legibility.

Sheet 15 of 36: Plans

1. Delete the entire sheet as floor plans are not regulated by a PUD.

   Deleted the entire sheet.

Sheet 17-21 of 36: Plans

1. Delete the entire sheet as floor plans are not regulated by a PUD.

   Deleted the entire sheet.

Sheet 22 of 36: Senior Housing Building Elevations

1. Ensure building heights are measured per the City's definition of Grade "Section 17.08.205 (ground level) means the average of the finished grade surface elevation measured at the highest and lowest exterior corners of a structure." and Sec. 17.08.045. - Building height, "Section 17.08.045 the vertical distance measured from grade to the highest point on the roof surface."

   Ensured all building heights are measured per the City's definition of Grade, Section 17.08.205: "Grade (ground level) means the average of the finished grade surface

elevation measured at the highest and lowest exterior corners of a structure." and Building height, Section 17.08.045: "The vertical distance measured from grade to the highest point on the roof surface."

1. Increase line weights similar to sheet 13 to improve legibility on a mylar.

   Increased line weights similar to sheet 13 to improve legibility on a mylar.

2. Provide building dimensions similar to sheet 13 for legibility.

   Provided building dimensions similar to sheet 13 for legibility.

Final Subdivision
Revise plat to make consistent with requested GDP Amendment and proposed PUD land dedication summary as show on sheet 3.

The outlot/tract/lot nomenclature on the plat has been revised to match the amended GDP and proposed PUD.

Public Works
GENERAL

1. The proposal indicates storm water discharges into the Goodhue Ditch, nonconforming detention volume and site release rates below historic release levels but above City max release rates. All of these conditions are nonconforming to City Drainage Criteria Manual. The referral package did not include Goodhue Ditch Company approval of the proposed release of developed runoff to the irrigation ditch. Public Works does not support the proposal.

   The drainage design for this project has been changed such that the Ditch will not be used to convey developed runoff from the project. The revised design conforms to the City's required release rates.

2. The proposed Photometric Plan includes the use of LED light fixtures on public streets, which is inconsistent with other surrounding developments. Xcel Energy typically provides street lighting on public streets with exception such as Louisville Library, the South Street Underpass and DELO Phase 2 - Woonerf. Noted the proposed street light design includes spacing of 80', both sides of street on Hecla Dr. and Kaylix Ave. as compared to Xcel Energy street light design typically at 200' spacing. Public Works does not support approval of the street light design at this time without information pertaining to energy, estimated maintenance costs and further review.

   The enclosed Final Development Plan / Planned Unit Development Photometric Plans were modified from the previous submission as to remove public street right of way lighting that is Not in Contract (NIC). The public street right of way lighting is instead to be designed and installed by Xcel Energy/PSCo under a separate contract. Through follow up correspondence with Boulder County, and since the previously represented street lighting fixtures were well coordinated between the architecture, landscape, and electrical lighting equipment onsite for the previous submission, these fixture were directed to remain on the drawings for reference and future use by Xcel Energy/PSCo and are noted (NIC).

3. Traffic impact study dated January 17, 2015 appears resubmitted without correction. Refer to previous comments regarding the study.

   Current traffic study has been submitted.

EMERGENCY ACCESS PLAN – Sheet 1 of 1

1. Please submit the plan in color, the turning movements are difficult to discern (tire vs bumper).

   The Emergency Access Plan has been submitted in color.

2. The south leg of Kaylix ends abruptly without a temporary cul de sac. City street maintenance of S. Kaylix Ave. will require use of an access easement on private property. Request developer provide street sweeping and snow removal on S. Kaylix Ave. until the road is extended south thru Christopher Village.

   BCHA requests that the City maintain Kaylix, as it is a public street designed and installed at the City's request, with no near term solution for a connection through the southern terminus. BCHA is willing to compensate the City for plowing the private quadrant of the loop road so that the trucks do not need to lift the blades. The alley loop road is designed flat as a street, as opposed to a raised driveway with a curb ramp. Therefore, there is no need to lift the blades.

   As per the recent discussion with the City for this area, a note has been added to the drawings for the coordination of the final location of the bollards on the southern end of Kaylix, for now they are shown just south of private alley loop road to prevent access through to Christopher Plaza. This section of Kaylix, south of the loop road will be constructed to city standards and will be a hard surface open area open area until the city facilitates the connection through Christopher Plaza to South Boulder Road.

3. The northerly temporary turnaround shall be maintained by the Developer until the road is extended through Davidson Highline Subdivision.

   Noted.

MASTER PLAN AND GENERAL NOTES –Sheet 2 of 36

1. Master Plan
   a. Delete the phrase "City of Louisville" from surrounding developments.

      The phrase "City of Louisville" has been deleted from surrounding developments.

   b. Add subdivision boundaries and property boundaries (e.g. Davidson Highline, Lanterns, Summit View, Takoda)

      Subdivision boundaries and property boundaries for adjacent properties have been added to the plan.

c. The "Proposed Utility Easement" is southeast corner of site should be a drainage easement.

The "Proposed Utility Easement" note in southeast corner of the site has been corrected to read "Drainage Easement".

d. The Developer shall extend Kaylix Ave. street design to property line and provide financial funding for "unfinished" segment of street.

The Kaylix Avenue street design is shown extended to the property line and financial funding for the "unfinished" portions of the street shall be provided.

e. The Developer shall provide funding for half the cost of signalization at the SH42/Hecla Dr. intersection when the signal is warranted.

Noted. Note 5 under General Notes & Standards on sheet 2 of 29 reads, "…In addition to making connections north to south and east to west through the site a traffic signal at the intersection of West Hecla Drive and Hwy 42 shall be constructed as part of a cost share program as proposed in the Annexation Agreement between BCHA and the City of Louisville."

f. Provide a copy of the Goodhue Ditch Agreement concerning piping the ditch.

See as attached.

g. As mentioned earlier, provide a copy of the agreement pertaining to the discharge of storm water to the Goodhue Ditch.

See as attached.

h. Add a note about the proposed SH42 improvements mentioning auxiliary lane age, curbing, trail extension, street lighting and landscaping.

Added note about proposed SH42 improvements mentioning auxiliary lanage, curbing, trail extension, street lighting and landscaping.

i. The southerly extension of Kaylix Ave. shall be resolved prior construction of the southerly buildings.

The southerly extension of Kaylix will be resolved during the public improvement plan review process (prior to construction of the southerly buildings).

PUBLIC LANDS DEDICATION – Sheet 3 of 36

1. Land Dedication Summary Table

a. Information not shown on Plat. Plat incomplete. Revise.

The Plat has been revised.

b. Footnote 1 concerning land dedication of encumbered property is a matter for the Parks and Recreation and the Planning Departments. It is Public Works

understanding that unencumbered land is only counted toward the dedication requirements.

The City of Louisville Parks and Recreation and Planning Departments are in support of accepting the encumbered Outlot 5 toward the land dedication requirements.

c. Outlot 3, Maintenance column; the city does not maintain CDOT dedicated property. Public walks in rights of way and dedicated easements are repaired by the City. Snow removal and landscape maintenance are typically provided by the adjacent property owner/ HOA/CDOT.

The maintenance responsibilities column of the Land Summary Table on Sheet 3 of 29 has been revised. Maintenance responsibilities for Outlot 3 shall be split as follows: BCHA: landscaping and snow removal on sidewalk, City of Louisville: sidewalk repair and replacement, and CDOT: roadway.

2. Public Land Dedication Plan

   a. Change Tract U to L.

   The Public Land Dedication Plan and the Land Summary Table have been revised per Planning Department comments.

   b. Indicate drainage easement at southeast corner of site.

   Drainage easement has been indicated at southeast corner of site.

PARKING DISTRIBUTIONS – Sheet 5 of 36

1. City does not install or enforce “Car Share” parking spaces. Delete these spaces from public street areas.

   “Car Share” spaces have been deleted from public street areas. City does not install or enforce these parking spaces.

2. Noted proposed 2 hours parking zones on Kaylix Ave. (South) and along W. Hecla Dr. Parking in the Downtown Business District and in special areas is restricted as approved by City Council. Provide a discussion supporting the installation of time restricted parking zones (2 Hr., 10 Min.) and benefit to the public. Compare to the additional cost of sign maintenance (e.g. sign replacement, straightening, post replacement, etc.) and code enforcement. At this time, Public Works does not support the proposed installation of parking zones on W. Hecla Dr. or Kaylix Ave. Parking signs can be installed at a later date when necessary. Also, Police Department Code Enforcement should review and provide comment regarding this request.

   All restricted spaces have been removed from the parking map, per planning department comments.

HORIZONTAL CONTROL PLAN - Sheet 6 of 36

1. Applicant shall confirm the geometrics of SH42 and Hecla Drive are consistent with the

Highway Master Plan/Corridor Study.

This application proposes to add a SB right turn at W. Hecla Drive, along with a SB acceleration lane from W. Hecla Drive onto SH42. The scope of this application does not deal with the ultimate configuration of SH42, since additional lane modifications and raised medians will be required to achieve the preferred ultimate configuration of SH42. In addition, since the Highway Master Plan/Corridor Study does not address modifications to W. Hecla Drive, the applicant has worked with Staff to determine the preferred lane configuration/striping for W. Hecla Drive, west of the SH42 intersection.

2. Please add curb returns and handicap ramps at Hecla Dr. intersection.

   Ramps have been added. Curb returns were shown on previous submittal, and are included with this resubmittal.

3. Delete pavement markings that delineate lane use on Hecla Dr.

   Double yellow striping west of the eastern-most alley loop access has been deleted.

4. Show SH42 connection to existing trail at SE corner of site, currently detached.

   The proposed trail has been connected to the existing trail.

5. Staff requested ramp drives at the "Private" access connections to public roads. Plan indicates curb returns and diagonal handicap ramps. Can ramp drives be constructed at their locations because it's easier to delineate private/public improvements, eliminates additional pedestrian/walk easements on private property, reduces the number of handicap ramps and is safer for pedestrians using public walk.

   BCHA requests that we omit the ramp drive that has been requested as the City of Louisville standard for delineating private vs public streets. Instead, we have revised the design to add two separate ADA curb ramps at each intersection between the public and private streets. The reason we prefer this revised design is as follows:

   1. *The alley loop is the driving design concept for connectivity on the site. It is not designed to function as a rear driveway, but rather as a walkable street that provides pedestrians with a continuous walking path and provides drivers with a slow-paced experience. The ramp drive requirement will create a differentiation in topography and disconnects the alley loop from the public streets, the exact opposite of the design intent of connectivity and seamless transitions.*

   2. *The alley loop connects all parts of the site with a continuous walking loop that purposefully crosses the public streets and right of ways to slow traffic through the site and foster community connections to the central park and community building.*

   3. *The change of grade required by creating eight raised drive ramps greatly impacts the entire grading plan, building floor elevations, and ADA and UFAS Section 504 accessibility along the alley loop.*

   4. *We have added two 90 degree ADA curb ramps at each intersection of the private and public streets as opposed to the previous design of one 45 degree curb ramp at each intersection. The additional ramps will encourage safe passage across the*

public streets and private drives and further delineates the crosswalks. We have removed the crosswalk striping on the public streets from the plans; however, we strongly prefer that at least one cross walk should be provided at the intersections of the alley loops and West Hecla Drive. People will be crossing at West Hecla Drive and the alley loop to get to the park, the community building, and community gardens. The community is designed to be walkable and slow. We request that we be allowed to install crosswalk striping across West Hecla Drive and the alley loop, and crosswalk striping at Kaylix Avenue and the alley loops to slow traffic and manage pedestrian access.

5. *The City's comments that the drive ramp is required to differentiate the public street and right of way from the private streets may be addressed with signage to distinguish public ROW maintenance from private maintenance.*

6. Indicate the private access lanes on the plan.

   Private access lanes have been indicated on the plans.

7. The south leg of Kaylix Ave. cannot be used as a turn around. City can't provide snow plowing or street sweeping without using the private access lanes. Request temporary turn around or agreement that HOA provides the services mentioned above until the road is connected southerly.

   BCHA requests that the City maintain Kaylix as it is a public street designed and installed at the City's request, with no near term solution for a connection through the southern terminus. BCHA is willing to compensate the City for plowing the quadrant of the private loop road so that the trucks do not need to lift the blades. The alley loops are designed without the ramp drives and are flat like a street, and therefore there is no need to raise the truck blades.

8. Staff is concerned about icing along south side of W. Hecla Dr. due to proximity and height of buildings. Civil engineering public improvement plans shall address concerns mentioned.

   In order to reduce icing potential, the maintenance of W. Hecla Drive ROW will be addressed in the subdivision improvement agreement. Slope and drainage of the W. Hecla is designed and is to be constructed in accordance with City standards. BCHA will shovel the sidewalks in a prudent manner to follow the City ordinances at a minimum. The road is to be plowed and maintained by the City.

9. Traffic control signage will be addressed during the civil engineering plan review process.

   Noted.

10. Noted reduced EB lane area north of Building B. Constructing the segment similar to north roadway will increase parking area. Provide discussion for reason the EB lane reduction continues thru the intersection until it widens at mail box area.

    The intent behind the eastbound lane reduction continuing through the intersection until it widens at the mailbox area is to allow for the design of a wider plaza area in front of the community center and mailbox area that will encourage outdoor community

connections and interactions for the residents who live in this neighborhood. BCHA worked closely with the City to design this civic space.

11. Handicap ramps are shown diagonal at center of curb return at each corner. Additional concrete flat work is adjacent the ramp wings. Provide a blow up detail of the curb return area.

    Ramp typical details have been added to the plan.

12. The temporary gravel cul de sac terminates at the north property line. Request a form of barrier/fence/delineation that road portion ends at north edge of cul.

    Bollard protection has been added.

13. Provide a discussion regarding the end of the proposed concrete trail at the west property line of Lot 1. It looks like the trail ends within private property.

    The regional trail has been extended west of the Kestrel property to connect to the Bullhead Gulch trail per coordination with Planning and Parks Departments.

14. Applicant shall indicate the locations of snow storage from parking areas and private access drives.

    A snow storage area has been added to the northern portion of Lot 2.

15. The PUD and Subdivision Agreement shall include language concerning:
    a. Snow removal from public walks and along SH42 including undeveloped parcels.

       To be addressed in the subdivision agreement

    b. Landscape maintenance within City and State right of way including undeveloped parcels.

       To be addressed in the subdivision agreement

    c. A Maintenance Agreement will be required if BCHA maintains the public park on Lot 3.
       To be addressed in the subdivision agreement

16. Public Works requests a water tap fee and water consumption charges be assessed for the public park dedicated as part of Outlot 4.

    To be addressed in the subdivision agreement

17. Outlot 4 and Lot 3 is the same parcel. Plat and PUD are inconsistent. Revise.
    Revision has been made.

GRADING AND DRAINAGE PLAN – Sheet 7 of 36

1. At temporary cul de sac, is area inlet or curb inlet necessary when the street is extended northerly? Noted Lot 1 has free release to the north. This shall be mentioned in drainage report.

   The inlet will need to be removed & replaced with a curb inlet once Kaylix is constructed through Tract Q. Lot 1 drainage will be conveyed via swale to said area inlet.

2. As shown, Lot 1 grading will release storm water to the northerly lot. Revise developed grading to accommodate/reroute these flows.

   A swale has been graded into the northern edge of Lot 1 to prevent off-site release of stormwater.

3. Lot 4 Storm Sewer – Applicant shall confirm the east/west storm sewer is within Lot 4 and shall not impact the City of Lafayette water line easement.

   The storm sewer within Lot 10 (formerly Lot 4) will be placed within the southerly limits of the Lafayette water line easement, however, this encroachment is addressed within the easement agreement with Lafayette.

4. At northeast corner of Lot 5, these will be free release of storm water to the ditch. The free release shall be accounted in drainage report.

   Said free release is accounted for within the drainage study.

5. If possible, the detention pond in Lot 5 may be shifted north/northeast up to edge of Lafayette's water line easement.

   The detention pond has been moved to the north.

6. On PUD, Indicate that on site storm sewer is privately owned and maintained.

   Note added.

7. Staff requests that manholes and water valves not be located in concrete, curb gutter or walk areas. This will be addressed during public improvement plan review process.

   The plans have been revised to remove utility lids from curb, gutter & walks.

8. Staff is concerned about southerly extension of Kaylix Ave. and existing Goodhue Ditch piping. During civil plan review process, staff will request all downstream street grades evaluated for future street construction.

   Noted.

9. If Ditch Company accepts storm runoff, maintenance of underground storage facility and filtration system shall be included in a BMP or other Agreement.

   Since the underground detention will now discharge to City stormwater infrastructure, maintenance of the underground detention will be addressed in the subdivision agreement.

Utility Plan – Sheet 8 of 36

1. When submitting public improvement plans, applicant shall show all water taps (irrigation too).

   Water taps & irrigation taps are shown on the plan.

2. Add a note that the Utility Plan is conceptual and modification will be addressed during public improvement plan review process.

   Note added.

3. Water services shall include an external water meter. Curb stop valves shall be located in right of way and if not possible within exclusive City of Louisville utility easements.

   The water service detail has been revised to show external meters & curb stops to be located in ROW.

4. The proposed water and sanitary sewer location within (N) Kaylix Ave. does not conform to City Design and Construction Standards. Revision will be requested.

   Utilities reconfigured to meet City standards.

5. Applicant shall confirm the Goodhue Ditch Company can maintain their facilities within the proposed easements.

   The agreement with the Ditch Company contemplates maintenance easement requirements.

6. Sanitary sewer service lines are typically connected to the main except at terminal manhole locations. Revise plan.

   Plans revised.

7. Utility location and easement widths may be revised to accommodate City maintenance of existing and future utility lines.

   Noted, however, since the plat will be recorded at the end of the PUD process, it would be best to resolve any requested easement changes now.

8. Developers are required to extend utility lines to property line. The Kaylix Ave (N.) water main shall be extended to property line. Also, a looped potable water main is required.

   Water main extended and loop added in NE alley loop road.

9. Plans indicate water main, fire hydrant and fire line network. As mentioned earlier some facilities may be relocated/realigned for maintenance.

   Noted.

10. A portion of the water main including hydrants and fire lines may be privately maintained. This will be addressed during the public improvement plan review process.

Noted.

11. **Fire Marshall** to review and approve fire hydrant layout.

    Chris Mestas has reviewed the hydrant locations during a previous meeting. Applicant requests that the City forward a copy of this resubmittal to the Fire Department.

12 If City has a utility in an easement, the easement shall be labeled "Exclusive City of Louisville Utility Easement".

    The easement at the southeast corner of the property has been changed accordingly.

13. Each fire line can supply only one building. Fire lines shall be looped for multiple uses (e.g. fire service and fire hydrant shall be served from looped line).

    Utility layout changed to comply with City standards.

14. The southerly easement through Christopher Plaza is shown as a 25' Access Easement. Please confirm the easement is also available for utility purposes.

    The easement is access & utility per the CPII plat. Plans have been updated accordingly.

15. Applicant shall obtain a utility easement through Tract Q Takoda Subdivision for the extension of the sanitary sewer main.

    Easement agreement is attached to this resubmittal.

16. Plan indicates end of northerly trail at northwest corner of Lot 1. Provide a discussion regarding completion of trail to Hecla Dr. (i.e. parties responsible).

    The regional trail has been extended west of the Kestrel property to connect to the Bullhead Gulch trail as shown in the Trail Revisions.pdf. BCHA will pay for the design of the trail connection and the City will pay for the construction of the trail segment with CIP funds. The intent is to schedule the construction of the trail connection with the contractor constructing the regional trail on the project site for efficiency.

17. Proposed water main along east line of Lot 10 shall be within an easement wide enough for maintenance. Typically water mains are installed in 20' Exclusive City of Louisville Utility Easements.

    We are proposing to overlap the southeast City of Louisville water main maintenance easement with the Goodhue Ditch easement because the utilities will have the required clearance between the pipes and appurtenances and sufficient space for maintenance equipment. The surface easement of the Goodhue will not impede the maintenance of the City of Louisville water main. The reason that BCHA prefers to provide an overlapping easement at this location is to preserve the square footage of the commercial parcel of land to make that parcel of sufficient size to attract commercial developers. With no easements, the commercial parcel is 37,835 square feet, or .87 acres. BCHA is required to provide a ten foot easement for Goodhue Ditch Company, reducing the size from .87 to .82 acres. If we provide the City's requested exclusive twenty-foot easement, then the commercial parcel would be reduced 70,163 square feet,

from .87 acres to .79 acres. The reduction would limit the feasibility of developing the commercial property. To maintain the viability of the commercial property, BCHA requests that the Goodhue Ditch easement and City of Louisville water main easements overlap slightly, while still maintaining the standard allowable separation requirements and future maintenance standards. Please see page 7 of 29 of the FDP/PUD.

18. At southeast corner of site, reroute existing 8" water main to CDOT right of way.

    Water main reconfigured.

OVERALL PHASE MAP – Sheet 9 of 36

1. Public Improvement Notes, 6th bullet, the extension of Kaylix Ave. to Christopher Village is not included in the first phase of construction, modify map/note.

   Note modified.

STREET SECTIONS – Sheet 10 of 36

1. Provide turning templates for trash trucks/fire trucks/40' trucks so that staff can confirm intersection geometrics are satisfactory.

   The most restrictive truck template is provided, and during a follow-up meeting with Staff, it was determined that smaller truck templates would not be required.

2. Staff requests a 4' surface maintenance easement at back of walk to facilitate repair/replacement of public walk.

   A 4' maintenance easement note will be added to the plat, similar to what was done for Steel Ranch South.

3. The streetlights, water valves and street signs may be installed in parkway areas where available. If not possible, City will request an Exclusive City of Louisville Utility Easement for these public facilities.

   Traffic signs and water valves are proposed to be located within ROW. The street lights along W. Hecla are also located within the ROW, however, the street lights along Kaylix are not located within ROW. BCHA requests that the 4' maintenance easement discussed in STREET SECTIONS comment #2 be used to accommodate the City's need to access/repair street lights along Kaylix.

4. Street lighting shall be installed a minimum of 2' from edge of walk. The street lights shown in detail 1 and 2 are not acceptable because the requested clearance is not provided.

   Noted. The location of the street lighting shown on the street sections has been revised to provide a minimum of 2'-0" clearance from edge of walk.

MASTER LANDSCAPE PLAN – Sheet 11 of 36

1. Landscape Intent, Overall Statement of Intent, should "Alkonis" be "Kestrel"?

   All references to "Alkonis" have been replaced with "Kestrel".

2. General Notes, 3, change "may" to "shall".

   Change has been made.

3. Note, first line, change 5' to 7'.

   Change has been made throughout site with the exception of three trees to the south of building 1, closest to the intersection of Kaylix Ave. and the Alley Loop. Design team requests a variance to allow planting of these trees 5', rather than 7', from wet utility line. Without the variance, the quality of the alley and the residential area will be compromised, as the Alley Loop trees provide a crucial buffer between the residences and the alley.

FINAL SUBDIVISION PLAN – Sheet 2

1. Outlots and Tracts mentioned in PUD not shown. Revise Plat.

   The plat has been updated to match the amended GDP and proposed PUD.

2. Provide private drainage easement for drainage improvements that cross lots.

   Easements have been provided for cross-lot drainage.

3. Noted the Plat does not include dry utility easements. Please add.

   BCHA is currently coordinating dry utility routing with Xcel/PSCo. The final location & width of dry utility lines/easements is not known at this time. Dry utility easements will be added to the plat prior to recordation, or an Xcel-approved note discussing the timing of easement dedication will be added to the plat prior to recordation.

4. The Goodhue Ditch Company needs to accept the CDOT right of way for use for maintenance of the irrigation pipe. Will CDOT require permitting when Ditch Company wants access to their facility?

   The Ditch Company will coordinate the Ditch's maintenance plans/efforts directly with CDOT once the ROW is deeded to CDOT.

5. Noted the remaining area north and east of the drainage easement in Lot 5. Should the unencumbered area be a drainage easement as well?

   The drainage easement is meant to provide access to the pipes & pond in this area, and since none of these facilities exist north & east of the proposed easement, additional easement has not been added.

6. Should L11 and L12 have leaders indicating the limits of the line segments? Difficult to read.

Plat has been revised accordingly.

7. Revise all utility easements that have City water, sewer and storm to "Exclusive City of Louisville Utility Easements"

   Plat has been revised accordingly.

8. Add Surface Maintenance Easement note. Add City Utility Easement note and add easements for street lights, curb stop valves and traffic signs.

   A surface maintenance easement note has been added to the plat. Traffic signs and water valves are proposed to be located within ROW. The street lights along W. Hecla are also located within ROW, however, the street lights along Kaylix are not located within ROW. BCHA requests that the 4' maintenance easement discussed in STREET SECTIONS comment #2 be used to accommodate the City's need to access/repair street lights along Kaylix. We were unable to locate an example of the City's utility easement note, and as such, have not included it on the plat. If Staff could provide the City's standard language, we will include the note on the plat prior to recordation.

9. Add drainage easement to Lot 10 and Lot 7.

   Drainage easement have been added to Lots 2, 3 & 5.

10. Applicant to note that public works staff may have additional comments after Plat is revised.

    Noted.

FINAL DRAINAGE REPORT

General Comments

1. The **City of Louisville Attorney** shall review the drainage proposal for this project and provide comments. Additional agreements or revisions to the Goodhue/Kestrel agreement may be required for approval. The drainage report cannot be approved without an approved and signed agreement. Who is liable if the ditch overtops and floods property downstream? Can the ditch company revoke the agreement?

   The revised drainage strategy does not involve sending stormwater runoff to the ditch.

2. The applicant shall provide a memo explaining what other options were explored for drainage discharge for the project. Several options were discussed in the early design of the project. However, the current design states that discharge into the irrigation ditch is the only plausible option.

   We are reverting back to an option that was (briefly) previously explored. Discharging to the ditch, and discharging to the system in S. Boulder Road were the two options explored. Given timing concerns, we are pursuing the S. Boulder Road option.

3. The applicant shall provide more detail on the ditch capacity and include the information in the drainage report. What is the maximum irrigation flow in the ditch based on water

rights? What about any other storm flows in the ditch – upstream and downstream? What happens if a 100 year storm occurs while the ditch is running the maximum irrigation flow? Where will the flow in excess of 75 cfs go if it enters the ditch? Is the ditch company willing to accept the increase in volume of runoff as well as the historical release rate?

The revised drainage strategy does not involve sending stormwater runoff to the ditch.

4. The Goodhue Ditch shall review and approve the final drainage report (i.e. accepting storm sewer releases from the site).

   The revised drainage strategy does not involve sending stormwater runoff to the ditch.

Drainage Report

1. The applicant shall revise the engineer certification to indicate non-conformance with City criteria and the requirement to provide a signed agreement with the ditch company accepting the flow from the project. Sign and stamp the engineer statement.

   City criteria will be followed, and the ditch will not be used for developed flow conveyance. The certification will remain as previously submitted.

2. The applicant shall provide a signed copy of the Goodhue Agreement in the final report.

   The revised drainage strategy does not involve sending developed stormwater runoff to the ditch.

3. The applicant shall provide a table in the report with each address and the % impervious for each lot. This will aid in determining the RAU for the project.

   The requested table has been provided on the drainage map.

4. Page 1, 2.2.1 – The applicant shall update the paragraph to state the center basin discharges to the Harney Lastoka Open Space after going under State Highway 42. The ultimate receiving waters should state Coal Creek. Include the City of Lafayette after Waneka Reservoir.

   The text has been updated accordingly.

5. Page 2, 2.2.3 – Matching historical flow rates does not meet City criteria. Update section.

   Release rates & corresponding text has been updated to conform to City criteria.

6. Page 2, 3.1 – The drainage design does not meet several City criteria (volume, flow, irrigation ditch release). The applicant shall update this section. The preliminary report also did not meet the City criteria.

Text has been updated to state conformance with City criteria.

7. Page 3, Table 3-1 – The applicant shall include the 2, 5, and 50 year historical flows. The total site release is 19.5cfs in the 100 year storm. The allowable release based on City criteria is 12.99 cfs. Similar for the 10 year storm.

   The requested data has been added to the report.

8. Page 4, 4.0 – The applicant shall provide the maximum irrigation flow in the ditch and any other storm flows into the ditch for comparison. Does the ditch currently have capacity to accept the maximum irrigation flow plus all storm flows entering the ditch?

   The revised drainage strategy does not involve sending developed stormwater runoff to the ditch.

9. Page 4, 5.1 – The applicant shall include the ultimate receiving waters (Coal Creek).

   The text has been updated to include the ultimate receiving waters.

10. Page 5, 5.1.1 – The applicant shall provide more information on the pump design. Do the pumps represent the flow modeled in the inflow to the detention pond? What happens if the pumps fail? Power failure? Is there an emergency overflow location or tank to protect against backups?

    Pumps have been eliminated from the design.

11. Page 6-7, 5.2 - The applicant shall provide Table 4-1, 4-2, 4-3 and 4-4 locations or update references.

    The report has been updated accordingly

12. Page 8, Table 5-4 - The applicant shall provide the missing redeveloped flows.

    The requested data does not exist. It is not possible for pre-developed flows to be discharged to a proposed pond that only exists in the developed condition.

13. Page 8, 6.2 - The applicant shall provide better information on downstream effects of releasing stormwater into the Goodhue Ditch. See previous comments.

    The revised drainage strategy does not involve sending developed stormwater runoff to the ditch.

14. Page 9 - The applicant shall include the ditch company report referenced in the text.

    The revised drainage strategy does not involve sending developed stormwater runoff

to the ditch.

15. Calculations - The applicant shall address the following:
    a. Do the filters have a bypass if they are clogged? Is there enough bypass capacity for each filter? Goodhue Ditch shall approve the filters.

    Filters have been removed from the updated drainage design. The filters have been replaced with more conventional methods of promoting water quality (plates with orifices, retention times, etc.).

    b. Pond 2:
    i. Where is the emergency overflow?

    Both ponds are hydraulically connected. We have placed an emergency spillway in the above-grade pond, which has been sized according to the inflow to both ponds.

    ii. Where does water go if outlets are clogged or the capacity is exceeded?

    See previous response.

    iii. The volume calculations seem incorrect. The 100 year volume is less than the 2, 5 and 50 year volumes. The calculated 100 year volume is 12,000 cubic feet, but shown at a larger capacity on the stage storage charts.

    The outlet structures have been designed for the 10 and 100 year events, and therefore have the WQCV added to the volumes prior to outlet design. The other storm events (2, 5, 50) were modeled against the outlet rating curves to determine actual detention volumes.

    iv. Outlet piping is only 12" RCP. Recommend larger piping due to underground storage and increase risk of maintenance neglect.

    The underground detention outlet pipe & pond equalizer pipe have been upsized.

    c. HGL profiles are not legible. Provide larger prints for review.

    Larger plots have been provided with the updated drainage study.

    d. Inlet Capacity on grade – Provide additional information used in the calculations (road slope, cross slope, etc.). Inlets 10 and 11 could have bypass flows to the south. The current grading scheme involves placing rolled asphalt curb at the terminus of Kaylix Avenue

    Requested information has been added to the pass-by inlet models. The inlets

have been sized such that the inlets do not release any pass-by flows.

e. Pond 1 emergency overflow - The applicant shall size the overflow for the 100 year pond inflow (not outflow).

The spillway design has been revised accordingly.

Developed Drainage Plan

1. The applicant shall show more area to the north including contours to make sure no offsite flows enter the site.

Contour data has been added to the north edge of the site. We believe that the only off-site flows that enter the Kestrel property do so along the western edge of the site.

2. The applicant shall show emergency spillways for both ponds.

Spillway location for the above-grade pond has been added to the plan.

3. The applicant shall show the existing contours (background) for reference.

The plan has been updated accordingly.

4. Does any of Hecla Dr flow into the site? The applicant shall show and verify.

A high-point in Hecla occurs at the western edge of the Kestrel property (re: Final Drainage Report for the Takoda Village Regional Improvements, which shows basin boundaries along the shared property line between Takoda Village & Kestrel).

5. The applicant shall label the pond outflow piping and manhole from Pond 2.

Labels have been updated accordingly.

Existing Drainage Plan

The applicant shall show and verify any flows entering the site from Hecla Dr near the west property line.
A high-point in Hecla occurs at the western edge of the Kestrel property (re: Final Drainage Report for the Takoda Village Regional Improvements, which shows basin boundaries along the shared property line between Takoda Village & Kestrel).

Sincerely,

Norrie Boyd
Planning Division Man

SCENARIO 1:	Slow Absorption		
Taxable Sales Captured in City:	40%	In URA?:	NO

RESIDENTIAL DEVELOPMENT COMPONENT

YES

Land Use Profile			Potential New Development
Affordable units	1.37 Persons Per Unit	33 Lin. Ft. Lot Width	120 Units
Market Value:	$0 Per Unit	5.81 Vehicle Trips	50% Adj. Factor
Construction Value	$0 Per Unit	$50,091 HH Income	38% on Taxables Items
Senior units	1.37 Persons Per Unit	8 Lin. Ft. Lot Width	71 Units
Market Value:	$0 Per Unit	3.44 Vehicle Trips	50% Adj. Factor
Construction Value	$0 Per Unit	$45,852 HH Income	38% on Taxables Items
Market units D	2.57 Persons Per Unit	33 Lin. Ft. Lot Width	14 Units
Market Value:	$596,670 Per Unit	5.81 Vehicle Trips	50% Adj. Factor
Construction Value	$429,602 Per Unit	$108,881 HH Income	35% on Taxables Items
Market units A/C	1.37 Persons Per Unit	8 Lin. Ft. Lot Width	26 Units
Market Value:	$207,000 Per Unit	6.59 Vehicle Trips	50% Adj. Factor
Construction Value	$149,040 Per Unit	$64,201 HH Income	35% on Taxables Items
Housing Unit Type 5	0.00 Persons Per Unit	0 Lin. Ft. Lot Width	0 Units
Market Value:	$0 Per Unit	0.00 Vehicle Trips	0% Adj. Factor
Construction Value	$0 Per Unit	$0 HH Income	0% on Taxables Items
Housing Unit Type 6	0.00 Persons Per Unit	0 Lin. Ft. Lot Width	0 Units
Market Value:	$0 Per Unit	0.00 Vehicle Trips	0% Adj. Factor
Construction Value	$0 Per Unit	$0 HH Income	0% on Taxables Items
Housing Unit Type 7	0.00 Persons Per Unit	0 Lin. Ft. Lot Width	0 Units
Market Value:	$0 Per Unit	0.00 Vehicle Trips	0% Adj. Factor
Construction Value	$0 Per Unit	$0 HH Income	0% on Taxables Items
Housing Unit Type 8	0.00 Persons Per Unit	0 Lin. Ft. Lot Width	0 Units
Market Value:	$0 Per Unit	0.00 Vehicle Trips	0% Adj. Factor
Construction Value	$0 Per Unit	$0 HH Income	0% on Taxables Items
	TOTAL		**231 Units**

NONRESIDENTIAL DEVELOPMENT COMPONENT

Land Use Profile			Potential New Development
BCHA Office	18.31 Vehicle Trips	50% Adj. Factor	3,100 Sq. Ft.
Market Value:	$0 Per Sq. Ft.	Construction Value:	$0 Per Sq. Ft.
Employment Density:	4.13 Per 1,000 Sq. Ft.	$0 Sales Per Sq. Ft.	
Community Center	13.00 Vehicle Trips	50% Adj. Factor	2,877 Sq. Ft.
Market Value:	$0 Per Sq. Ft.	Construction Value:	$0 Per Sq. Ft.
Employment Density:	2.77 Per 1,000 Sq. Ft.	$0 Sales Per Sq. Ft.	
Market Office	18.31 Vehicle Trips	50% Adj. Factor	32,575 Sq. Ft.
Market Value:	$143 Per Sq. Ft.	Construction Value:	$105 Per Sq. Ft.
Employment Density:	4.13 Per 1,000 Sq. Ft.	$0 Sales Per Sq. Ft.	

Market Retail	110.32 Vehicle Trips	28% Adj. Factor	21,716 Sq. Ft.
Market Value:	$132 Per Sq. Ft.	Construction Value:	$95 Per Sq. Ft.
Employment Density:	3.33 Per 1,000 Sq. Ft.	$225 Sales Per Sq. Ft.	
Live/Work	13.00 Vehicle Trips	50% Adj. Factor	4,200 Sq. Ft.
Market Value:	$0 Per Sq. Ft.	Construction Value:	$0 Per Sq. Ft.
Employment Density:	1.00 Per 1,000 Sq. Ft.	$25 Sales Per Sq. Ft.	
Nonresidential Type 6	0.00 Vehicle Trips	0% Adj. Factor	0 Sq. Ft.
Market Value:	$0 Per Sq. Ft.	Construction Value:	$0 Per Sq. Ft.
Employment Density:	0.00 Per 1,000 Sq. Ft.	$0 Sales Per Sq. Ft.	
	TOTAL		**64,468 Sq. Ft.**

SCENARIO 2:	**Fast absorption**		
Taxable Sales Captured in Town:	**40%**	**In URA?:**	**No**

RESIDENTIAL DEVELOPMENT COMPONENT

Land Use Profile			**Potential New Development**
Affordable units	1.37 Persons Per Unit	33 Lin. Ft. Lot Width	120 Units
Market Value:	$0 Per Unit	5.81 Vehicle Trips	50% Adj. Factor
Construction Value	$0 Per Unit	$50,091 HH Income	38% on Taxables Items
Senior units	1.37 Persons Per Unit	8 Lin. Ft. Lot Width	71 Units
Market Value:	$0 Per Unit	3.44 Vehicle Trips	50% Adj. Factor
Construction Value	$0 Per Unit	$45,852 HH Income	38% on Taxables Items
Market units D	2.57 Persons Per Unit	33 Lin. Ft. Lot Width	14 Units
Market Value:	$596,670 Per Unit	5.81 Vehicle Trips	50% Adj. Factor
Construction Value	$429,602 Per Unit	$108,881 HH Income	35% on Taxables Items
Market units A/C	1.37 Persons Per Unit	8 Lin. Ft. Lot Width	26 Units
Market Value:	$207,000 Per Unit	6.59 Vehicle Trips	50% Adj. Factor
Construction Value	$149,040 Per Unit	$64,201 HH Income	35% on Taxables Items
Housing Unit Type 5	0.00 Persons Per Unit	0 Lin. Ft. Lot Width	0 Units
Market Value:	$0 Per Unit	0.00 Vehicle Trips	0% Adj. Factor
Construction Value	$0 Per Unit	$0 HH Income	0% on Taxables Items
Housing Unit Type 6	0.00 Persons Per Unit	0 Lin. Ft. Lot Width	0 Units
Market Value:	$0 Per Unit	0.00 Vehicle Trips	0% Adj. Factor
Construction Value	$0 Per Unit	$0 HH Income	0% on Taxables Items
Housing Unit Type 7	0.00 Persons Per Unit	0 Lin. Ft. Lot Width	0 Units
Market Value:	$0 Per Unit	0.00 Vehicle Trips	0% Adj. Factor
Construction Value	$0 Per Unit	$0 HH Income	0% on Taxables Items
Housing Unit Type 8	0.00 Persons Per Unit	0 Lin. Ft. Lot Width	0 Units
Market Value:	$0 Per Unit	0.00 Vehicle Trips	0% Adj. Factor
Construction Value	$0 Per Unit	$0 HH Income	0% on Taxables Items
	TOTAL		**231 Units**

NONRESIDENTIAL DEVELOPMENT COMPONENT

Land Use Profile			Potential New Development
BCHA Office	18.31 Vehicle Trips	50% Adj. Factor	3,100 Sq. Ft.
Market Value:	$0 Per Sq. Ft.	Construction Value:	$0 Per Sq. Ft.
Employment Density:	4.13 Per 1,000 Sq. Ft.	$0 Sales Per Sq. Ft.	
Community Center	13.00 Vehicle Trips	50% Adj. Factor	2,877 Sq. Ft.
Market Value:	$0 Per Sq. Ft.	Construction Value:	$0 Per Sq. Ft.
Employment Density:	2.77 Per 1,000 Sq. Ft.	$0 Sales Per Sq. Ft.	
Market Office	18.31 Vehicle Trips	50% Adj. Factor	32,575 Sq. Ft.
Market Value:	$143 Per Sq. Ft.	Construction Value:	$105 Per Sq. Ft.
Employment Density:	4.13 Per 1,000 Sq. Ft.	$0 Sales Per Sq. Ft.	
Market Retail	110.32 Vehicle Trips	28% Adj. Factor	21,716 Sq. Ft.
Market Value:	$132 Per Sq. Ft.	Construction Value:	$95 Per Sq. Ft.
Employment Density:	3.33 Per 1,000 Sq. Ft.	$225 Sales Per Sq. Ft.	
Live/Work	13.00 Vehicle Trips	50% Adj. Factor	4,200 Sq. Ft.
Market Value:	$0 Per Sq. Ft.	Construction Value:	$0 Per Sq. Ft.
Employment Density:	1.00 Per 1,000 Sq. Ft.	$25 Sales Per Sq. Ft.	
Nonresidential Type 6	0.00 Vehicle Trips	0% Adj. Factor	0 Sq. Ft.
Market Value:	$0 Per Sq. Ft.	Construction Value:	$0 Per Sq. Ft.
Employment Density:	0.00 Per 1,000 Sq. Ft.	$0 Sales Per Sq. Ft.	
	TOTAL		**64,468 Sq. Ft.**

SCENARIO 3:	**Old program**		
Taxable Sales Captured in Town:	**40%**	**In URA?:**	**No**

RESIDENTIAL DEVELOPMENT COMPONENT

Land Use Profile			Potential New Development
Affordable units	1.37 Persons Per Unit	33 Lin. Ft. Lot Width	121 Units
Market Value:	$0 Per Unit	5.81 Vehicle Trips	50% Adj. Factor
Construction Value	$0 Per Unit	$50,091 HH Income	38% on Taxables Items
Senior units	1.37 Persons Per Unit	8 Lin. Ft. Lot Width	70 Units
Market Value:	$0 Per Unit	3.44 Vehicle Trips	50% Adj. Factor
Construction Value	$0 Per Unit	$45,852 HH Income	38% on Taxables Items
Market units D	2.57 Persons Per Unit	33 Lin. Ft. Lot Width	14 Units
Market Value:	$596,670 Per Unit	5.81 Vehicle Trips	50% Adj. Factor
Construction Value	$429,602 Per Unit	$108,881 HH Income	35% on Taxables Items
Market units A/C	1.37 Persons Per Unit	8 Lin. Ft. Lot Width	26 Units
Market Value:	$207,000 Per Unit	6.59 Vehicle Trips	50% Adj. Factor
Construction Value	$149,040 Per Unit	$64,207 HH Income	35% on Taxables Items
Housing Unit Type 5	0.00 Persons Per Unit	0 Lin. Ft. Lot Width	0 Units
Market Value:	$0 Per Unit	0.00 Vehicle Trips	0% Adj. Factor

Construction Value	$0 Per Unit	$0 HH Income	0% on Taxables Items
Housing Unit Type 6	0.00 Persons Per Unit	0 Lin. Ft. Lot Width	0 Units
Market Value:	$0 Per Unit	0.00 Vehicle Trips	0% Adj. Factor
Construction Value	$0 Per Unit	$0 HH Income	0% on Taxables Items
Housing Unit Type 7	0.00 Persons Per Unit	0 Lin. Ft. Lot Width	0 Units
Market Value:	$0 Per Unit	0.00 Vehicle Trips	0% Adj. Factor
Construction Value	$0 Per Unit	$0 HH Income	0% on Taxables Items
Housing Unit Type 8	0.00 Persons Per Unit	0 Lin. Ft. Lot Width	0 Units
Market Value:	$0 Per Unit	0.00 Vehicle Trips	0% Adj. Factor
Construction Value	$0 Per Unit	$0 HH Income	0% on Taxables Items
	TOTAL		**231 Units**

NONRESIDENTIAL DEVELOPMENT COMPONENT

Land Use Profile		**Current Base**	**Potential New Development**
BCHA Office	18.31 Vehicle Trips	50% Adj. Factor	3,100 Sq. Ft.
Market Value:	$0 Per Sq. Ft.	Construction Value:	$0 Per Sq. Ft.
Employment Density:	4.13 Per 1,000 Sq. Ft.	$0 Sales Per Sq. Ft.	
Community Center	13.00 Vehicle Trips	50% Adj. Factor	2,877 Sq. Ft.
Market Value:	$0 Per Sq. Ft.	Construction Value:	$0 Per Sq. Ft.
Employment Density:	2.77 Per 1,000 Sq. Ft.	$0 Sales Per Sq. Ft.	
Art Underground	14.30 Vehicle Trips	50% Adj. Factor	8,900 Sq. Ft.
Market Value:	$132 Per Sq. Ft.	Construction Value:	$95 Per Sq. Ft.
Employment Density:	0.81 Per 1,000 Sq. Ft.	$240 Sales Per Sq. Ft.	
Live/Work	13.00 Vehicle Trips	50% Adj. Factor	4,200 Sq. Ft.
Market Value:	$0 Per Sq. Ft.	Construction Value:	$0 Per Sq. Ft.
Employment Density:	1.00 Per 1,000 Sq. Ft.	$25 Sales Per Sq. Ft.	
Nonresidential Type 5	0.00 Vehicle Trips	0% Adj. Factor	0 Sq. Ft.
Market Value:	$0 Per Sq. Ft.	Construction Value:	$0 Per Sq. Ft.
Employment Density:	0.00 Per 1,000 Sq. Ft.	$0 Sales Per Sq. Ft.	
Nonresidential Type 6	0.00 Vehicle Trips	0% Adj. Factor	0 Sq. Ft.
Market Value:	$0 Per Sq. Ft.	Construction Value:	$0 Per Sq. Ft.
Employment Density:	0.00 Per 1,000 Sq. Ft.	$0 Sales Per Sq. Ft.	
	TOTAL		**19,077 Sq. Ft.**

City Council – Public Hearing

Kestrel

General Development Plan (GDP) Amendment, Final Subdivision Plat and Final Planned Unit Development (PUD)

Case No. 15-033-GDP/FS/FPP

ORDINANCE NO. 1710, SERIES 2015 – AN ORDINANCE APPROVING A 5TH AMENDMENT TO THE TAKODA GENERAL DEVELOPMENT PLAN (GDP) TO ALLOW UP TO 231 RESIDENTIAL UNITS AND UP TO 64,468 SQUARE FEET OF COMMERCIAL DEVELOPMENT FOR THE PROPERTY KNOWN AS THE 245 NORTH 96TH STREET ANNEXATION – 2nd READING AND PUBLIC HEARING

RESOLUTION NO. 89, SERIES 2015 – A RESOLUTION APPROVING THE FINAL SUBDIVISION PLAT AND PLANNED UNIT DEVELOPMENT (PUD), FOR KESTREL, LOCATED AT 245 NORTH 96TH STREET TO ALLOW THE DEVELOPMENT OF 191 RESIDENTIAL UNITS AND UP TO 5,977 SQUARE FEE OF NON-RESIDENTIAL DEVELOPMENT

GDP Amendment

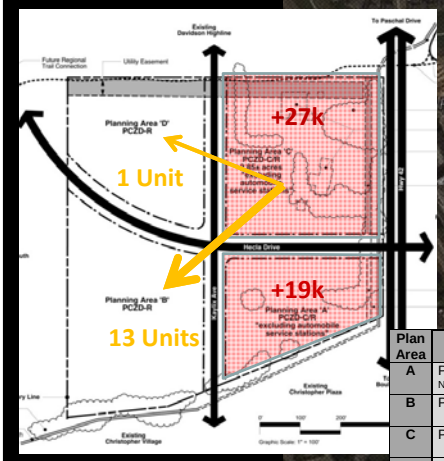
Kestrel
GDP Amendment

Size
13.404 Acres

Existing Zoning
PCZD-C/R Zoning
- 231 dwelling units
- 18,404sf Commercial

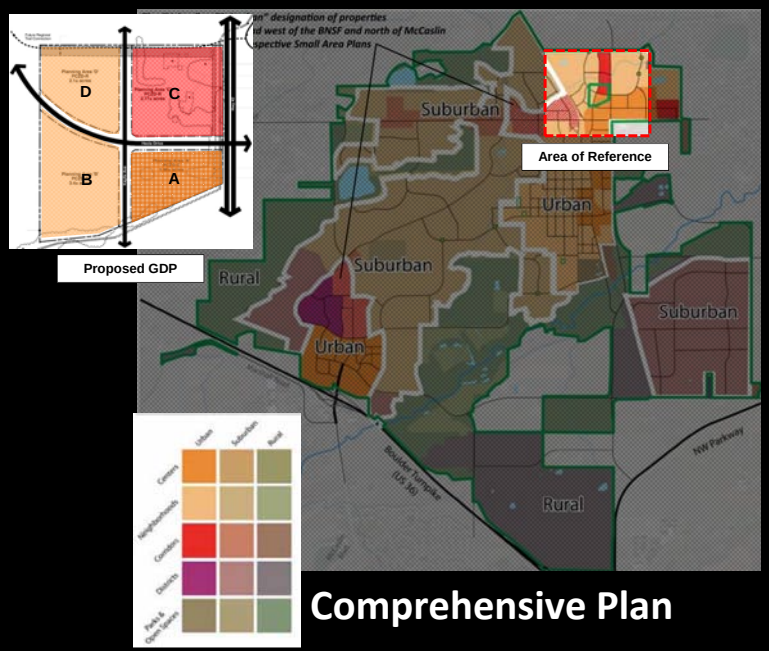
Requested Zoning
PCZD-C/R Zoning
- 231 dwelling units
- 64,468sf Commercial

Kestrel
GDP Amendment



Plan Area	Current Zoning	Proposed Zoning	Current Com SF	Proposed Com SF	Current Res Units	Proposed Res Units
A	PCZD–C/R No Service Station	PCZD–C/R No Service Station	18,406 sf	37,897 sf	28 Units (15/Acre)	28 Units (15/Acre)
B	PCZD-R	PCZD-R	None	None	103 Units (30/Acre)	115 Units (33/Acre)
C	PCZD–R	PCZD–C/R No Service Station	None	26,571 sf	69 Units (25/Acre)	56 Units (20/Acre)
D	PCZD-R	PCZD-R	None	None	31 Units (15/Acre)	32 Units (15/Acre)
TOT	PCZD–C/R No Service Station	PCZD–C/R No Service Station	18,406 sf	64,468 sf	231 (17/Acre)	231 (17/Acre)

Kestrel
GDP Amendment



Comprehensive Plan

Kestrel
GDP Amendment

Land Uses

	Proposal	Comprehensive Plan
Planning Area A	PCZD – C/R	PCZD – C/R (Uses in 17.72.080 & 17.72.090) Except Service Stations
Planning Area B	PCZD – R	PCZD – R (Uses in 17.72.080)
Planning Area C	PCZD – C/R	PCZD – C/R (Uses in 17.72.080 & 17.72.090) Except Service Stations
Planning Area D	PCZD – R	PCZD – R (Uses in 17.72.080)

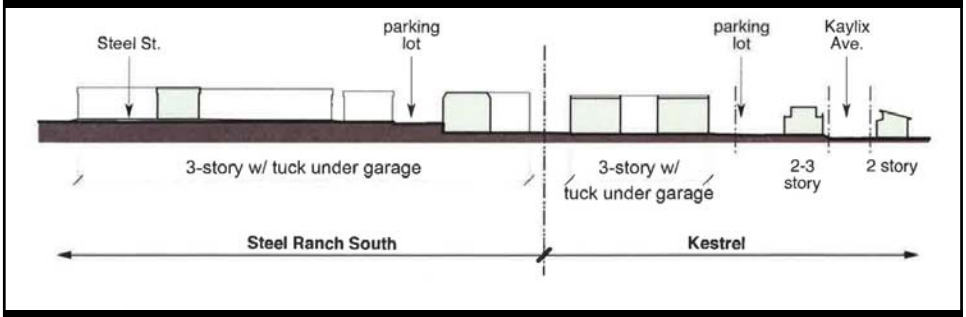
Densities

	Proposal	Comprehensive Plan Plan
Planning Area A	15 DU/Ac	up to F.A.R. 1.0, or 30 DU/Ac
Planning Area B	33 DU/Ac	match adjacent neighborhoods (30 – 35 DU/ac)
Planning Area C	20 DU/Ac	up to F.A.R 1.0 / .5; or 25 DU/Ac
Planning Area D	15 DU/Ac	match adjacent neighborhoods (15 DU/ac)

Stronger fiscally … but still negative

Kestrel
GDP Amendment

Neighborhood Character



Kestrel
GDP Amendment

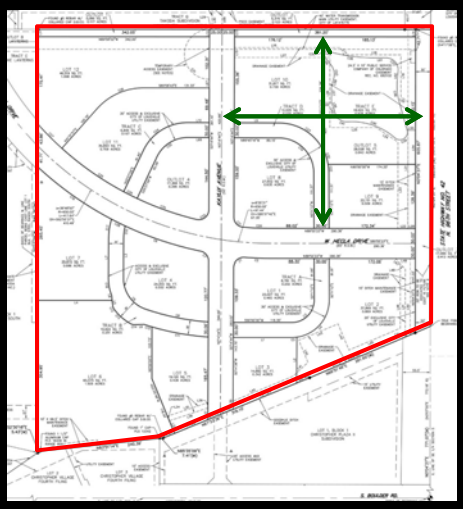
Annexation Agreement

The Annexation Agreement requires, "No less than 80% of the total developed residential units would be affordable with no less than 60 of the affordable units being age-restricted for occupancy by persons 55 years of age or older."

FINAL
Subdivision Plat

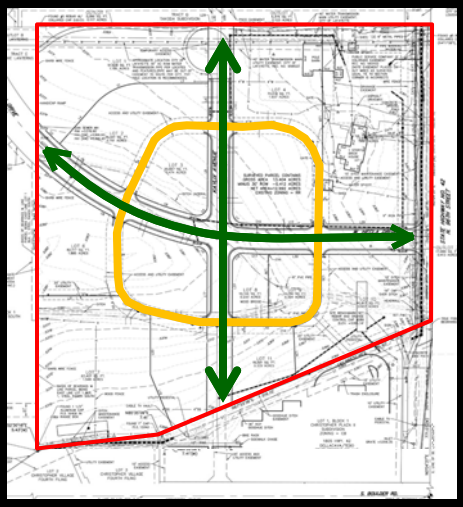
Kestrel
Subdivision Plat

Kestrel
Subdivision Plat



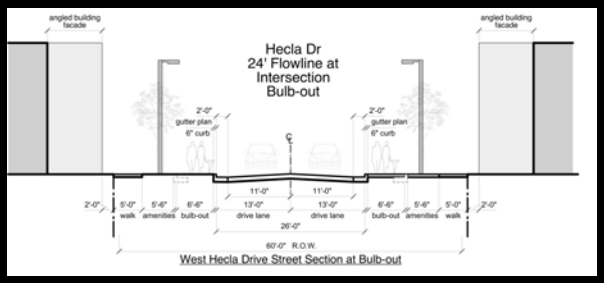
Block size varies between 300’ to 350

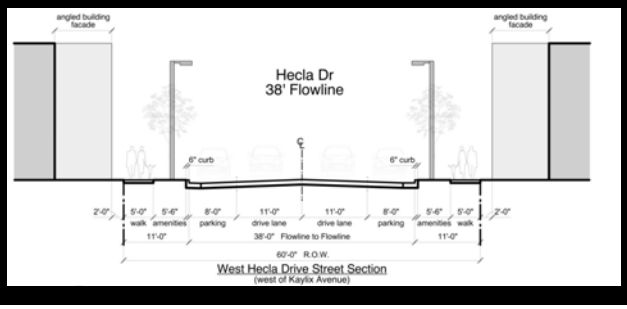
Kestrel
Subdivision Plat



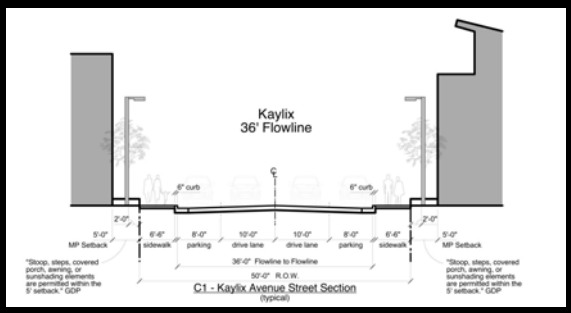
Right-of-way &
Public Access Easements

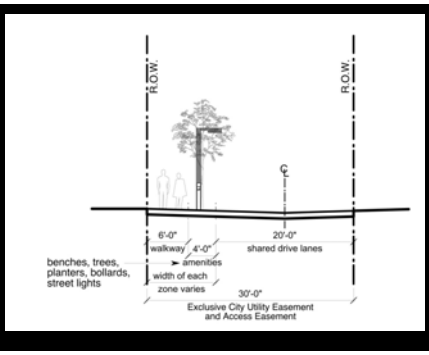
Kestrel
Subdivision Plat





Kestrel
Subdivision Plat





Kestrel
Subdivision Plat

Proposed public land dedication

1) Outlots 1 and 2 (.24 Acres)
- *Trail (Encumbered)*
- *Improvement s Paid by County*
- *Landscape Maintained by County*
- *Trail Maintained by City*

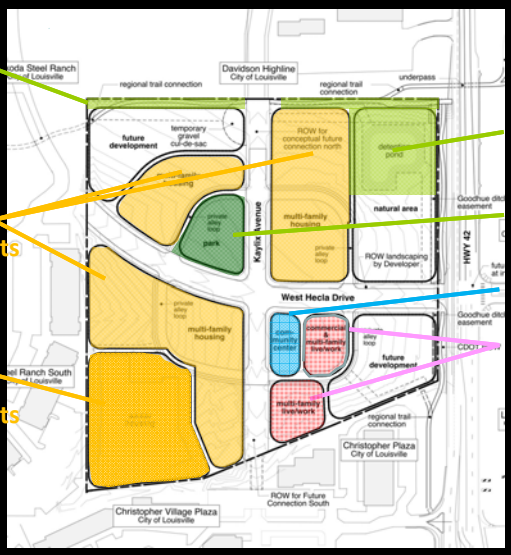
2) Outlot 4 (.399 Acres)
- *Neighborhood Park (Perpetual Easement)*
- *Maintained by the County*
- *Improvements paid by County*

3) Outlot 5 (.643 Acres)
- *Natural Area Pocket Park (Perpetual Easement)*
- *Maintained by the County*
- *Improvements paid by County*

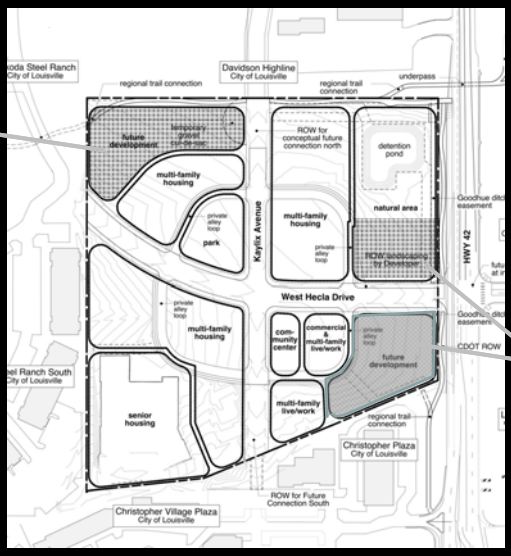
4) Remaining .7 Acres come as Payment in-lieu ($151,447) in the form of actual $405,850 worth of public improvements.

FINAL
Planned unit Development

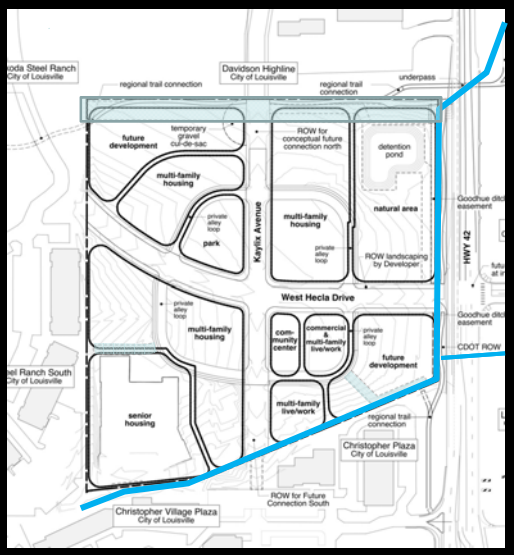
Kestrel
Final PUD – Phase 1



Kestrel
Final PUD – Future Phases



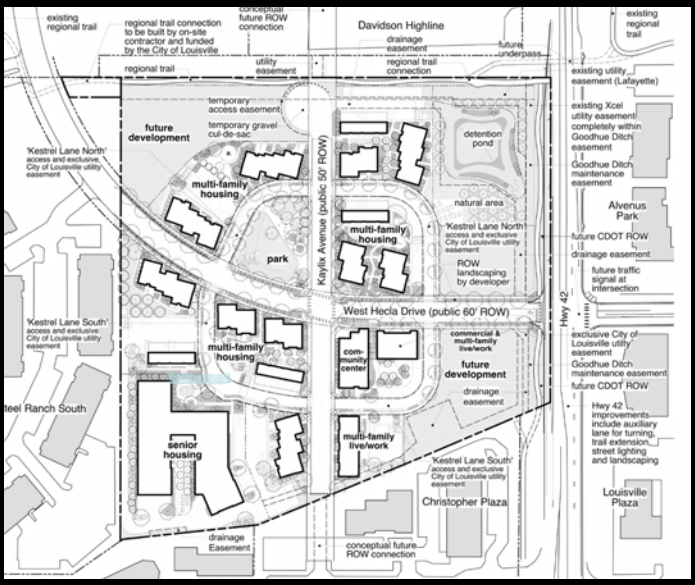
Kestrel
Final PUD – Easement Holders



City of Lafayette

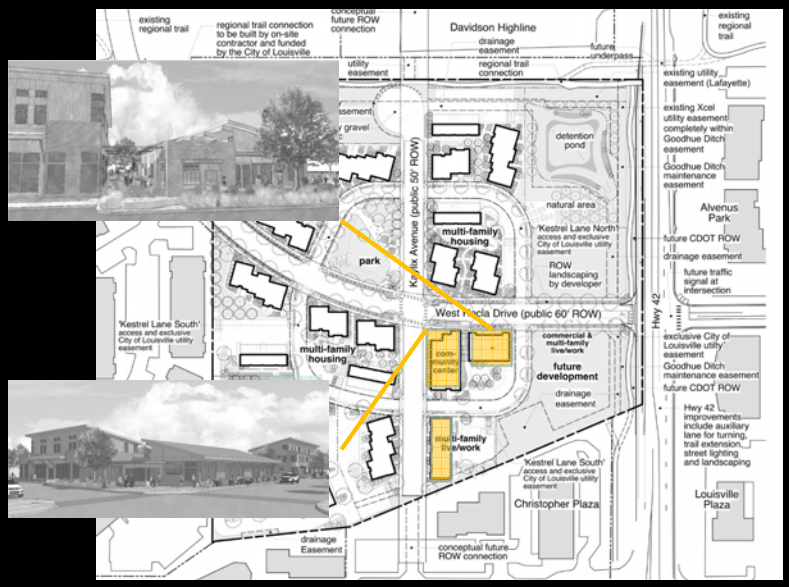
Goodhue Ditch

Kestrel
Final PUD



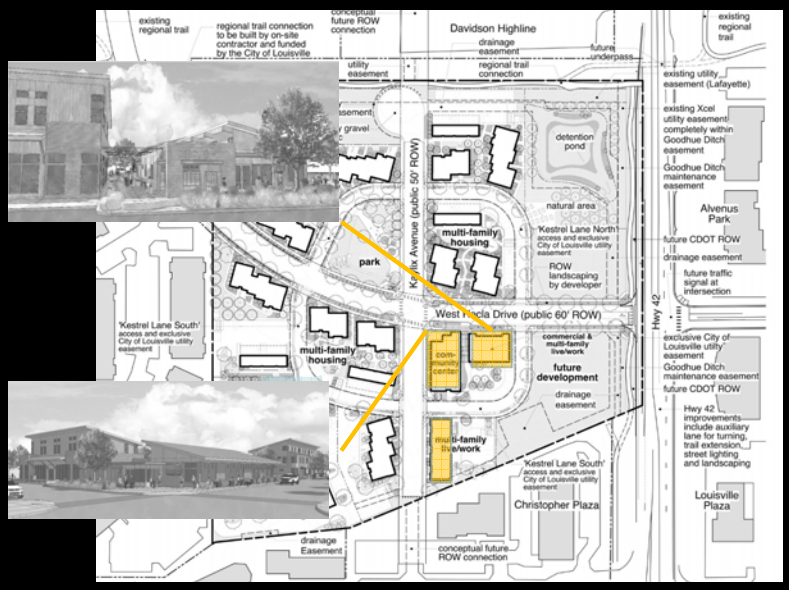
Kestrel

Final PUD – Live Work and Community Buildings



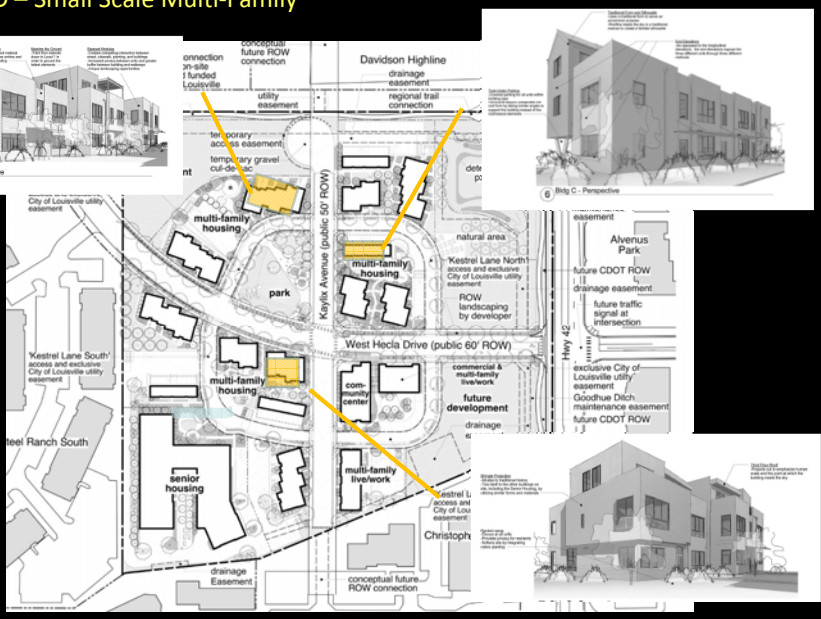
Kestrel

Final PUD – Live Work and Community Buildings



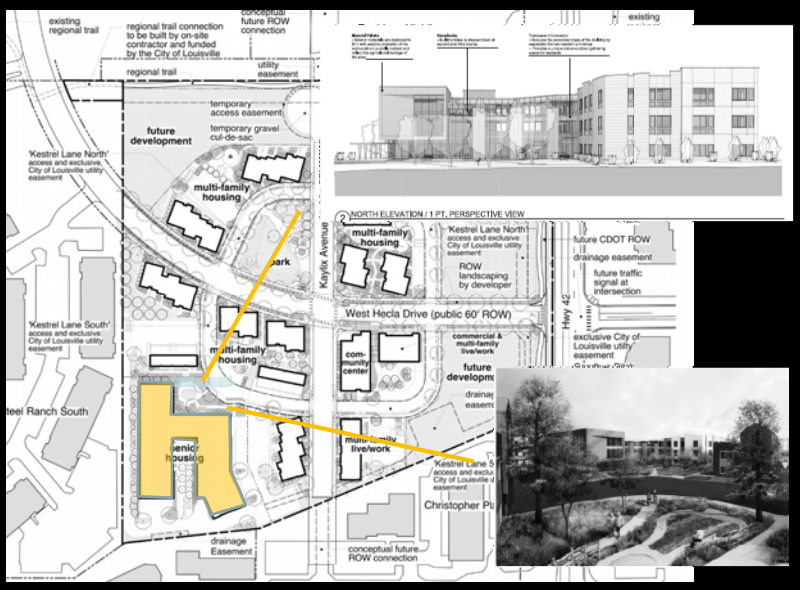
Kestrel

Final PUD – Small Scale Multi-Family



Kestrel

Final PUD – Senior Housing



Kestrel
Final PUD – parking

Parking Requirements

Use Category	Amount of Off-Street Parking Spaces Required
1 BR unit	0.75 space per unit [1]
2 BR unit	1.5 spaces per unit [1]
3 BR unit	1.5 spaces per unit [1]
Restricted to aged	0.75 space per unit [1]
Additional guest	1 space per 8 units [3]
Public assembly (civic uses)	1 space per 800 sf [2]
Commercial (retail)	2 space per 300 sf [3]
Commercial (offices)	1 space per 500 sf [3]

Notes:

[1] Multifamily - proposed 25% reduction to the code MU-R District (Louisville).

[2] Community center - proposed 50% reduction to the code MU-R District (Louisville).

[3] No reduction to the code MU-R District (Louisville).

Kestrel
Final PUD – parking

off-street parking
on-street parking

Table 1

Uses and Parking Requirements				Spaces Provided			
Building Use / Types and Designated Parking Areas		No. of Units or S.F. Area	Spaces per Requirements	Off-Street Spaces Standard	Off-Street Spaces ADA	On-Street Spaces	Total Spaces Provided
Planning Area A							
Live/work	1 BR unit	10	8	6	2		
	2 BR unit	6	9	9			
Guests			2			2	
Future Commercial (offices)		3100 sf	7	3		4	
Community	assembly spaces	2276 sf	3	2	1		
center	staff	601 sf	2	2			
Central mail pick-up						2	
On-street (12 total)						4	
	Sub-Total	16	31	22	3	12	37
Planning Area B							
Multi-family	1 BR unit	20	15	16	1		
	2 BR unit	12	18	18	2		
	3 BR unit	12	18	21			
Guests			6	6			
Senior housing		71	53	53	2		
	staff		4	4			
	guests		9	7	2		
On-street (24 total)						24	
	Sub-Total	115	123	125	7	24	156
Planning Area C							
Multi-family	1 BR unit	18	14	10	4		
	2 BR unit	12	18	18			
	3 BR unit	12	18	18			
Guests			6	2		4	
On-street (16 total)						12	
	Sub-Total	42	56	48	4	16	68
Planning Area D							
Multi-family	1 BR unit	8	6	6			
	2 BR unit	4	6	6			
	3 BR unit	6	9	8	1		
Guests			3			3	
On-street (22 total)						19	
	Sub-Total	18	24	20	1	22	
	Grand Total	191	**234**	215	15	74	**304**

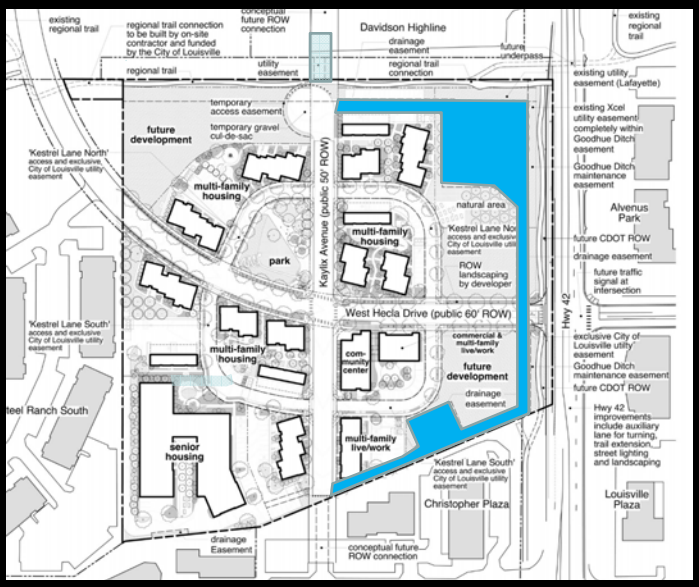
Summary

Parking Spaces Required	Parking Spaces Provided	
	215	Off-Street Standard
	15	Off-Street ADA
	74	On-Street
234	*304*	*Total*

Kestrel

Final PUD – Storm, Water, Sewer

Utility Easement



Storm

Water

Kestrel

Final PUD – Goodhue Ditch

Kestrel

Final PUD – Referrals

CHART B

School	Capacity	2014-15	Projected Enrollment 2015-16	2016-17	2017-18	2018-19	2019-20
Louisville El.	651	584	593	624	631	648	646
% capacity		*90.1%*	*91.0%*	*95.8%*	*96.9%*	*99.5%*	*99.2%*
Louisville M.S.	691	633	622	638	649	671	660
% capacity		*91.4%*	*90.0%*	*92.3%*	*93.9%*	*97.1%*	*95.7%*
Monarch H.S.	1833	1,653	1,750	1,767	1,805	1,823	1,788
% capacity		*90.7%*	*95.5%*	*96.3%*	*98.5%*	*99.5%*	*97.5%*

Projection notes and assumptions:

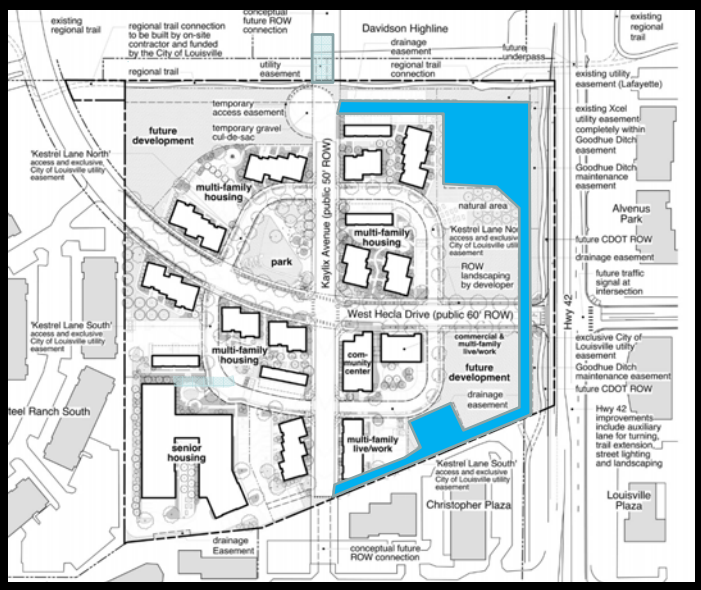
- *Capacity methodology held over from 2012 and currently under review.*
- *Only the impacts of housing units expected during projection period are included.*
- *Enrollment growth in existing neighborhoods is assumed to be near current levels over the next 5 years.*
- *Louisville El. will graduate out the last significant number of open enrolled (O.E.) students in 2018.*
- *Louisville Middle and Monarch High will see increasing restrictions on O.E. through the projections period but will still retain sizeable O.E. populations in the 5 year projection period shown above.*

"a student impact of 11 students on Louisville Elementary,
4 students on Louisville Middle School and 5 students Monarch High School."

Kestrel

Final PUD – Storm, Water, Sewer

Utility Easement



Storm Water

245 NORTH 96TH STREET
Preliminary Plat & PUD
*Planned Unit Development (PUD) – **Staff Recommendation***

Staff recommends City Council approve Ordinance No. 1710, Series 2015 and Resolution No. 89, Series 2015 for December 15, 2015, with the following conditions:

1) The applicant shall note Xcel's prescriptive easement on the subdivision plat prior to recordation.
2) The applicant shall to resolve off-site storm water routing with the Public Works Department and obtain necessary easements prior to recordation.
3) The applicant shall provide an executed agreement between the Goodhue Ditch Company and BCHA to pipe the Good Hue Ditch prior to recordation.
4) The applicant shall comply with the November 5, 2015 Public Works memo prior to recordation.

City of Louisville
COLORADO • SINCE 1878

- **Kestrel. General Development Plan (GDP) Amendment, Final Subdivision Plat, and Final Planned Unit Development (PUD): Resolution 36, Series 2015.** A resolution recommending approval of the 5th Amendment to the Takoda General Development Plan (GDP), the final Kestrel Subdivision Plat and final Kestrel Planned Unit Development (PUD) located at 245 North 96th Street to allow the development of 231 residential units and up to 64,468 square feet of commercial development.
  - Applicant/Representative: Boulder County Housing Authority (Norrie Boyd)
  - Architecture: Barrett Studio Architects (Nicole Delmage)
  - Case Manager: Troy Russ, Director of Planning and Building Safety

Conflict of Interest and Disclosure:
Moline says I work for Boulder County in the Parks and Open Space Department. I don't foresee that I have a conflict of interest. Pritchard believes there is no conflict.

Public Notice Certification:
Published in the Boulder Daily Camera on October 23, 2015. Posted in City Hall, Public Library, Recreation Center, and the Courts and Police Building on October 23, 2015. Mailed to surrounding property owners and property posted on October 23, 2015.

Staff Report of Facts and Issues:
Russ presented from Power Point:
Kestrel - GDP Amendment

- **Size:** 13.404 Acres
- **Existing Zoning:** PCZD-C/R Zoning
  - 231 dwelling units
  - 18,404 sf Commercial
- **Requested Zoning:** PCZD-C/R Zoning
  - 231 dwelling units
  - 64,468 sf Commercial

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TOT	PCZD–C/R No Service Station	PCZD–C/R No Service Station	18,406 sf	64,468 sf	231 (17/Acre)	231 (17/Acre)

Land Uses

	Proposal	Comprehensive Plan
Planning Area A	PCZD – C/R	PCZD – C/R (Uses in 17.72.080 & 17.72.090) Except Service Stations
Planning Area B	PCZD – R	PCZD – R (Uses in 17.72.080)

Planning Area C	PCZD – C/R	PCZD – C/R (Uses in 17.72.080 & 17.72.090) Except Service Stations
Planning Area D	PCZD – R	PCZD – R (Uses in 17.72.080)

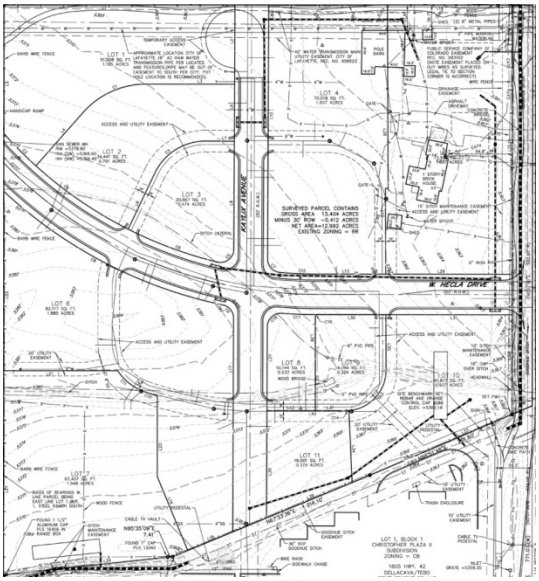
Densities

	Proposal	Comprehensive Plan
Planning Area A	15 DU/Ac	up to F.A.R. 1.0, or 30 DU/Ac
Planning Area B	33 DU/Ac	match adjacent neighborhoods (30 – 35 DU/ac)
Planning Area C	20 DU/Ac	up to F.A.R 1.0 / .5; or 25 DU/Ac
Planning Area D	15 DU/Ac	match adjacent neighborhoods (15 DU/ac)

Stronger fiscally … but still negative

The **Annexation Agreement** requires, *"No less than 80% of the total developed residential units would be affordable with no less than 60 of the affordable units being age-restricted for occupancy by persons 55 years of age or older."* Current submittal is 82% affordable so they meet the annexation requirements with GDP amendment.

Kestrel Subdivision Plat:



Subdivision plat was modified to accommodate a commercial lot and modified to recognize some public land dedications. Lot sizes in plat are compatible with Comp Plan expectation. They will created 300-350' faced blocks which is compatible with the character outlined in Comp Plan. Right-of-way is unchanged from preliminary, showing Hecla running east-west and Kaylix running north-south. They are showing an alley and walkway to connect and serve access for the properties. Public land dedicated is roadways, private alleys with public easements. Proposed cross section has been modified with Public Works Department. Hecla intersection was previously 12' lanes consistent with city standards. City and Planning Staff have dropped that down to 11' travel lanes and able to add width on sidewalks and in parking area. There is a significantly more narrow cross section than approved for Kaylix going down to 10' with on-street parking. Condition had to be approved by Fire Department who has reviewed it and recommends approval.

Proposed public land dedication (12% commercial, 15% residential) total 1.98 total acres required. Applicant is requesting unique interpretation of public land dedication and Staff believes that this is worthy of conversation that PC recommend and Council ultimately decide.

1) Outlots 1 and 2 (.24 Acres)
- Trail (Encumbered by City of Lafayette water easement)
- Improvement s Paid by County
- Landscape Maintained by County
- Trail Maintained by City

2) Outlot 4 (.399 Acres)
- Neighborhood Park (Perpetual Easement)
- Maintained by the County
- Improvements paid by County

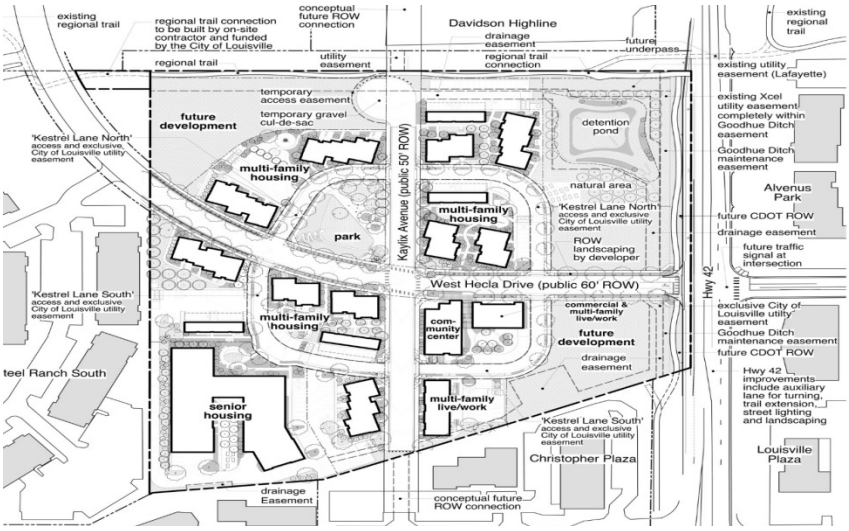
3) Outlot 5 (.643 Acres)
- Natural Area Pocket Park (Perpetual Easement)
- Maintained by the County
- Improvements paid by County

4) Remaining .7 Acres come as Payment in-lieu ($151,447) in the form of actual $405,850 worth of public improvements.

Final Planned Unit Development (PUD)
Phase 1 – PUD is just for Phase 1. Multiple phases will come in. Phase 1 shows trail and public improvements. PUD for 191 residential units, not the total 231. Commercial properties along Highway 42 are not included. There is a small amount of square footage in Phase 1 that is included in the multi-family work-live space as well as the community building and commercial. PUDs can be phased. Their intent is that they will go on the market and try to find the best buyer. Those will come in under separate PUDs. They will be governed by the annexation agreement in the general development plan.

Easement Holders – The most important is the City of Lafayette's easement for main water line that runs on the northern half of the property as well as the Goodhue Ditch that runs on the southern and eastern boundaries of property. They were conditions. We have an agreement from Lafayette to move forward. At the time, the use of the Goodhue was for storm water improvements. The applicant has come back with a different scenario to which the ditch is not being used for storm water. Staff requires that a piping agreement be made. There is a Letter of Intent that has been provided but it is not signed.

Final PUD – Predominantly the mixed-used town center will be on the eastern half of property along Highway 42 and most particularly in the southeast quadrant. Senior housing is in the southwest quadrant with a large scale building. The live-work and community buildings are shown. The City does not have residential standards. Staff has yard and bulk requirements in the GDP. The applicant did work with Staff to make the ground plan more pedestrian accommodating.



Parking – Applicant is looking to Mixed Use Standards and commercial portions are governed by Commercial Standards in CDDSG. The residential portion would be governed by Title 17 in LMC. They are requesting that this unit be reviewed against the Mixed Use Residential District standards. Staff is comfortable with this, but they are asking for variances. The CDDSG are for a mono-culture of commercial development, not recognizing mixed use environments or the walkability. Staff is comfortable with what was proposed to go to the mixed use parking standards. Within the standards, they are asking for decreases which are based on parking studies done at their projects, Aspen Wall and Josephine Commons in Lafayette. They are similar in demographics and users. Distinctively, no community is directly served by transit which is a direct parking impact. Transit is closer to Kestrel than in Lafayette with better service on the DASH. This is a more convenient location towards groceries and other services. RTD has a planned dedicated route along Highway 42. Staff feels comfortable with the proposed parking standards based of utilization of exactly similar projects with less parking-friendly amenities outside. Total parking demand requirement of 234 spaces. Within the development, they are providing a total of 304 spaces including on-street spaces.

Parking Requirements

Use Category	Amount of Off-Street Parking Spaces Required
1 BR unit	0.75 space per unit [1]
2 BR unit	1.5 spaces per unit [1]
3 BR unit	1.5 spaces per unit [1]
Restricted to aged	0.75 space per unit [1]
Additional guest	1 space per 8 units [3]
Public assembly (civic uses)	1 space per 800 sf [2]
Commercial (retail)	2 space per 300 sf [3]
Commercial (offices)	1 space per 500 sf [3]

Notes:

[1] Multifamily - proposed 25% reduction to the code MU-R District (Louisville).

[2] Community center - proposed 50% reduction to the code MU-R District (Louisville).

[3] No reduction to the code MU-R District (Louisville).

off-street parking
on-street parking

Table 1

Uses and Parking Requirements				Spaces Provided			
Building Use / Types and Designated Parking Areas		**No. of Units or S.F. Area**	**Spaces per Requirements**	**Off-Street Spaces Standard**	**Off-Street Spaces ADA**	**On-Street Spaces**	**Total Spaces Provided**
Planning Area A							
Live/work	1 BR unit	10	8	6	2		
	2 BR unit	6	9	9			
Guests			2			2	
Future Commercial (offices)		3100 sf	7	3		4	
Community center	assembly spaces	2276 sf	3	2	1		
	staff	601 sf	2	2			
Central mail pick-up						2	
On-street (12 total)						4	
Sub-Total		16	31	22	3	12	37
Planning Area B							
Multi-family	1 BR unit	20	15	16	1		
	2 BR unit	12	18	18	2		
	3 BR unit	12	18	21			
Guests			6	6			
Senior housing		71	53	53	2		
staff			4	4			
guests			9	7	2		
On-street (24 total)						24	
Sub-Total		115	123	125	7	24	156
Planning Area C							
Multi-family	1 BR unit	18	14	10	4		
	2 BR unit	12	18	18			
	3 BR unit	12	18	18			
Guests			6	2		4	
On-street (16 total)						12	
Sub-Total		42	56	48	4	16	68
Planning Area D							
Multi-family	1 BR unit	8	6	6			
	2 BR unit	4	6	6			
	3 BR unit	6	9	8	1		
Guests			3			3	
On-street (22 total)						19	
Sub-Total		18	24	20	1	22	
Grand Total		191	**234**	215	15	74	**304**

Summary

Parking Spaces Required	Parking Spaces Provided	
	215	Off-Street Standard
	15	Off-Street ADA
	74	On-Street
234	***304***	***Total***

Storm Water and Sewer – Utility Easements. It has not changed on the surface from total land area and impact on developable area. They still have the pond in the northeast quadrant. There is underground piping with access to it. They are proposing an underground surface pond as well as a partner underground pond. There are two alternatives to get the water to the south. Previously, they were putting it in the Goodhue Ditch and sending it east. The Goodhue Ditch Company and the applicant could not come to an agreement so the applicant has revised their storm water improvements. The revised storm water plan has two alternatives. Staff thanks Cameron Fowlkes and Craig Duffin in Public Works who received this application change 2.5 weeks prior to the PC packet deadline. They recognized that BCHA is a partner of the City and came back with very thorough review comments and are comfortable with both design alternatives. PC is responsible for looking at the site and total development potential, and are those being met. Off-site solutions are not necessarily in PC purview but Staff would like comments.

With the final PUD, the City's main storm water sanitary sewer line is about 40' north of an established public easement. In working with the landowner to the north, the applicant is obligated to get a utility easement and get sewer system line up to the sewer line. The applicant has a working relationship with the landowner, and they have an agreement which is signed according to the applicant.

Goodhue Ditch – Pipe going through CDOT right-of-way. The ditch company has requested it not be deeded to applicant until the piping and resulting land is agreed upon. CDOT is comfortable with the concept. The pipe will be outside of the curb but within their right-of-way. The ditch company will have easement rights to go in and improve, but it shouldn't and wouldn't affect the roadway.

Schools – Unchanged. In preliminary, there were 70 senior housing units proposed out of 231 allowed residential units in GDP. The applicant submitted 191 units for BVSD review. They anticipate 11 students at LES being direct impact with 4 students at LMS and 5 students at Monarch. Within the projected years, LES is now not exceeding 100% with these projections. Enrollments numbers came back in 2015 and they were not as aggressive. They are at 99.5%.

CHART B

			Projected Enrollment				
School	**Capacity**	**2014-15**	**2015-16**	**2016-17**	**2017-18**	**2018-19**	**2019-20**
Louisville El.	651	584	593	624	631	648	646
% capacity		*90.1%*	*91.0%*	*95.8%*	*96.9%*	*99.5%*	*99.2%*
Louisville M.S.	691	633	622	638	649	671	660
% capacity		*91.4%*	*90.0%*	*92.3%*	*93.9%*	*97.1%*	*95.7%*
Monarch H.S.	1833	1,653	1,750	1,767	1,805	1,823	1,788
% capacity		*90.7%*	*95.5%*	*96.3%*	*98.5%*	*99.5%*	*97.5%*

Projection notes and assumptions:

- *Capacity methodology held over from 2012 and currently under review.*
- *Only the impacts of housing units expected during projection period are included.*
- *Enrollment growth in existing neighborhoods is assumed to be near current levels over the next 5 years.*
- *Louisville El. will graduate out the last significant number of open enrolled (O.E.) students in 2018.*
- *Louisville Middle and Monarch High will see increasing restrictions on O.E. through the projections period but will still retain sizeable O.E. populations in the 5 year projection period shown above.*

Staff Recommendations:
Staff recommends Planning Commission move to approve Resolution 36, a resolution recommending approval of the 5th Amendment to the Takoda General Development Plan (GDP), the final Kestrel Subdivision Plat and the final Kestrel Planned Unit Development (PUD) located at 245 North 96th Street to allow the development 231 residential units and up to 64,468 square feet of commercial development, with the following conditions:

1) The applicant shall note Xcel's prescriptive easement on the subdivision plat prior to recordation.
2) The applicant shall to resolve off-site storm water routing with the Public Works Department and obtain necessary easements prior to recordation.
3) The applicant shall provide an executed agreement between the Goodhue Ditch Company and BCHA to pipe the Goodhue Ditch prior to recordation.
4) The applicant shall comply with the November 5, 2015 Public Works memo prior to recordation.

Commission Questions of Staff:
Moline asks about public land dedication. What is the responsibility of the City to maintain a piece of property that it requires an applicant to dedicate? For the park in Outlot 4, is the City willing to accept that as a dedication but not willing to maintain it?
Russ says if it is unencumbered and it is a dedicated park or open space, it becomes City-owned and City-maintained. The trail is Outlot 1 and 2 and the park is Outlot 4. Because the City does not own the park in Outlot 4 because of perpetual easement and the applicant is not meeting their public land dedication overall, so Staff prefers the applicant maintain the park and they have agreed to it. Nowhere in the Code does it require the City to maintain it or the applicant to maintain it. These are negotiations with the Parks Department.

Tengler on the fiscal analysis, I noticed there was a note saying it will be still negative but less negative than previously. Do you have anything tighter than that?
Russ says no but we will for City Council. Staff has been working with the CC financial committee on fine-tuning the fiscal model that we have created. We have created a marginal cost model. We got approval for the City-wide marginal cost model. From that, Staff will make the development review model and will not be an exact match, but is a hybrid average cost model. There are extra tweaks that have to go. We just got it late last week from the consultant and Staff did not have enough time to put it in. It will show what the preliminary was as well as the final will be. This is going to be negative since it is subsidized public housing; however, they are significantly increasing the amount of commercial so it will be "less bad".

Russell asks about the public land dedication. Will there be performance standards in the agreement with Boulder County in terms of maintenance and upkeep and use of the park? What is the character of that agreement?
Russ says Staff specifically put that in the DELO but we had performance standards and maintenance standards. That was the template we gave Boulder County.

Brauneis asks about payment-in-lieu for open space. Is it a right? So it is different than parking?
Russ says it is a right to ask, not a right. Yes, it is different than parking.

Applicant Presentation:
Norie Boyd, Planning Division Manager with Boulder County Housing Authority, 2525 13th Street, Boulder, CO 80306
Nicole Delmage, Barrett Studio Architects, 1944 20th Street, Boulder, CO 80302
Ozi Friedrich, Humphries Pooli Architects, 2100 Downing Street, Suite 100, Denver, CO 80205

Norie Boyd - Why Kestrel? A kestrel is a small falcon found throughout Boulder County. It represents our organization's philosophy. We are developing this project is because in Louisville over the past five years, we have seen a 42% increase in median home values, and 41% increase in rents. When you look at the median household income, you see why there is such a demand and why we have close to 300 people on a waitlist for this project that hasn't even gotten its planning approvals. Regarding the uniqueness of this project, the City has been so collaborative, having 24 City staff meetings excluding one-on-one with particular staff. We have had 17 community meetings throughout this process. We truly appreciate this collaboration. We are Louisville's housing authority and we will be providing affordable housing in the city. We are making 80% of the units affordable to low income residents and provide smaller scale buildings. All of these items came out of that collaboration with the city. Connecting the streets was important and adding revenue generating commercial land uses to the PUD was a request. The project has really improved over the process. We have relocated the prairie dogs in a sustainable ecologically friendly manner. We have heard from seniors, families, long-time residents, and people who want to live here. We have heard about traffic and wanting a walkable neighborhood. We have heard "I do not want to move into assisted living" or "I can't stand my commute, I want to live where I work", "I really like community gardens", "I need lower rent", and "I cannot afford to stay in my community at my current rent". We heard "we do not want a project, we want a small scale neighborhood". We heard "we don't it to feel high density and place where people don't feel at home". We have always honored our annexation agreement with the City to provide affordability. We have the age restriction of 55 of the senior building with 71 units. We have the local City of Louisville preference in place and have the food disaster displaced preference in place. All preferences have been caudified and annexation agreements will be honored throughout the project.
Financing - The Kestrel financing model is unique. We were able to take advantage of the state's disaster recovery funds. We have low income housing tax credit equity with federal low

income housing tax credits. We have state housing tax credit which is a two year credit. It is on a trial basis and we are putting it to the test. Boulder County takes up a lot of the funding especially with the land contribution and helping to fund the infrastructure. We have geothermal and energy efficiency models within the entire development with $500,000 of low housing energy credits. We have Louisville permit fees and rebates.
Land Dedication – It is unique. We are proposing fee simple title of unencumbered land of 0.3 acres, permanent public access easement over the encumbered portion, cash-in-lieu of 0.7 acres of $405,000, and private common open spaces. We want this development to feel open and owned by the community, so we are trying to design the private spaces to have public access either than the ring road or from Hecla and Kaylix. Even the private pocket parks where we might have a tot lot or an amenity, we want them to feel open even though they are private. The land dedication is to provide a public benefit in perpetuity. We purchased this property to provide affordable housing and yet, with the amount of infrastructure and utilities on the site and easements, we are left with less than half of the site to actually dedicate to affordable housing. We are your affordable housing provider. With this collaboration of the alignment of the timing for the funding to be available and the demand for this type of affordable housing for seniors and families, we feel that this investment and the collaboration has truly paid off. We have the community, the city staff, and the county have balanced each other's needs and made a better project overall. We are looking for your approval.

Nicole Delmage – Given that the site was an agricultural island in the context of Louisville, we really looked at the history of what the site was. That agricultural component to the property comes through the entire process. We also need to see how it fits into the existing character and structure of the City of Louisville. The Highway 42 capacity improvement is something that we are contributing to the City. The traffic signal at the intersection of West Hecla and Highway is a shared cost with other landowners. West Hecla Drive is the connection east-west through the site. We are initiating Kaylix Avenue north-south which will be connecting in the future. All of these connections further contribute to the walkability of this entire portion of the city.

Master Plan – The central area is important to our site strategy. The corner of the commercial lot to the southeast is the central gathering place where people have spontaneous interaction on the site. All the people from this community can come together and have a place to meet at the community building. The corner has been designed so we have a wider sidewalk in the area for larger gatherings, such as a general store corner stoop, where there are opportunities for public art, great landscaping, and open air mailroom where people come daily and interact. The central park has been discussed and is a perpetual access easement for city use. The natural area in the northeast is also a perpetual use, and the design of the detention pond is a naturalistic design that is seamless with the natural area. It is an area that blends as a continuous natural area and the detention pond won't be seen as a differentiated space. The pocket parks are elements that have uses geared toward different age groups and different needs. A community garden is an opportunity for residents on the site to grow their own food. The regional trail links a great trail system on the east to a system on the west, thoroughly connecting to grow a much larger regional trail system. The quarter mile Kestrel Lane that wraps through the community is intended to connect this community within this neighborhood so that people who live in different areas of the site have a safe, walkable, beautiful place to traverse within the site. We envision that this quarter mile Kestrel Lane is a great place for the seniors to have an exercise loop within the site.

Ozi Friedrich – Speaking as a representative of Humphries-Poli Architects, we have been proud of our chances to work with Louisville in the past. The Louisville Library was a great accomplish for the community and for us. To design this project, we tried to learn as much as we could from Louisville and especially from the historic downtown portion. There is a detail in the project that is closely derived from the beautifully detailed awning of the structure across the

street from us here. We have learned from the mix of lap siding and shingles found in historic structures and from the contemporary buildings that are a complementary part of downtown that have successfully become a part of the fabric. We have learned about the simplicity and rigor of the more historic buildings and the wonderful texture in variation you get in siding of houses. From the agricultural structures that are on the site itself such as the existing barn which we are repurposing as much as we can to become a part of the project as a whole. Describing the central park, on all sides of the park, homes front onto it and so they participate in the life of the park. There is a street that Staff described as a Woonerf and Kaylix crosses from left to right in the distance and Hecla moves from right to left. At the far corner, there is the community building. The park and the community building go together at an important corner. This has been an amazing project to work on. Boulder County Housing has brought an absolute commitment to the highest quality for this design. Some features are great big windows so these houses will be truly open to nature around them. Ground floors throughout are designed to be fully accessible so that they can be occupied by a family or by a senior and will serve both equally well. The sustainability measures of this project are tremendous. The neighborhood elements of the front stoops and porches are also critical. Looking down Hecla Street moving toward the center of the site, on the right hand side you can see one of the front awnings and stoop details. There is a variation in rhythm as you move along the street. These are fairly large buildings that we have taken a number of measures to break down the mass and make them perceived as smaller individual units, so it reads more as a townhome rhythm than a large apartment building. Where a third story occurs, it is always set back from both sides, creating a roof deck that looks over into the street. These buildings are offset in a saw-tooth rhythm wherever they occur so that the module is broken down further. There is always an experience of variety such as the carriage house building because you park under the gable room element to pull in the back and park there. It contributes to the neighborhood fabric very well. BCHA has brought 100 year thinking to this project. One of the biggest measures is the geothermal heat pump, heating and cooling. This is, in our experience, the best most efficient system in our climate and our region. It allows the potential for this project and this site to go fossil fuel free as no gas is required to run these buildings. They could be provided with PV power locally or remotely, and allow this portion of the community to become carbon neutral if there is the opportunity to do that in the future. Looking at the front of the senior building which illustrates BCHA concept of an intergenerational community, in the foreground you have a unique design element called the play garden. This is a community garden area that is designed to be kid friendly and to engage children in learning about agriculture and growing. Immediately across the street, you have the entry gardens of the senior housing building. The standard thing to do in development these days is to segregate seniors, but every motion has been made in this design to integrate the community so all ages can enjoy each other. There is an entry courtyard of the senior building at the right hand side which is more of a contemplative formal garden. Between the two wings of units is the courtyard garden which we think will be a very exciting space as the trees actually grow up from here and the canopies are at the level of the living units above. It is a space for a small community garden and bike repair stations. The landscaping is prairie influenced, using native species to the maximum extent possible, and using xeric species. The central park falls into three distinct areas. There is the hill or mound which is cleverly using some of the fill from the site, but creates a bit of topography on the site as well. There is very a thrilling element of a tunnel under the hill. There will be a piece of precast culvert that allows you to pass under and turns the hill into a play structure. The last area is mowed grass and intended as amphitheater-like seating with an area of crushed fine surface here where mobile tables can be moved into the sun or shade. You would use it for projecting movies.

Nicole Delmage – I talked about the corner store community front stoop at the entrance to the community building. Not only is the mail room going to be a place of connection, but the services and programs housed inside the community building will be another draw to make this

an activated intersection and the center in life of the site. The building itself is light and airy space inside. It has warm lively colors and the intention is for there to be real vibrancy to how this building brings the community together. There are some strong, long shed roof and the big deep beams that are expressed come directly from the agricultural language. We are giving it a contemporary civic twist to that agricultural history. These buildings are part of the southeast corner which is considered the more commercial portion of the site and the loft 1-bedroom and 2-bedroom living units are slightly more contemporary and of an urban nature compared to other aspects of the site. We feel that is compatible with what this portion of the site is trying to be. Looking at the mail room up close, the widened section of sidewalk is opportunities for art and great quality landscape. On the commercial site where we have two buildings that come in relationship to each other, we are trying to activate that space by creating walkways that feel beautiful with landscape and strong light canopies above. On the space from the other side again is another opportunity for us to integrate things like art into the project. There is a mural wall that is intentionally earmarked as a mural that could, from time to time, change with collaboration from local artists or community groups.

Commission Questions of Applicant:
Tengler asks Boyd, there are four conditions in the Staff recommendation. Are you okay with all of those?
Boyd says yes.

Public Comment:
Alexander (Sandy) Stewart, 643 Augusta Drive, Louisville, CO
I sent you an email today with the bulk of my comments so I will be concise. I am a member of the Boulder County Aging Advisory Agency and also of its Housing Subcommittee, but I must emphasize that I do not speak officially for these agencies. I enthusiastically support this development. We are particularly interested in the 71 affordable senior housing units. Louisville has 16.7% population falling into the senior category. With the incredible pressure on rents, this is very important for Louisville, especially since the senior demographic is one that has been hit hard by the rising housing costs. These 71 units are very important. We should notice that senior housing does not place demands on schools; in fact, it is the opposite and quite often seniors are a great source of volunteers. This location and senior driving habits mean this will not contribute greatly to traffic. A lot of emphasis on the design of the senior units has been based on experience from Josephine Commons. We took the concepts there, found things that needed improvement, and put them in place. There are subtle things like using lighter colors for people whose eyesight is not quite what it used be. Things like having visit-ability so they are not just tiny places where people go to become hermits but they have space for visitors and family. There is a tendency for seniors to want to bring some of their furniture with them. All of these things have been taken into account in this design. Perhaps, on a side, I hope that any other planning applications that come before you for senior housing takes advantage of that, and uses the experience that was gained first at Josephine Commons and now implemented at Kestrel. I seriously recommend this for your approval.

Ellie Dickson, 730 Nighthawk Circle, Louisville, CO
Russ reads her statement. I moved here from New York City in 1998. Louisville has been a wonderful place to establish roots and raise a family. I have, in the past two years, faced unforeseen circumstances which have forced me to begin a search for suitable housing in the area. Unfortunately, I can no longer afford to live in Louisville where I have established deep friends and community. I also work here at the Louisville King Soopers in the Wellness Department. When I heard about the Kestrel development, I was excited about the possibility that I could remain here in the community I've grown to know and love. I do hope that this community can be developed in Louisville, and feel that it will represent everything that Louisville is about … family, root, and inclusion.

Greg Harms, 924 Eldorado Lane, Louisville, CO
I am a 25 year resident of Louisville and I happen to be the Executor Director of the Boulder Shelter for the Homeless. I am here to speak in support of the BCHA Kestrel project for three reasons. First, I believe that the health sustainable community needs a diverse social economic residency. I am sure you are aware in Boulder County, this diversity is in jeopardy. I support the Kestrel project because it helps preserve some of this needed diversity. These units will not only be potential residents for clients of the homeless shelter which I run, but also of the staff of other human service agencies in our community with pay scales that we have. Secondly, I have worked closely with BCHA for 15 years and I couldn't think of a better partner. Finally, as a long term resident of Louisville, I want my community to be part of the regional response to the need for affordable housing. This is a regional issue and requires a regional response. I will be proud to tell people that I live in a city that stepped up to the plate. Thank you.

Debby Fahey, 1118 W Enclave Circle, Louisville, CO
I want to reiterate everything that the first two gentlemen just said. I think this is a wonderful project. I think it is going to be really beneficial for not just the seniors but for all of the residents of Louisville. I also want to add that this whole sustainability thing that they have done just blows my mind. This is like the first step to making Louisville a carbon neutral city and I am really proud that they have come forward with this aspect.

Email Submittal:
Motion made by Tengler to enter two emails into public record, seconded by O'Connell. Voice vote and passed.

Summary and request by Staff and Applicant:
Staff recommends Planning Commission move to approve **Resolution 36, Series 2015:** A Resolution recommending approval of the 5th Amendment to the Takoda General Development Plan (GDP), the final Kestrel Subdivision Plat and the final Kestrel Planned Unit Development (PUD) located at 245 North 96th Street to allow the development 231 residential units and up to 64,468 square feet of commercial development, with the following conditions:

1) The applicant shall note Xcel's prescriptive easement on the subdivision plat prior to recordation.
2) The applicant shall to resolve off-site storm water routing with the Public Works Department and obtain necessary easements prior to recordation.
3) The applicant shall provide an executed agreement between the Goodhue Ditch Company and BCHA to pipe the Goodhue Ditch prior to recordation.
4) The applicant shall comply with the November 5, 2015 Public Works memo prior to recordation.

Closed Public Hearing and discussion by Commission:
Russell is in support. Rice is in support. This is an example of the work between our Staff and an applicant to the benefit of all of us. O'Connell is in support. Brauneis is in support and impressed on many levels and many dimensions. Typically, I would have taken the opportunity to query you more about the deep sustainability but given the hour, I hope that you will be able to speak and educate us and certainly City Council on some of the finer aspects of it. I think we have a lot to learn. Moline is in support and appreciates the citizen comments and the applicant and what they have done with this property. I appreciate that you took on a property that is an infill property with a lot of challenges and have been able to do something really creative with it. Tengler is in support. What I enjoyed most about this was Staff's enthusiasm. It sounds like the planning process was challenging but very rewarding. Pritchard is in support.

Motion made by Brauneis to approve **Kestrel. General Development Plan (GDP) Amendment, Final Subdivision Plat, and Final Planned Unit Development (PUD): Resolution No.36, Series 2015**, with the four conditions, seconded by Russell.

Name	Vote
Chris Pritchard	Yes
Jeff Moline	Yes
Ann O'Connell	Yes
Cary Tengler	Yes
Steve Brauneis	Yes
Scott Russell	Yes
Tom Rice	Yes
Motion passed/failed:	Pass

Motion passes 7-0.

journed meeting at 10:32 PM.

Boulder County

Department of Housing & Human Services

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PARKING STUDY OF SIMILAR AFFORDABLE HOUSING DEVELOPMENTS IN LAFAYETTE, CO.

BCHA conducted a parking count at our last two developments, Josephine Commons and Aspinwall in Lafayette, to help substantiate the parking ratios proposed at the Kestrel development in Louisville. These two Lafayette projects are similar in mix and type to the proposed Kestrel development; however, the Lafayette developments have lesser access to public transportation and regional bike trails than is available at the Kestrel site. A summary of the unit type and mix for each Josephine Commons, Aspinwall, and Kestrel is below:

Unit Mix Comparison

Building Type	Units	1 Bed	2 Bed	3 Bed	4 Bed
Josephine Commons Senior	74	44	30		
Kestrel Senior	71	48	23		
Aspinwall Multifamily	72	22	26	22	2
Kestrel Multifamily	120	51	44	25	

BCHA staff counted cars parked within the Josephine Commons and Aspinwall developments as well as along Dounce Street, the public right of way that offers on-street parking that is proximal to the developments. The parking count was taken every two hours between 7:00 AM and 7:00 PM on July 21, 22, 24, and 25, 2015, a Tuesday, Wednesday, Friday, and Saturday, respectively.

Parking Counts

Josephine Commons	7:00 AM	9:00 AM	11:00 AM	1:00 PM	3:00 PM	5:00 PM	7:00 PM
Tuesday - July 21	52	44	52	51	46	49	60
Wednesday - July 22	43	49	65	37	50	45	48
Friday - July 24	75	51	49	52	41	66	58
Saturday - July 25	51	42	43	43	46	52	45
Aspinwall							
Tuesday - July 21	53	46	37	27	35	38	44
Wednesday - July 22	52	37	35	31	30	35	32
Friday - July 24	50	37	34	30	35	42	50
Saturday - July 25	63	52	39	44	34	42	47

Based on the total units of Josephine Commons and Aspinwall, the above parking counts result in the parking ratios below. At only one time, at Josephine Commons, did the ratio reach one a 1:1 ratio of one car parked per unit.

Ratios of Parked Cars/Unit

Development	7:00 AM	9:00 AM	11:00 AM	1:00 PM	3:00 PM	5:00 PM	7:00 PM
Josephine Commons							
Tuesday - July 21	0.70	0.59	0.70	0.69	0.64	0.68	0.83
Wednesday - July 22	0.58	0.66	0.88	0.50	0.69	0.63	0.67
Friday - July 24	1.01	0.69	0.66	0.72	0.57	0.92	0.81
Saturday - July 25	0.69	0.57	0.58	0.60	0.64	0.72	0.63
Aspinwall							
Tuesday - July 21	0.74	0.64	0.51	0.38	0.49	0.53	0.61
Wednesday - July 22	0.72	0.51	0.49	0.43	0.42	0.49	0.44
Friday - July 24	0.69	0.51	0.47	0.42	0.49	0.58	0.69
Saturday - July 25	0.88	0.72	0.54	0.61	0.47	0.58	0.65

A summary of the highest parking ratios observed in the parking study in comparison with the ratios of parking spaces built at Josephine Commons and Aspinwall, and the ratios proposed at Kestrel are below. These ratios include guest and staff parking:

Summary

Development	Average Ratio Provided	Max Ratio Needed per Study	**Proposed at Kestrel**
Josephine Commons Senior	1.34	1.01	**1.18**
Aspinwall Multifamily	2.15	0.92	**1.27**

In conclusion, based on parking usage at BCHA's similar developments in Lafayette, the proposed reduced parking ratios at Kestrel will adequately serve the residents, staff, and guests, of the neighborhood while minimizing land dedicated to impervious surfaces, increasing opportunities for open spaces, and minimizing construction costs.

SUBJECT: **ORDINANCE NO. 1709, SERIES 2015 – AN ORDINANCE AMENDING CHAPTER 15.36 OF THE LOUISVILLE MUNICIPAL CODE REGARDING HISTORIC PRESERVATION – 2nd Reading – Public Hearing (Advertised *Daily Camera* 12/08/2015)**

DATE: **DECEMBER 15, 2015**

PRESENTED BY: **LAUREN TRICE, PLANNING AND BUILDING SAFETY**

BACKGROUND:
On October 6, 2015, City Council adopted the City of Louisville's first Preservation Master Plan (attached). The proposed amendments to Chapter 15.36 of the Louisville Municipal Code begin the implementation of the following immediate action items outlined in the Preservation Master Plan:

- *Evaluate and improve demolition permit process*
  Make demolition review more streamlined and customer-friendly while balancing the program's responsibility to protect historic buildings. Possible enhancements may include modifications as to how the ordinance defines demolition, timing of demolition permits, and/or introduction of administrative review for minor projects (e.g. reroofing, maintenance and replacement in kind).

- *Align public hearing notices with Planning Commission/City Council*
  Amend the municipal code so all public hearing processes have the same public notice requirements.

- *Modify ordinance to define 1955 as the end date of Louisville's period of significance*
  Under Louisville's current Preservation Program the first step to determine eligibility for demolition review and landmark designation is whether the building is over 50 years old. Based on City Council's direction when adopting the Plan, Louisville's Preservation Program will be limited to buildings constructed in or before 1955, when the last mines closed.

PROPOSED CHANGES:
As a first step to improve the demolition process, the Historic Preservation Commission and staff are recommending modifications to Section 15.36.200(D) to create an administrative review process. Creating an administrative review process for "minor-demolition" would reduce the number of permit applications being processed by the HPC, speed up the permitting process, lessen the burden on the Historic Preservation Commission, and improve the perceptions of the program. The implementation of the proposed changes would allow for approximately 50% of all demolition permits to be reviewed administratively.

If approved, the following building permit applications would be eligible for administrative review:

a. Modifications to existing commercial signage put in place after 1955 which meet the applicable design standards found in the Downtown Sign Manual, Commercial Development Design Standards and Guidelines, Industrial Development Design Standards and Guidelines and/or the Louisville Municipal Code.

b. The replacement of doors and windows where there is no change in the size of the existing opening and where there is documentation showing the existing doors and windows were replaced after 1955.

c. The replacement of over fifty-percent of the roof covering and/or sheathing, but excluding any structural members, where the existing roof covering and/or sheathing was replaced after 1955. Applicants proposing to change the shape or structure of the roof are not eligible for administrative review.

Another high priority item in the Preservation Master Plan is to create consistency in how Historic Preservation Commission and City Council hearings are noticed. Current, landmark, alteration certificate, and demolition permit applications are all noticed in different ways. The Preservation Master Plan recommends that the public notice requirements in the LMC Chapter 15.36 be consistent with the LMC Title 17.

Staff recognizes the inconsistency between the Public Facility posting in the proposed table for 15.36 and the current table in Section 17.04.070, which reads “72 hours prior to hearing date”. The current practice is to post the Public Facility 15 days prior to hearing date. Staff will modify Section 17.04.070 to change 72 hours to 15 days. The following table summarizes the recommended updates to the public notice procedures.

Application	Mailing (1)	Posting			Published Notice in Newspaper (4)
		Public Facility (2)	City Website (2)	Subject Property (3)	
Landmark	All properties within 500' 15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date
Alteration Certificate	All properties within 500' 15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date
Demolition Permit	All properties within 500' 15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date

Based on the City Council's decision to define the City's period of significance as ending in 1955, the Historic Preservation Commission and staff recommend modifications to 15.36.200. Any mention of buildings being "over 50 years old" shall be modified to read "buildings constructed in or before 1955". Only demolition permits for buildings constructed in or before 1956 will be reviewed. The proposed amendment modifies the eligibility for demolition review, not voluntary landmarking.

Staff believes these changes to the ordinance will streamline the demolition review process by allowing staff to review more demolition permits. This will not only improve review times for applicants but minimize the amount of time HPC members and staff spends reviewing demolition permits. Creating consistency across the public notice requirements will simplify the process for staff and create more public awareness of historic preservation projects.

The attached ordinance shows proposed changes such that added words are underlined and deleted words are ~~stricken through.~~

FISCAL IMPACT
The changes to the demolition review process would have a slightly positive fiscal impact with reduced staff time spent coordinating with the Historic Preservation Commission subcommittees. Amending Chapter 15.36 of the LMC to create consistency in the public notice requirements would have a slightly negative fiscal impact on the Historic Preservation Fund due to the additional cost of stamps and staff time.

HISTORIC PRESERVATION COMMISSION ACTION
The Historic Preservation Commission held a public hearing November 16, 2015. They discussed the potential for expansion of the administrative review in the future. The Historic Preservation Commission recommended the amendment to Chapter 15.36 be forwarded to City Council for consideration.

The minutes for the Historic Preservation Commission are not available for review at this time. The video of the meeting is available here. The discussion of the ordinance is at minute 17:00 to 44:40.

RECOMMENDATIONS
Staff recommends City Council approve Ordinance 1709, Series 2015, an ordinance amending Chapter 15.36 of the Louisville Municipal Code regarding historic preservation.

ATTACHMENTS:
1. Ordinance No. 1709, Series 2015
2. Link to Preservation Master Plan
3. Presentation

ORDINANCE NO. 1709
SERIES 2015

AN ORDINANCE AMENDING CHAPTER 15.36 OF THE LOUISVILLE MUNICIPAL CODE REGARDING HISTORIC PRESERVATION

WHEREAS, the City has previously adopted Chapter 15.36 of the Louisville Municipal Code, the City concerning historic preservation; and

WHEREAS, the Louisville Historic Preservation Commission has forwarded to the City Council amendments to the historic preservation ordinance as set forth herein in order to further advance the purposes and implementation of the City's historic preservation ordinance; and

WHEREAS, the City Council desires to amend Chapter 15.36 of the Louisville Municipal Code to allow for administrative review of certain demolition permits, to revise the period of significant for buildings, and to amend public hearing notice requirements;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. Sections 15.36.060.B and C of the Louisville Municipal Code are hereby amended to read as follows (words added are underlined; words deleted are ~~stricken through~~):

Sec. 15.36.060. Historic designation with owner's consent.

B. *Commission review.* The commission shall hold a public hearing on the application no more than 60 days after the filing of the application. Notice of time, date and place of such hearing, and a brief summary or explanation of the subject matter of the hearing, shall be given per Table 1 in Section 15.36.240. ~~by at least one publication in a newspaper of general circulation within the city not less than 15 days prior to the date of the hearing. In addition, at least 15 days prior to the hearing date, city staff shall:~~

~~1. Post the property in the application so as to indicate that a landmark or historic district designation has been applied for and include the date and time of the public hearing;~~
~~2. Mail written notice of the hearing, by certified mail and regular mail, to the record owners of all property included in the proposed designation; and~~
~~3. Mail written notice of hearing, by regular mail, to the surrounding property owners within 500 feet of the property included in the proposed designation.~~

[Remainder of subsection B to stay the same].

C. *Proceedings by the city council.*

1. Within 45 days after the date of any referral from the commission, the city council shall hold a public hearing on the proposed designation. Notice of the time, date, place, and subject matter of the hearing shall be given per Table 1 in Section 15.36.240. ~~by one publication in a newspaper of general circulation within the city not less than 15 days prior to the date of the hearing, and the property shall be posted to indicate that a landmark or district designation is to be considered by the city council. In addition, written notice of the hearing shall be mailed, by certified mail and regular mail at least 15 days prior to the hearing date, to the record owners of all property included in the proposed designation.~~

[Remainder of subsection C to stay the same].

Section 2. Section 15.36.110.D of the Louisville Municipal Code is hereby amended to read as follows (words added are underlined; words deleted are ~~stricken through~~):

Sec. 15.36.110. Landmark alteration certificate application and review.

D. *Commission referral.* If one of the commission designees determines that the proposed work would create a significant impact or potential detriment, they shall refer the application to the commission for a public meeting and shall notify the applicant of the referral in writing. Notice of the time, date, place, and subject matter of the meeting shall be given per Table 1 in Section 15.36.240. ~~by one publication in a newspaper of general circulation within the city not less than 15 days prior to the date of the meeting. In addition, written notice of the hearing shall be mailed, by certified mail and regular mail at least 15 days prior to the hearing date, to the applicant and the record owner of the property subject to the application.~~

Section 3. Sections 15.36.160.B and C of the Louisville Municipal Code are hereby amended to read as follows (words added are underlined; words deleted are ~~stricken through~~):

Sec. 15.36.160. Appeal or call-up of disapproved proposals.

B. *Appeal by applicant.* Within 30 days after the date of a commission decision denying an alternation certificate or an application for an exemption, the applicant may appeal the commission's denial to the city council. The appeal shall be filed with the city clerk and shall state in detail the basis of the appeal. The city council shall hold a public hearing on the appeal within 45 days after the date of filing of the appeal. Notice of the time, date, place and subject matter of the appeal hearing shall be given per Table 1 in Section 15.36.240. ~~by one publication in a newspaper of general circulation within the city not less than 15 days prior to the date of the hearing. In addition, written notice of the hearing shall be mailed, by certified mail and regular mail, at least 15 days prior to the~~

~~hearing date to the applicant and all record owners of all property subject to the application being appealed.~~

C. *Call up proceedings by the city council.* Within 30 days after the date of a commission hearing denying an alteration certificate or an application for an exemption, the city council may by motion call up the denial for city council review. The city council shall hold a public hearing on the application within 45 days after the date of the city council motion calling up the application. Notice of the time, date, place, and subject matter of the hearing shall be given per Table 1 in Section 15.36.240. ~~by one publication in a newspaper of general circulation within the city not less than 15 days prior to the date of the hearing. In addition, written notice of the hearing shall be mailed, by certified mail and regular mail, at least 15 days prior to the hearing date to the applicant and all record owners of all property subject to the application being called up.~~

Section 4. Sections 15.36.200.A through E and G of the Louisville Municipal Code are hereby amended to read as follows (words added are underlined; words deleted are ~~stricken through~~):

Sec. 15.36.200. Criteria for demolition or relocation of non-landmarked buildings.

A. *Purpose.* The purpose of the review of permit applications for demolition, moving, and removal of buildings ~~that are over 50 years old~~ constructed in or before 1955 is to prevent the loss of buildings that may have historical or architectural significance. The purpose of this chapter is also to provide the time necessary to initiate designation as an individual landmark or to consider alternatives for the building. The purpose of a pre-filing conference is to allow the owner an opportunity to discuss with the commission any historic significance of a site or building prior to commencing with a project. In particular, the commission may give input on what the commission determines to be the historic elements or features and significant facades of a site.

B. *Pre-filing conference.* Any owner of a building which was constructed in or before 1955 ~~is over 50 years~~ and who intends to pursue any building or development activity that may require a permit under this chapter may request a pre-filing conference with the commission to discuss the historic nature, status and features of the property. Such conference shall occur at a regular meeting of the commission and is intended to provide an opportunity for information exchange and dialogue between the commission and the owner concerning the historic nature, status and features of the property and the city's program, goals and objectives relating to historic preservation. Public comment shall be allowed as part of such conference. No action shall be taken by the commission as part of this conference, nor shall the commission, owner or any interested party be bound by any discussion or comments during the conference. The conference shall not be a part of or in lieu of any demolition review required by this chapter.

C. *Permit requirement.* No person shall demolish, move, or remove any building which was constructed in or before 1955 ~~is over 50 years old~~ without first applying to the building division for a permit under this chapter and receiving a permit. Any person receiving such a permit may conduct the demolition, moving, or removal of the building as authorized under such permit only in compliance with the terms of the permit and only before the permit expires.

D. *Demolition determination.* The city will determine if demolition review under this chapter is required by examining building permit applications for buildings described in subsection C above.

1. The following building permit applications are eligible for administrative review:

a. Modifications to existing commercial signage put in place after 1955 which meet the applicable design standards found in the Downtown Sign Manual, Commercial Development Design Standards and Guidelines, Industrial Development Design Standards and Guidelines and/or the Louisville Municipal Code.

b. The replacement of doors and windows where there is no change in the size of the existing opening and where there is documentation showing the existing doors and windows were replaced after 1955.

c. The replacement of over fifty-percent of the roof covering and/or sheathing, but excluding any structural members, where the existing roof covering and/or sheathing was replaced after 1955. Applicants proposing to change the shape or structure of the roof are not eligible for administrative review.

2. Administrative review shall be conducted by the Director of Planning and Building Safety or his or her designee. The Director may conduct research, request photos, and visit the site to ensure the building permit application qualifies for the administrative demolition review process. If the Director determines the application meets the eligibility criteria in subsection 1 of this section above and all other requirements of the City have been met, the Director shall issue the demolition permit. The Director shall notify the Commission of all administrative issuances of demolition permits at the next regularly scheduled Commission meeting after the issuance.

3. In addition, a demolition review under this chapter will be initiated upon referral from the planning department when a building constructed in or before 1955 ~~over 50 years old~~ is located on property that is contained within a pending application for a PUD final development plan or a special review use (SRU) request, which application has not been withdrawn and has had

development referrals issued by the planning department. The PUD or SRU application shall indicate whether the owner plans to demolish, move or remove the building, and if the owner's plan is other than full demolition and removal of the building, the application shall include a detailed written explanation of the plan for such building (e.g., partial demolition, moving to a new location, etc.).

E. *Initial review.* For all applications not eligible for administrative review, a staff member and two randomly selected commission members shall review permit applications for demolition, moving or removal of buildings that were constructed in or before 1955 ~~are over 50 years old~~, as well as all referrals for demolition review received pursuant to subsection 15.36.200.D. The initial review shall be completed within 21 days after the date of city acceptance of a completed permit application or issuance of planning department referral, to determine whether there is probable cause to believe that the building may be eligible for designation as an individual landmark consistent with the purposes and standards of this chapter. For filed building permit applications, if the staff member and two randomly selected members of the commission members fail to submit their recommendation to the building division within 30 days after the building division accepts a completed permit application, the building division shall issue the permit if all other requirements of the permit process have been met.

G. *Notice of public hearing.* The city shall publish notice of the time, place, and subject matter of the public hearing per Table 1 in Section 15.36.240. ~~before the commission in a newspaper of general circulation in the city at least 15 days before the hearing. At least 15 days before the hearing, the city shall also:~~
~~1. Post the property subject to the application to indicate that a hearing on the application for a permit or referral for demolition review has been requested; and~~
~~2. Mail written notice, by certified mail and regular mail, to the record owners of the property subject to the application or referral. If the address of the property owner is not a matter of public record, any failure to send notice by mail does not invalidate any proceedings on the permit application or referral for demolition review.~~

Section 5. Chapter 15.36 of the Louisville Municipal Code is hereby amended by the addition of a new Section 15.36.240 to read as follows:

Section 15.36.240. Public Notice

Unless otherwise specifically stated, the public notice requirements of this section apply to public hearings required by this Chapter and as shown on the public notice chart in Table 1 and detailed in the footnotes following the table:

Table 1: Public Notice Requirements

Application	Mailing (1)	Posting			Published Notice in Newspaper (4)
		Public Facility (2)	City Website (2)	Subject Property (3)	
Landmark	All properties within 500' 15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date
Alteration Certificate	All properties within 500' 15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date
Demolition Permit	All properties within 500' 15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date

Footnotes:

(1) Mailed notice. At least 15 days prior to any public hearing which requires notification by mail, the city shall mail a public notice in the applicant prepared stamped envelopes to all properties within 500 feet of the subject property

(2) Public facilities are: Louisville City Hall, Public Library, Police and Municipal Court Building, and the Recreation Center (City Council Resolution).

(3) Posted notice. At least 15 days prior to any public hearing which requires a posted notice, the applicant shall post at least one and up to four city public notice sign(s) upon the parcel under consideration. The sign shall be posted facing each adjacent public or private right-of-way. The applicant shall place the signs on the property (near the property boundary) facing all public and private roadways, with a maximum of four signs. The applicant shall be responsible for checking the signs during the posting period. If a sign has been moved, been destroyed or fallen, the sign shall be replaced by the applicant. The planning and building safety department shall also post an electronic version of the public notice of each project on the city website 15 days prior to the public hearing. The fact that a parcel was not continuously posted, or that website posting was not continuous, the full period shall not, at the sole discretion of the hearing authority, constitute grounds for continuance where the applicant, or staff, can show that a good faith effort to meet this posting requirement was made. Within ten days after final city action on the application, the applicant shall remove the posted signs and return signs to the city.

(4) Published notice. At least 15 days prior to any public hearing which requires published notice, the Director of Planning and Building Safety or his or her designee shall cause to be published in the legal section of a newspaper of general circulation within the city a notice of such public hearing. The notice shall specify the kind of action requested; the hearing authority; the time, date and location of hearing; and the location of the parcel under consideration.

Section 6. If any portion of this ordinance is held to be invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part hereof irrespective of the fact that any one part be declared invalid.

Section 7. The repeal or modification of any provision of the Municipal Code of the City of Louisville by this ordinance shall not release, extinguish, alter, modify, or change in whole or in part any penalty, forfeiture, or liability, either civil or criminal, which shall have been incurred under such provision, and each provision shall be treated and held as still remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings, and prosecutions for the enforcement of the penalty, forfeiture, or liability, as well as for the purpose of sustaining any judgment, decree, or order which can or may be rendered, entered, or made in such actions, suits, proceedings, or prosecutions.

Section 8. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

INTRODUCED, READ, PASSED ON FIRST READING, AND ORDERED PUBLISHED this _____ day of _____, 2015.

_____
Robert P. Muckle, Mayor

ATTEST:

_____
Nancy Varra, City Clerk

APPROVED AS TO FORM:

_____
Light | Kelly, P.C., City Attorney

PASSED AND ADOPTED ON SECOND AND FINAL READING, this _____ day of _____, 2015.

_____
Robert P. Muckle, Mayor

ATTEST:

_____
Nancy Varra, City Clerk

City Council – Public Hearing – December 15, 2015

Historic Preservation Ordinance Amendment

ORDINANCE NO. 1709, SERIES 2015 – AN ORDINANCE AMENDING CHAPTER 15.36 OF THE LOUISVILLE MUNICIPAL CODE REGARDING HISTORIC PRESERVATION

Prepared by:
Planning and Building Safety Department

Historic Preservation Ordinance Amendment
Preservation Master Plan

Preservation Master Plan
adopted October 6, 2015

Amendment addresses three Immediate Action Items:

- Evaluate and improve **demolition permit** process
- Align **public hearing notices** with Planning Commission/ City Council
- Modify ordinance to define 1955 as the end date of Louisville's **period of significance**

Historic Preservation Ordinance Amendment
Proposed Changes

Evaluate and improve demolition permit process

Create administrative review process for "minor demolition" projects, affects approximately 50% of demolition permits by adding 15.36.200 (D) (1)

Historic Preservation Ordinance Amendment
Proposed Changes

1. The following building permit applications are eligible for administrative review:

A. Modifications to existing commercial signage put in place after 1955 which meet the applicable design standards found in the Downtown Sign Manual, Commercial Development Design Standards and Guidelines, Industrial Development Design Standards and Guidelines and/or the Louisville Municipal Code.

B. The replacement of doors and windows where there is no change in the size of the existing opening and where there is documentation showing the existing doors and windows were replaced after 1955.

C. The replacement of over fifty-percent of the roof covering and/or sheathing, but excluding any structural members, where the existing roof covering and/or sheathing was replaced after 1955. Applicants proposing to change the shape or structure of the roof are not eligible for administrative review.

Align public hearing notices with Planning Commission/City Council

Create consistency in public hearing notice requirements for landmarks, alteration certificates, and demolition permits by adding Section 15.13.240

Table 1: Public Notice Requirements

Application	Mailing (1)	Posting			Published Notice in Newspaper (4)
		Public Facility (2)	City Website (2)	Subject Property (3)	
Landmark	All properties within 500' 15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date
Alteration Certificate	All properties within 500' 15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date
Demolition Permit	All properties within 500' 15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date

Modify ordinance to define 1955 as the end date of Louisville's period of significance

Any mention of buildings being "over 50 years old" shall be modified to read "buildings constructed in or before 1955" within 15.36.200.

Example

"A. *Purpose.* The purpose of the review of permit applications for demolition, moving, and removal of buildings ~~that are over 50 years old~~ constructed in or before 1955 is to prevent the loss of buildings that may have historical or architectural significance."

- Only demolition permits for buildings constructed in or before 1955 will be reviewed.
- The proposed amendment modifies the eligibility for demolition review, not voluntary landmarking.

Historic Preservation Ordinance Amendment
Fiscal Impact

The changes to the demolition review process would have a slightly positive fiscal impact with reduced staff time spent coordinating with the Historic Preservation Commission subcommittees. Amending Chapter 15.36 of the LMC to create consistency in the public notice requirements would have a slightly negative fiscal impact on the Historic Preservation Fund due to the additional cost of stamps and staff time.

Historic Preservation Ordinance Amendment
Historic Preservation Commission Action

The Historic Preservation Commission held a public hearing November 16, 2015. They discussed the potential for expansion of the administrative review in the future. The Historic Preservation Commission recommended the amendment to Chapter 15.36 be forwarded to City Council for consideration.

Historic Preservation Ordinance Amendment
Recommendation

Staff believes these changes to the ordinance will:

- Streamline the demolition review process
- Improve review times for applicants
- Minimize the amount of time HPC members and staff spend reviewing demolition permits
- Simplify the public notice process for the public and staff
- Create more public awareness of historic preservation projects

Staff recommends City Council approve Ordinance 1709, Series 2015, an ordinance amending Chapter 15.36 of the Louisville Municipal Code regarding historic preservation

SUBJECT: **RESOLUTION NO. 92, SERIES 2015 - A RESOLUTION ADOPTING FINANCIAL POLICIES FOR THE CITY OF LOUISVILLE, COLORADO**

DATE: **DECEMBER 15, 2015**

PRESENTED BY: **KEVIN WATSON, FINANCE DIRECTOR**

SUMMARY:

The City of Louisville's Fiscal Policies were originally adopted in 1984. The last significant amendment was made in 1997. Each year, the Fiscal Policies are presented in the City's final budget document. The most recent 2015 Annual Operating & Capital Budget document includes the Fiscal Policies on pages 44 through 49. The current Fiscal Policies are divided into general policies, debt policies, revenue policies, operating budget policies, reserve policies, capital improvement policies, investment policies, accounting policies, and fund balance policies. A copy of the current Fiscal Policies is attached for reference.

Management desires to update and modernize the current Fiscal Policies. A draft of the new Financial Policies was presented to City Council at the June 9, 2015 Budget Retreat and at the September 21, 2015 Budget Presentation. On November 23, 2015, the Finance Committee reviewed the latest draft of the Financial Policies and recommended that it be brought to the full City Council for approval. The Finance Committee will be reviewing the policies throughout the year and will recommend improvements as it deems appropriate. A copy of the proposed Financial Policies is attached.

The proposed policies include an Introduction section and the following policy sections:

1. General Policies
2. Reserve Policies
3. Debt Policies
4. Revenue Policies
5. Operating Budget Policies
6. Investment Policies
7. Capital Asset Management Policies
8. Accounting, Auditing, and Financial Reporting Policies

The proposed Debt Policies have been reviewed by the City's Financial Advisor and the proposed Investment Policies has been reviewed by the City's Investment Advisor. The City's Investment Policy was substantially updated and modernized in 2012, so there are no proposed amendments at this time.

Future policy sections under consideration include long-term financial planning, internal controls, risk management, and an update to the current procurement policy.

The process for developing these polices included a review of Government Finance Officers Association's (GFOA's) Best Practices and other GFOA literature on each subject matter. It also included a review of GFOA's sample policies in each area, which included reviews of actual policies from various counties and municipalities throughout the country.

Staff has attempted to include all the policy elements deemed "recommended best practices" in the proposed policies. Some of these elements are more technical and procedural in nature. Below is a summary of some policy elements that staff thought might be of particular interest.

Introduction

- Contains a list of definitions related to all policy sections.

General Policies

- Proposes a new set of financial indicators to be calculated and disclosed in the City's budget documents.

Reserve Policies

- Proposes both minimum and targeted reserve levels for the General Fund, Open Space & Parks Fund, Cemetery Fund (which receives an ongoing subsidy transfer from the General Fund), and the three Enterprise Funds that comprise the Combined Utility Fund.

Debt Policies

- Discusses factors which may favor "pay-as-you-go" financing and those that may favor "pay-as-you-use" financing.
- Discusses and recommends general debt financing structures and methods of sale.
- Does not apply to debt issued by the Urban Revitalization District.

Revenue Policies

- States that the City will value diversification, stabilization, and equity within its revenue structure.
- Formalizes the desire to fund all recurring expenditures with recurring revenue and that non-recurring revenue should be used to fund only non-recurring, one-time expenditures.
- States that the City may set fees for children's recreational programs and senior services at levels below the full cost of providing those services.
- States that non-residents may be required to pay higher fees than residents for City services.

Operating Budget Policies

- Defines the City's "budgetary basis" of accounting.
- Formalizes the City's legal level of budgetary control at the fund level. In other words, expenditures do not legally exceed appropriations until they do so at the fund level, as opposed to at the department or line item level. Therefore, budget amendments are not legally necessary until appropriations at the fund level are being exceeded.
- Defines "balanced budget" and states the City's intent to also have a *structurally* balance budget.
- Requires a Capital Improvement Plan and a Long-Term Financial Plan to be presented at the time of budget development.

Investment Policies

- These are the same policies (just reformatted) that were approved by Council in 2012. No changes are being proposed at this time.

Capital Asset Management Policies

- Broadly defines the Five-Year Capital Improvement Plan (C-I-P) process.
- Defines and requires a "balanced" C-I-P.
- States the City's intent to preserve existing infrastructure before allocating resources to new capital projects.

Accounting, Auditing, and Financial Reporting Policies

- Officially designates the City's Finance Committee as the City's Audit Committee.
- Discusses the City's internal control structure and the COSO framework.
- Sets the City's capitalization threshold.
- Grants authorization to the Finance Committee, City Manager, and Finance Director regarding "write-offs" of bad debt.

ATTACHMENT(S):

1. Proposed Resolution Adopting Financial Policies.
2. Current Fiscal Policies as presented in the annual budget document.
3. Proposed Financial Policies as recommended by the Finance Committee
4. Presentation

RESOLUTION NO. 92
SERIES 2015

A RESOLUTION ADOPTING FINANCIAL POLICIES FOR THE CITY OF LOUISVILLE, COLORADO.

WHEREAS, the City adopted its original financial policies by Resolution No. 19, Series 1984; and

WHEREAS, the City has amended its original financial policies by Resolution No. 1, Series 1986, Resolution No. 42, Series 1996, Resolution No. 19, Series 1997, and Resolution No. 14, Series 2012; and

WHEREAS, the City wishes to update its financial policies by replacing the current policies in their entirety with a new set of policies.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

SECTION 1. The financial policies as adopted by Resolution No. 19, Series 1984, and amended by Resolution No. 1, Series 1986, Resolution No. 42, Series 1996, Resolution No. 19, Series 1997, and Resolution No. 14, Series 2012 are hereby rescinded.

SECTION 2. The financial policies, which are attached hereto and incorporated herein by this reference, are hereby adopted as the financial policies for the City of Louisville.

PASSED AND ADOPTED this 15th day of December 2015.

City of Louisville

By: _____
Robert P. Muckle
Mayor

ATTEST:

By: _____
Nancy Varra
City Clerk

Purpose

The purpose of the City of Louisville's Fiscal Policies is to set guidelines for managing the fiscal affairs of the City. The policies will commit the City to calculate specific information about the City's current fiscal condition, past and future trends, as well as provide guidelines for making fiscal decisions and assuring that the City continues to pursue a financially prudent course. These policies may be added to or modified by Council resolution.

Introduction

The City of Louisville is an organization charged with providing a wide range of services (i.e., elections, drainage, streets, planning, engineering, police protection, parks, libraries, wastewater treatment, water, and recreation). Revenues to support these services are gathered from a large number of sources including property taxes, user fees, fines, sales tax, franchise tax, State sources, and others. The City's Fiscal Policy Plan has been written in order to help the City provide services in a prudent manner within the bounds of available revenue.

(Adopted May 15, 1984, Resolution No. 19)

General Policies

1. That the City of Louisville shall calculate financial indicators consistent with Appendix "A". All indicators shall be compiled each year before preparation of the annual budget. Each new year's indicators shall be compared with those indicators available from past years building a historical record up to a total of ten (10) years. Any indicator, which shows a warning trend when compared with the past year, shall be more closely analyzed for reasons why the change has occurred.

2. The City of Louisville capital facilities estimate their remaining useful life and replacement cost. This inventory shall include streets, drainage facilities, buildings, parks, water and wastewater systems, alleys, sidewalks and curbs, traffic signals, and any other real or personal property items having an original cost of $5,000 or more. (As amended August 15, 2006 Ordinance No. 1498, Series 2006)

3. As a provider of public services, the City of Louisville will seek to provide only public services that citizens require or support and for which they are willing to pay.

4. The City will take positive steps to improve the productivity of its programs and employees, and seek ways to eliminate duplicate functions within the City government and semi-autonomous agencies in the community.

5. Although the City will finance projects on a pay-as-you-go basis, Council may conclude, based on study of the economy and other matters, that the most equitable way of financing a project that benefits the entire community will be debt financing (pay-as-you-use) in order to provide the services in a timely manner.

6. During the annual budget process, the City will reassess services and service levels. Council may seek citizen input by surveys, citizen forums, and similar methods for this evaluation.

Debt Policies

7. The City of Louisville will not use long-term debt to finance current operations. Long-term borrowing will be confined to capital improvements or similar projects with an extended life, which cannot be financed from current revenues.

8. Debt payments shall not extend beyond the estimated useful life of the project being financed. The City will try to keep the average maturity of general obligation bonds at or below twenty (20) years.

9. The City of Louisville will maintain good communications with bond rating agencies concerning its financial condition.

10. Total general obligation debt will not exceed three percent (3%) of the actual value of the taxable property within the City.

11. The City of Louisville will not utilize lease purchasing except in the case of an extreme financial emergency with specific approval of

the City Council. If lease purchasing is approved by Council, the useful life of the item must be equal to or greater than the length of the lease. No lease purchase will be approved by City Council beyond a five (5) year lease term.

Revenue Policies

12. The City of Louisville will maintain a diversified revenue system to protect it from short-run fluctuations in any one revenue source.

13. State and Federal funds may be utilized, but only when the City can be assured that the total costs and requirements of accepting funds are known and judged not to adversely impact the City's General Fund.

14. The City Council policy is that user charges will be established so that operating revenues are at least equal to the direct and indirect operating costs. Indirect costs will include the cost of annual depreciation of capital assets.

15. The City of Louisville will set fees for recreational services at a level to support seventy-five percent (75%) of the direct and indirect costs of children's programs. Non-resident recreation participants will pay the regular program fees plus an additional fee of 25% or $5.00, whichever is higher. (As amended March 18, 1997, Resolution No. 19)

16. The City will annually review all fees for licenses, permits, fines, and other miscellaneous charges. They will be adjusted as necessary after considering inflation, processing time, expense to the City, and any other factors pertinent to the specific item.

17. Non-sufficient funds checks will be assessed a collection charge of fifteen dollars ($15.00). The amount of collection charge may be reviewed and changed as deemed necessary by the Director of Finance.

18. The City of Louisville will project revenues for the next five years and will update this projection annually. Each existing and potential revenue source will be examined annually.

19. Water and sewer capital revenues will not be used to pay for operating expenses. They will be used solely for the water and sewer improvements and system expansion.

Operating Budget Policies

20. The City of Louisville will maintain a budgetary control system to help it adhere to the budget. The City will prepare monthly status reports and quarterly financial reports comparing actual revenues and expenditures to budgeted amounts. Where practical, the City will develop performance measures to be included in the annual operating budget.

21. The City of Louisville will provide for adequate maintenance of capital plant and equipment, and for their orderly replacement.

22. The City will strive to pay prevailing market rates of pay to its employees. Prevailing market rate is defined to include both salary and fringe benefits.

23. The City of Louisville should not incur an operating deficit.

24. The City will pay for all current expenditures with current revenues. The City's General Fund budget will not be balanced through the use of transfers from other funds, appropriations from fund balances or growth revenue. (As amended January 7, 1986, Resolution No. 1 and March 18, 1997, Resolution No. 19)

25. The City of Louisville will project expenditures for the next five (5) years and will update these projections annually. Projections will include estimated operating costs of future capital improvements that are included in the Capital Improvement Program budget.

26. Administrative Transfer Fee. The Administrative Transfer Fee is a payment from the utility funds to the General Fund for services provided by the General Fund. The amount of each year's transfer fee will be based on the estimated General Fund expenditures that are utility related.

27. The City of Louisville's Water and Sewer Funds will pay the General Fund a franchise fee for the utilization of public streets and rights of way. The fee will be a percent of the operating budget year's projected revenues.

Reserve Policies

28. Policy 28 was Rescinded March 18, 1997, Resolution No. 19. New fund balance policies were created by Resolution No. 42, Series 1997 (Policies 45 through 47)

29. The City of Louisville will establish an equipment reserve fund and will appropriate funds to it annually to provide for timely replacement of equipment.

30. Policy No. 30 has been reserved for future use.

Capital Improvement Policies

31. The City of Louisville will make all capital improvements in accordance with an adopted Capital Improvement Program.

32. The City of Louisville will develop a multi-year plan for capital improvements and update it annually.

33. The City of Louisville will enact an annual capital budget based upon the Capital Improvement Program. This capital budget will be coordinated with the operating budget.

34. The City of Louisville will require that project costs be submitted with capital projects requests. "Full life" costs including operating, maintenance, and demolition, if any, should be listed.

35. The City of Louisville will project its equipment replacement and maintenance needs for the next five years to minimize future maintenance and replacement costs.

36. The City of Louisville will maintain all its assets at a level adequate to protect the City's capital investment and to minimize future maintenance and future replacement costs.

Investment Policies

37. The City of Louisville amended its Investment Policy through Resolution No. 14, Series 2012, in order to comply with House Bill 12-1005, which changed the definition of legal investment of public funds by amending CRS Section 24-75-601. This amendment also brought the City's investment policy up to current generally accepted standards. The Policy is located on the City's website at www.louisvilleco.gov.

38. Competitive Quotes – The City will seek competitive quotes on all investments. Investments will be made on the basis of the legality, safety, liquidity and yield of invested money with regard for the characteristics of the investments, the quotes and the quoting institutions.

39. Documentation – All purchase and sales of investments shall be authorized or confirmed in writing with the issuer. Internal controls will be established to ensure the integrity of the investment process. For investment transactions, which are, conducted electronically, confirmation in the form of annotated documentation and confirmation received will be retained.

40. Reporting Requirements – The investment officer shall generate daily and monthly reports for management purposes. The report shall summarize the investment securities, maturities, and any other features necessary for clarification.

Accounting Policies

41. The City will establish and maintain a high degree of accounting practice. Accounting systems will conform to accepted principles of standards of the Governmental Accounting Standards Board, Governmental Finance Offices Association, and the State of Colorado. (As amended March 18, 1997, Resolution No. 19)

42. The City shall apply to the Government Finance Officers Association for its Certificate of Conformance in the Financial Reporting Program.

43. An annual audit will be performed by an independent public accounting firm with the subsequent issue of an official annual financial statement.

44. Full disclosure will be provided in the annual financial statements and bond representations.

Fund Balance Policies

(Resolution No. 42, Series 1996)

45. General Fund – The minimum unreserved, undesignated fund balance of the General Fund shall be calculated annually at 15% of the then current operating budget.

46. Water and Sewer Utility Funds, Operating and Maintenance Reserve – The minimum unrestricted cash balances of the Water and Sewer Utility Funds for operating and maintenance shall be calculated annually based on that year's budget and equivalent to 15% of the then current operating and maintenance budget.

47. Water and Sewer Utility Funds, Capital Reserve – The minimum unrestricted cash balances of the Water and Sewer Utility Funds for capital shall be calculated annually based on that year's estimated depreciation and shall include the equivalent of the current annual depreciation expenses.

Appendix A
Financial Indicators

Category	Indicator	Formula	Warning Trend
Revenues			
1.	General Fund Revenues Per Capita	General Fund Revenues / Population	Decrease
2.	Intergovernmental Revenues	Intergovernmental Revenues / General Fund Revenues	Increase
3.	Sales Tax	Sales Tax / General Fund Revenues	Decrease
4.	Property Tax	Property Tax Revenues / General Fund Revenues	Decrease
5.	Revenue Shortfalls	General Fund Revenues / Budget Revenues	Decrease
Expenditures			
6.	General Fund Expenditures Per Capita	General Fund Expenditures / Population	Increase
7.	Employees Per Capita	Number of Municipal Employees / Population	Increase
8.	General Fund Expenditures as % of Budget	General Fund Expenditures / Budget Expenditures	Increase
9.	Fringe Benefits	Fringe Benefits Expenditures / Salaries	Increase
Operating Position			
10.	Operating Deficits	General Fund Operating Deficits / General Fund Revenues	Increase
11.	Fund Balance	General Fund Fund Balance / General Fund Revenues	Decrease

FINANCIAL POLICIES

Introduction

The City of Louisville is an organization charged with providing a wide range of services that are supported by a wide range of revenue sources. The City's Financial Policies have been established to guide the City in providing these services in the most efficient way possible within the bounds of available revenue.

Financial policies are central to a strategic, long-term approach to financial management and are intended to serve as a blueprint to achieve the financial stability required to accomplish the City's goals and objectives. More specifically, the intent of adopting a written set of financial policies is to institutionalize good financial management, clarify strategic intent for financial management, define certain boundaries and limits on actions that staff may take, support good bond ratings, promote long-term and strategic thinking, manage risks to financial condition, and comply with established best practices in public management.

The City's Financial Policies have been written in relatively broad terms as guidelines for financial management decisions. These policies should not be confused with administrative statements of operating procedure, which cover the detailed steps needed to accomplish business processes.

The City's Financial Policies shall be adopted by resolution of the City Council. The policies shall be reviewed annually by management and any modifications made thereto must also be approved by resolution of the City Council.

Definitions

- *Advanced Refunding* – a refunding in which the outstanding bonds are callable and remain outstanding for a period of more than 90 days after the issuance of the refunding bonds. Proceeds from the sale of the refunding bonds are used to purchase permissible legal securities, which are deposited into an escrow account.

- *Agencies* – federal agency securities and/or Government-sponsored enterprises.

- *Arbitrage* – the difference between the interest paid on the tax-exempt securities and the interest earned by investing the proceeds in higher-yielding taxable securities. The Internal Revenue Service regulates arbitrage on the proceeds from the issuance of municipal securities.

- *Bankers' Acceptance* – **a** draft or bill or exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill, as well as the issuer.

- *Broker* – brings buyers and sellers together for a commission.

- *Capital Budget* – the first year of the Five-Year Capital Improvement Plan. These amounts are automatically included in the annual budget process.

- *Capital Improvement Plan (C-I-P)* – a plan that describes the capital projects and associated funding sources the City intends to undertake in the next fiscal year plus four additional future years.

- *Collateral* – Securities, evidence of deposit or other property, which a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies (Public Deposit Protection Act; CRS 11-10.5-101 et seq.)

- *Current Refunding* – a refunding in which the outstanding bonds are retried within 90 days after the new bonds are sold.

- *Competitive Bond Sale* – bonds are marketed to a wide audience of investment banking (underwriter) firms. Sealed bids are submitted at a specific date and time and the underwriter is selected based on its bid for the City's securities.

- *Dealer* – as opposed to a broker, acts as a principal in all transactions, buying and selling for his own account.

- *Delivery-versus-Payment* – delivery of securities with an exchange of money for the securities. Delivery-versus-receipt is delivery of securities with an exchange of a signed receipt for the securities.

- *Full Accrual Basis of Accounting* – under tis basis of accounting, revenue is recognized when earned and expenses are recognized when the liability is incurred.

- *Fund* – An independent fiscal and accounting entity with a self-balancing set of accounts recording cash and/or other resources, together with all related liabilities, obligations, reserves, and equities, which are segregated for the purpose of carrying out specific activities or attaining certain objectives.

- *Fund Balance* – the difference between (a) assets and deferred outflows of resources and (b) liabilities and deferred inflows of resources in a governmental fund.

    - *Non-spendable Fund Balance* – fund balance that is inherently non-spendable, such as the long-term portion of loans receivable, the principal of an endowment, and inventories.

    - *Restricted Fund Balance* – fund balance that has externally enforceable limitations on its use, imposed by parties such as creditors, grantors, or laws and regulations of other governments.

    - *Committed Fund Balance* – fund balance with limitations imposed by the government itself at its highest level of decision making. For example, for the City of Louisville, this would be limitations imposed on fund balance by the Council through an ordinance or resolution.

- *Assigned Fund Balance* – fund balance that is earmarked for an intended use at either the highest level of decision making or by a body or an official designated for that purpose.

- *Unassigned Fund Balance* – all fund balances that are left after considering the other four categories. Use is the least restricted in this category of fund balance.

- *Unrestricted Fund Balance* – a category of fund balance that comprises committed fund balance, assigned fund balance, and unassigned fund balance. Unrestricted fund balance is, therefore, unconstrained or the constraints are self-imposed, so they could be lifted in order to make fund balances available for other purposes.

- *General Fund Operating Expenditures* – as used in the financial indicators, this term refers to total General Fund expenditures, less non-recurring interfund transfers-out.

- *General Fund Operating Revenue* – as used in the financial indicators, this term refers to total General Fund revenue, less other financing sources (such as sales of assets) and interfund transfers-in.

- *General Fund Recurring Expenditures* – as used in the financial indicators, this term refers to total General Fund expenditures, less non-recurring interfund transfers-out.

- *General Fund Recurring Revenue* – as used in the financial indicators, this term refers to total General Fund revenue, less non-recurring building-related revenue, non-recurring and non-operational grants, other financing sources, and interfund transfers-in.

- *General Fund Sales Tax Revenue* – as used in the financial indicators, this term refers to total sales tax revenue less any sales tax rebates due to Business Assistance Packages.

- *General Obligation Bonds* – bonds backed by the "full faith and credit" of the City. Bondholders have the authority to compel the City to use its taxing power, or to use other revenue sources, to generate the revenue necessary to repay the bonds. General obligation bonds are subject to the City's debt limitation and voter approval is required.

- *Liquidity* – refers to the ease in which an asset can be converted into cash without a substantial loss of value.

- *Modified Accrual Basis of Accounting* – under this basis of accounting, revenue is recognized when it become both measurable and available. Measurable means the amount of the transaction can be determined and available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Expenditures are recognized when they are expected to draw on current spendable resources.

- *Negotiated Bond Sale* – the City selects the underwriter in advance of the bond sale. The Financial Advisor and City staff work with the underwriter to bring the issue to the market and negotiate all rates and terms of the sale.

- *Open Space & Parks Fund Targeted Fund Balance* – as used in the financial indicators, this term refers to 15% of current operating expenditures plus an amount sufficient to cover the City's share of the total projected cost of acquiring the three highest priority candidate open space properties

- *Private Bond Placement* – the City sells its bonds to a limited number of sophisticated investors, and not the general public.

- *Program* – A set of activities, operations, or organizational units designed and directed to accomplish specific service outcomes or objectives for a defined customer.

- *Refunding* – refinancing an outstanding bond issue by issuing new bonds.

- *Revenue Bonds* – bonds secured by revenue generated by user fees or by other non-ad valorem revenue sources typically generated by the project being financed. Only the specific revenue source is pledged for the bond repayment. No taxing power or General fund pledge is provided as security. Revenue bonds are not subject to the City's debt limitation and voter approval is not required.

- *TABOR* – the Taxpayer Bill of Rights amendment to the Colorado Constitution and other Colorado law and court decisions.

- *Treasuries* – securities issued by the U.S. Treasury to finance the national debt. Treasury Bills are non-interest bearing discount securities that mature in one year or less. Treasury Notes are coupon bearing securities having initial maturities of two to ten years. Treasury Bonds are coupon-bearing securities having initial maturities of more than ten years.

- *Underwriter* – a dealer that purchases new issues of municipal securities from the issuer and resells them to investors. The difference between the price at which the bonds are bought and the price at which they are offered to investors is the underwriter's discount.

- *Utility Fund Budgetary Basis Expenses* – as used in the financial indicators, this term refers all expenses under the City's budgetary basis of accounting, less capital outlay and interfund transfers-out.

- *Working Capital* – current assets less current liabilities. Used as a measure of *reserves* in proprietary funds. Proprietary funds, unlike governmental funds, report both capital assets and long-term debt, even though neither is directly relevant to near-term financing. Therefore, the difference between proprietary fund assets and liabilities (net position) is not equivalent to the fund balance reported in governmental funds, and is not a useful indicator of *reserves*.

- *Yield* – the rate of annual income return on an investment, expressed as a percentage. Income yield is obtained by dividing the current dollar income by the current market price for the security. Net yield or yield to maturity is the current income yield minus any premium above par or plus any discount from par in purchase price, with the adjustment spread over the period from the date of purchase to the date of maturity of the bond.

FINANCIAL POLICIES

General Policies	Policy Section: 1 Adopted by Resolution No. __, Series ____ Effective Date:

Purpose and Scope

General Policies are financial policies that are not easily categorized under any of the other policy sections. Among other things, these policies will direct management to calculate specific information about the City of Louisville's current fiscal condition, past and future trends, as well as providing guidelines for making fiscal decisions and assuring that the City continues to pursue a financially prudent course.

Policies

1.1 **Financial Indicators.** The City of Louisville shall annually calculate and publish financial indicators consistent with those listed in Appendix "A". All indicators shall be calculated as of year-end and published each year in the budget document, along with the previous year's indicators for up to ten years. Any indicator that shows a warning trend when compared to prior years shall be more closely analyzed for reasons why a change has occurred.

City of Louisville, Colorado
Financial Policies
General Policy 1.1
Appendix A - Financial Indicators

Category	Description	Formula	Warning Trend
Revenue:			
	General Fund Revenue Per Capita	General Fund Operating Revenue / Population	Decrease
	General Fund Intergovernmental Revenue	General Fund Intergovernmental Revenue / General Fund Operating Revenue	Increase
	General Fund Sales Tax	General Fund Sales Tax Revenue / General Fund Operating Revenue	Decrease
	General Fund Property Tax	General Fund Property Tax Revenue / General Fund Operating Revenue	Decrease
	General Fund Actual Revenue vs. Budget	General Fund Actual Revenue / General Fund Budgeted Revenue	Decrease
Expenditures:			
	General Fund Expenditures Per Capita	General Fund Operating Expenditures / Population	Increase
	General Fund Expenditures vs. Budget	General Fund Actual Expenditures / General Fund Budgeted Expenditures	Increase
	City-Wide Employees Per Capita	City-Wide Employees (FTE's) / Population	Increase
	City-Wide Employee Benefit Cost	City-Wide Employee Benefits Cost / City-Wide Employee Wages Cost	Increase
Operating Position:			
	General Fund Operational Surplus/(Deficit)	General Fund Recurring Revenue / General Fund Recurring Expenditures	Decrease
	General Fund Operating Margin	General Fund Operational Surplus/(Deficit) / General Fund Recurring Revenue	Decrease
	General Fund Reserves	General Fund Unrestricted Fund Balance / General Fund Operating Expenditures	Decrease
	Open Space & Parks Fund Reserves	Open Space & Parks Fund Total Fund Balance / Open Space & Parks Fund Targeted Fund Balance	Decrease
	Water Utility Fund Working Capital	Water Utility Fund Working Capital / Water Utility Fund Budgetary Basis Expenses	Decrease

(continued)

City of Louisville, Colorado
Financial Policies
General Policy 1.1
Appendix A - Financial Indicators
(continued)

Category	Description	Formula	Warning Trend
Operating Position: (continued)			
	Wastewater Utility Fund Working Capital	Wastewater Utility Fund Working Capital / Wastewater Utility Fund Budgetary Basis Expenses	Decrease
	Storm Water Utility Fund Working Capital	Storm Water Utility Fund Working Capital / Storm Water Utility Fund Budgetary Basis Expenses	Decrease
	Combined Utility Fund Debt Burden	Total Combined Utility Fund Revenue / Total Combined Utility Fund Debt Service	Decrease
	Combined Utility Fund Net Position	Combined Utility Fund Current Year Net Position / Combined Utility Fund Prior Year Net Position	Decrease
	City-Wide Cash & Investments	City-Wide Unrestricted Cash & Investments / City-Wide Current Liabilities	Decrease
	City-Wide Net Position	City-Wide Current Year Net Position / City-Wide Prior Year Net Position	Decrease
	City Wide Accumulated Depreciation	City Wide Accumulated Depreciation / City-Wide Depreciable Assets	Increase
	City-Wide Debt Per Capita	City-Wide Total Debt / Population	Increase

City of Louisville
COLORADO ▪ SINCE 1878

FINANCIAL POLICIES

Reserve Policies	Policy Section: 2 Adopted by Resolution No. __, Series ____ Effective Date:

Purpose and Scope

The City of Louisville desires to maintain an appropriate level of financial resources to guard its citizens against service disruption in the event of unexpected revenue shortfalls or unanticipated one-time expenditures. This policy is also intended to document the appropriate reserve levels to protect the City's credit worthiness and maintain its good standing with bond rating agencies.

Reserves are accumulated and maintained to provide stability and flexibility to respond to unexpected adversity and/or opportunities. This policy establishes the reserve amounts the City will strive to maintain in its General Fund and its other major operating funds. This policy also stipulates the conditions under which those reserves may be used and how the reserves will be replenished if they fall below established reserve amounts.

The City will measure its compliance with this policy as of December 31st of each year, as soon as practical after final year-end information is audited and becomes available.

Policies

2.1 **General Fund Reserves.** The minimum unrestricted fund balance of the General Fund shall be maintained at or above 15% of current operating expenditures. For purpose of this policy, operating expenditures are defined as all expenditures less any interfund transfers to other funds, regardless of whether the transfers are considered recurring or non-recurring.

While the minimum unrestricted fund balance is set at 15% of current operating expenditures, the targeted unrestricted fund balance will be at or above 20% of current operating expenditures. This higher target is in recognition of:

- the General Fund's reliance on revenue sources that are subject to fluctuations (sales and use taxes);
- the General Fund's exposure to unexpected and significant one-time expenditure outlays (transfers to the Capital Projects Fund, mid-year changes to operations, disasters, etc.); and
- the potential drain on General Fund resources from other funds (recurring support transfers to the Open Space & Parks Fund and the Cemetery Fund).

The use of General Fund reserves will be limited to addressing unanticipated, non-recurring needs. Reserves shall not normally be used for recurring annual operating expenditures.

However, reserves may be used to provide the City time to restructure operations (as might be required in an economic downturn), but such use will only take place in the context of a long-term financial plan. Use of reserves below the 20% target requires authorization from City Council.

In the event reserves are used resulting in an unrestricted fund balance below the 15% minimum, a plan will be developed to replenish the reserves as quickly as reasonably possible and presented as part of a long-term financial plan. Methods of replenishing fund balance may include the use of non-recurring revenue, year-end surpluses, and, if legally permissible, excess resources from other funds.

2.2 **Open Space & Parks Fund Reserves.** The entire fund balance for the Open Space and Parks Fund is restricted by voters for acquisition, development, and operation of open space, trails, wildlife habitats, wetlands, and parks.

The minimum fund balance of the Open Space and Parks Fund shall be maintained at or above 15% of current operating expenditures. For purpose of this policy, operating expenditures include only open space and parks operations and exclude all interfund transfers and capital outlay.

The targeted fund balance of the Open Space and Parks Fund will include the minimum fund balance *plus* an amount sufficient to cover the City's share (considering other likely joint partners) of the total projected cost of acquiring the three highest priority candidate open space properties. As the highest priority properties are purchased, this amount will be adjusted.

Use of reserves below the targeted amount requires authorization from City Council. In the event reserves are used to acquire open space property resulting in a fund balance below the targeted amount, a plan will be developed to replenish the reserves as quickly as reasonably possible and presented as part of a long-term financial plan. Methods of replenishing fund balance may include transfers from other funds, securing loans from other agencies to jointly purchase property, seeking approval of bonds to finance property acquisition, and/or delaying/reducing expenditures for development, construction, operation, and maintenance of open space zones, trails, wildlife habitats, wetlands, and parks.

2.3 **Cemetery Fund Reserves.** The minimum unrestricted fund balance of the Cemetery Fund shall be maintained at or above 15% of current operating expenditures. For purpose of this policy, operating expenditures are defined as all expenditures, excluding interfund transfers and capital outlay.

The Cemetery Fund requires a recurring annual transfer from the General Fund to fund its operational deficit. This transfer will be adjusted on an annual basis to ensure that the unrestricted fund balance of the Cemetery Fund is maintained at or above 15% of current operating expenditures.

2.4 **Combined Utility Fund Reserves.** The Water, Wastewater, and Storm Water Utility Funds are enterprise funds and, therefore, the measure of reserves is based on levels of working capital rather than on levels of fund balance. It is important to maintain adequate levels of working capital in these funds to mitigate risks and to ensure a stable fee structure and service level.

The minimum working capital for the Water, Wastewater, and Storm Water Utility Funds shall be maintained at or above 25% of current operating expenses, as measured on the City's budgetary basis. For purpose of this policy, operating expenses are defined as all budgetary-basis expenses, excluding interfund transfers and capital outlay.

FINANCIAL POLICIES

Debt Policies	Policy Section: 3 Adopted by Resolution No. __, Series ____ Effective Date:

Purpose and Scope

To enhance creditworthiness and engage in prudent financial management, the City of Louisville is committed to systematic capital planning and long-term financial planning. Maintaining the City's bond rating is an important objective and, to this end, the City is continually working to improve its financial policies, budgets, forecasts, and financial health.

These policies establish criteria for the issuance of debt obligations by the City so that acceptable levels of indebtedness are maintained. The objectives of these policies are to ensure that the City obtains debt financing only when necessary, that the process for identifying the timing and amount of debt financing be as efficient as possible, that the most favorable interest rates and related issuance costs are obtained, and that future financial flexibility remains relatively unconstrained.

Debt financing includes general obligation bonds, revenue bonds, notes payable to the Colorado Water Resources & Power Development Authority, leases, and any other City obligations permitted to be issued or incurred under Colorado law, the City's Municipal Code, and the City's Charter.

This policy does not apply to the Urban Revitalization District, a legally separate entity, but a component unit of the City for financial reporting purposes.

Policies

3.1 **Use of Debt Financing.** Although the City will normally finance projects on a cash basis (pay-as-you-go), the City may decide that the most equitable way of financing a project is through debt financing (pay-as-you-use).

Factors which may favor *pay-as-you-go* financing include circumstances where:

- the project can be adequately funded from available current revenue and reserves;
- the project can be completed in an acceptable timeframe given the available resources;
- additional debt levels could adversely affect the City's credit rating or repayment sources; or
- market conditions are unstable or are not conducive to marketing debt.

Factors which may favor *pay-as-you-use* financing include circumstances where:

- current revenue or reserves are insufficient to pay project costs;
- a project is immediately required;
- revenue available for debt issues are considered sufficient and reliable so that long-term financing can be marketed with an appropriate credit rating, which can be maintained;
- market conditions present favorable interest rates and demand for municipal debt financing; or
- the useful life of the project or asset is five years or greater.

The City will not use long-term debt to finance any recurring purpose such as current operations. Debt financing will be used only for capital improvement projects and large equipment purchases. Debt payments shall not extend beyond the estimated useful life of the project or the equipment being financed.

3.2 **Limitations and Constraints on Debt Financing.** Per Article 12, Section 12-1, of the City of Louisville Charter, the total amount of the City's indebtedness shall not at any time exceed three (3) percent of the actual value, as determined by the County Assessor, of taxable property within the City, except such debt as may be incurred by supplying water.

Per Article 12, Section 12-3, of the City of Louisville Charter, any lease-purchase agreement, except for the acquisition of water rights, entered into by the City shall be approved by the City Council by non-emergency ordinance.

Per the Taxpayer Bill of Rights (TABOR) amendment to the Colorado Constitution, all multiple-year debt shall first be approved by the City's taxpaying electorate unless it is issued for a TABOR-defined government enterprise, refinances bonded debt at a lower interest rate, or sufficient cash reserves are pledged irrevocably for future payments. The City's TABOR-defined enterprises include the Water Utility Fund, the Wastewater Utility Fund, the Storm Water Utility Fund, and the Golf Course Fund. Operating leases, lease-purchases, and certificates of participation (COP's) that are subject to annual appropriation are not considered multiple-year debt and are not subject to TABOR election requirements.

3.3 **Structure of Debt Financing.** City debt will be structured to achieve the lowest possible net interest cost given market conditions, the urgency of the capital project, and the nature and type of any security provided. City debt will be structured in ways that will minimize impacts on future financing flexibility. To the extent possible, repayment of debt shall be structured to rapidly recapture credit capacity for future use.

City debt will be amortized for the shortest period consistent with a fair allocation of cost to current and future beneficiaries of the project being financed, and in keeping with other related provisions of this policy. The City shall normally issue general obligation bonds or revenue bonds with a maximum life of twenty years or less.

The City will normally seek to amortize general obligation bonds and revenue bonds with level payments (principal plus interest) over the life of the issue. Pushing higher debt service costs to future years will only be considered under special circumstances. The City will also avoid repayment schedules that consist of low annual payments and a large payment of the balance due at the end of the term. There shall always be at least one interest payment in the first fiscal year after a bond sale. Principal repayment shall start no later than the second year after the bond issue.

Call provisions for bond issues shall be made as short as possible, consistent with the lowest interest cost to the City. Unless specific compelling reasons exist, all bonds shall be callable only at par.

Credit enhancements may be used if the costs of such enhancements are lower than the reduction in net debt service payments or if they provide other significant financial benefits to the City.

3.4 **Bond Counsel.** The City will retain an external bond counsel through a competitive process administered by the Finance Department and the City Attorney's Office. All debt issues of the City will include a written opinion by bond counsel on the validity of the bond offering, the security for the offering, and whether and to what extent interest on the bonds is exempt from income and other taxation.

3.5 **Financial Advisor.** The City will retain an external financial advisor through a competitive process administered by the Finance Department. For each debt issuance, the financial advisor will provide the City with information and recommendations on all aspects of the issuance, including market opportunities, method of sale, structure, term, pricing, and fees.

3.6 **Method of Sale.** As a matter of general policy, the City shall seek to issue its general and revenue bond obligations with a competitive sale process unless it is determined by the City's Financial Advisor and Finance Director that such a method will not produce the best results for the City. Other methods of sale that may be authorized by the Financial Advisor and Finance Director are a negotiated sales process and a private placement process.

Conditions that may favor a negotiated sale process are:

- The bond issue is, or contains, a refinancing that is dependent on market timing;
- At the time of the issuance, the interest rate environment or economic factors that affect the bond issue are volatile;
- The nature of the debt is unique and requires particular skills from the underwriter; or
- The debt issuance is bound by a compressed timeline due to extenuating circumstances that prevent a competitive process from being accomplished.

Whenever a negotiated sale process is determined to be in the best interests of the City, the City will use a competitive process to select its investment banking team.

In such instances where the City, through competitive bidding, deems the bids as unsatisfactory, or does not receive bids, it may, at the election of the Finance Director, immediately enter into a negotiated sale process or private placement process.

3.7 **Refunding of Debt.** Periodic reviews of all outstanding debts will be undertaken by the Finance Director and Financial Advisor to determine refunding opportunities. Refundings will be considered (within legal constraints) if and when there is a net economic benefit of the refunding, or if the refunding is essential in order to amend covenants to enhance operations and management. As a general rule, refundings will only be considered if the present value savings (net of all costs) of a particular refunding will exceed five percent (5%) of the refunded principal.

3.8 **Arbitrage Liability Management.** It is the City's policy to minimize the cost of arbitrage rebate and yield restriction while strictly complying with the law. The City will not issue obligations except for identifiable projects with very good prospects of timely initiation. Because of the complexity of the arbitrage rebate regulations and the severity of non-compliance penalties, the City will use the services of Bond Counsel and other arbitrage compliance experts when determining arbitrage liability, reporting, and exemptions.

3.9 **Financial Disclosure.** The City is committed to full and complete financial disclosure and to cooperating fully with rating agencies, institutional and individual investors, other levels of government, and the general public to share clear, comprehensible, accurate, and timely financial information. Continuing disclosure requirements under Rule 15c2-12 issued by the Securities and Exchange Commission (SEC) may apply to certain debt transactions of the City. The City will comply with all such Federal or other State reporting requirements on a timely basis. The City is committed to meeting continuing disclosure requirements of the national information repositories.

FINANCIAL POLICIES

Revenue Policies	Policy Section: 4 Adopted by Resolution No. __, Series ____ Effective Date:

Purpose and Scope

The City of Louisville collects revenue from various sources, the largest of which are from sales and use taxes, utility fees, property taxes, and intergovernmental revenue. The structure, equity, fluctuation, and collection of revenue are important for financial stability and are reviewed by bond rating agencies to determine the City's credit quality.

Policies

4.1 **Diversification and Stabilization.** The City will strive to maintain a diversified and stable revenue system to reduce the overall effects of fluctuations in any one revenue source.

4.2 **Equity.** Revenue will be derived from a fair, equitable, and adequate resource base, while minimizing tax differential burdens. Services having a City-wide benefit shall be financed with revenue sources generated from a broad base, such as sales taxes and property taxes. Services where the customer determines the use shall be fully or partially financed with user fees and charges related to the level of service provided.

4.3 **Collections.** The City will monitor all taxes, fees, and charges to make sure they are equitably administered and collections are timely and accurate. The City will pursue collection of delinquent amounts (including related penalties and interest) as authorized by the Louisville Municipal Code.

4.4 **Recurring and Non-recurring Revenue.** The City's objective is to fund all recurring expenditures with recurring revenue. Non-recurring, one-time revenue should be used to fund only non-recurring, one-time expenditures. The preferred use of non-recurring revenue is to invest in projects that will result in long-term operational cost savings.

4.5 **Intergovernmental Revenue.** The City will pursue intergovernmental aid, including grants, for those programs and activities that address a recognized need and are consistent with the City's goals and objectives, and will attempt to recover all allowable costs associated with those programs. The City will avoid using grants for ongoing service delivery needs. Any decision to pursue intergovernmental aid should only be made after consideration of the present and future funding requirements, costs of administering the funds, costs associated with special conditions or regulations attached to the aid, and ongoing operational costs after the aid period.

4.6 **User Fees and Services Charges.** The City will periodically recalculate the full cost of providing services in order to provide a basis for setting the associated user fee or service charge. Full cost shall incorporate direct and indirect costs, including operations (with City labor costs), maintenance, overhead, debt service, equipment, and capital charges. The intent of this policy is to set fees at a level that is related to the actual cost of producing the good or service. The City will also periodically examine and compare rates from other cities providing similar services. It is recognized that competing policy objectives may result in user fee levels that recover only a portion of the costs.

4.7 **Fees for Children's Recreational Services and Senior Programs.** The City may set fees for children's recreational programs and senior services at levels below the full cost of providing those services.

4.8 **Fees for Non-Resident City Services.** Non-residents may be required to pay higher fees than residents for City services.

FINANCIAL POLICIES

Operating Budget Policies	Policy Section: 5 Adopted by Resolution No. __, Series ____ Effective Date:

Purpose and Scope

The formulation of the annual operating budget, including the publication of the budget document, is one of the most important financial activities that the City of Louisville undertakes each year. The budget process provides a comprehensive plan to deliver efficient services to residents and stakeholders of the City in a manner that aligns resources with the policies, goals, mission, and vision of the City. This policy is intended to provide guidelines to assist in the formulation of financial discussion and the broader implications of financial decisions. This policy shall apply to all funds with an adopted budget.

Policies

5.1 **Budgetary Basis of Accounting.** The "basis of accounting" is a term used to describe the timing of revenue and expenditure recognition. In other words, when the effects of transactions or events should be recognized. In governmental accounting, the basis of accounting used for financial reporting purposes, as required by generally accepted accounting principles (GAAP), is not required for use in preparing a budget document. Under GAAP, governmental funds are required to utilize a modified accrual basis of accounting and proprietary funds (enterprise and internal service) are required to utilize a full accrual basis of accounting for financial reporting purposes. The City of Louisville's *budgetary* basis of accounting is a modified accrual basis for *all* fund types, including proprietary funds. Some of the differences between the City's budgetary basis of accounting and the GAAP basis of accounting for proprietary fund types are:

- *Issuance of debt* – budgeted as a revenue item, adjusted at year-end to a liability for financial reporting purposes.
- *Principal payment on debt* – budgeted as an expense item, adjusted at year-end to a reduction in the liability for financial reporting purposes.
- *Capital acquisition* – budgeted as an expense item, adjusted at year-end to an asset acquisition for financial reporting purposes.
- *Depreciation* – not recognized for budgeting purposes, recorded at year-end as an expense for financial reporting purposes.

5.2 **Level of Budgetary Control.** The level of budgetary control is the level at which spending cannot exceed the budgeted amount without City Council authorization. The level of control is also the level of detail the City Council approves in the appropriation resolution. The City's current level of budgetary control is at the fund level. However, department management is responsible for administering their respective programs within the financial constraints described by the budget as adopted.

Article 11, Section 11-6 of the City of Louisville Charter states, *"During the fiscal year, no officer or employee shall expend or contract to expend any money, or incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts appropriated by the City Council. Any contract, verbal or written, made in violation of this subsection shall be void, and no moneys of the City shall be paid on such contract; except that the City Council may ratify such a contract if it determines that ratification would be in the best interest of the City, and if it adopts a resolution making the necessary appropriation."*

5.3 **Balanced Budget.** The City's definition of a balance budget requires each fund's revenue plus appropriated fund balance/working capital to be equal to, or greater than, each fund's total appropriations. However, it is the City's intent to go further and develop *structurally* balanced budgets for the General Fund and the other major operating funds (excluding capital project funds). In a structurally balanced budget, annual recurring revenue will be projected to equal or exceed annual recurring expenditures for each fund. If a structural imbalance (recurring expenditures exceeding recurring revenue) should occur in the General Fund or in any of the major operating funds, a plan will be developed and implemented to bring the budget back into structural balance.

5.4 **Budget Form.** Article 11, Section 11-2 of the City of Louisville Charter states, *"The proposed budget shall provide a complete financial plan for the City in a format acceptable to the City Council. Except as otherwise provided by this Charter, the proposed budget shall be prepared in accordance with State statutes establishing the local government budget law and the local government uniform accounting law."*

5.5 **Capital Improvement Plan (C-I-P).** A Five-Year Capital Improvement Plan will be presented to the City Council for consideration during the budget development process. The annual capital budget will be based on the first year of the approved C-I-P.

5.6 **Long-Term Financial Plan (LTFP).** Five-year financial forecasts for each of the City's major operating funds will be presented to the City Council for consideration during budget development. The LTFP will coordinate the C-I-P with the operating budget and will provide insight into potential future financial imbalances so that action can be taken before a crisis occurs.

5.7 **Budget Amendment.** The City Council may amend or supplement the budget by resolution at any time after its initial adoption. A public hearing is required.

5.8 **Budget Control System.** The City will develop and maintain a budgetary control system to help it adhere to the budget. All departments are part of the budget control system and will have access to individual department reports that compare budget-to-actual financial performance. The Finance Department will report City-wide budget-to-actual performance on a monthly basis for both revenue and expenditures to the City Finance Committee.

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FINANCIAL POLICIES

Investment Policies	Policy Section: 6 Adopted by Resolution No. __, Series ____ Effective Date:

Purpose and Scope

It is the policy of the City of Louisville to invest public funds in a manner which will provide the highest investment return with the maximum security while meeting the daily cash flow demands and conforming to all Colorado Revised Statutes, the City of Louisville Charter, and the City of Louisville Municipal Code.

The provisions of this investment policy shall apply to all funds held in the custody of the City and all of its offices. Except for cash in certain restricted and special funds, the City shall consolidate, or "pool", cash and investment balances from all funds to maximize investment earnings and to increase efficiencies with regards to investment pricing, safekeeping, and administration. The investment income derived from the pooled cash and investment accounts shall be allocated to the various funds based on their respective participation and in accordance with generally accepted accounting principles.

Policies

6.1 **Objectives.** In order of priority, the primary objectives of investment activities shall be safety, liquidity, and yield:

- *Safety.* Safety of principal is the foremost objective of the investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio through the mitigation of credit risk and interest rate risk.

- *Liquidity.* The investment portfolio shall remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated. This shall be accomplished by structuring the portfolio so that securities mature concurrent with cash needs to meet anticipated demands. Furthermore, since all possible cash demands cannot be anticipated, the portfolio shall consist largely of securities with active secondary or resale markets. In addition, a portion of the portfolio may be placed in local government investment pools (LGIPs) which offer same-day, constant dollar liquidity for short-term funds.

- *Yield.* The investment portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs. Return on investment is of secondary

importance compared to the safety and liquidity objectives described above. Securities generally shall be held to maturity with the following exceptions:

- o A security with a declining credit may be sold early to minimize loss of principal.
- o A security swap would improve the quality, yield, or target duration of the portfolio.
- o Liquidity needs of the portfolio require the security to be sold.

6.2 **Delegation of Authority.** The Finance Director shall be the designated investment officer of the City and shall be responsible for all investment decisions and activities, under the direction of the City Manager. The Finance Director shall establish investment policy procedures for the operation of the investment program consistent with this policy. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the Finance Director.

The Finance Director may delegate the authority to conduct investment transactions and manage the operation of the investment portfolio to one or more subordinates and/or an external registered investment advisor who shall act in accordance with established procedures on internal controls and in compliance with this investment policy.

6.4 **Legal Investments.** All investments shall be made in accordance with Colorado Revised Statutes (CRS) as follows: CRS 11-10.5-101, et seq., Public Deposit Protection Act; CRS 24-75-601, et seq., Funds - Legal Investments for Government Units; CRS 24-75-603, et seq., Depositories; CRS 24-75-701 and 702, et seq., Local Governments - Local Government Pooling and that the investment or deposit meets the standard established in section CRS 15-1-304. Any revisions or extensions of these sections of the CRS will be assumed to be part of this Investment Policy immediately upon enactment.

To the extent possible, the City shall attempt to match its investments with anticipated cash flow requirements. Unless matched to a specific cash flow, the City will not directly invest in securities maturing more than five (5) years from the settlement date or in accordance with state and local statutes and ordinance. Pursuant to CRS Section 24-75-601.1(1), as amended from time to time, and subject to the limitations set forth therein, the securities listed herein shall be eligible for investment of public funds by the City. In the event of a conflict between CRS 24-75-601.1(1) and this policy, other than this policy being more restrictive that CRS 24-75-601(1), CRS 24-75-601.1(1) shall control. Nothing herein shall preclude the City from adopting a policy to permit securities other than those listed in CRS 24-75-601.1(1) for investment of public funds.

CRS 24-75-601(1) and this policy authorize the following investments:

- Any security issued by, fully guaranteed by, or for which the full credit of the United States Treasury is pledged for payment; allowing for inflation indexed securities. The period from the date of settlement of this type of security to the maturity date shall be no more than five years, unless the City Council authorizes investment for a period in excess of five years.

- Any security issued by, fully guaranteed by, or for which the full credit of the following is pledged for payment: The Federal Farm Credit Bank, A Federal Home Loan Bank, the Federal Home Loan Mortgage Corporation, The Federal National Mortgage Association, the Government National Mortgage Association, or an entity or organization that is not

listed in this paragraph but that is created by, or the creation of which is authorized by, legislation enacted by the United States Congress and that is subject to control by the federal government that is at least as extensive as that which governs an entity or organization listed in this paragraph. The period from the date of settlement of this type of security to its maturity date shall be no more than three years. Any entity or organization listed in this paragraph may represent up to but not more than 35% of the investment portfolio. The total of the above mentioned entities or organizations and inclusive of corporate or bank securities cannot represent more than 95% of the investment portfolio.

- Any security that is a general or revenue obligation of any state of the United States, the District of Columbia, or any territorial possession of the United States or of any political subdivision, institution, department, agency, instrumentality, or authority of any of such governmental entities. The period from the date of settlement of this type of security to the maturity date shall be no more than three years.

- Any interest in a local government investment pool pursuant to CRS 24-75-701, et seq.

- Any guaranteed investment contract (GIC) if at the time the contract or agreement is entered into, the long-term credit rating, financial obligations rating, claims paying ability rating, or financial strength rating of the party, or of the guarantor of the party, with whom the public entity enters the contract or agreement is, at the time of issuance, rated in one of the two highest rating categories by two or more nationally recognized securities rating agencies that regularly issue such ratings. Contracts or agreements purchased under this paragraph shall not have a maturity period greater than three years.

- Any dollar-denominated corporate or bank security issued by a corporation or bank that has a maturity of less than three years from the date of settlement and, at the time of purchase, must carry at least two credit ratings from any of the nationally recognized credit rating agencies and must not be rated below “AA– or Aa3” by any credit rating agency. The aggregate value of all securities referred to in this paragraph shall equal no more than 25% of the total portfolio.

- Money market instruments, such as commercial paper or bankers' acceptance, must carry at least two credit ratings from any of the nationally recognized credit rating agencies and must not be rated below "A1, P1, or F1" by any credit rating agency.

- Any money market fund that is registered as an investment company under the federal “Investment Company Act of 1940”, as amended, at the time the investing public entity invests in such fund. The money market fund must: 1) have no commission fee on the charged on purchases or sales of shares; 2) have a constant daily net asset value per share of $1.00; 3) limit assets of the fund to U.S. Treasury Securities; 4) have a maximum stated maturity and weighted average maturity in accordance with Federal Securities Regulation 270-2A-7; and 5) have a rating at the time of purchase of at least AAAm by Standard & Poor’s or Aaa/MRI+ Moody’s

- The purchase of any repurchase agreement of marketable securities referred to in the preceding paragraphs. A Master Repurchase Agreement must be executed with the bank or dealer. The securities must be delivered to the City’s custodian or to a third-party custodian or third-party trustee for safekeeping on behalf of the City. The title to or

a perfected security interest in such securities along with any necessary transfer documents must be transferred to the City or the City's custodian. The collateral securities of the repurchase agreement must be collateralized at no less than one hundred two percent and marked to market no less frequently than weekly. Collateralization is required per the Public Deposit Protection Act, CRS 11-10.5-101 et seq. The securities subject to the repurchase agreement may have a maturity in excess of five years. The repurchase agreement itself may not have a maturity of more than five years from the date of settlement unless the City Council authorizes investment for a period in excess of five years.

- Certificates of deposit in state or national banks or in state or federally chartered savings banks, which are state-approved depositories per CRS Section 24-75-603, et seq. (as evidenced by a certificate issued by the State Banking Board) and are insured by the FDIC. Certificates of deposit, which exceed the FDIC insured amount, shall be collateralized in accordance with the Colorado Public Deposit Protection Act. Certificates of deposit must comply with CRS Section 30-10-708 (1). The aggregate value of all certificates of deposit shall equal no more than 25% of the total portfolio.

6.4 **Standards of Care and Performance.** The "reasonable prudence" standard shall be used by investment officials in the context of managing an overall portfolio. The "reasonable prudence" standard provides that investments shall be made with the judgment and care, under circumstances then prevailing, which persons of prudence, discretion, and intelligence exercise in the management of their own affairs, not in regard to speculation, but in regard to the permanent disposition of funds, considering the probable income as well as the probable safety of the capital.

Investment officers acting in accordance with written procedures and the investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

In addition, officers and employees involved in the investment process shall refrain from personal business activity that could conflict with the proper execution and management of the investment program, or that could impair their ability to make impartial decisions. Employees and investment officials shall disclose to the City Manager any material interests in financial institutions with which they conduct business. They shall further disclose any personal financial/investment positions that could be related to the performance of the investment portfolio. Employees and officers shall refrain from undertaking personal investment transactions with the same individual with whom business is conducted on behalf of the City.

6.5 **Authorized Financial Institutions, Depositories, and Broker-Dealers.** Unless utilizing the services of an external registered investment advisor, the Finance Department shall maintain a list of financial institutions and depositories authorized to provide investment services to the City. In addition, the Finance Department shall maintain a list of approved security broker/dealers that may include "primary" dealers or regional dealers qualifying under Securities and Exchange Commission Rule 15C3-1 (uniform net capital rule). To qualify for consideration for investment transactions with the City, all financial institutions and broker-dealers must supply the following, as appropriate:

- Proof of state registration (except for those firms providing safekeeping and custodial services only).
- Audited financial statements demonstrating compliance with state and federal capital adequacy guidelines.
- Proof of Financial Industry Regulatory Authority (FINRA) certification.
- Evidence of adequate insurance coverage.
- Certification of having read and understood and agreeing to comply with the City's investment policy.

An annual review of the financial condition and registration of all qualified financial institutions and broker/dealers will be conducted by the Finance Director.

6.6 **Safekeeping and Custody.** All trades of marketable securities will be executed "delivery versus payment" (where applicable) to ensure that securities are deposited in an eligible financial institution prior to the release of funds.

Securities will be held by an independent third-party custodian selected by the City and evidenced by safekeeping receipts in the City's name. The safekeeping institution shall provide on an annual basis a copy of its most recent report on internal controls (Statement of Standards 70).

Moreover, management is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft, or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived, and (2) the valuation of costs and benefits requires estimates and judgments by management. The internal controls structure should address the following points:

- Control of collusion.
- Separation of transaction authority from accounting and recordkeeping.
- Custodial safekeeping.
- Avoidance of physical delivery securities.
- Written confirmation of transactions for investments and wire transfers.
- Dual authorization of wire transfers.

Compliance with these controls shall be reviewed and confirmed through the City's annual independent audit.

6.7 **Performance Standards & Reporting**

The investment portfolio shall be designed with the objective of obtaining a rate of return throughout budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow needs.

The City's investment strategy is passive. Given this strategy, the basis used by the Finance Director to determine whether market yields are being achieved shall be the ColoTrust local government investment pool, the one-year US Treasury Bill, and the two-year Agency Benchmark.

The Finance Director shall provide the Finance Committee monthly investment reports that provide the status and characteristics of the current investment portfolio. The investment report should include schedules on:

- Portfolio diversification.
- Maturity distribution.
- A listing of all securities held by authorized investment category.
- Par value, amortized book value, and market value for all securities held.
- Monthly activity – purchases, sales, calls, and interest received.

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FINANCIAL POLICIES

Capital Asset Investment & Management Policies	Policy Section: 7 Adopted by Resolution No. __, Series ____ Effective Date:

Purpose and Scope

Capital assets have a major impact on the ability of the City of Louisville to deliver services, the economic vitality of the City, and the overall quality of life for the City's citizens. The purpose of this policy is to provide general guidelines for a comprehensive process of allocating limited resources to capital investments. This policy applies to all funds included in the City's Five-Year Capital Improvement Plan.

Policies

7.1 **General Process for Five-Year Capital Improvement Plan (C-I-P).** The Finance Department is responsible for coordinating the C-I-P process within the annual budget calendar and for compiling the requested, recommended, and adopted C-I-P document.

Each year, City departments will submit a list of prioritized projects for inclusion into the C-I-P. The City Manager will review the requests and make the final recommendations to City Council. City Council will review the recommended C-I-P and direct any changes for the final C-I-P. The first year of the C-I-P will be included in the Annual Operating & Capital Budget presented to the City Council for formal adoption in November.

The City shall provide meaningful opportunities for all stakeholders to provide input into the C-I-P development process.

7.2 **C-I-P Project Selection.** An objective set of criteria will be used to assess and evaluate project proposals. Although specific criteria may be updated from time to time, the following concepts are core principles to be considered in the development of such criteria:

- Long-Term Forecasts – Long-term forecasts will be prepared to better understand resources available for capital spending and to assess operational impacts and eventual maintenance and replacement costs.

- Impact of Other Projects – Projects shall not be considered in isolation. One project's impact on others should be recognized and costs shared between projects where appropriate.

- Full Costing – Cost analysis of a proposed project should encompass the entire cost of the project, including annual maintenance and other impacts to the operating budget.

- Predictable Project Timing & Scope – Schedule and scope estimates should be practical and achievable within the requested resources, including financial and human.

7.3 **Balanced C-I-P.** The adopted C-I-P will be balanced. This means that for the five year period, revenue plus the use of fund reserves will equal or exceed total project expenditures.

7.4 **Asset Maintenance & Replacement.** It is the City's intent to maintain its existing assets and a level that protects the initial capital investment and minimizes future maintenance and replacement costs. Based on an asset inventory and risk assessment, staff shall include recommendations for asset maintenance in the C-I-P. It is the City's intent to ensure that adequate resources are allocated to preserve the City's existing infrastructure to the best of its ability before allocating resources to other capital projects.

FINANCIAL POLICIES

Accounting, Auditing, & Financial Reporting Policies	Policy Section: 8 Adopted by Resolution No. __, Series ____ Effective Date:

Purpose and Scope

The City of Louisville desires to maintain a system of financial management that safeguards City assets, promotes financial transparency, and provides timely, accurate, and relevant financial information to citizens, elected officials, and management. This policy pertains to all funds and operations of the City and, to the extent reasonably possible, all component units of the City.

Policies

8.1 **Accounting.** The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles applicable to state and local governments. The City's accounting and reporting policies will conform to the generally accepted accounting principles (GAAP).

8.2 **Auditing.** Article 11, Section 11-7 of the City of Louisville Charter states, *"The Council shall provide for a financial audit, which shall be performed at least annually by a certified public accountant selected by the Council. The Audit shall be performed in accordance with the State statutes establishing the local government audit law. Copies of the audit shall be made available for public inspection."*

In compliance with the Charter, an annual audit will be performed by an independent certified public accounting firm in accordance with Generally Accepted Governmental Auditing Standards and the auditor's opinion will be included in the City's Comprehensive Annual Financial Report (CAFR).

The City's Finance Department shall be responsible for managing the audit procurement process. The City Council will appoint the independent auditor and approve each year's audit engagement letter. The audit engagement term shall typically be for five to ten years, subject to annual review, approval, and appropriation.

8.3 **Audit Committee.** The City's Finance Committee will act as the City's Audit Committee. The Audit Committee will provide an independent review and oversight of the government's financial reporting processes, internal controls, and independent auditors. The City's independent auditors will meet with the Audit Committee at lease annually and have direct access to the Audit Committee if City staff is unresponsive to auditor recommendations or if

the auditors consider such communication necessary to fulfill their legal and professional responsibilities.

8.4 **Financial Reporting.** The City's Comprehensive Annual Financial Report (CAFR) will be published annually to present the results, financial position, and results of operations of the City for the prior year. As an additional independent confirmation of the quality of the City's financial information, the City will annually submit its CAFR to the Government Finance Officers Association's Certificate of Achievement for Excellence in Financial Reporting program.

The Finance Department will provide monthly interim financial reports to the Finance Committee after the close of each month. The reports will be designed to keep the Committee continuously informed of the City's overall financial status.

8.5 **Internal Controls.** The goals and objectives of the City's internal control policies are to safeguard City assets and to foster reliance on public information for decision-making purposes at all levels both internally and externally. Management shall establish the presence of integrity, ethics, competence, and a positive control environment. Directors are responsible for establishing, executing, and maintaining control policies and procedures at the detail level within their specific departments.

The City's internal control structure will be based on the Committee of Sponsoring Organizations of the Treadway Commission on Fraudulent Financial Reporting (COSO) framework and comprised of the following elements:

- **Control Environment** – Factors include integrity and ethical values, commitment to competence, leadership philosophy and operating style, assignment of authority and responsibility, and policy and procedures;

- **Risk Assessment** – Routine assessment of risk and its impact on internal controls;

- **Control Activities** – Such as segregation of duties, authorization of transactions, retention of records, supervision and monitoring of operations, and physical safeguards;

- **Information and Communication** – Policies and procedures are documented and accessible; and

- **Monitoring** – Assessment of the quality of performance over time to determine whether controls are effective and track resolution achievements of identified problems.

8.6 **Capitalization of Assets.** The terms capital assets, capital outlay, and fixed assets are used to describe assets that are used in operations that have initial lives extending beyond a single reporting period, such as water rights, infrastructure, land, buildings, improvements other than buildings, and equipment. It is incumbent upon departments to maintain adequate control over all resources, including capital assets, to minimize the risk of loss or misuse.

Not all fixed assets are required to be reported on the City's balance sheet. Specifically, fixed assets with extremely short useful lives or fixed assets of small monetary value are properly reported as an "expenditure" or "expense" of the period in which they are acquired.

Fixed assets that are reported on the City's balance sheet are said to be "capitalized" and must meet the capitalization criteria outlined in this policy.

The City's capitalization criteria are, as follows:

- Assets should be capitalized only if they have an estimated useful life of at least two years following the date of acquisition.

- The capitalization thresholds shall normally be applied to individual items rather than to groups of similar items (e.g., chairs), unless the effect of doing so would be to eliminate a significant portion of total capital assets (e.g., library books).

- The capitalization threshold for each individual item is $5,000.

- Directors are responsible for establishing control and inventory procedures at the department level for non-capitalized assets such as office equipment, communications equipment, fleet management inventory, firearms, etc.

8.7 **Accounts Receivable Write-Off.** Accounts receivable is an asset account reflecting amounts owed to the City. Staff will make every effort to collect all receivables. Only receivables deemed uncollectible can be written off. In order to be deemed uncollectible, a receivable must meet the following criteria:

- All standardized collections procedures have been exhausted;

- Further measures to collect the debt have been determined as inappropriate; and

- The characteristics of the debt are such that write-off is appropriate (e.g., the debt is small relative to the cost of further collection efforts).

The City Manager or Finance Director is authorized to approve a write-off of up to $100 per individual account. Staff's request to write-off accounts greater than $100 must be approved by the Finance Committee. The amounts and reasons for all write-offs will be documented and made available for audit.

Resolution No. 92, Series 2015 Financial Policies

- Current Fiscal Policies were adopted in 1984.
- Last significant amendment was 1997.
- Presented each year in the Annual Operating & Capital Budget document.
- Staff believes its time to update and expand the current Fiscal Policies.

Resolution No. 92, Series 2015 Financial Policies

- Drafts of the new Financial Policies were reviewed by the Finance Committee and were presented to City Council:
  - o June 9 Budget Retreat.
  - o September 21 CM Budget Presentation.
- November 23 Finance Committee recommended final draft be submitted for approval to the full City Council.

Resolution No. 92, Series 2015 Financial Policies

- Policy development process included:
  - Review of Government Finance Officers Association (GFOA) Best Practices.
  - Review of GFOA literature on each policy area.
  - Review of GFOA sample policies.
  - Review of actual policies from other counties and municipalities throughout the country.

Resolution No. 92, Series 2015 Financial Policies

- The proposed polices include an Introduction section and the following policy sections:
  1. General Policies
  2. Reserve Policies
  3. Debt Policies
  4. Revenue Policies
  5. Operating Budget Policies
  6. Investment Policies
  7. Capital Asset Management Policies
  8. Accounting, Auditing, and Financial Reporting Policies

Resolution No. 92, Series 2015 Financial Policies – Summary

Introduction

- Contains List of Definitions.

General Policies

- Proposed new set of financial indicators.

Reserve Policies

- Proposed minimum and targeted levels of fund balance for the General Fund, Open Space & Parks Fund, Cemetery Fund, and the Combined Utility Fund.

Resolution No. 92, Series 2015 Financial Policies – Summary

Debt Policies

- Discusses “pay-as-you-go” vs “pay-as-you-use”.
- Recommends general debt financing structures and methods of sale.
- Does not apply to Urban Revitalization District.

Revenue Policies

- Diversification, stabilization, and equity within revenue structure.
- Fund recurring expenditures with recurring revenue.
- Fees for children and senior programs my be set below full cost.
- Non-residents may be required to pay higher fees than residents.

Resolution No. 92, Series 2015 Financial Policies – Summary

Operating Budget Policies

- Defines "budgetary basis".
- Formalizes legal level of budgetary control at the fund level.
- Defines "balanced budget" and states intent to have a structurally balanced budget.
- Requires a Capital Improvement Plan (CIP) and Long-Term Financial Plan (LTFP).

Investment Policies

- Same policy that was approved in 2012.

Resolution No. 92, Series 2015 Financial Policies – Summary

Capital Asset Management Policies

- Broadly defines CIP.
- Defines and requires a "balanced" CIP.
- States intent to preserve existing infrastructure before allocating resources to new capital projects.

Accounting, Auditing, &Financial Reporting Policies

- Finance Committee = Audit Committee.
- Discusses internal control framework and sets capitalization thresholds.
- Grants authorization to the Finance Committee, City Manager, and Finance Director regarding "write-offs" of bad debt.

City of Louisville
COLORADO • SINCE 1878

CITY COUNCIL COMMUNICATION
AGENDA ITEM 8E

SUBJECT: **RESOLUTION NO. 93, SERIES 2015 – A RESOLUTION SETTING CERTAIN FEES, RATES, AND CHARGES FOR THE CITY OF LOUISVILLE, COLORADO**

DATE: **DECEMBER 15, 2015**

PRESENTED BY: **MALCOLM FLEMING, CITY MANAGER**
KEVIN WATSON, FINANCE DEPARTMENT

SUMMARY:

Each year Council adopts a Resolution setting certain City fees, rates, and charges for the upcoming year. The attached Resolution for Council consideration sets those fees, rates, and charges for 2016. In Exhibit A to the Resolution, all changes from current fees, rates, and charges are highlighted in red.

Please note that at this time staff proposes no changes for the sewer usage fees (Table 6) or the water usage fees (Table 7). These fees will be adjusted in Spring 2016 based on Council's review of the updated utility rate financial model. Council increased utility rates effective May 1, 2015 through Resolution 15 and Resolution 31, Series 2015. These changes are included in Exhibit A to the Resolution.

In addition to those fees approved by Council through Resolution, Council, through Ordinance 1603, Series 2011, also authorized the City Manager to set certain fees, rates, and charges not otherwise set by the City Council. The fees set by the City Manager include such things as fees for photo copies, maps and documents, development application reviews, and recreation classes, rental rates for various facilities, and charges for cemetery plots and services. The City Manager sets these fees and charges to recover costs and defray expenses and not as a mechanism for raising revenue. The attached list is the schedule of fees the City Manager has approved for 2016. All changes from current fees, rates, and charges are highlighted in red.

Both the fees, rates, and charges approved by Council through Resolution and those set by the City Manager are published on the City's website at:
http://www.louisvilleco.gov/residents/fees

FISCAL IMPACT:
As a whole, charges for services make up a significant portion of the City's revenue; approximately 10% of General Fund revenue and 40% of total City-wide revenue (reflecting utility fees). However, the overall fiscal impact of this resolution is relatively minimal because there are relatively minor changes to mostly smaller fees.

RECOMMENDATION:
Staff recommends approval of Resolution No. 93, Series 2015.

ATTACHMENTS:
1. Resolution No. 93, Series 2015
2. Exhibit A to Resolution No. 93, Series 2015 (items highlighted in red reflect changes from the current fee)
3. Schedule of 2016 Fees to be Set by the City Manager (items highlighted in red reflect changes from the current fee)

RESOLUTION NO. 93
SERIES 2015

A RESOLUTION SETTING CERTAIN FEES, RATES, AND CHARGES FOR THE CITY OF LOUISVILLE, COLORADO.

WHEREAS, pursuant to the Louisville Municipal Code, the City Council is authorized to establish certain fees, rates, and charges by resolution; and

WHEREAS, the City Council wishes to establish by this resolution the amounts of certain fees, rates, and charges commencing with the effective date of this resolution.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

SECTION 1. Pursuant to authorization in the Louisville Municipal Code, the Louisville City Council hereby establishes certain fees, rates, and charges in accordance with the schedules and tables attached and made a part hereof.

SECTION 2. The fees, rates, and charges set by this resolution shall be effective January 1, 2016 and may thereafter be amended from time to time by resolution of the City Council.

SECTION 3. The fees, rates, and charges set by this resolution shall supersede and replace any fees, rates, or charges previously set or adopted by the City Council for the same purpose. However, the same shall not be deemed to release, extinguish, alter, modify, or change in whole or in part any liability which shall have been previously incurred, and the superseded or replaced provision shall be treated and held as still remaining in force for the purpose of sustaining any judgment, decree, or order.

SECTION 4. I any portion of this resolution is held to be invalid for any reason, such decisions shall not affect the validity of the remaining portions hereof.

PASSED AND ADOPTED this 15th day of December 2015.

City of Louisville

By: _____
Robert P. Muckle
Mayor

ATTEST:

By: _____
Nancy Varra
City Clerk

Resolution 93, Series 2015

Code Section Ref.	Fee Description	Fee	Additional Fee Information	Staff Responsibility
1.24.010	Credit on Fine or for time served	50.00	Per 24hrs.	Deputy Manager
3.20.402.C	Sales/Use Tax License	25.00		Finance Director
5.04.070	Business Registration		Replaced by Sales/Use Tax License	
5.08.040	Liquor Application and registration fee		List, see Table 1	Deputy Manager
5.08.050	Liquor License annual fees (local)		List, see Table 2	Deputy Manager
5.08.070	Liquor Special Event Permit fees		List, see Table 3	Deputy Manager
5.10.060/5.11.060	Marijuana Establishment - Application fees	3,000.00	plus $100 for fingerprinting and background check	Deputy Manager
5.10.090.C/5.11.100C	Marijuana Establishment - Late Renewal Application Fee	500.00		Deputy Manager
5.10.100/5.11.100/110	Marijuana Establishment - Annual Renewal/Operating License Fee	1,500.00		Deputy Manager
5.10.130.D/5.11.140D	Marijuana Establishment - Modification of Premises	1,500.00		Deputy Manager
5.10.110.B/5.11.120B	Marijuana Establishment - Change in Location Application Fee	1,500.00		Deputy Manager
5.10.130.C/5.11.140C	Marijuana Establishment - Transfer of Ownership Application Fee	3,000.00		Deputy Manager
5.12.020	Contractor's Licenses, application and fee		List, see Table 4	Planning Director
5.16.040	Massage Parlor, Application Fee	350.00		Deputy Manager
5.16.130	Massage Parlor, Initial fee, and annual renewal	350.00	$150 each renewal	Deputy Manager
5.18.050	Sexually Oriented Businesses, License fee	200.00	Annual	Planning Director
	Sexually Oriented Businesses, Manager fee	50.00		Planning Director
	Sexually Oriented Businesses, Application Fee	500.00		Planning Director
5.20.050	Cable TV system - New Application	1,000.00		Deputy Manager
	Cable TV system - Transfer or Assignment	500.00		Deputy Manager
6.12.060	Dog License - Spayed or Neutered	10.00		Deputy Manager
	Dog License - Un-Spayed or Un-Neutered	15.00		Deputy Manager
6.12.160	Pit Bull Dog License	25.00	Annual (Ordinance will be amended to reflect pit bull ban)	Deputy Manager
	Pit Bull Dog License - Duplicate Tag	10.00	Licensing for grandfathered pit bulls in 1990 (can be removed)	Deputy Manager
6.20.010	Fowl running at large	0.25	Per fowl	Police Chief
~~8.08.030~~	~~Cutting Weeds, recoup administrative costs~~	~~50.00~~	~~Up to~~	~~Parks Director~~
8.08.030	Cutting Weeds, recoup administrative costs	75.00	Up to	Parks Director
~~8.12.200~~	~~Arborist License~~	~~25.00~~	~~Annual~~	~~Parks Director~~
8.12.200	Arborist License	30.00	Annual	Parks Director
8.40.050	Pest Control, recoup administrative costs	50.00	Up to	Police Chief
8.64.090	Residential Refuse and Recycling		List, see Table 9 (updated September 3, 2013, Resolution 39, 2013)	Public Works Director
9.40.050	Live Music event application fee	20.00		Deputy Manager
9.60.010	Failure to return processing fee, plus cost of item	5.00		Library Director
10.12.230	Bicycle License Fee		No charge	Police Chief
10.18.030	Parking Permit Fee		No parking districts currently exist. Fee established by City Council.	City Manager
12.12.030	Excavation Permit		List, see Table 10	Public Works Director
13.08.130	Turn on water after the violation of supplying water to others	5.00		Public Works Director
13.24.030	Sewer Tap (residential and non-residential)		List, see Table 5	Public Works Director
13.12.090	Water Rates for Usage, residential and non-residential		List, see Table 7	Public Works Director

Code Section Ref.	Fee Description	Fee	Additional Fee Information	Staff Responsibility
	Inside City Limits			Public Works Director
	Outside City Limits		Double In-City rates from Table 7	Public Works Director
13.12.080	Bulk Water Rate			Public Works Director
	Weekly Permit Fee	50.00		Public Works Director
	Deposit for Meter	2,500.00		Public Works Director
	Per 1,000 gallons	7.67	$7.67/1,000 gallons - beginning with the first gallon	Public Works Director
13.28.030	Residential and Non-residential Sewer rates		List, see Table 6	Public Works Director
13.32.110	Cost Recovery Fees for Wastewater (Annual):			Public Works Director
	Significant Contributor	1,000.00		Public Works Director
	Small Signigicant Contributor	500.00		Public Works Director
	Potential Contributor (Annual):			Public Works Director
	Class A	500.00		Public Works Director
	Class B	250.00		Public Works Director
	Class C	100.00		Public Works Director
	Class D	50.00		Public Works Director
13.32.125	Surcharge rate for excess BOD and TSS	0.25	BOD per pound	Public Works Director
		0.25	TSS per pound	Public Works Director
		0.25	Oil and Grease per pound	Public Works Director
13.37.040 E 1.	Storm water Utility Service Fee:			Public Works Director
	Single Family Residential	4.23	Per month - Single and Multi Family	Public Works Director
	All Others	4.23	SF of impervious area/3,500 times $4.23	Public Works Director
14.16.110	Parks, alcohol use	-	Deposit	Parks Director
Section 15, various	Building Permits, Inspections, and Review Fees		List, see Table 8	Planning Director
15.20.050	Mobile Home, licenses, permits, deposits and fees	10.00	Inspection Permit	Planning Director
		30.00	Water Deposit	Planning Director
		5.00	Yearly Inspection	Planning Director
15.24.030	Mobile Home Park operator license	10.00	Operator License	Planning Director
17.20.025	Parking Improvement Fee	3,600.00	Per parking space	Planning Director

Exhibit A

Table 1: Liquor License Application and Manager Registration Fees

The following license application and registration fees shall be paid to the City for all liquor licenses:

A. Each application for a new license shall be accompanied by an application fee in the amount of $625.00.

B. Each application for a transfer of location or ownership of an existing license shall be accompanied by a transfer fee in the amount of $500.00.

C. Each application for a renewal of an existing license shall pay a fee in accordance with Table 2 below, and shall be accompanied by a renewal fee of $50.00; except that each application for late renewal of an expired license shall be accompanied by an expired license renewal fee of $500.00.

D. Each hotel and restaurant licensee shall pay a registration fee in the amount of $75.00 for the actual and necessary expenses incurred in establishing the character, record, and reputation of each registered manager.

E. Each application for a temporary permit shall be accompanied by a temporary permit fee in the amount of $100.00.

F. Each corporate or limited liability company applicant shall pay to the city a fee in the amount of $100.00 for the cost of each fingerprint analysis and background investigation undertaken to qualify new officers, directors, stockholders or members pursuant to state law; however, no such fee shall be due to the city with respect to persons for whom the state licensing authority was paid a fee and completed a background investigation.

G. Each application for a liquor tastings permit shall be accompanied by a liquor tastings fee in the amount of $50.00.

H. Each application for an art gallery permit shall be accompanied by an application fee in the amount of $25.00.

Table 2: Local Liquor License Annual Renewal Fees

Retail liquor store license	$ 22.50
Liquor-licensed drugstore license	$ 22.50
Beer and wine license	$ 48.75
Hotel and restaurant license	$ 75.00
Tavern license	$ 75.00
Club license	$ 41.25
Arts license	$ 41.25
Optional premises license	$ 75.00
Brew pub license	$ 75.00
Bed and breakfast permit	$ 25.00
Art gallery permit	$ 25.00

Table 3: Liquor Special Event Permit Fees

Each application for a special events permit shall be accompanied by an application fee in the amount of $25.00 and a Special E
Permit Fee as follows:

1. For a malt beverage special event permit, $10.00 per day;
2. For a malt, vinous, and spirituous liquor special event permit, $25.00 per day.

All fees for special permits shall be payable in advance to the City.

Exhibit A

Table 4: Contractor's License, Application, and Fee

Type	Class	Fee
GA	Building Contractor Class A*	$150.00
GB	Building Contractor Class B*	$100.00
GC	Building Contractor Class C*	$ 75.00
D	Building Contractor Class D (Other)	$ 75.00
P	Plumbing Contractor (both commercial and residential)	$100.00
M	Heating and Ventilating Contractor (both commercial and residential)	$100.00
PM	Plumbing & Heating and Ventilating Contractor (both commercial & residential)	$100.00
E	Electrical Contractor Registration	$ 0.00
S	Solar Contractor	$ 75.00

*ICC Test required: General Building Contractor A, B, or C LICENSES require copy of corresponding passing test result of ICC National test prior to issuing license.

Table 5: Sewer Tap Fees

Unit	**Amount**
Single Family Residential, per Unit	$ 4,500.00
Multi-Family, per Unit (80% SFE)	$ 3,600.00
Nonresidential, by Meter Size	
3/4"	$ 4,400.00
1"	$ 7,900.00
1 1/2 "	$ 17,600.00
2"	$ 31,300.00
3"	$ 70,400.00
4"	$125,200.00
Inspection Fee	$ 5.00

Exhibit A

Table 6: Residential Sewer Usage Fees (Per Resolution 31, Series 2015)

City of Louisville

SEWER RATES

Effective May 1, 2015, sewer rates for all accounts inside city limits are as follows (outside city limits = double these rates):

MAY 1, 2015 SINGLE FAMILY RESIDENTIAL SEWER RATES (Resolution 31, 2015)

RATE	DESCRIPTION
$3.47	Monthly Volume Charge, $ per 1,000 gallons of Average Winter Consumption (AWC). AWC =
$1.99	Monthly Billing Charge, $ per Bill
$4.74	Monthly Readiness to Serve Charge, $ per Bill

MAY 1, 2015 MULTI FAMILY RESIDENTIAL SEWER RATES (Resolution 31, 2015)

RATE	DESCRIPTION
$3.47	Monthly Volume Charge, $ per 1,000 gallons of Average Winter Consumption (AWC). AWC =
$1.99	Monthly Billing Charge, $ per Bill
$4.74	Monthly Readiness to Serve Charge, $ per Dwelling Unit

Exhibit A

Table 6 (continued): Non-residential Sewer Usage Fees (Per Resolution 31, Series 2015)

MAY 1, 2015 COMMERCIAL SEWER RATES (Resolution 31, 2015)	
RATE	**DESCRIPTION**
$3.47	Monthly Volume Charge, $ per 1,000 gallons
$1.99	Monthly Billing Charge, $ per Bill
	Monthly Readiness to Serve Charge, $ per Bill
$4.74	3/4" Meter
$8.27	1" Meter
$18.17	1-1/2" Meter
$32.17	2" Meter
$71.87	3" Meter
$127.37	4" Meter
$186.47	6" Meter

Exhibit A

Table 7: Residential Water Rates (Per Resolution 15, Series 2015)

City of Louisville

WATER RATES

Effective May 1, 2015, water rates for all accounts inside city limits are as follows (outside city limits = double these rates):

MAY 1, 2015 RESIDENTIAL WATER RATES - 3/4" METER
(Resolution 15, 2015)

GALLONS	RATE
Zero - 5,000	$16.31 (minimum monthly charge)
5,001 - 20,000	$16.31 for the first 5,000 gallons, plus $4.70 for each additional 1,000 gallons (or fraction thereof)
20,001 - 30,000	$86.81 for the first 20,000 gallons, plus $11.70 for each additional 1,000 gallons (or fraction thereof)
30,001 - 40,000	$203.81 for the first 30,000 gallons, plus $12.64 for each additional 1,000 gallons (or fraction thereof)
40,001 - 50,000	$330.21 for the first 40,000 gallons, plus $13.50 for each additional 1,000 gallons (or fraction thereof)
50,001 and over	$465.21 for the first 50,000 gallons, plus $14.41 for each additional 1,000 gallons (or fraction thereof)

Exhibit A

Table 7 (continued): Residential Water Rates (Per Resolution 15, Series 2015)

MAY 1, 2015 RESIDENTIAL WATER RATES - 1" METER (Resolution 15, 2015)	
GALLONS	**RATE**
Zero - 5,000	$16.31 (minimum monthly charge)
5,001 - 20,000	$16.31 for the first 5,000 gallons, plus $4.70 for each additional 1,000 gallons (or fraction thereof)
20,001 - 30,000	$86.81 for the first 20,000 gallons, plus $11.70 for each additional 1,000 gallons (or fraction thereof)
30,001 - 40,000	$203.81 for the first 30,000 gallons, plus $12.64 for each additional 1,000 gallons (or fraction thereof)
40,001 - 50,000	$330.21 for the first 40,000 gallons, plus $13.50 for each additional 1,000 gallons (or fraction thereof)
50,001 and over	$465.21 for the first 50,000 gallons, plus $14.41 for each additional 1,000 gallons (or fraction thereof)

Exhibit A

Table 7 (continued): Commercial, Irrigation, and Multi-Family Water Rates (Per Resolution 15, Series 2015)

MAY 1, 2015 COMMERCIAL, IRRIGATION, AND MULTIFAMILY WATER RATES - 3/4" METER (Resolution 15, 2015)	
GALLONS	**RATE**
Zero - 20,000	$8.98 (minimum monthly charge), plus $2.59 for each 1,000 gallons (or fraction thereof)
20,001 - 30,000	$60.78 for the first 20,000 gallons, plus $6.44 for each additional 1,000 gallons (or fraction thereof)
30,001 - 40,000	$125.18 for the first 30,000 gallons, plus $6.96 for each additional 1,000 gallons (or fraction thereof)
40,001 - 50,000	$194.78 for the first 40,000 gallons, plus $7.44 for each additional 1,000 gallons (or fraction thereof)
50,001 and over	$269.18 for the first 50,000 gallons, plus $7.93 for each additional 1,000 gallons (or fraction thereof)

Exhibit A

Table 7 (continued): Commercial, Irrigation, and Multi-Family Water Rates (Per Resolution 15, Series 2015)

MAY 1, 2015 COMMERCIAL, IRRIGATION, AND MULTIFAMILY WATER RATES - 1" METER (Resolution 15, 2015)	
GALLONS	**RATE**
Zero - 40,000	$17.96 (minimum monthly charge), plus $2.59 for each 1,000 gallons (or fraction thereof)
40,001 - 60,000	$121.56 for the first 40,000 gallons, plus $6.44 for each additional 1,000 gallons (or fraction thereof)
60,001 - 80,000	$250.36 for the first 60,000 gallons, plus $6.96 for each additional 1,000 gallons (or fraction thereof)
80,001 - 100,000	$389.56 for the first 80,000 gallons, plus $7.44 for each additional 1,000 gallons (or fraction thereof)
100,001 and over	$538.36 for the first 100,000 gallons, plus $7.93 for each additional 1,000 gallons (or fraction thereof)

Exhibit A

Table 7 (continued): Commercial, Irrigation, and Multi-Family Water Rates (Per Resolution 15, Series 2015)

MAY 1, 2015 COMMERCIAL, IRRIGATION, AND MULTIFAMILY WATER RATES - 1-1/2" METER (Resolution 15, 2015)	
GALLONS	**RATE**
Zero - 80,000	$26.94 (minimum monthly charge), plus $2.59 for each 1,000 gallons (or fraction thereof)
80,001 - 120,000	$234.14 for the first 80,000 gallons, plus $6.44 for each additional 1,000 gallons (or fraction thereof)
120,001 - 160,000	$491.74 for the first 120,000 gallons, plus $6.96 for each additional 1,000 gallons (or fraction thereof)
160,001 - 200,000	$770.14 for the first 160,000 gallons, plus $7.44 for each additional 1,000 gallons (or fraction thereof)
200,001 and over	$1,067.74 for the first 200,000 gallons, plus $7.93 for each additional 1,000 gallons (or fraction thereof)

Exhibit A

Table 7 (continued): Commercial, Irrigation, and Multi-Family Water Rates (Per Resolution 15, Series 2015)

MAY 1, 2015 COMMERCIAL, IRRIGATION, AND MULTIFAMILY WATER RATES - 2" METER (Resolution 15, 2015)	
GALLONS	**RATE**
Zero - 160,000	$35.87 (minimum monthly charge), plus $2.59 for each 1,000 gallons (or fraction thereof)
160,001 - 240,000	$450.27 for the first 160,000 gallons, plus $6.44 for each additional 1,000 gallons (or fraction thereof)
240,001 - 320,000	$965.47 for the first 240,000 gallons, plus $6.96 for each additional 1,000 gallons (or fraction thereof)
320,001 - 400,000	$1,522.27 for the first 320,000 gallons, plus $7.44 for each additional 1,000 gallons (or fraction thereof)
400,001 and over	$2,117.47 for the first 400,000 gallons, plus $7.93 for each additional 1,000 gallons (or fraction thereof)

Exhibit A

Table 7 (continued): Commercial, Irrigation, and Multi-Family Water Rates (Per Resolution 15, Series 2015)

MAY 1, 2015 COMMERCIAL, IRRIGATION, AND MULTIFAMILY WATER RATES - 3" METER (Resolution 15, 2015)	
GALLONS	**RATE**
Zero - 320,000	$71.85 (minimum monthly charge), plus $2.59 for each 1,000 gallons (or fraction thereof)
320,001 - 480,000	$900.65 for the first 320,000 gallons, plus $6.44 for each additional 1,000 gallons (or fraction thereof)
480,001 - 640,000	$1,931.05 for the first 480,000 gallons, plus $6.96 for each additional 1,000 gallons (or fraction thereof)
640,001 - 800,000	$3,044.65 for the first 640,000 gallons, plus $7.44 for each additional 1,000 gallons (or fraction thereof)
800,001 and over	$4,235.05 for the first 800,000 gallons, plus $7.93 for each additional 1,000 gallons (or fraction thereof)

Exhibit A

Table 7 (continued): Commercial, Irrigation, and Multi-Family Water Rates (Per Resolution 15, Series 2015)

MAY 1, 2015 COMMERCIAL, IRRIGATION, AND MULTIFAMILY WATER RATES - 4" METER (Resolution 15, 2015)	
GALLONS	**RATE**
Zero - 640,000	$143.69 (minimum monthly charge), plus $2.59 for each 1,000 gallons (or fraction thereof)
640,001 - 960,000	$1,801.29 for the first 640,000 gallons, plus $6.44 for each additional 1,000 gallons (or fraction thereof)
960,001 - 1,280,000	$3,862.09 for the first 960,000 gallons, plus $6.96 for each additional 1,000 gallons (or fraction thereof)
1,280,001 - 1,600,000	$6,089.29 for the first 1,280,000 gallons, plus $7.44 for each additional 1,000 gallons (or fraction thereof)
1,600,001 and over	$8,470.09 for the first 1,600,000 gallons, plus $7.93 for each additional 1,000 gallons (or fraction thereof)

Exhibit A

Table 7 (continued): Commercial, Irrigation, and Multi-Family Water Rates (Per Resolution 15, Series 2015)

MAY 1, 2015 COMMERCIAL, IRRIGATION, AND MULTIFAMILY WATER RATES - 6" METER (Resolution 15, 2015)	
GALLONS	**RATE**
Zero - 1,280,000	$287.40 (minimum monthly charge), plus $2.59 for each 1,000 gallons (or fraction thereof)
1,280,001 - 1,920,000	$3,602.60 for the first 1,280,000 gallons, plus $6.44 for each additional 1,000 gallons (or fraction thereof)
1,920,001 - 2,560,000	$7,724.20 for the first 1,920,000 gallons, plus $6.96 for each additional 1,000 gallons (or fraction thereof)
2,560,001 - 3,200,000	$12,178.60 for the first 2,560,000 gallons, plus $7.44 for each additional 1,000 gallons (or fraction thereof)
3,200,001 and over	$16,940.20 for the first 3,200,000 gallons, plus $7.93 for each additional 1,000 gallons (or fraction thereof)

Exhibit A

Table 8: Building Permits, Inspections, and Review Fees

BUILDING PERMIT FEES	
Total Valuation	**Fees**
$1.00 to $500.00	$ 0.00 as per Sec. 15.04.060.14(e)LMC
$501.00 to $2,000.00	$28.00 for the first $500.00 plus $4.00 for each additional $100.00, or fraction thereof, to and including $2,000.00
$2,001.00 to $25,000.00	$82.00 for the first $2,000.00 plus $16.00 for each additional $1,000.00, or fraction thereof, to and including $25,000.00
$25,001.00 to $50,000.00	$400.00 for the first $25,000.00 plus $12.00 for each additional $1,000.00, or fraction thereof, to and including $50,000.00
$50,001.00 to $100,000.00	$700.00 for the first $50,000.00 plus $8.00 for each additional $1,000.00, or fraction thereof, to and including $100,000.00
$100,001.00 to $500,000.00	$1000.00 for the first $100,000.00 plus $6.00 for each additional $1,000.00, or fraction thereof, to and including $500,000.00
$500,001.00 to $1,000,000.00	$4,000.00 for the first $500,000.00 plus $5.00 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00
$1,000,001.00 and up	$6,000.00 for the first $1,000,000.00 plus $4.00 for each additional $1,000.00, or fraction thereof

Note: Valuation shall be based upon the August 2012 edition of the ICC Building Valuation Data as updated on the ICC website www.iccsafe.org

Exhibit A

Table 8 (Continued): Building Permits, Inspections, and Review Fees

OTHER INSPECTIONS AND FEES			
Item	**Description**	**Cost**	**Note**
1.	Inspection outside of normal business hours	$47.00[1] / hour	Minimum charge: 2 hours
2.	Re-inspection fees assessed	$47.00[1] / hour	
3.	For use of outside consultants for plan checking and inspections or both	Actual cost[1]	
4.	Single trade permit fee minimum	$82	$47 inspection plus $35 administrative cost

[1] Actual costs include administrative and overhead costs.

PLAN REVIEW FEES	
Type of Fees	**Fees**
Plan Review Fee	65 percent of the building permit fee
Additional Plan Review Fee	$100.00 per hour (minimum one hour)

ELEVATOR INSPECTION FEES	
Annual Certificates of Inspection	
Type of Fees	**Fees**
For each elevator	$240.00
For each escalator or moving walk	$240.00
For each dumbwaiter	$240.00

Exhibit A

Table 9: Residential Refuse and Recycling – (Per Resolution 38, Series 2014)

TRASH PICK-UP FEES:

32-Gallon weekly trash service	$10.45 per month
64-Gallon weekly trash service	$18.80 per month
96-Gallon weekly trash service	$27.15 per month
Additional carts any size – refuse or compostables and yard waste [1]	$2.50 each
Prepaid sticker per 32-gallon bag	$3.35 each
32-Gallon bi-weekly compostables and yard waste collection	$3.62 per month
64-Gallon bi-weekly compostables and yard waste collection	$7.24 per month
96-Gallon bi-weekly compostables and yard waste collection	$10.86 per month
First bulky item in a calendar quarter[2] (*Excludes Freon-containing appliances and hazardous waste*)	$0.00 each
Mid-month start or stop service pro-ration	$0.00/each
End of month service changes	$0.00/each

[1] Provided a customer has paid for 96-gallons of weekly trash service or 96-gallons bi-weekly compostables and yard waste service.

[2] Bulky items, such as furniture or appliances and small equipment, such as lawnmowers, on any regular collection day.

ADDITIONAL SERVICES:

Provide containers and collection of all recyclables and compostables from City of Louisville government offices and facility locations. Including a dumpster for single-stream recyclables at 1601 Empire Road (City Shops).	$0.00 each
Collection of recyclables and organics from up to six special events per year sponsored by or for which the City of Louisville is a participant.	$0.00 each

SERVICES PRICED AS INDIVIDUAL SUBSCRIPTIONS:

The following services will be offered to Louisville customers on an individual basis. They will be added to the appropriate addresses in the billing transmitted to the city at month end.

Recycle Bins	$3.23 per month
Drive-In Service[3]	$15.00 per month
Roll-Out Service[3]	$10.00 per month
Enhanced Customer Communications Package (Includes Web Site Support & Information, E-Minders & House Calls, And providing quarterly newsletter for distribution by City.)	$0.65/month/account
Boulder County Household Hazardous Waste Fee	$0.50/month/account
Administrative Fee	~~$0.60/month/account~~ $1.35/month/account

[3] Any residents who need this service due to a handicap will receive this service at no charge.

Exhibit A

Table 10: Excavation, Right-of-Way, and Easement Work Permit Fees

All Right-of-Way permits shall require a base fee. Additional fees shall be assessed to the permit depending on the services required, the type of work, location of work, and the inspection requirements. Permit fees shall be paid prior to the issuance of the right-of-way permit. Fees shall be doubled if work has begun prior to issuing the permit.

Right-of-Way Base Fees

All Permits Applications	$50.00/each

Right-of-Way Inspection Service Fees

Initial Inspection	Included in permit fees
(A) Re-Inspections (2nd, 3rd, 4th, etc.)	$50.00/hr, 1 hour minimum
(B) Failure to Schedule Inspection	$50.00/one-time fee
(C) Not ready for scheduled inspection	$75.00/hr, 1 hour minimum
(D) After-Hours Inspection	$50.00/half-hour

Utility Fees

Underground Dry Utilities (Gas, Communication, Electric)	$0.25/Linear Foot
Underground Wet Utilities (Water, Sanitary, Storm)	$1.00/Linear Foot
Water, Sanitary, Storm Main Connection Fee	$75.00/each
Boring	$0.25/Linear Foot
Dry Utility Appurtenances	$5.00/each
Pothole Fee	$10.00/each

Asphalt & Concrete Fees

Curb & Gutter, Sidewalk, Crosspan/Ramp Drive	$0.25/Linear Foot, $0.25/Square Foot
Asphalt Paving / Patching	$18.00/Square Yard
Asphalt Patching New Asphalt (<5 years old)*	Additional $9.00/Square Yard
Asphalt Patching Recent Surface Treatment (< 2 years old)*	Additional $500.00/each cut

Other Applicable Fees

(E) No Permit for the job	2X permit Base Fee
(F) Emergency/ Expedite *	2X permit Base Fee
(G) Special Use*	$50.00/week

*Refer to General Permit Requirements OR at the discretion of the Engineer

FEES ESTABLISHED BY CITY MANAGER
EFFECTIVE JANUARY 1, 2016

Fee Description	Detail	Fee	Responsible Party
General			
City Maps	Zoning Map (24" x 36")	5.00	Planning Director
City Maps	City Street Map (small/color)	5.00	Public Works Director
City Maps	City Street Map (large)	10.00	Public Works Director
City Maps	Centerline Map (small)	5.00	Public Works Director
City Maps	Centerline Map (large)	15.00	Public Works Director
City Maps	Traffic Count Map (free on website)	5.00	Public Works Director
City Maps	Utility Atlas Plots - per SF	5.00	Public Works Director
City Maps	Custom Maps-Black and White - per SF	3.00	Public Works Director
City Maps	Custom Maps – Color Mylar Printing - per SF	5.00	Public Works Director
City Maps	Electronic Copies	5.00	
Copies	8.5" x 11" B/W - per page	0.10	Deputy Manager
Copies	11" x 17" B/W - per page	0.20	Deputy Manager
Copies	24" x 36" B/W - per page	3.00	Deputy Manager
Copies	8.5" x 11" Color - per page	0.50	Deputy Manager
Copies	11" x 17" Color - per page	0.75	Deputy Manager
Copies	Certified Copies - per page	1.25	Deputy Manager
Copies	2005 Citywide Comprehensive Plan (color)	15.00	
Copies	Highway 42 Revitalization Area - Comprehensive Plan	6.00	
Copies	Highway 42 Revitalization Area - Framework Plan	20.00	
Copies	Downtown Louisville Framework Plan	30.00	
Copies	Downtown Sign Code Manual	10.00	
Copies	Industrial Design Standards & Guidelines	35.00	
Copies	Commercial Design Standards & Guidelines	15.75	
Copies	Design Handbook for Downtown Louisville	21.50	
Copies	Highway 42 Design Standards & Guidelines	15.00	
Copies of CD/DVDs		20.00	Deputy Manager
~~Extra Duty Officers~~	~~Per hour~~	~~47.84~~	~~Police Chief~~
Extra Duty Officers/Supervisor/Police Vehicle	Per hour/Vehicle Per Day Cost	$58/$72 Veh. $50	Police Chief
Notary Fee	Resident (1st seal free)	1.25	Deputy Manager
Notary Fee	Non-Resident (per seal)	5.00	Deputy Manager
Mylar Printing	Per page	5.00	
~~Patio Rental~~	~~Per 12-Foot Section~~	~~500.00~~	~~Econ Dev Director~~
Patio Rental	Per 12-Foot Section	900.00	Econ Dev Director

Fee Description	Detail	Fee	Responsible Party
Photographs	CC & PL (does not include cost of copies)	15.00	
Police Fingerprinting	Resident - Up to (3) Cards	10.00	Police Chief
Police Fingerprinting	Resident - More than (3) Cards	20.00	Police Chief
Police Fingerprinting	Non-resident - Up to (3) Cards	15.00	Police Chief
Police Fingerprinting	Non-resident - More than (3) Cards	30.00	Police Chief
Police Reports (Non-electronic)	For Crime victims, or electronic format for anyone	-	Police Chief
Police Reports (Non-electronic)	Others (non-crime victims) - Copies charged per public record request schedule	-	Police Chief
Postage – Mailing	Charged at standard postal/shipping rate		Deputy Manager
Public Records Research Fee	First 2 hours free, then charged in 15-minute increments - $20 per hour	20.00	Deputy Manager
Sections of Zoning Code	Chapter 16, Subdivision Regulations	3.75	Planning Director
Sections of Zoning Code	Chapter 17, Zoning Code	23.75	Planning Director
~~Special Event Permit~~		~~200.00~~	~~Deputy Manager~~
Special Event Permit - Standard		400.00	Deputy Manager
Special Event Permit - Small Impact Right-of-Way Closure		50.00	Deputy Manager
Technical Data	City Design Standards	40.00	Public Works Director
Technical Data	Storm Drainage Standards	30.00	Public Works Director
Technical Data	City Standard Details – CD	20.00	Public Works Director
Technical Data	G.I.S. Information – ½ hr. minimum charge of $25	25.00	Public Works Director
Library			
Borrowing late fees	Art prints, Audio books, Books, CDs, Magazines - per day	0.10	Library Director
Borrowing late fees	DVDs, Book club bags - per day	0.50	Library Director
~~Borrowing late fees~~	~~E-Readers - per day~~	~~5.00~~	~~Library Director~~
Collection Agency	Referral Fee - per action, plus cost of item	10.00	Library Director
~~Historic Photographs~~	~~Per image~~	~~Table 11~~	~~Library Director~~
Library Holds not picked up	After ~~5~~ 7 days, fee applies - per article	1.00	Library Director
Meeting Room	Non-profit, Non-resident - per hour	25.00	Library Director
Meeting Room	Non-profit, Resident Groups - No charge	-	Library Director
Meeting Room	"For profit" enterprises - per hour	45.00	Library Director
Study Room	No charge	-	Library Director

Fee Description	Detail	Fee	Responsible Party
Historic Photographs			
Reproduction Fee	Per image	15.00	Library Director
Commercial Use Fees:			
Published use, less than 5,000 copies	Per image	15.00	Library Director
Published use, more than 5,000 copies	Per image	35.00	Library Director
Display in a business or at an event	Per image	10.00	Library Director
Advertise or promotion	Per image	100.00	Library Director
Websit/Internet	Per year	50.00	Library Director
Film/video production	Per image	100.00	Library Director
Performance or presentation	Per image	50.00	Library Director
Cemetery Fees			
~~Cemetery Burial Space - Full Size~~			
	~~Resident~~	~~1,150.00~~	~~Parks and Rec Director~~
Cemetery Burial Space - Full Size			
	Resident	1,200.00	Parks and Rec Director
Cemetery Burial Space - Full Size			
	Non-Resident	3,470.00	Parks and Rec Director
~~Cemetery Burial Space - Full Size - Blocks 25 to 29~~			
	~~Resident~~	~~575.00~~	~~Parks and Rec Director~~
Cemetery Burial Space - Full Size - Blocks 25 to 29			
	Resident	600.00	Parks and Rec Director
Cemetery Burial Space - Full Size - Blocks 25 to 29			
	Non-Resident	1,735.00	Parks and Rec Director
~~Cremation Burial Space~~			
	~~Resident~~	~~645.00~~	~~Parks and Rec Director~~
Cremation Burial Space			
	Resident	650.00	Parks and Rec Director
Cremation Burial Space			
	Non-Resident	1,940.00	Parks and Rec Director
Infant Burial Space			
	Resident	675.00	Parks and Rec Director
Infant Burial Space			
	Non-Resident	2,180.00	Parks and Rec Director
Cemetery Plot Transfer		45.00	
			Parks and Rec Director
~~Graves - Open & Close~~			
	~~Full Burial~~	~~1,200.00~~	~~Parks and Rec Director~~

Fee Description	Detail	Fee	Responsible Party
Graves - Open & Close	Full Burial	1,250.00	Parks and Rec Director
~~Graves - Open & Close~~	~~Infant Size Burial~~	~~575.00~~	~~Parks and Rec Director~~
Graves - Open & Close	Infant Size Burial	600.00	Parks and Rec Director
~~Graves - Open & Close~~	~~Cremation Burial~~	~~425.00~~	~~Parks and Rec Director~~
Graves - Open & Close	Cremation Burial	425.00	Parks and Rec Director
Graves - Disinterment		1,500.00-3,000.00	Parks and Rec Director
~~Graves - Open & Close~~	~~Less Than 48 Hours Notice~~	~~475.00~~	~~Parks and Rec Director~~
Graves - Open & Close	Less Than 48 Hours Notice	500.00	Parks and Rec Director
~~Graves - Open & Close~~	~~Overtime for Saturday Burial~~	~~475.00~~	~~Parks and Rec Director~~
Graves - Open & Close	Overtime for Saturday Burial	500.00	Parks and Rec Director
~~Poly Vault~~	~~Cremation Burial~~	~~125.00~~	~~Parks and Rec Director~~
Poly Vault	Cremation Burial	150.00	Parks and Rec Director
~~Concrete Vault~~	~~Cremation Burial~~	~~300.00~~	~~Parks and Rec Director~~
Concrete Vault	Cremation Burial	325.00	Parks and Rec Director
Facility Rentals (Parks and Rec)			
~~Birthday party package~~	~~Resident~~	~~60.00~~	~~Parks and Rec Director~~
Birthday party package	Resident	70.00	Parks and Rec Director
~~Birthday party package~~	~~Non-resident~~	~~80.00~~	~~Parks and Rec Director~~
Birthday party package	Non-resident	90.00	Parks and Rec Director

Fee Description	Detail	Fee	Responsible Party
~~Rooms~~ Parks - All Other Park Shelters	Resident - 1st (4) hours	70.00	Parks and Rec Director
Parks - All Other Park Shelters	Non-Resident - 1st (4) hours	90.00	Parks and Rec Director
~~Rooms~~ Parks - All Other Park Shelters	Resident - Each additional hour	20.00	Parks and Rec Director
Parks - All Other Park Shelters	Non-Resident - Each additional hour	25.00	Parks and Rec Director
Rooms - Arts Center	Resident - per hour	35.00	Deputy Manager
Rooms - Arts Center	Non-resident - per hour	45.00	Deputy Manager
Rooms - Brooks or Crown	Resident - per hour	35.00	Parks and Rec Director
Rooms - Brooks or Crown	Non-resident - per hour	45.00	Parks and Rec Director
~~Rooms~~ Parks - Community Park Shelter <100 attendees	Resident - 1st (4) hours	110.00	Parks and Rec Director
Parks - Community Park Shelter <100 attendees	Non-Resident - 1st (4) hours	140.00	Parks and Rec Director
~~Rooms~~ Parks - Community Park Shelter <100 attendees	Resident - Each additional hour	25.00	Parks and Rec Director
Parks - Community Park Shelter <100 attendees	Non-Resident - Each additional hour	35.00	Parks and Rec Director
~~Rooms~~ Parks - Community Park Shelter >100 attendees	Resident - 1st (4) hours	200.00	Parks and Rec Director
Parks - Community Park Shelter >100 attendees	Non-Resident - 1st (4) hours	250.00	Parks and Rec Director
~~Rooms~~ Parks - Community Park Shelter >100 attendees	Resident - Each additional hour	50.00	Parks and Rec Director
Parks - Community Park Shelter >100 attendees	Non-Resident Resident - Each additional hour	65.00	Parks and Rec Director
Rooms - Garibaldi, Imperial, Paramount	Resident - per hour	25.00	Parks and Rec Director
Rooms - Garibaldi, Imperial, Paramount	Non-resident - per hour	35.00	Parks and Rec Director
~~Rooms - Heritage Street Parking Area~~	~~Use of Heritage Street Parking Area - Additional fee~~	~~200.00~~	~~Parks and Rec Director~~
Rooms - Heritage Street Parking Area	Use of Heritage Street Parking Area - Additional fee	400.00	Parks and Rec Director
Rooms - Kitchen	Resident - per hour	15.00	Parks and Rec Director
Rooms - Kitchen	Non-resident - per hour	20.00	Parks and Rec Director
Rooms - All Other Park Shelters	Large Group Rates (>150) - Additional fee	100.00	Parks and Rec Director
Rooms - South Gym	Resident - per hour	40.00	Parks and Rec Director

Fee Description	Detail	Fee	Responsible Party
Rooms - South Gym	Non-resident - per hour	60.00	Parks and Rec Director
~~Rooms - Steinbaugh Pavillion <100 attendees~~	~~1st (4) hours~~	~~125.00~~	~~Deputy Manager~~
Rooms - Steinbaugh Pavillion <100 attendees	1st (4) hours	225.00	Deputy Manager
~~Rooms - Steinbaugh Pavillion <100 attendees~~	~~Each additional hour~~	~~25.00~~	~~Deputy Manager~~
Rooms - Steinbaugh Pavillion <100 attendees	Each additional hour	50.00	Deputy Manager
~~Rooms - Steinbaugh Pavillion >100 attendees~~	~~1st (4) hours~~	~~200.00~~	~~Deputy Manager~~
Rooms - Steinbaugh Pavillion >100 attendees	1st (4) hours	300.00	Deputy Manager
~~Rooms - Steinbaugh Pavillion >100 attendees~~	~~Each additional hour~~	~~50.00~~	~~Deputy Manager~~
Rooms - Steinbaugh Pavillion >100 attendees	Each additional hour	75.00	Deputy Manager
Sports Complex			Parks and Rec Director
Drag, Line, and/or Change Bases	Each occurance	25.00	Parks and Rec Director
Field Supervisor	Per hour (to be determined by LRC, if needed)	15.00	Parks and Rec Director
Hourly Rate per Field	Resident	30.00	Parks and Rec Director
~~Hourly Rate per Field~~	~~Non-Resident~~	~~40.00~~	~~Parks and Rec Director~~
Hourly Rate per Field	Non-Resident	40.00	Parks and Rec Director
Sat/Sun - Daily Rental (includes all four fields, initial line and drag and lights)	Resident	1,080.00	Parks and Rec Director
~~Sat/Sun - Daily Rental (includes all four fields, lights and dragging with no more than three drags)~~	~~Non-Resident~~	~~1,180.00~~	~~Parks and Rec Director~~
Sat/Sun - Daily Rental (includes all four fields, initial line and drag and lights)	Non-Resident	1,350.00	Parks and Rec Director
Usage of Lights	Per hour/Per field	30.00	Parks and Rec Director
Weekday - Daily Rental (includes all four fields, initital line and drag and lights)	Resident	575.00	Parks and Rec Director
~~Weekday - Daily Rental (includes all four fields, lights and dragging with no more than three drags)~~	~~Non-Resident~~	~~675.00~~	~~Parks and Rec Director~~

Fee Description	Detail	Fee	Responsible Party
Weekday - Daily Rental (includes all four fields, initital line and drag and lights)	Non-Resident	720.00	Parks and Rec Director
Other City Sports Fields			
Any day - Daily Rental	Resident	200.00	Parks and Rec Director
~~Any day - Daily Rental~~	~~Non-Resident~~	~~300.00~~	~~Parks and Rec Director~~
Any day - Daily Rental	Non-Resident	250.00	Parks and Rec Director
Drag, Line, and/or Change Bases per each occurance	Each occurance	25.00	Parks and Rec Director
Field Supervisor	Per hour (to be determined by LRC, if needed)	15.00	Parks and Rec Director
Hourly Rental	Resident	25.00	Parks and Rec Director
Hourly Rental	Non-Resident	35.00	Parks and Rec Director
Other Recreation Fees			
~~Harper Lake Boat Permit - 1 season~~	~~Resident~~	~~15.00~~	~~Parks and Rec Director~~
Harper Lake Boat Permit - 1 season	Resident	20.00	Parks and Rec Director
Harper Lake Boat Permit - 2 seasons	Resident	35.00	Parks and Rec Director
~~Harper Lake Boat Permit - 1 season~~	~~Non-Resident~~	~~30.00~~	~~Parks and Rec Director~~
Harper Lake Boat Permit - 1 season	Non-Resident	40.00	Parks and Rec Director
Harper Lake Boat Permit - 2 seasons	Non-Resident	70.00	Parks and Rec Director
Recreation Ctr Sales -- Misc items	Cost plus 40%		Parks and Rec Director
Recreational Vehicle Sanitary Waste Disposal	Resident - per calendar year/per RV	20.00	Public Works Director
Recreational Vehicle Sanitary Waste Disposal	Non-resident - per calendar year/per RV	30.00	Public Works Director

Fee Description	Detail	Fee	Responsible Party
Tennis Courts	Hourly rental per court	5.00	Parks and Rec Director
~~Parks & Recreation Special Events Permit~~		~~100.00~~	~~Parks and Rec Director~~
Parks & Recreation Special Events Permit	Resident	100.00 - 400.00	Parks and Rec Director
Parks & Recreation Special Events Permit	Non-Resident	150.00 - 600.00	Parks and Rec Director
Recreation Center Admission			
~~10 or 20 Visit Pass~~	~~Youth (3-18) 10 visits~~	~~25.00~~	~~Parks and Rec Director~~
~~10 or 20 Visit Pass~~	~~Youth (3-18) 20 visits~~	~~50.00~~	~~Parks and Rec Director~~
~~10 or 20 Visit Pass~~	~~Adult (19-59) 10 visits~~	~~45.00~~	~~Parks and Rec Director~~
~~10 or 20 Visit Pass~~	~~Adult (19-59) 20 visits~~	~~90.00~~	~~Parks and Rec Director~~
~~10 or 20 Visit Pass~~	~~Senior 60+ 10 visits~~	~~25.00~~	~~Parks and Rec Director~~
~~10 or 20 Visit Pass~~	~~Senior 60+ 20 visits~~	~~50.00~~	~~Parks and Rec Director~~
~~Daily Admission~~	~~Youth (3-18)~~	~~4.00~~	~~Parks and Rec Director~~
~~Daily Admission~~	~~Adult (19-59)~~	~~6.00~~	~~Parks and Rec Director~~
~~Daily Admission~~	~~Senior 60+~~	~~4.00~~	~~Parks and Rec Director~~
~~Daily Admission~~	~~Group Rate (10+) Youth~~	~~2.50~~	~~Parks and Rec Director~~
~~Daily Admission~~	~~Group Rate (10+) Adults~~	~~4.50~~	~~Parks and Rec Director~~
10 Visit Pass	Resident Youth (3-18)	25.00	Parks and Rec Director
10 Visit Pass	Non-Resident Youth (3-18)	50.00	Parks and Rec Director
20 Visit Pass	Resident Youth (3-18)	50.00	Parks and Rec Director

Fee Description	Detail	Fee	Responsible Party
20 Visit Pass	Non-Resident Youth (3-18)	100.00	Parks and Rec Director
10 Visit Pass	Resident Adult (19-59)	45.00	Parks and Rec Director
10 Visit Pass	Non-Resident Adult (19-59)	70.00	Parks and Rec Director
20 Visit Pass	Resident Adult (19-59)	90.00	Parks and Rec Director
20 Visit Pass	Non-Resident Adult (19-59)	140.00	Parks and Rec Director
10 Visit Pass	Resident Senior 60+	25.00	Parks and Rec Director
10 Visit Pass	Non-Resident Senior 60+	50.00	Parks and Rec Director
20 Visit Pass	Resident Senior 60+	50.00	Parks and Rec Director
20 Visit Pass	Non-Resident Senior 60+	100.00	Parks and Rec Director
Daily Admission	Resident Youth (3-18)	4.00	Parks and Rec Director
Daily Admission	Non-Resident Youth (3-18)	6.00	Parks and Rec Director
Daily Admission	Resident Adult (19-59)	6.00	Parks and Rec Director
Daily Admission	Non-Resident Adult (19-59)	8.00	Parks and Rec Director
Daily Admission	Resident Senior 60+	4.00	Parks and Rec Director
Daily Admission	Non-Resident Senior 60+	6.00	Parks and Rec Director
Daily Admission	Resident Group Rate (10+) Youth	2.50	Parks and Rec Director
Daily Admission	Non-Resident Group Rate (10+) Youth	5.00	Parks and Rec Director
Daily Admission	Resident Group Rate (10+) Adults	4.50	Parks and Rec Director
Daily Admission	Non-Resident Group Rate (10+) Adults	7.00	Parks and Rec Director

Fee Description	Detail	Fee	Responsible Party
Monthly Pass	Youth (3-18) Resident	19.00	Parks and Rec Director
Monthly Pass	Youth (3-18) Non-Resident	24.00	Parks and Rec Director
Monthly Pass	Adult (19-59) Resident	35.00	Parks and Rec Director
Monthly Pass	Adult (19-59) Non-Resident	40.00	Parks and Rec Director
Monthly Pass	Senior 60+ Resident	19.00	Parks and Rec Director
Monthly Pass	Senior 60+ Non-Resident	24.00	Parks and Rec Director
Monthly Pass	Couple - Resident	55.00	Parks and Rec Director
Monthly Pass	Couple - Non-Resident	60.00	Parks and Rec Director
Monthly Pass	Family - Resident	59.00	Parks and Rec Director
Monthly Pass	Family - Non-Resident	64.00	Parks and Rec Director
Towel Rental		1.00	Parks and Rec Director
LRC Babysitting			
Annual Kids Corner Pass	First child	250.00	Parks and Rec Director
Annual Kids Corner Pass	Each additional child	50.00	Parks and Rec Director
Drop-in	1 hour	3.00	Parks and Rec Director
Drop-in	Additional child same family	2.50	Parks and Rec Director
Punch Card	10 hours/40 punches	20.00	Parks and Rec Director
Other LRC Programs			
American Red Cross CPR & AED	Resident	77.00	Parks and Rec Director

Fee Description	Detail	Fee	Responsible Party
American Red Cross CPR & AED		87.00	Parks and Rec Director
	Non-Resident		
Aquatics Group Lessons		49.00	Parks and Rec Director
	Resident		
Aquatics Group Lessons		60.00	Parks and Rec Director
	Non-Resident		
~~Aquatics Private Lessons~~		~~18.00~~	~~Parks and Rec Director~~
	~~Resident~~		
Aquatics Private Lessons		20.00	Parks and Rec Director
	Resident		
~~Aquatics Private Lessons~~		~~23.00~~	~~Parks and Rec Director~~
	~~Non-Resident~~		
Aquatics Private Lessons		25.00	Parks and Rec Director
	Non-Resident		
Dance		84.00-120.00	Parks and Rec Director
Fitness Wellness Classes		21.00-240.00	Parks and Rec Director
~~Lifeguard training~~		~~175.00~~	~~Parks and Rec Director~~
	~~Resident~~		
Lifeguard training		170.00	Parks and Rec Director
	Resident		
~~Lifeguard training~~		~~225.00~~	~~Parks and Rec Director~~
	~~Non-Resident~~		
Lifeguard training		212.00	Parks and Rec Director
	Non-Resident		
Nite at the Rec		10.00	Parks and Rec Director
	Resident		
Nite at the Rec		13.00	Parks and Rec Director
	Non-Resident		
Nite at the REC - Purchase of (4) nights		30.00	Parks and Rec Director
Senior Activities		4.00-55.00	Parks and Rec Director
Sports/Adult		28.00-450.00	Parks and Rec Director
Sports/Youth		30.00-85.00	Parks and Rec Director

Fee Description	Detail	Fee	Responsible Party
~~Water Safety Instructor~~		~~175.00~~	~~Parks and Rec Director~~
	~~Resident~~		
~~Water Safety Instructor~~		~~225.00~~	~~Parks and Rec Director~~
	~~Non-Resident~~		
Yoga/ Martial Arts		46.00-75.00	Parks and Rec Director
Youth Activities		25.00-253.00	Parks and Rec Director
Coal Creek Golf Course			
Standard Green Fees (may vary for promotions, etc. with approval of Parks and Rec. Dir.)			
	~~18 hole weekday~~	~~37.00 - 47.00~~	~~Parks and Rec Director~~
	18 hole weekday	27.00 - 43.00	Parks and Rec Director
	~~18 hole weekend~~	~~45.00 - 55.00~~	~~Parks and Rec Director~~
	18 hole weekend	24.00 - 56.00	Parks and Rec Director
	~~9 hole weekday~~	~~18.00 - 28.00~~	~~Parks and Rec Director~~
	9 hole weekday	19.00 - 22.00	Parks and Rec Director
	~~9 hole weekend~~	~~23.00 - 33.00~~	~~Parks and Rec Director~~
	9 hole weekend	19.00 - 26.00	Parks and Rec Director
	~~Twilight weekday~~	~~22.00 - 32.00~~	~~Parks and Rec Director~~
	Twilight weekday	27.00	Parks and Rec Director
	~~Twilight weekend~~	~~27.00 - 37.00~~	~~Parks and Rec Director~~
	Twilight weekend	29.00	Parks and Rec Director
	~~Annual Membership/Unlimited Golf~~	~~2,400.00~~	~~Parks and Rec Director~~

Fee Description	Detail	Fee	Responsible Party
	Annual Membership/Unlimited Golf	1,300.00 - 1,900.00	Parks and Rec Director
Water Tap Fees			CMO Shall Set
(larger than 4" tap, fee by agreement with City Council)	By Demand in gpm/tap size:		
	0-22 ¾" tap	25,900.00	CMO Shall Set
	23-45 1" tap	46,200.00	CMO Shall Set
	46-80 1½ " tap	103,600.00	CMO Shall Set
	81-140 2" tap	184,300.00	CMO Shall Set
	141-280 3" tap	414,400.00	CMO Shall Set
	281-500 4" tap	736,700.00	CMO Shall Set
Storm water Permit Fee	1 - 5 Acres	250.00	CMO Shall Set
	6 - 25 Acres	500.00	CMO Shall Set
	26 - 50 Acres	750.00	CMO Shall Set
	51 - 100 Acres	1,000.00	CMO Shall Set
	Above 101 Acres	1,500.00	CMO Shall Set
Development Review Applications	**All Fees set forth in Section 17**		CMO Shall Set
Annexation & Zoning	Annexation & initial zoning	6,415.00	Planning Director
Annexation & Zoning	Rezoning	3,810.00	Planning Director
CMRS Facility	Public review	6,515.00	Planning Director
CMRS Facility	Administrative review	2,790.00	Planning Director
Other Land Use Fees	Municipal Code Amendment	420.00	
Other Land Use Fees	Easement or right-of-way vacation	1,785.00	Planning Director
Other Land Use Fees	Floodplain development permit	395.00	Planning Director
Other Land Use Fees	Historic Preservation Commission –		Planning Director
Other Land Use Fees	Major Demo Permit Review	445.00	Planning Director
Other Land Use Fees	Historic Preservation Commission –		Planning Director
Other Land Use Fees	Minor Demo Permit Review	50.00	Planning Director
Other Land Use Fees	Variance	725.00	Planning Director
Other Land Use Fees	Variance – After the fact	975.00	Planning Director
Other Land Use Fees	Minor Impact Variance	75.00	Planning Director
Other Land Use Fees	Oil & gas production permit	1,225.00	Planning Director
Other Land Use Fees	1041 Permit	1,225.00	Planning Director
Other Land Use Fees	Vested Right Request	1,540.00	Planning Director
Other Land Use Fees	LP Gas Sales and Exchange	565.00	Planning Director

Fee Description	Detail	Fee	Responsible Party
Other Land Use Fees	Appeal of Zoning Administrator Decision	710.00	Planning Director
Planned Community Zone District	PCZD (≤ 100 acres)	4,920.00	Planning Director
Planned Community Zone District	PCZD (> 100 acres)	6,525.00	Planning Director
Planned Community Zone District	Minor PCZD amendment	760.00	Planning Director
Planned Unit Development	PUD – preliminary review (< 7 acres)	2,590.00	Planning Director
Planned Unit Development	PUD – final review (≤ 7 acres)	2,590.00	Planning Director
Planned Unit Development	PUD – preliminary review (> 7 acres)	3,165.00	Planning Director
Planned Unit Development	PUD – final review (> 7 acres)	2,590.00	Planning Director
Planned Unit Development	PUD – amendment	1,715.00	Planning Director
Planned Unit Development	Administrative PUD amendment	515.00	Planning Director
Special Review Use	Special Review Use (SRU)	1,110.00	Planning Director
Special Review Use	SRU amendment	910.00	Planning Director
Special Review Use	SRU (use only, no development)	420.00	Planning Director
Special Review Use	SRU administrative amendment	335.00	Planning Director
Special Review Use	Day Care (Neighborhood 6 – 12 children)	345.00	Planning Director
Subdivision	Preliminary plat (≤ 15 acres)	1,240.00	Planning Director
Subdivision	Preliminary plat (> 15 acres)	3,240.00	Planning Director
Subdivision	Final plat (all) & Final agreement(s) (with final PUD)	965.00	Planning Director
Subdivision	Final plat (not accompanied by a PUD)	1,775.00	Planning Director
Subdivision	Minor subdivision	1,775.00	Planning Director
Temporary Uses	Temporary use permit (administrative)	185.00	Planning Director
Temporary Uses	Temporary use permit (public review)	260.00	Planning Director
Temporary Uses	Temporary sign permit	90.00	Planning Director
Zoning Code Amendment		475.00	Planning Director
Zoning Map Amendment		485.00	Planning Director
Revocable License Agreements	Staff/Attorney Fees	TBD	CMO Shall Set
	Fees may be charged to recoup city costs, including city attorney fees		CMO Shall Set
Public Works			
Temporary Easements	Construction, Slope, etc.	10.00	Public Works Director
IPP Sampling Fees	Cost for sampling Industrial Users - Market Value	TBD	Public Works Director
Utility Fees			

Fee Description	Detail	Fee	Responsible Party
Re-use Water Fee		$3.02/1,000 Gal	Public Works Director
Account Delinquent Fee	Charged when bill is 30 days past due	$3.00 + 1%/Month	Finance Director
Final Bill/Transfer Fee	Covers cost of final reading, final billing and transfer account. Charged to seller when property is sold	25.00	Finance Director
Reconnect Fee for Utilities	1st occurance		Finance Director
Reconnect Fee for Utilities	Normal business hours	25.00	Finance Director
Reconnect Fee for Utilities	After hours	50.00	Finance Director
Reconnect Fee for Utilities	2nd occurance		Finance Director
Reconnect Fee for Utilities	Normal business hours	50.00	Finance Director
Reconnect Fee for Utilities	After hours	75.00	Finance Director
Reconnect Fee for Utilities	Subsequent occurances		Finance Director
Reconnect Fee for Utilities	Normal business hours	75.00	Finance Director
Reconnect Fee for Utilities	After hours	100.00	Finance Director
Red Tag Fee (Delinquency Notice)	Fee for hanging notice at time account is 30 days past due	15.00	Finance Director
~~Service Fee for rejected payment~~		~~20.00~~	~~Finance Director~~
Service Fee for rejected payment		25.00	Finance Director
~~Voluntary Disconnect & Reconnect Fee~~	~~Per disconnect and per reconnect~~	~~15.00~~	~~Finance Director~~
Voluntary Disconnect & Reconnect Fee	Per disconnect and per reconnect	20.00	Finance Director

Approved:

Malcolm Fleming, City Manager

SUBJECT: **RESOLUTION NO. 94, SERIES 2015 – A RESOLUTION AMENDING THE 2016 BUDGET BY AMENDING APPROPRIATIONS IN THE URBAN REVITALIZATION DISTRICT FUND AND ADJUSTING BUDGETED REVENUE IN THE URBAN REVITALIZATION DISTRICT FUND – PUBLIC HEARING (Advertised *Daily Camera* 12/13/2015)**

DATE: **DECEMBER 15, 2015**

PRESENTED BY: **KEVIN WATSON, FINANCE**

SUMMARY:

On November 2, 2015, the City Council approved the 2016 budget and appropriated funds by Resolutions No. 79 and 80. Included within these resolutions was the Urban Revitalization District Fund, a Special Revenue Fund of the City. The budget for the Urban Revitalization District Fund was based on a preliminary incremental assessed valuation of $9.1 million. On November 23, the Boulder County Assessor certified a final incremental assessed valuation of $6.5 million, which results in a significant difference for the District's projected property tax revenue.

On December 15, 2015, the Louisville Revitalization Commission (LRC) will adopt the budget shown below, which is based on the final incremental assessed valuation amount. The purpose of this amendment is to adjust the City's revenue and expenditure budget for the Urban Revitalization District Fund to match the budget adopted by the LRC.

Account Description	2016 Budget
Beginning Fund Balance	**202,718**
General Property Tax Revenue	562,200
Interest Earnings	2,000
Bond Proceeds	3,750,000
Total Revenue	**4,314,200**
Professional Services - Investment Fees	200
Support Services - City of Louisville	33,180
Capital Contribution - City of Louisville	65,000
Repayment of TIF Revenue to Boulder County	40,200
TIF Rebate - Safeway/Loftus Development	91,200
Payments from Construction Fund - DELO Development	3,750,000
Bond Maintenance Fees - Paying Agent	1,500
Interest - Bonds	315,000
Bond Issuance Costs	37,500
Total Expenditures	**4,333,780**
Ending Fund Balance	**183,138**

State law requires a public hearing to amend the budget. Staff published a notice of the public hearing as required by law.

FISCAL IMPACT:
The amendment will reduce General Property Tax Revenue (022-001-41100-00) by $201,130. It will also reduce the Repayment of TIF Revenue to Boulder County (022-110-53115-00) by $14,380. There are no fiscal impacts to any other funds.

RECOMMENDATION:
Hold a public hearing and approve Resolution No. 94, Series 2015, amending the 2016 budget.

ATTACHMENTS:
1. Proposed Resolution No. 94, Series 2015

RESOLUTION NO. 94
SERIES 2015

A RESOLUTION AMENDING THE 2016 BUDGET BY AMENDING APPROPRIATIONS IN THE URBAN REVITALIZATION DISTRICT FUND AND ADJUSTING BUDGETED REVENUE IN THE URBAN REVITALIZATION DISTRICT FUND

WHEREAS, the need exists to amend the 2016 budget by amending appropriations and budgeted revenue in the Urban Revitalization District Fund; and

WHEREAS, the need to amend the 2016 budget arises due to the change in estimated property tax revenue; and

WHEREAS, funding for the net decrease in projected revenue will come from fund reserves.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

SECTION 1. That the 2016 Urban Revitalization District Fund appropriation be decreased by $14,380, from $4,348,160 to $4,333,780.

SECTION 2. That the 2016 Urban Revitalization District Fund budgeted revenue be decreased by $201,130, from $4,515,330 to $4,314,200.

PASSED AND ADOPTED this 15th day of December 2015.

Robert P. Muckle, Mayor

ATTEST:

Nancy Varra, City Clerk

Resolution No. 94, Series 2015 Amending the 2016 Budget

The 2016 budget, as adopted on November 2, 2015, included a budget for the Urban Revitalization District (URD)

The URD's budget was based on a preliminary incremental assessed valuation of $9.1 million.

Boulder County Assessor certified a final incremental assessed valuation of $6.5 million.

City of Louisville
COLORADO • SINCE 1878

CITY COUNCIL COMMUNICATION
AGENDA ITEM 8G

SUBJECT: **RESOLUTION NO. 95, SERIES 2015 – A RESOLUTION AMENDING THE 2015 BUDGET BY AMENDING APPROPRIATIONS IN THE PEG FEES FUND – PUBLIC HEARING (Advertised *Daily Camera* 12/13/2015)**

DATE: **DECEMBER 15, 2015**

PRESENTED BY: **KEVIN WATSON, FINANCE**

SUMMARY:

The City's legal level of budgetary control is at the fund level. In other words, expenditures do not legally exceed appropriations until they do so at the fund level and, therefore, budget amendments are not legally necessary until appropriations at the fund level are being exceeded.

Staff estimates that the 2015 expenditures in the PEG Fees Fund will exceed the fund's total 2015 budget. This is due to the Library Meeting Room Broadcast Project (023-110-55300-02) exceeding its budget by approximately $25,000.

State law requires a public hearing to amend the budget. Staff published a notice of the public hearing as required by law.

FISCAL IMPACT:
The amendment will authorize $25,000 of additional expenditures in the PEG Fee Fund. These additional expenditures will be funded by current PEG Fee revenue and by reserves built with prior year PEG Fee revenue. There are no fiscal impacts to any other funds.

RECOMMENDATION:
Hold a public hearing and approve Resolution No. 95, Series 2015, amending the 2015 budget.

ATTACHMENTS:
1. Proposed Resolution No. 95, Series 2015

RESOLUTION NO. 95
SERIES 2015

A RESOLUTION AMENDING THE 2015 BUDGET BY AMENDING APPROPRIATIONS IN THE PEG FEES FUND

WHEREAS, the need exists to amend the 2015 budget by amending appropriations in the PEG Fees Fund; and

WHEREAS, the need to amend the 2015 budget arises due to the Library Meeting Room Broadcast Project exceeding its budget; and

WHEREAS, funding for the increase in appropriations will come from current PEG Fee revenue and by reserves built with prior year PEG Fee revenue.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

SECTION 1. That the 2015 PEG Fee Fund appropriation be increased by $25,000, from $15,040 to $40,040.

PASSED AND ADOPTED this 15th day of December 2015.

Robert P. Muckle, Mayor

ATTEST:

Nancy Varra, City Clerk

Resolution No. 95, Series 2015 Amending the 2015 Budget

The City's legal level of budgetary control is at the fund level.

- If a fund's total expenditures exceed the fund's total appropriation, and budget amendment is necessary.

Staff estimates that the 2015 expenditures in the PEG Fees Fund will exceed the fund's total 2015 budget.

- Library Meeting Room Broadcast Project (023-110-55300-02) will exceed its project budget by approximately $25,000

SUBJECT: **ORDINANCE NO. 1697 SERIES 2015 – AN ORDINANCE AMENDING SECTIONS 13.08.030, 13.12.020 AND 13.12.040 OF THE LOUISVILLE MUNICIPAL CODE TO ADDRESS WATER SERVICE CONNECTIONS AND WATER TAP FEES FOR LIVE-WORK LAND USES – 2nd Reading – Public Hearing – Advertised *Daily Camera* 07/19/2015**
CONTINUED from 07/28/15, 09/15/15, 10/06/15 & 11/02/15 – Staff Recommends No Further Action Be Taken on This Item

DATE: **DECEMBER 15, 2015**

PRESENTED BY: **CITY MANAGER'S OFFICE**

SUMMARY:
The City Council has continued Ordinance No, 1697, Series 2015 multiple times as the Water Committee has been working to finalize its recommendations. Rather than continuing to extend the second reading, and as a future ordinance will likely be significantly different from the first reading version of this ordinance*, staff recommends the City Council take no further action on this item.* Staff will bring a new ordinance back to the City Council at such time as the Water Committee is ready to move forward.

FISCAL IMPACT
None.

RECOMMENDATIONS
Staff recommends City Council take no further action on Ordinance No. 1697, Series 2015.

ATTACHMENTS:
1. Link to City Council Information from 11/02/15